



Agenda

City Council Regular and Joint City Council / Folsom Redevelopment Successor Agency / Folsom Public Financing Authority / Folsom Ranch Financing Authority / South of 50 Parking Authority Meeting

City Council Chambers | 50 Natoma Street, Folsom CA 95630
December 13, 2022
6:30 PM

Welcome to Your City Council Meeting

We welcome your interest and involvement in the city's legislative process. This agenda includes information about topics coming before the City Council and the action recommended by city staff. You can read about each topic in the staff reports, which are available on the city website and in the Office of the City Clerk. The City Clerk is also available to answer any questions you have about City Council meeting procedures.

Participation

If you would like to provide comments to the City Council, please:

- Fill out a blue speaker request form, located at the back table.
- Submit the form to the City Clerk before the item begins.
- When it's your turn, the City Clerk will call your name and invite you to the podium.
- Speakers have three minutes, unless the presiding officer (usually the mayor) changes that time.

Reasonable Accommodations

In compliance with the Americans with Disabilities Act, if you are a person with a disability and you need a disability-related modification or accommodation to participate in this meeting, please contact the City Clerk's Office at (916) 461-6035, (916) 355-7328 (fax) or CityClerkDept@folsom.ca.us. Requests must be made as early as possible and at least two full business days before the start of the meeting.

How to Watch

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In Person



City Council meetings take place at City Hall, 50 Natoma Street

Online



Watch the livestream and replay past meetings on the city website, www.folsom.ca.us

On TV



Watch live and replays of meetings on Sac Metro Cable TV, Channel 14

More information about City Council meetings is available at the end of this agenda



CITY OF
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Folsom City Council Chambers
50 Natoma Street, Folsom, CA
www.folsom.ca.us

Tuesday, December 13, 2022 6:30 PM

REGULAR CITY COUNCIL AGENDA

Effective July 7, 2022, the City of Folsom returned to all in-person City Council, Commission, and Committee meetings. Remote participation for the public will no longer be offered. Everyone is invited and encouraged to attend and participate in City meetings in person.

CALL TO ORDER

ROLL CALL:

Councilmembers: Aquino, Chalamcherla, Kozlowski, Rodriguez, Rohrbough

The City Council has adopted a policy that no new item will begin after 10:30 p.m. Therefore, if you are here for an item that has not been heard by 10:30 p.m., you may leave, as the item will be continued to a future Council Meeting.

PLEDGE OF ALLEGIANCE

AGENDA UPDATE

BUSINESS FROM THE FLOOR:

Members of the public are entitled to address the City Council concerning any item within the Folsom City Council's subject matter jurisdiction. Public comments are limited to no more than three minutes. Except for certain specific exceptions, the City Council is prohibited from discussing or taking action on any item not appearing on the posted agenda.

SCHEDULED PRESENTATIONS:

- [1.](#) Staff Presentation on New State Housing Laws
- [2.](#) City Manager's Financial Update for the First Quarter of Fiscal Year 2022-23

CONSENT CALENDAR:

Items appearing on the Consent Calendar are considered routine and may be approved by one motion. City Councilmembers may pull an item for discussion.

- [3.](#) Approval of November 8, 2022 Special and Regular Meeting Minutes
- [4.](#) Receive and File SB-165 Annual Reports for Community Facilities Districts No. 13, No. 14, No. 2013-1, No. 16, No. 17, No. 18, No. 19, No. 20, No. 21, No. 22, and No. 23 to Comply with the Local Agency Special Tax Bond And Accountability Act
- [5.](#) Resolution No. 10950 - A Resolution Repealing Prior Resolution No. 8153, Adopting an Updated Records Retention Schedule, and Authorizing Destruction of Certain City Records in Accordance with the Records Retention Schedule
- [6.](#) Resolution No. 10951 - A Resolution Accepting Fiscal Year 2021-22 Enhancing Law Enforcement Activities Growth Special Account, Citizen's Option for Public Safety (COPS) Grant for the Purchase of Technology and Equipment to Improve Police Operations in Accordance with State Requirements and Appropriation of Funds
- [7.](#) Resolution No. 10952 - A Resolution Accepting Fiscal Year 2022-23 Citizen's Option for Public Safety (COPS) Grant for the Purchase of Technology and Equipment to Improve Police Operations in Accordance with State Requirements and Appropriation of Funds
- [8.](#) Resolution No. 10953 - A Resolution Authorizing the City Manager to Execute a Renewal of the Service Agreement with Dropcountr, Inc. for Use of the Dropcountr Base Platform, Dropcountr Business and the HOME+ Irrigation Module for Two Years
- [9.](#) Resolution No. 10954 – A Resolution Authorizing the City Manager to Execute an Agreement with Peterson Brustad Inc. for the Water Storage Tank and Cathodic Protection Systems Inspection Program
- [10.](#) Resolution No. 10955 – A Resolution Authorizing the City Manager to Execute a Contract with The Permanente Medical Group, Inc. (TPMG) to Provide the Folsom Fire Department a Medical Director
- [11.](#) Resolution No. 10956 – A Resolution Authorizing the City Manager to Execute an Agreement with National Auto Fleet Group for the Purchase of a Dump Truck and Appropriation of Funds
- [12.](#) Resolution No. 10957 – A Resolution Authorizing the City Manager to Execute an Agreement with National Auto Fleet Group for the Purchase of a Valve Truck and Appropriation of Funds
- [13.](#) Resolution No. 10958 - A Resolution Authorizing the City Manager to Execute Amendment No. 1 to the Agreement (Contract No. 173-21 22-060) with Bender Rosenthal, Inc. for Right of Way Services for the Natoma Alley Rehabilitation and Replacement Project and Appropriation of Funds
- [14.](#) Resolution No. 10959 - A Resolution Authorizing the City Council to Cancel the Invitation for Bids for the Water Meter Replacement Program
- [15.](#) Resolution No. 10960 - A Resolution Authorizing the Public Works Department to Install All-Way Stop Sign Control at the Intersection of Montrose Drive and Lowe's/Trader Joe's Shopping Center and Home Goods/Target Shopping Center
- [16.](#) Resolution No. 10962 - A Resolution Authorizing the City Manager to Execute a Subdivision Improvement Agreement and Accept Offers of Dedication for the Toll Brothers at Folsom Ranch Phase 1F Subdivision, and Approval of the Final Map for the Toll Brothers at Folsom Ranch Phase 1F Subdivision

- [17.](#) Resolution No. 10963 – A Resolution Authorizing the City Manager to Execute an Agreement with Helix Environmental Planning, Inc. for Environmental Consulting Services for the Benevento Family Park Project
- [18.](#) Resolution No. 10964 – A Resolution Authorizing the City Manager to Execute a Subdivision Improvement Agreement and Accept Offers of Dedication for the Toll Brothers at Folsom Ranch Phase 3A Subdivision, and Approval of the Final Map for the Toll Brothers at Folsom Ranch Phase 3A Subdivision
- [19.](#) Resolution No. 10966 – A Resolution Accepting the AB1600 Development Fees Annual Report for the Fiscal Year ended June 30, 2022

NEW BUSINESS:

- [20.](#) Resolution No. 10961 – A Resolution Authorizing Staff to Submit Grant Applications to the Sacramento Area Council of Governments for the 2022-23 Funding Round
- [21.](#) Ordinance No. 1335 – An Ordinance of the City of Folsom Repealing and Re-enacting Chapter 8.36 of the Folsom Municipal Code Concerning the Folsom Fire Code (Introduction and First Reading)
- [22.](#) Ordinance No. 1336 - An Ordinance of the City of Folsom Repealing and Re-Enacting Certain Chapters of Title 14, "Buildings and Construction", of the Folsom Municipal Code Concerning Enforcement of Folsom Building Codes (Introduction and First Reading)
- [23.](#) Report on Traffic Roundabout Fact-Finding Mission and Direction to Staff Regarding Future Consideration of a Traffic Roundabout Policy

CONVENE JOINT MEETING

JOINT CITY COUNCIL AGENDA

Joint City Council / Folsom Redevelopment Successor Agency / Folsom Public Financing Authority / Folsom Ranch Financing Authority / South of 50 Parking Authority Meeting

ROLL CALL: Council / Board Members: **Aquino, Chalamcherla, Kozlowski, Rodriguez, Rohrbough**

CONSENT CALENDAR:

- [24.](#) Approval of the September 13, 2022 Joint City Council / Redevelopment Successor Agency / Public Financing Authority / Folsom South of 50 Parking Authority / Folsom Ranch Financing Authority Meeting Minutes
- [25.](#) Approval of the November 8, 2022 Joint City Council / Folsom Ranch Financing Authority Meeting Minutes
- [26.](#) Receive and File the City of Folsom, the Folsom Redevelopment Successor Agency, the Folsom Public Financing Authority, the Folsom Ranch Financing Authority, and the South of 50 Parking Authority Monthly Investment Reports for the Month of September 2022

ADJOURNMENT

RECONVENE CITY COUNCIL MEETING

CITY MANAGER REPORTS:

COUNCIL COMMENTS:

ADJOURNMENT

The City Council will be in recess during the second half of December. The next regular meeting will be January 10, 2023.

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

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

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

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

The meeting of the Folsom City Council is being telecast on Metro Cable TV, Channel 14, the Government Affairs Channel, and will be shown in its entirety on the Friday and Saturday following the meeting, both at 9 a.m. The City does not control scheduling of this telecast and persons interested in watching the televised meeting should confirm this schedule with Metro Cable TV, Channel 14. The City of Folsom provides live and archived webcasts of regular City Council meetings. The webcasts can be found on the online services page of the City's website www.folsom.ca.us.

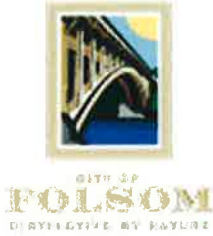
In compliance with the Americans with Disabilities Act, if you are a person with a disability and you need a disability-related modification or accommodation to participate in this meeting, please contact the City Clerk's Office at (916) 461-6035, (916) 355-7328 (fax) or CityClerkDept@folsom.ca.us. Requests must be made as early as possible and at least two full business days before the start of the meeting.

Any documents produced by the City and distributed to the City Council regarding any item on this agenda will be made available at the City Clerk's Counter at City Hall located at 50 Natoma Street, Folsom, California and at the Folsom Public Library located at 411 Stafford Street, Folsom, California during normal business hours.

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to facilitate double-sided printing.*



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Folsom City Council Staff Report

MEETING DATE:	12/13/2022
AGENDA SECTION:	Scheduled Presentations
SUBJECT:	Staff Presentation on New State Housing Laws
FROM:	Community Development Department

RECOMMENDATION/CITY COUNCIL ACTION

No action is requested of the City Council at this time.

BACKGROUND/ISSUE

During this past 2022 session, the California Legislature enacted a large volume of housing production laws affecting local governments. Community Development staff will provide an overview of the most significant new housing laws that will go into effect in 2023. A summary of the new housing laws most relevant to Folsom is also attached to this staff report.

ATTACHMENT

Summary of New State Housing Laws for 2023

Submitted,

Pam Johns, Community Development Director

ATTACHMENT 1

SUMMARY OF NEW STATE HOUSING LAWS FOR 2023

SUMMARY OF NEW STATE HOUSING LAWS FOR 2023

A record number of Housing Bills were signed into law this year. Most of these laws take effect on January 1, 2023, with a few going into effect later in the year. Below is a brief summary, broken down by category, of those laws that are most relevant for Folsom.

Housing on Commercially Zoned Land

AB 2011 and SB6 - Housing Development on Commercially Zoned Sites

AB 2011 creates a ministerial, CEQA-exempt, approval process for multifamily housing developments that meet specified objective standards are Below Market Rate (BMR) on commercially zoned property. The streamlined review process is very similar to SB 35 of 2017 and requires prevailing wage. The law sunsets in 2033.

SB 6 allows residential development (No BMR requirements) on property zoned for retail and office space without needing a rezoning, and allows project applicants to invoke the Housing Accountability Act (HAA) to limit local discretion to deny or condition approval. Requires prevailing wage.

Streamlining and Parking Reform

AB 2234 – Timelines for Post-Entitlement Permits

This law establishes a concrete and time-limited approval process for issuing post-entitlement ministerial permits including building permits, demolition permits, and permits for minor or standard excavation, grading or off-site improvements.

AB 2668 – SB 35 "Cleanup"

AB 2668 makes a series of technical and clarifying changes to SB 35 of 2017, a law that provides for streamlined ministerial approval of qualifying housing and mixed-use projects that conform to objective zoning requirements, pay prevailing wages and meet minimum affordable housing requirements.

AB 2097 – No Parking Minimums within Half-Mile of Public Transit

This law prohibits public agencies from imposing minimum parking requirements on residential, commercial or other development projects located within a half-mile of public transit. Public agencies may only impose parking minimums on such projects if the agency can make certain written findings that the inability to impose parking requirements would have substantial negative impacts.

Accessory Dwelling Units

AB 2221 – ADU Law Cleanup

This law contains clean-up language and clarifications to reduce permitting delays for ADU applicants. The law also requires agencies that deny an ADU application to provide a full set of comments to the applicant with a list of items that are deficient and a description of how the application can be remedied.

SUMMARY OF NEW STATE HOUSING LAWS FOR 2023

SB 897 – Increased Height Limits for ADUs, Detached ADUs at Proposed Multifamily Projects

This law increases the height limits that local governments may impose on ADUs by allowing 18 feet for detached ADUs located on lots that are within a half-mile of a major transit stop, or detached ADUs on lots with an existing or proposed multistory, multifamily dwelling; or 25 feet or base zone height (whatever is lower) for attached ADUs.

Density

AB 2334 - State Density Bonus Law Amendments – Defining "Base Density"; Concessions in Very Low Vehicle Travel Areas

AB 2334 provides that if the density under the zoning ordinance is inconsistent with the density allowed under the land use element of the general plan or specific plan, the greater shall prevail. In addition, this law dictates a method for determining the "base density" in terms of units in cases where a local jurisdiction's general plan, specific plan or zoning does not provide dwelling unit per acre standard for density.

Housing Element Annual Progress Reports

AB 2094 and AB 2653 Greater Requirements for Annual Reports on Housing Progress.

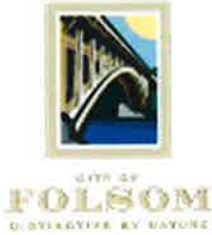
AB 2094 requires that the annual report specifically detail the local government's progress in meeting RHNA targets for the "extremely low income" category.

AB 2653 requires that the annual report additionally provide: the number of new housing units built, the number of housing units demolished, information specifying rental versus for-sale housing and details regarding approved projects that benefit from AB 2011 or the State Density Bonus Law.

For a more detailed summary of new Housing Laws please refer to Holland & Knight's **California's 2023 Housing Laws: What You Need to Know**

(website: <https://www.hklaw.com/en/insights/publications/2022/10/california-2023-housing-laws-what-you-need-to-know>)

In addition, the California Legislative Information website provides a search tool to easily access the entire Bill text. <https://leginfo.legislature.ca.gov/faces/home.xhtml>



Folsom City Council Staff Report

MEETING DATE:	12/13/2022
AGENDA SECTION:	Scheduled Presentations
SUBJECT:	City Manager's Financial Update for the First Quarter of Fiscal Year 2022-23
FROM:	Finance Department

RECOMMENDATION / CITY COUNCIL ACTION

It is recommended that the City Council receive and file the City Manager's Financial Update for the First Quarter of Fiscal Year 2022-23.

BACKGROUND / ISSUE

Section 5.05R of the Charter of the City of Folsom requires the City Manager submit to the City Council a financial and management report showing the relationship between budgeted and actual revenues and expenditures and encumbrances on a quarterly basis.

This Financial Update is an analysis of the unaudited financial status of the City's major funds for the first quarter of Fiscal Year (FY) 2022-23, covering the three-month period from July 2022 through September 2022. This report is a narrowed version compared to other quarterly reporting periods due to the lack of data early in the fiscal year. This report was prepared with an emphasis on analysis of projected revenues and expenditures, focusing on the available data.

POLICY / RULE

Section 5.05R of the Charter of the City of Folsom requires the City Manager submit to the City Council a financial and management report showing the relationship between budgeted and actual revenues, and expenditures and encumbrances on a quarterly basis.

Section 3.02.050 (b) of the Folsom Municipal Code states "... within 30 days after the end of each quarter during the fiscal year, and more often if required by the City Council, the City Manager shall submit to the City Council a financial and management report."

ANALYSIS

Unemployment Rates

Unemployment as of September 2022 was 3.7% and 3.6% in California and Sacramento County, respectively, and in Folsom the unemployment rate was 2.4%. The table below shows the unemployment rate over the last three years to illustrate the effects of the pandemic on employment and the ongoing recovery.

Unemployment Rate			
September of each year	2022	2021	2020
California	3.7	6.4	10.7
Sacramento County	3.6	6.1	9.6
Folsom	2.4	3.9	6.1

General Fund Revenues

For FY 2022-23, total General Fund revenues are projected to be \$103.5 million, an increase over budget of \$643,000. The increase is mostly in sales tax and charges for services.

Sales tax revenue for Fiscal Year 2022-23 is projected to end the fiscal year at \$28.38 million, an increase of \$482,000 over budget. In comparison to FY 2021-22, sales tax revenue is projected to increase approximately 1.73% over the FY 2021-22 amount of \$27.90 million.

Through the first quarter, Charges for Services totaled \$3.04 million and the projection for the end of FY 2022-23 is \$11.87 million. The \$11.87 million is an increase from the budgeted amount of \$11.74 million and a decrease of \$3.97 million from FY 2022-23. The increase over the budgeted amount is mostly due to an anticipated increase in Parks and Recreation charges of \$133,000. The decrease in Charges for Services when compared to the prior fiscal year is mostly in development charges of approximately \$1.40 million, Public Works charges of approximately \$738,000, Fire Department charges of approximately \$744,000 and other charges of approximately \$209,000. The reduction in development fees is reflective of slowing development activity compared to prior years. The reduction in Public Works charges is reflective of the decrease in the projected cost recovery for non-project expenditures. The reduction in the Fire Department is a reduction of the reimbursement from California Office of Emergency Services for wildfire strike teams.

Property tax is not received in the first quarter; however, the year-end projection is estimated to be at the budgeted \$36.05 million, an increase of \$2.83 million or 8.50% over the \$33.23 million received in FY 2021-22. A comparison of home sales during the first quarter of FY 2022-23 and FY 2021-22 shows the number of homes sold decreased by 48 or 19.51%. The

average median sales price through the first quarter of FY 2022-23 was \$755,000, an increase of 5.38% over the first quarter of FY 2021-22.

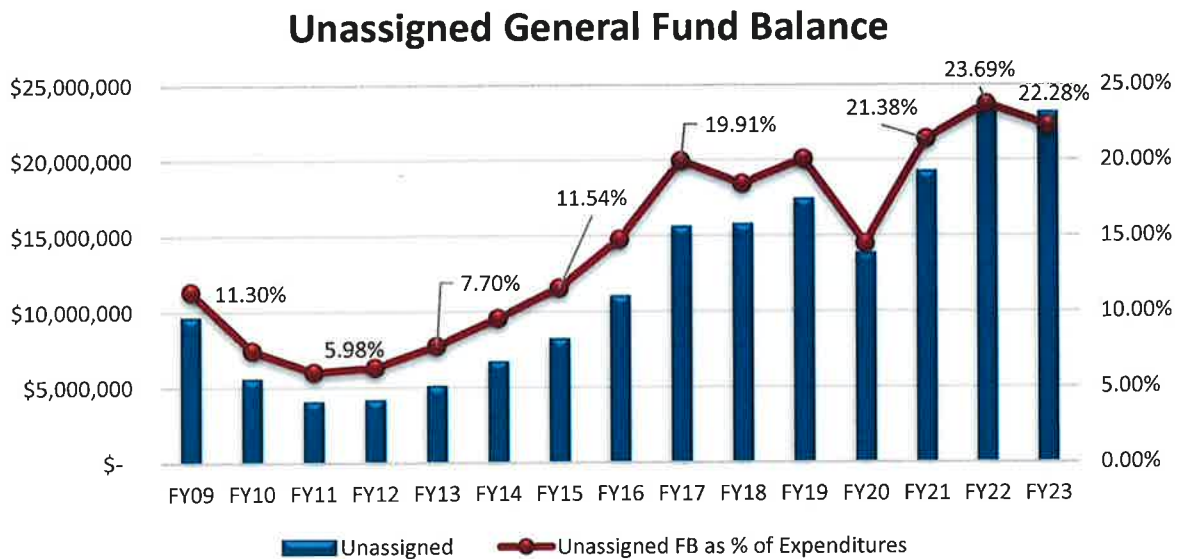
General Fund Expenditures

Total FY 2022-23 expenditures are projected to be \$103.65 million, an increase of \$809,000, or 0.79%, over the budgeted amount of \$102.84 million. The projection includes an increase in salaries and benefits of \$930,000 for the Fire Department, due to changes in the Memorandum of Understanding (MOU) between the City and Firefighters Local 522 adopted at the September 27, 2022, City Council meeting. The projection also includes Fire Department overtime costs coming in \$1.6 million over budget. These increases are partially offset by savings due to vacant positions in both the Fire and Police Departments.

It is also projected that expenses will exceed the budget in the Community Development Department by about \$448,500 mainly due to plan check and building inspection support.

General Fund Unassigned Fund Balance

For FY 2022-23, total expenditures are projected to exceed revenues by \$165,000 and the General Fund is projected to end the year with an unassigned fund balance of \$23.1 million. As a comparison, the unassigned fund balance in FY 2020-21 was \$19.20 million (audited) and the final FY 2021-22 amount is estimated to be \$23.3 million (unaudited and currently incomplete). The unrestricted fund balance as a percentage of expenditures is projected at 22.28% for FY 2022-23 and an unaudited estimate of 23.69% for FY 2021-22, an increase from the FY 2020-21 amount of 21.38%. A chart displaying the past and projected unassigned fund balance is below:



Enterprise Operating Funds

The Solid Waste, Water and Wastewater Utility Operating Funds are all projected to end the fiscal year with operating revenues exceeding operating expenses. Net assets in all three funds are projected to decrease after capital expenses are included. In the case of Water and Wastewater, the capital expenses are for capital projects and in Solid Waste it is the purchase of replacement vehicles.

A comparison of the current fiscal year-end projection to FY 2022-23 budgeted revenues and expenses shows charges for service revenues in Water are currently projected to increase by \$100,000 (0.53%) and operating expenses are projected to decrease by \$350,000 (2.89%). Decreases in expenses are mainly due to salaries and benefit savings related to position vacancies for part of the year.

Wastewater Operating charges for services revenues are projected to remain unchanged compared to the budget and operating expenses are projected to increase by \$180,000 (3.35%).

Solid Waste Operating charges for services revenues are projected to increase by \$500,000 (2.43%) and operating expenses are projected to increase by \$155,000 (0.94%).

Expenses for capital outlay are currently projected to increase across all three proprietary funds compared to FY 2021-22 due to budgeted project and vehicle replacement costs.

Internal Service Fund

The Compensated Leaves Fund ended Fiscal Year 2021-22 with a negative unrestricted fund balance of \$11,548. The current projection is for the unrestricted fund balance to recover only slightly during Fiscal Year 2022-23.

Submitted,



Elaine Andersen
City Manager



Stacey Tamagni
Finance Director/CFO

City Council Special Meeting

MINUTES

Tuesday, November 8, 2022 6:15 PM

CALL TO ORDER

The special City Council meeting was called to order at 6:15 p.m. with Mayor Kerri Howell presiding.

ROLL CALL:

Councilmembers Present: Rosario Rodriguez, Vice Mayor
Sarah Aquino, Councilmember
YK Chalamcherla, Councilmember
Mike Kozlowski, Councilmember
Kerri Howell, Mayor

Councilmembers Absent: None

Participating Staff: City Manager Elaine Andersen
City Attorney Steve Wang
City Clerk Christa Freemantle

ADJOURNMENT TO CLOSED SESSION FOR THE FOLLOWING PURPOSES:

1. Conference with Legal Counsel Anticipated Litigation, Initiation of Litigation Pursuant to Government Code Section 54956.9(d)(4): One Potential Case

Motion by Councilmember Sarah Aquino, second by Vice Mayor Rosario Rodriguez, to adjourn to Closed Session for the above referenced item. Motion carried with the following roll call vote:

AYES: Councilmember(s): Rodriguez, Aquino Chalamcherla, Kozlowski, Howell
NOES: Councilmember(s): None
ABSENT: Councilmember(s): None
ABSTAIN: Councilmember(s): None

RECONVENE

City Attorney Steven Wang announced no final action was taken.

ADJOURNMENT

The special meeting was adjourned to the regular City Council meeting at 6:30 p.m.

SUBMITTED BY:

Christa Freemantle, City Clerk

ATTEST:

Kerri Howell, Mayor

City Council Regular Meeting

MINUTES

Tuesday, November 8, 2022 6:30 PM

CALL TO ORDER

The regular City Council meeting was called to order at 6:32 pm with Mayor Kerri Howell presiding.

ROLL CALL:

Councilmembers Present: Rosario Rodriguez, Vice Mayor
Sarah Aquino, Councilmember
YK Chalamcherla, Councilmember
Mike Kozlowski, Councilmember
Kerri Howell, Mayor

Councilmembers Absent: None

Participating Staff: City Manager Elaine Andersen
City Attorney Steven Wang
City Clerk Christa Freemantle
Parks and Recreation Director Lorraine Poggione
Senior Recreation Coordinator Ted Ocampo
Environmental and Water Resources Director Marcus Yasutake
CFO/Finance Director Stacey Tamagni
Community Development Director Pam Johns
Library Director Thom Gruneisen

PLEDGE OF ALLEGIANCE

Grand Marshal of the Veteran's Day Parade Miles McKiernan led the pledge.

AGENDA UPDATE

City Attorney Steve Wang announced that there was a revised staff report for item 6.

BUSINESS FROM THE FLOOR:

None

SCHEDULED PRESENTATIONS:

1. Resolution of Commendation Honoring Veterans and Veteran Organizations

Parks and Recreation Director Lorraine Poggione introduced Senior Recreation Coordinator Ted Ocampo made a presentation and introduced Veteran and Grand Marshal of the Veteran's Day Parade Lieutenant Colonel Miles McKiernan.

2. Presentation of the Folsom Tourism Business Improvement District Annual Report by the Folsom Tourism Bureau

President/CEO of Greater Folsom Partnership Joe Gagliardi introduced Director of Tourism Sally Buchanan who made a presentation and responded to questions from the City Council.

CONSENT CALENDAR:

3. Approval of October 25, 2022 Regular Meeting Minutes
4. Resolution No. 10941 – A Resolution Authorizing the City Manager to Execute an Agreement with Waterfluence, LLC to Meet the Requirements of Assembly Bill 1668 and Senate Bill 606 Regarding Landscape Irrigation for Commercial, Industrial, and Institutional Sites Served by Dedicated Irrigation Meters
5. pulled for comment
6. Resolution No. 10943 – A Resolution Authorizing the City Manager to Execute a Sewer Easement and Maintenance Agreement between 9900 Greenback Lane LLC and the City of Folsom for the Construction of the Greenback Sewer and Lift Station No.3 Project (revised)
7. Resolution No. 10944 – A Resolution Authorizing the City Manager to Execute an Agreement with The Pape Group, Inc. dba Ditch Witch West for the Purchase of a Trailer-Mounted Vacuum and Appropriations of Funds
8. pulled for comment
9. Resolution No. 10946 – A Resolution Authorizing the City Manager to Execute an Agreement with Cyclone Technology for the purchase of a CY5000 Hard Surface Cleaning System
10. Resolution No. 10947 – A Resolution Authorizing the City Manager to Execute an Agreement with Vesta Modular for a Five-Year Lease of a Modular Trailer for the Waste and Recycling Division
11. pulled for comment

Motion by Vice Mayor Rosario Rodriguez, second by Councilmember Sarah Aquino, to approve Consent Calendar items 3-4, 6-7 and 9-10.

Motion carried with the following roll call vote:

AYES: Councilmember(s): Rodriguez, Aquino, Chalamcherla, Kozlowski, Howell
NOES: Councilmember(s): None
ABSENT: Councilmember(s): None
ABSTAIN: Councilmember(s): None

CONSENT CALENDAR ITEMS PULLED FOR DISCUSSION:

5. Resolution No. 10942 – A Resolution Authorizing the City Manager to Execute an Agreement with Eagle Aerial Photography Inc. dba Eagle Aerial Solutions to Meet the Requirements of Assembly Bill 1668 and Senate Bill 606 Regarding Landscape Irrigation for Residential Sites

Councilmember Mike Kozlowski pulled the item to ask for clarification regarding aerial photography uses. Environmental and Water Resources Director Marcus Yasutake responded.

Motion by Councilmember Mike Kozlowski, second by Vice Mayor Rosario Rodriguez, to approve Resolution No. 10942.

Motion carried with the following roll call vote:

AYES: Councilmember(s): Rodriguez, Aquino, Chalamcherla, Kozlowski, Howell
NOES: Councilmember(s): None
ABSENT: Councilmember(s): None
ABSTAIN: Councilmember(s): None

8. Resolution No. 10945 - A Resolution Authorizing the City Manager to Execute a Professional Services Agreement with Dokken Engineering for the Folsom Boulevard Class I Overcrossing Feasibility Study

Mayor Kerri Howell pulled the item to comment regarding possible funding opportunities to include in the Feasibility Study. Parks and Recreation Director Lorraine Poggione responded.

Motion by Mayor Kerri Howell, second by Vice Mayor Rosario Rodriguez, to approve Resolution No. 10945.

Motion carried with the following roll call vote:

AYES: Councilmember(s): Rodriguez, Aquino, Chalamcherla, Kozlowski, Howell
NOES: Councilmember(s): None
ABSENT: Councilmember(s): None
ABSTAIN: Councilmember(s): None

11. Resolution No. 10949 - A Resolution Approving a Five-year Extension to the Agreement Between the City of Folsom and the Folsom Tourism Bureau Relative to the Folsom Tourism Business Improvement District

Vice Mayor Rosario Rodriguez pulled the item for clarification and to comment regarding the Business Improvement District standards.

President/CEO of Greater Folsom Partnership Joe Gagliardi and Director of Tourism Sally Buchanan responded.

Motion by Vice Mayor Rosario Rodriguez, second by Councilmember YK Chalamcherla, to approve Resolution No. 10949.

Motion carried with the following roll call vote:

AYES: Councilmember(s): **Rodriguez, Aquino, Chalamcherla, Kozlowski, Howell**
NOES: Councilmember(s): **None**
ABSENT: Councilmember(s): **None**
ABSTAIN: Councilmember(s): **None**

CONVENE JOINT MEETING

JOINT CITY COUNCIL AGENDA

FOLSOM RANCH FINANCING AUTHORITY MEETING

ROLL CALL:

Councilmembers/Board Members Present:	Rosario Rodriguez, Vice Mayor Sarah Aquino, Councilmember YK Chalamcherla, Councilmember Mike Kozlowski, Councilmember Kerri Howell, Mayor
Councilmembers/Board Members Absent:	None
Participating Staff:	City Manager Elaine Andersen City Attorney Steven Wang City Clerk Christa Freemantle CFO/Finance Director Stacey Tamagni

PUBLIC HEARING:

12. Folsom Ranch Financing Authority City of Folsom Community Facilities District No. 20 (Russell Ranch) Special Tax Revenue Bonds, Series 2022
 - i. Resolution No. 10948 – A Resolution of the City Council of the City of Folsom Authorizing the Issuance of the City of Folsom Community Facilities District No. 20 (Russell Ranch) Special Tax Bonds, Series 2022 the Execution of a First Supplemental Indenture Providing therefor, Authorizing the Execution of a Local Obligation Purchase Contract, and Authorizing Necessary Actions and the Execution of other Documents in Connection therewith
 - ii. Resolution No. 010 - Folsom Ranch FA – A Resolution of the Governing Board of the Folsom Ranch Financing Authority Authorizing the Issuance, Sale, and Delivery of not to Exceed, \$15,000,000 Aggregate Principal Amount of City of Folsom Community Facilities District No. 20 (Russell Ranch) Special Tax Revenue Bonds, Series 2022; Approving the Form and Substance of a Trust Agreement, Authorizing Modifications thereof and Execution and Delivery as Modified; Approving a Preliminary Official Statement, Authorizing Changes thereto and Execution and Delivery of an Official Statement to be Derived therefrom; Approving a Local Obligation Purchase Contract and a Bond Purchase Contract and Execution and Delivery of each; and Authorizing Related Actions Necessary to Implement the Proposed Financing

CFO/Finance Director Stacey Tamagni made a presentation, noting the correction of the resolution number in item 12(ii) to Resolution No. 010 - Folsom Ranch FA.

Mayor Kerri Howell opened the public hearing. Hearing no public comments, the public hearing was closed.

Motion by Vice Mayor Rosario Rodriguez, second by Councilmember Mike Kozlowski, to approve Resolution No. 10948.

Motion carried with the following roll call vote:

AYES: Councilmember(s): Rodriguez, Aquino, Chalamcherla, Kozlowski, Howell
NOES: Councilmember(s): None
ABSENT: Councilmember(s): None
ABSTAIN: Councilmember(s): None

Motion by Vice Mayor Rosario Rodriguez, second by Councilmember Mike Kozlowski, to approve Resolution No. 010 - Folsom Ranch FA.

Motion carried with the following roll call vote:

AYES: Councilmember(s): Rodriguez, Aquino, Chalamcherla, Kozlowski, Howell
NOES: Councilmember(s): None
ABSENT: Councilmember(s): None
ABSTAIN: Councilmember(s): None

ADJOURNMENT

There being no further business to come before the joint City Council / Folsom Ranch Financing Authority, the meeting was adjourned to the regular City Council meeting at 7:45 pm.

RECONVENE CITY COUNCIL MEETING

OLD BUSINESS:

13. Report Back on Underutilized and Vacant City-Owned Properties and Direction to Staff

Parks and Recreation Director Lorraine Poggione made a presentation and responded to questions from the City Council. Library Director Thom Gruneisen provided additional clarification.

The following speakers addressed the City Council:

1. Will Kempton
2. Jim Snook

The City Council discussed options and asked questions of staff. Their direction to staff was to sell Site 0, contact WAPA to see if they are interested in purchasing Site 11, remove Site 12 from the list, retain Site 3 and contact adjacent property owner to discuss purchase, contact Diamond Glen HOA and Kikkoman to see if either are interested in purchasing Sites 7 and 8-if not, retain and activate, rezone Sites 4, 5 to become part of park site and/or future trail connection to Historic District, and explore development opportunities for Sites 1, 2, 9 and 10.

CITY MANAGER REPORTS:

City Manager Elaine Andersen announced the upcoming Holiday Lights Contest, the ice-skating rink opening in Historic Folsom, the Palladio Tree Lighting, the Historic District Tree Lighting and that the City is accepting commission and committee applications. She spoke about the Urban Land Institute Expert Panel discussion regarding development for the City's Central Business District and congratulated Police Officer Mitch Bates on his retirement and thanked him for his service.

COUNCIL COMMENTS:

Vice Mayor Rosario Rodriguez thanked all Veterans for their service and expressed excitement for the Veteran's Day Parade and the opening of the ice-skating rink. She talked about the Women's Conference and commented regarding Sacramento making the list for traffic and food studies.

Councilmember YK Chalamcherla commented regarding the Folsom Plan Area Open House, HART of Folsom's dog walking event and announced that the homeless shelter is looking for volunteers. He thanked Veteran's for their service and congratulated Officer Mitch Bates on his retirement.

Councilmember Mike Kozlowski thanked the promoters of the Rio Del Lago 100 Mile Run, expressed excitement about the ice-skating rink and congratulated the Twin Lakes Food Bank for a successful Gala.

Councilmember Sarah Aquino congratulated Officer Mitch Bates on his retirement. She gave an update regarding progress made with the issue of kids hanging out after school at the Walmart Shopping Center.

Mayor Kerri Howell reminded everyone to drive safely and to clean their gutters before it rains. She wished her colleagues good luck in the City Council election.

ADJOURNMENT

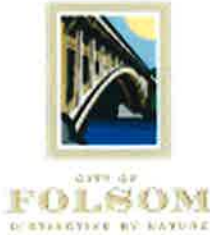
There being no further business to come before the Folsom City Council, Mayor Kerri Howell adjourned the meeting at 8:38 pm.

SUBMITTED BY:

 Christa Freemantle, City Clerk

ATTEST:

 Kerri Howell, Mayor



Folsom City Council Staff Report

MEETING DATE:	12/13/2022
AGENDA SECTION:	Consent Calendar
SUBJECT:	Receive and File SB-165 Annual Reports for Community Facilities Districts No. 13, No. 14, No. 2013-1, No. 16, No. 17, No. 18, No. 19, No. 20, No. 21, No. 22, and No. 23 to Comply with the Local Agency Special Tax Bond and Accountability Act
FROM:	Finance Department

RECOMMENDATION / CITY COUNCIL ACTION

It is recommended that the City Council receive and file SB-165 Annual Reports for Community Facilities Districts No. 13, No. 14, No. 2013-1, No. 16, No. 17, No. 18, No. 19, No. 20, No. 21, No. 22, and No. 23 to Comply with the Local Agency Special Tax Bond and Accountability Act.

BACKGROUND / ISSUE

The Local Agency Special Tax Bond and Accountability Act (the “Act”), enacted by Senate Bill 165, is codified in California Government Code Sections 50075 through 50077 and 53410 through 53412. The Act requires:

- that any local special tax measure subject to voter approval contain a statement indicating the specific single purpose of the special tax
- that the proceeds of the special tax be applied to that purpose
- the creation of an account into which the proceeds shall be deposited
- an annual report containing specified information concerning the use of the proceeds.

The Act imposes similar accountability requirements with respect to any local bond measure that is subject to voter approval that would provide for the sale of bonds by a local agency. These requirements only apply to local agencies that have imposed special taxes or issued bond measures subject to voter approval after January 1, 2001.

The City currently has 18 districts which have imposed special taxes or issued bond measures subject to voter approval after January 1, 2001. These districts are:

- Community Facilities District No. 13 (American River Canyon North Maintenance District)
- Community Facilities District No. 14 (Parkway II)
- Community Facilities District No. 2013-1 (Water Facilities and Supply)
- Community Facilities District No. 16 (The Islands at Parkshore) Improvement Area 1
- Community Facilities District No. 16 (The Islands at Parkshore) Improvement Area 2
- Community Facilities District No. 17 (Willow Hill Pipeline)
- Community Facilities District No. 18 (Folsom Plan Area – Area-Wide Improvements and Services)
- Community Facilities District No. 19 (Mangini Ranch)
- Community Facilities District No. 20 (Russell Ranch)
- Community Facilities District No. 21 (White Rock Springs Ranch)
- Community Facilities District No. 22 (Folsom Heights)
- Community Facilities District No. 23 (Folsom Ranch) Improvement Area 1
- Community Facilities District No. 23 (Folsom Ranch) Improvement Area 2
- Community Facilities District No. 23 (Folsom Ranch) Improvement Area 3
- Community Facilities District No. 23 (Folsom Ranch) Improvement Area 4
- Community Facilities District No. 23 (Folsom Ranch) Improvement Area 5
- Community Facilities District No. 23 (Folsom Ranch) Improvement Area 6
- Community Facilities District No. 23 (Folsom Ranch) Improvement Area 7

The Chief Fiscal Officer of these 18 districts hereby submits the annual reports for each of these districts.

POLICY / RULE

1. California Government Code, Section 50075.3 states the chief fiscal officer of the levying local agency shall file a report with its governing body no later than January 1, 2002 and at least once a year thereafter. The annual report shall contain both the following: (a) The amount of funds collected and expended; and (b) the status of any project required or authorized to be funded as identified in Section 50075.1(a).
2. California Government Code, Section 53411 states the chief fiscal officer of the issuing local agency shall file a report with its governing body no later than January 1, 2002 and at least once a year thereafter. The annual report shall contain both the following: (a) The amount of funds collected and expended; and (b) the status of any project required or authorized to be funded as identified in Section 53410(a).
3. California Government Code, Section 50075.1(a) requires a statement indicating the specific purposes of the special tax.

4. California Government Code, Section 53410(a) requires a statement indicating the specific purposes of the bond.

ANALYSIS

Community Facilities District No. 13, American River Canyon North Maintenance District, was established July 24, 2001 primarily to fund the maintenance of landscape areas in American River Canyon North, as well as collecting for other authorized services. In fiscal year 2022, the district collected \$113,140 and expended \$111,876. The cash balance at year end was \$84,543 and the status of the district is on-going.

Community Facilities District No. 14, Parkway II, was established September 25, 2001 to finance the acquisition and construction of certain public facilities within the district. \$18,200,000 in bonds were issued May 9, 2002, and partially advance refunded July 19, 2007. In fiscal year 2018, additional bonds were issued. The 2007 bonds were refunded on July 11, 2017, and with the final maturity for the bonds in this district remaining at September 1, 2032. In fiscal year 2022, the district had \$16,424 in collections and expended \$1,396 from the acquisition and construction fund, leaving a balance of \$2,010,361 remaining. The status of the district is on-going.

Community Facilities District No. 2013-1, Water Facilities and Supply, was established January 14, 2014 to fund all or a portion of the water treatment and storage and distribution facilities, water supply costs, and other costs pursuant to the Water Supply and Facilities Plan and Agreement. In fiscal year 2022, the district collected \$2,120,466 and expended \$1,985,818. The cash balance at year end was \$998,359, and the status of the district is on-going.

Community Facilities District No. 16, The Islands at Parkshore, was established March 10, 2015 to finance the acquisition and construction of certain public facilities within the district, and to fund ongoing maintenance of the improvements within the district. In fiscal year 2022, Improvement Area 1 had no collections nor expenses for the project fund, leaving a remaining balance of \$0. The debt service reserve account for Improvement Area 1 had a balance of \$431,046. On July 18, 2019, bonds were issued for Improvement Area 2. In fiscal year 2022, Improvement Area 2 had \$149 in collections and no expenses for the project fund, leaving a balance of \$174,870 remaining. The debt service reserve account for Improvement Area 2 had a balance of \$237,975. In fiscal year 2022, the district collected an amount of \$192,068 and expended \$99,070 for maintenance. The cash balance at year end was \$520,186, and the status of the district is on-going.

Community Facilities District No. 17, Willow Hill Pipeline, was established March 24, 2015 to finance water facilities, including the Willow Hill Transmission Pipeline construction and rehabilitation project, within or in the vicinity of CFD No. 17. In fiscal year 2022, the district had no collections nor expenses for the project fund, leaving a balance of \$0. The debt service reserve account for the district had collections of \$243 in the current year with no expenditures, leaving a balance of \$408,728. The status of the district is on-going.

Community Facilities District No. 18, Folsom Plan Area – Area-Wide Improvements and Services, was established December 8, 2015 to finance the Willow Hill Pipeline facilities, offsite water facilities, sanitary sewer system, aquatic center phase 1 and 2, quarry road, water infrastructure, interchanges, selected trails and roadway widenings, and other backbone facilities to serve the Folsom Plan Area. In addition, the planned services to be financed include the maintenance of parks, trails, landscape corridors, medians and open spaces; streets, street light and safety light maintenance; and storm drainage facilities maintenance. In fiscal year 2022, the district collected \$965,247 and expended \$337,537. The cash balance in the maintenance account at year end was \$1,625,823, and the status of the district is on-going.

Community Facilities District No. 19, Mangini Ranch, was established January 12, 2016 to finance public facilities improvements including transportation, water system, recycled water system, drainage system, wastewater system, park, parkway, and open space improvements; Specific Plan infrastructure fee infrastructure; and other expenses. Additionally, the authorized services to be funded from the levy include open space improvements, operations, and management; landscape corridor maintenance; street light, median, storm water, and community amenities maintenance; and miscellaneous costs related to any of the items described above. \$28,530,000 in bonds were issued August 10, 2017. In fiscal year 2020, an additional \$14,040,000 in bonds were issued. In fiscal year 2022, the district had no collections nor expenses for the project fund, leaving a balance of \$0. In fiscal year 2022, the debt service reserve account had collections of \$8,987, leaving a balance of \$3,253,682. In fiscal year 2022, the district collected \$206,077 and expended \$30,357 in the maintenance account. The cash balance in the maintenance account at year end was \$616,612, and the status of the district is on-going.

Community Facilities District No. 20, Russell Ranch, was established November 14, 2017 to finance public facilities improvements including transportation, water system, recycled water system, drainage system, wastewater system, park, parkway, and open space improvements; Specific Plan infrastructure fee infrastructure; and other expenses. In fiscal year 2022, the district had no collection nor expenses for the project fund, leaving a balance of \$0. In fiscal year 2022, the debt service reserve account collected \$362, leaving a balance of \$1,022,862 in the reserve account. The status of the district is on-going.

Community Facilities District No. 21, White Rock Springs Ranch, was established February 13, 2018 to finance public facilities improvements including transportation, water system, recycled water system, drainage system, wastewater system, park, parkway, and open space improvements; Specific Plan infrastructure fee infrastructure; and other expenses. On December 5, 2019, \$9,695,000 in bonds were issued. On April 21, 2021, an additional \$11,815,000 in bonds were issued. In fiscal year 2022, the district expended \$2,988,426 from bond proceeds, leaving a balance of \$0 in the project fund. The debt service reserve account collected \$1,222, leaving a balance of \$1,551,233. The capitalized interest account expended \$169,418, leaving a balance of \$0. The status of the district is on-going.

Community Facilities District No. 22, Folsom Heights, was established November 27, 2018 to finance public facilities improvements including transportation, water system, recycled water

system, drainage system, wastewater system, park, parkway, and open space improvements; Specific Plan infrastructure fee infrastructure; and other expenses. Additionally, the authorized services to be funded from the levy include landscape corridor maintenance; open space improvements, street light maintenance; and miscellaneous costs related to any of the items described above. As of June 30, 2022 the district had no collections nor expenses. The status of the district is on-going.

Community Facilities District No. 23, Folsom Ranch Improvement Area 1, was established May 26, 2020 to finance public facilities improvements including transportation, water system, recycled water system, drainage system, wastewater system, park, parkway, and open space improvements; Specific Plan infrastructure fee infrastructure; Special Plan Infrastructure Fee Obligation; and other expenses. Additionally, the authorized services to be funded from the levy include open space improvements; landscape corridor maintenance; street light maintenance; median and entry maintenance; neighborhood park maintenance; community amenities; storm water management; and miscellaneous costs related to any of the items described above. \$12,925,000 in bonds were issued on October 30, 2020. On April 27, 2022, an additional \$11,855,000 in bonds were issued. In fiscal year 2022, the district had collections of \$10,683,862 and expended \$445,497 from bond proceeds, leaving a balance of \$12,419,165 in the project fund. The debt service reserve account had a balance of \$1,774,993. The capitalized interest account had collections of \$179,921 and expended \$255,121, leaving a balance of \$179,921. In fiscal year 2022, the district collected \$153,120 and expended \$3,204 in the maintenance account. The cash balance at year end was \$149,916, and the status of the district is on-going.

Community Facilities District No. 23, Folsom Ranch Improvement Area 2, was established May 26, 2020 to finance public facilities improvements including transportation, water system, recycled water system, drainage system, wastewater system, park, parkway, and open space improvements; Specific Plan infrastructure fee infrastructure; Special Plan Infrastructure Fee Obligation; and other expenses. Additionally, the authorized services to be funded from the levy include open space improvements; landscape corridor maintenance; street light maintenance; median and entry maintenance; neighborhood park maintenance; community amenities; storm water management; and miscellaneous costs related to any of the items described above. As of June 30, 2022, the district had no collections nor expenses. The status of the district is on-going.

Community Facilities District No. 23, Folsom Ranch Improvement Area 3, was established May 26, 2020 to finance public facilities improvements including transportation, water system, recycled water system, drainage system, wastewater system, park, parkway, and open space improvements; Specific Plan infrastructure fee infrastructure; Special Plan Infrastructure Fee Obligation; and other expenses. Additionally, the authorized services to be funded from the levy include open space improvements; landscape corridor maintenance; street light maintenance; median and entry maintenance; neighborhood park maintenance; community amenities; storm water management; and miscellaneous costs related to any of the items described above. As of June 30, 2022, the district had no collections nor expenses. The status of the district is on-going.

Community Facilities District No. 23, Folsom Ranch Improvement Area 4, was established May 26, 2020 to finance public facilities improvements including transportation, water system, recycled water system, drainage system, wastewater system, park, parkway, and open space improvements; Specific Plan infrastructure fee infrastructure; Special Plan Infrastructure Fee Obligation; and other expenses. Additionally, the authorized services to be funded from the levy include open space improvements; landscape corridor maintenance; street light maintenance; median and entry maintenance; neighborhood park maintenance; community amenities; storm water management; and miscellaneous costs related to any of the items described above. As of June 30, 2022, the district had no collections nor expenses. The status of the district is on-going.

Community Facilities District No. 23, Folsom Ranch Improvement Area 5, was established May 26, 2020 to finance public facilities improvements including transportation, water system, recycled water system, drainage system, wastewater system, park, parkway, and open space improvements; Specific Plan infrastructure fee infrastructure; Special Plan Infrastructure Fee Obligation; and other expenses. Additionally, the authorized services to be funded from the levy include open space improvements; landscape corridor maintenance; street light maintenance; median and entry maintenance; neighborhood park maintenance; community amenities; storm water management; and miscellaneous costs related to any of the items described above. As of June 30, 2022, the district had no collections nor expenses. The status of the district is on-going.

Community Facilities District No. 23, Folsom Ranch Improvement Area 6, was established May 26, 2020 to finance public facilities improvements including transportation, water system, recycled water system, drainage system, wastewater system, park, parkway, and open space improvements; Specific Plan infrastructure fee infrastructure; Special Plan Infrastructure Fee Obligation; and other expenses. Additionally, the authorized services to be funded from the levy include open space improvements; landscape corridor maintenance; street light maintenance; median and entry maintenance; neighborhood park maintenance; community amenities; storm water management; and miscellaneous costs related to any of the items described above. As of June 30, 2022, the district had no collections nor expenses. The status of the district is on-going.

Community Facilities District No. 23, Folsom Ranch Improvement Area 7, was established December 14, 2021 to finance public facilities improvements including transportation, water system, recycled water system, drainage system, wastewater system, park, parkway, and open space improvements; Specific Plan infrastructure fee infrastructure; Special Plan Infrastructure Fee Obligation; and other expenses. Additionally, the authorized services to be funded from the levy include open space improvements; landscape corridor maintenance; street light maintenance; median and entry maintenance; neighborhood park maintenance; community amenities; storm water management; and miscellaneous costs related to any of the items described above. As of June 30, 2022, the district had no collections nor expenses. The status of the district is on-going.

FINANCIAL IMPACT

There is no discernable financial impact on the City of Folsom.

ENVIRONMENTAL REVIEW

This action is exempt from environmental review pursuant to CEQA Guidelines §15061(b)(3).

ATTACHMENT

1. SB-165 Annual Report for Community Facilities Districts

Submitted,



Stacey Tamagni
Finance Director

ATTACHMENT 1

SENATE BILL 165

Senate Bill 165, filed with the Secretary of State on September 19, 2000, enacted the Local Agency Special Tax and Bond Accountability Act. This Act requires that any local special tax or local bond measure subject to voter approval contain a statement indicating the specific purposes of the special tax, require that the proceeds of the special tax be applied to those purposes, require the creation of an account into which the proceeds shall be deposited, and require an annual report containing specified information concerning the use of the proceeds. The Act only applies to any local special tax measure or local bond measure adopted on or after January 1, 2001 in accordance with Section 50075.1 or Section 53410 of the California Government Code.

Some of the requirements of the Act are handled at the formation of the Special Tax District and others are handled through annual reports. This Section of this report intends to comply with Section 50075.3 or Section 53411 of the California Government Code that states:

“The chief fiscal officer of the issuing local agency shall file a report with its governing body no later than January 1, 2002, and at least once a year thereafter. The annual report shall contain all of the following:

- (a) The amount of funds collected and expended.
- (b) The status of any project required or authorized to be funded as identified in subdivision (a) of Section 50075.1 or Section 53410.”

The requirements of the Act apply to the funds for the following Districts:

Community Facilities District No. 13, American River Canyon North Established July 24, 2001

Purpose of Special Tax

Community Facilities District No. 13, American River Canyon North (“CFD”) primarily funds the maintenance of landscape areas of American River Canyon North included within the boundaries of the CFD. In addition to the maintenance costs, the CFD also provides funding for costs associated with collecting and administering the special taxes and annually administering the CFD. The special tax funds levied may pay for any authorized service. The City may also accumulate funds for authorized services. The CFD’s authorized services include the following:

1. The repair and maintenance of parkways, landscaping, open space, greenbelts, bikeways, irrigation facilities, soundwalls, street lights on arterial parkways, monuments and signs, and other appurtenance within and along public right-of-way.
2. Cost of scheduled inspections of the maintenance of landscaped areas.
3. Utility bills associated with the maintenance of landscaped areas.
4. CFD formation and annual administration costs.
5. Miscellaneous costs related to any of the items described above including planning, engineering, legal, and administration.

Fiscal Year 2021/22 Collections & Expenditures

06/30/2021 Balance	Amount Collected	Expended Amount	06/30/2022 Balance	Service Status
\$83,279	\$113,140	\$111,876	\$84,543	On-going

CFD #13 Detail

June 30, 2021 Maintenance District Fund Cash Balance: \$ 83,279

Revenues:

American River Canyon North Direct Levy	\$ 112,461
Interest Earned	679
Total Revenues:	\$ 113,140

Expenses:

Water & Utilities	\$ 19,477
Monthly Landscape Maintenance	9,762
Repairs & Replacement	48,810
Departmental Charges	-
Project Construction	1,495
CFD Admin	4,621
Other Expenses	228
Transfers Out	22,698
Total Expenses:	\$ 107,091

Change in Receivables/Liabilities (4,786)

June 30, 2022 Maintenance District Fund Cash Balance: \$ 84,543

City of Folsom
Community Facilities District No. 14 (Parkway Phase II)
Established September 25, 2001

Purpose of Special Tax

Community Facilities District No. 14 (Parkway Phase II) ("CFD") provided funds to finance the acquisition and construction of certain public facilities and the payment of certain fees relating to public facilities generally described as the construction of portions of Blue Ravine Road, Parkway Drive, East Natoma Street and the Oak Avenue Parkway/Blue Ravine Road Intersection, together with street lights, soundwalls and landscaping and hardscape improvements, the construction of drainage improvements within Humbug/Willow Creek Parkway, improvements to the existing sewer lift station at Willow Creek Parkway and related force mains and the construction of fire facilities and parks within the CFD.

Fiscal Year 2021/22 Collections & Expenditures

Series 2017 Special Tax Refunding Bonds
 Bonds Issued July 11, 2017
 \$14,640,000

Fund	Initial Deposit	Prior Years Additions / Interest	Prior Years Expenses	06/30/2021 Balance	Current Year Additions / Interest	Current Year Expenses	06/30/2022 Balance
Refunding Escrow Deposit	\$15,240,765	\$0	\$15,240,764	\$0	\$0	\$0	\$0
Project Fund	1,790,000	2,003,382	8,049	1,995,333	16,424	1,396	2,010,361
Cost of Issuance	88,992	88,992	0	0	0	0	0
Bond Proceeds	389	389	0	0	0	0	0

CFD #14 Detail

June 30, 2021 Acquisition & Construction Fund Cash Balance:	\$ 1,995,333
Revenues:	
Proceeds from Series 2017 Refunding Bonds	\$ -
Interest Earned	16,424
Transfers In	-
Total Revenues:	\$ 16,424
Expenses:	
Construction	\$ -
Transfers Out	-
Total Expenses:	\$ -
Change in Receivables/Liabilities	(1,396)
June 30, 2022 Acquisition & Construction Fund Cash Balance:	\$ 2,010,361

**City of Folsom
Community Facilities District No. 2013-1 (Water Facilities and Supply)
Established January 14, 2014**

Purpose of Special Tax

Water Treatment, Storage and Distribution Facilities

Generally, all work and improvements to design, construct, install and upgrade the public water treatment, storage and distribution facilities described below, all to be located on public property (whether the dedicated road right-of-way, dedicated easements, or publicly-owned land), including but not limited to mobilization, clearing, grubbing, tree removal, protective fencing and erosion control, dewatering, lime treatment, trenching, and related appurtenant work and facilities, together with the costs and expense of engineering design, plan review, construction-related surety bonds or like security instruments, construction staking and management, inspection, permitting costs, and any like fees and costs incidental to such construction and installation for the following items:

- Water Systems Optimization Review Program costs including:
 - Costs for engineering, tests and studies, legal and other professional services and project administration
 - Willow Hill pipeline lining improvement costs
- Water treatment, pumping and conveyance facilities required to treat, pump and convey water from the City's water treatment plant to the Folsom Plan Area Specific Plan including:
 - Water treatment plant upgrades
 - Pump station, booster pumps and related appurtenances
 - Additional water conveyance facilities and connections

Water Supply Costs

Annual water supply costs to the City pursuant to the Water Supply and Facilities Plan and Agreement between the City of Folsom and Certain Landowners in the Folsom Plan Area recorded on January 24, 2013.

Other Costs

In addition to the above facilities, other incidental expenses as authorized by the Mello-Roos Community Facilities Act of 1982, including, but not limited to, the cost of planning and designing the facilities (including the cost of environmental evaluation and environmental remediation); engineering and surveying; construction staking; utility relocation and demolition costs incidental to the construction of the public facilities; costs of project/construction management; costs (including the costs of legal services) associated with the formation of the district; issuance of bonds (if any); determination of the amount of taxes; collection of taxes; payment of taxes; costs of calculating and providing reimbursements from one-time special tax payments; or costs otherwise incurred in order to carry out the authorized purposes of the district; and any other expenses incidental to the formation and implementation of the district and to the construction, completion, inspection and acquisition of the authorized facilities.

Fiscal Year 2021/22 Collections & Expenditures

06/30/2021 Balance	Amount Collected	Expended Amount	06/30/2022 Balance	Project Status
\$863,711	\$2,120,466	\$1,985,818	\$998,359	On-going

CFD #2013-1 Detail

June 30, 2021 Fund Cash Balance:	\$ 863,711
Revenues:	
CFD 2013-1 Water Facilities & Supply Direct Levy	\$ 2,041,140
Prepayment	64,737
Interest Earned	14,589
Total Revenues:	<u>\$ 2,120,466</u>
Expenses:	
Water System Optimization Repayment (8 of 10)	\$ 179,813
Water Supply	1,715,254
CFD Admin	19,135
Transfers Out	30,770
Total Expenses:	<u>\$ 1,944,972</u>
Change in Receivables/Liabilities	(40,846)
June 30, 2022 Fund Cash Balance:	\$ 998,359

City of Folsom
Community Facilities District No. 16 (The Islands at Parkshore)
Improvement Area No. 1 and Improvement Area No. 2
Established March 10, 2015
Improvement Area No. 1 Bonds Issued March 15, 2018
Improvement Area No. 2 Bonds Issued July 18, 2019

Purpose of Special Tax

Facilities

The planned public facilities for Community Facilities District No. 16 (The Islands at Parkshore) ("CFD") include the following: construction of sanitary sewers (including gravity sewers, manholes and appurtenances), storm drains (including inlets, outlets, channels, structures, junctions, manholes and catch basins), water facilities (including distribution mains and appurtenances), power, telephone and gas utilities, street improvements (including curbs, gutters, sidewalks, landscaping and striping, traffic signals and street lights), bridge improvements, park improvements, landscaping and slope planting, all within or in the vicinity of the CFD. The public facilities shall include all related clearing and grubbing, grading and appurtenances, and any removal or temporary signage or markings related thereto.

All street and bridge improvements include widening, paving and/or re-paving, striping, and/or re-striping, pedestrian sidewalks or other related improvements or appurtenances, and utilities are located within the public right of way.

All facilities and related costs eligible to be funded include all City development impact fees, sewer connection fees, water connection fees, drainage fees, traffic mitigation fees, park fees, and other City fees related to facilities.

All public facilities shall include attributed costs of engineering, design, planning, construction staking, materials testing and coordination of the public facilities. The public facilities should be constructed pursuant to plans and specifications approved by the City (or other governmental entity that will own and operate the same).

The foregoing description of the types of facilities eligible to be financed is general in nature and includes any appurtenant work and incidental expenses relating to the facilities. The final nature and location of the facilities will be determined upon the preparation of final plans and specifications for such facilities.

Services

It is intended that the CFD will be eligible to fund all or a portion of the costs of construction, operation, maintenance, repair, and servicing of parks, landscaping and irrigation improvements, street and landscape lighting, fencing and/or walls, sidewalks, trails, pathways, water quality/drainage basins, wetlands, and appurtenant facilities within or adjacent to the CFD.

The CFD may fund any of the following related to the maintenance of the services described above: obtaining, repairing, reconstructing, furnishing, operating and maintaining equipment, apparatus or facilities related to providing the services and/or equipment, apparatus, facilities or fixtures in areas to be maintained, paying the salaries and benefits of personnel necessary or convenient to provide the services, and other related expenses and the provision of reserves for repairs and replacements and for the future provision of services. It is expected that the services will be provided by the City, either with

its own employees or by contract with third parties, or any combination thereof. The CFD may also fund administrative fees of the City related to the CFD.

Fiscal Year 2021/22 Collections & Expenditures

Improvement Area 1 Facilities

Fund	Initial Deposit	Prior Years Additions / Interest	Prior Years Expenses	06/30/2021 Balance	Current Year Additions / Interest	Current Year Expenses	06/30/2022 Balance
Project Fund	\$4,932,775	\$4,932,775	\$4,932,775	\$0	\$0	\$0	\$0
Cost of Issuance	333,096	333,096	333,096	0	0	0	0
Reserve Fund	430,680	430,680	0	430,680	366	0	431,046

Improvement Area 2 Facilities

Fund	Initial Deposit	Prior Years Additions / Interest	Prior Years Expenses	06/30/2021 Balance	Current Year Additions / Interest	Current Year Expenses	06/30/2022 Balance
Project Fund	\$2,798,453	\$2,798,459	\$2,623,738	\$174,721	\$149	\$0	\$174,870
Cost of Issuance	251,582	0	0	0	0	0	0
Reserve Fund	237,773	947	0	238,720	0	745	237,975

CFD #16 IA2 Fund Detail

June 30, 2021 Acquisition and Construction Fund Cash Balance: \$ 174,721

Revenues:

Proceeds from Series 2019 Bonds	\$ -
Interest Earned	\$ 149
Total Revenues:	\$ 149

Expenses:

Progress Payment #1 to Lewis Land Developers, LLC	\$ -
Total Expenses:	\$ -

Change in Receivables/Liabilities -

June 30, 2022 Acquisition and Construction Fund Cash Balance: \$ 174,870

Services

06/30/2021 Balance	Amount Collected	Expended Amount	06/30/2022 Balance	Project Status
\$427,188	\$192,068	\$99,070	\$520,186	On-going

CFD #16 Maintenance Fund Detail

June 30, 2021 Maintenance District Fund Cash Balance: \$ 427,188

Revenues:

CFD #16 (IA1) Services Direct Levy	\$ 90,357
CFD #16 (IA2) Services Direct Levy	98,064
Interest Earned	3,647
Total Revenues:	\$ 192,068

Expenses:

Water & Utilities	\$ 8,597
Monthly Landscape Maintenance	72,101
Repairs & Replacement	4,502
Departmental Charges	-
Project Construction	-
CFD Admin	-
Other Expenses	-
Transfers Out	15,359
Total Expenses:	\$ 100,559

Change in Receivables/Liabilities 1,488

June 30, 2022 Maintenance District Fund Cash Balance: \$ 520,186

City of Folsom
Community Facilities District No. 17 (Willow Hill Pipeline)
Established March 24, 2015

Purpose of Special Tax

The planned public facilities for Community Facilities District No. 17 (Willow Hill Pipeline) ("CFD") include the following: water facilities (including the Willow Hill Transmission Pipeline construction and rehabilitation project, and all ancillary work necessary or appropriate related thereto), all within or in the vicinity of the CFD. The public facilities shall include all related clearing and grubbing, grading and appurtenances, and any removal or temporary signage or markings related thereto.

CFD bond proceeds may not be used to pay, or reimburse previously-paid, development related fees, including, but not limited to, development impact fees, City community services fee, development processing fees, school fees, sewer connection fees, water connection fees, drainage fees, traffic mitigation fees, and other City fees related to facilities.

All public facilities shall include attributed costs of engineering, design, planning, construction staking, materials testing and coordination of the public facilities. The public facilities should be constructed pursuant to plans and specifications approved by the City (or other governmental entity that will own and operate the same).

The foregoing description of the types of facilities eligible to be financed is general in nature and includes any appurtenant work and incidental expenses relating to the facilities. The final nature and location of the facilities will be determined upon the preparation of final plans and specifications for such facilities.

Fiscal Year 2021/22 Collections & Expenditures

Fund	Initial Deposit	Prior Years Additions / Interest	Prior Years Expenses	06/30/2021 Balance	Current Year Additions / Interest	Current Year Expenses	06/30/2022 Balance
Acquisition and Construction Fund	\$5,700,000	\$5,700,000	\$5,700,000	\$0	\$0	\$0	\$0
Reserve Account	408,381	413,823	5,338	408,485	243	0	408,728
Underwriter's Discount	96,254	96,254	96,254	0	0	0	0
Cost of Issuance	327,195	346,289	308,132	0	0	0	0

City of Folsom
Community Facilities District No. 18
(Folsom Plan Area – Area-Wide Improvements and Services)
Established December 8, 2015

Purpose of Special Tax

Facilities

The planned public facilities for Community Facilities District No. 18 (Folsom Plan Area – Area-Wide Improvements and Services) (“CFD”) include the following:

Willow Hill Pipeline Facilities – These facilities consist of water facilities (including the Willow Hill Transmission Pipeline construction and rehabilitation project, and all ancillary work necessary or appropriate related thereto), all within or in the vicinity of the CFD. The improvements shall include all related clearing and grubbing, grading and appurtenances, and any removal or temporary signage or markings related thereto.

Off-site Water Facilities – These facilities consist of existing and new facilities such as a water treatment plant, a pump station and expansion thereof, transmission pipelines, reservoirs, and the distribution system to serve the Folsom Plan Area.

Sanitary Sewer System – These facilities include a series of transmission pipelines, pump stations, and force mains, to serve the Folsom Plan Area.

Aquatic Center Phase 1 – These facilities include a competitive swimming pool, a recreation activity pool, and related support pool-related buildings and structures, such as maintenance and locker room facilities, which will serve the Folsom Plan Area.

Quarry Road – These facilities include the special road design along Prairie City Road from U.S. Highway 50 to White Rock Road or alternative route to accommodate heavy truck traffic to and from potential future aggregate quarry sites south of the Folsom Plan Area as identified in the City’s Truck Management Plan approved by the City Council on December 6, 2011 via Resolution 8933.

Water Infrastructure – These facilities include the development of water pipelines, booster pump stations, pressure regulating stations, water treatment plant, water reservoirs, land costs, off-site capacity building, and systems optimization efforts throughout the CFD.

Aquatic Center Phase 2 – These facilities include a community center, gymnasium, multi-purpose classrooms, a senior center, teen activity rooms which will serve the Folsom Plan Area.

Selected Trails – These facilities consist of a portion of the 30 miles of trails proposed to be built in the Folsom Plan Area. The comprehensive bike system consists of Class I paths and Class II bike lanes connecting residential neighborhoods with schools, parks, and other major destinations. The plan costs include trails, intersection protection, trail bridges, undercrossings, and design fees.

Interchanges – These facilities include the modifications to existing interchanges and the construction of new Highway 50 interchange improvements including the acquisition of land.

Selected Roadway Widenings – These facilities include the necessary infrastructure improvements to widen the Oak Avenue, Empire Ranch Road, and Prairie City Road from two to four lanes.

Other Backbone Facilities – These consist of additional backbone public facilities needed to serve the Folsom Plan Area. The additional backbone public facilities include parks, transit services, fire facilities and equipment, police facilities and equipment, municipal service center, corporation yard, solid waste, branch library, and transportation.

All facilities shall include attributed costs of engineering, design, planning, construction staking, materials testing and coordination of the facilities. The facilities should be constructed pursuant to plans and specifications approved by the City (or other governmental entity that will own and operate the same).

The foregoing description of the types of facilities eligible to be financed is general in nature and includes any appurtenant work and incidental expenses relating to the facilities. The final nature and location of the facilities will be determined upon the preparation of final plans and specifications for such facilities.

Services

The planned services to be financed by the CFD include the following: park, trail, landscape corridor, median, and open space maintenance; street, street light and safety light maintenance; and storm drainage facilities maintenance.

The CFD annual maintenance functions and costs generally will include the installation, maintenance and servicing of turf, ground cover, shrubs and trees, irrigation systems, drainage facilities and drainage systems, street lighting, fencing, soundwalls, sidewalks, monuments, statuary, fountains, water quality ponds, park facilities, open space maintenance including but not limited to maintaining the open space areas located adjacent to avoided or created habitat mitigation areas and other buffer areas between the open space and vertical development, bike trails, walkways, drainage swales and other ornamental structures and facilities, entry signage, street pavers, art work, and monuments and all necessary appurtenances, and labor, materials, supplies, utilities (including water and electricity) and equipment, as applicable, for property owned or maintained by the City. Annual maintenance costs include an allowance for long-term repair and replacement of improvements.

The CFD may fund any of the following related to the maintenance of the services described above: obtaining, repairing, reconstructing, furnishing, operating and maintaining equipment, apparatus or facilities related to providing the services and/or equipment, apparatus, facilities or fixtures in areas to be maintained, paying the salaries and benefits of the personnel necessary or convenient to provide the services, and other related expenses and the provision of reserves for repairs and replacements for the future provision of services. It is expected that the services will be provided by the City, either with its own employees or by contract with third parties, or any combination thereof. The CFD may also fund administrative fees of the City related to the CFD.

Fiscal Year 2021/22 Collections & Expenditures

06/30/2021 Balance	Amount Collected	Expended Amount	06/30/2022 Balance	Project Status
\$998,113	\$965,247	\$337,537	\$1,625,823	On-going

CFD #18 Detail

June 30, 2021 Maintenance District Fund Cash Balance:	\$ 998,113
Revenues:	
Area-Wide Maintenance Direct Levy	\$ 956,863
Reimbursements	\$ -
Interest Earned	8,384
Total Revenues:	<u>\$ 965,247</u>
Expenses:	
Water & Utilities	\$ 133,688
Monthly Landscape Maintenance	22,327
Repairs & Replacement	177,136
Departmental Charges	-
Project Construction	32,390
CFD Admin	-
Other Expenses	117
Transfers Out	2,344
Total Expenses:	<u>\$ 368,003</u>
Change in Receivables/Liabilities	30,466
June 30, 2022 Maintenance District Fund Cash Balance:	\$ 1,625,823

City of Folsom
Community Facilities District No. 19 (Mangini Ranch)
Established January 12, 2016
Special Tax Revenue Bonds, Series 2017 Issued August 23, 2017
Special Tax Revenue Bonds, Series 2019 Issued August 7, 2019

Purpose of Special Tax

Facilities

The public facilities for Community Facilities District No. 19 (Mangini Ranch) ("CFD") include the following:

Transportation Improvements: Eligible roadway improvements include, but are not limited to: acquisition of land and easements; roadway design; project management; bridge crossings and culverts; clearing, grubbing, and demolition; grading, soil import/export, paving (including slurry seal), and decorative/enhanced pavement concrete and/or pavers; joint trenches, underground utilities and undergrounding of existing utilities; dry utilities and appurtenances; curbs, gutters, sidewalks, bike trails (including onsite and off-site), enhanced fencing, and access ramps; street lights, signalization, and traffic signal control systems; bus turnouts; signs and striping; erosion control; median and parkway landscaping and irrigation; entry monumentation; bus shelters, Bus Rapid Transit improvements including transfer stations and regional public transit improvements; masonry walls; traffic control and agency fees; and other improvements related thereto. Eligible improvements for the roads listed above also include any and all necessary underground potable and recycled water, sanitary sewer, and storm drainage system improvements. Authorized facilities include the following transportation improvements:

- Scott Road.
- Easton Valley Parkway—from Scott Road to Placerville Road.
- Street "A"—from Scott Road to Placerville Road.
- Street "B"—from Scott Road to White Rock Road.
- White Rock Road—at selected intersections.
- Other public roadway improvements designed to meet the needs of development within the CFD, including internal subdivision streets and related underground utilities.

Water System Improvements: Authorized facilities include any and all water facilities designed to meet the needs of development within the CFD. These facilities include, but may not be limited to: water storage, treatment and distribution facilities including waterlines and appurtenances, gate valves, pressure reducing stations, flow meters, fire hydrants, and other improvements related thereto such as site clearing, grading and paving; curbs and gutters; booster pump stations; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates, and fencing; and striping and signage.

Recycled Water System Improvements: Authorized facilities include any and all recycled water system facilities designed to meet the needs of development within the CFD. These facilities include, but may not be limited to: treatment and distribution facilities including pipelines and appurtenances, gate valves, flow meters, booster pump pressurization system, and other improvements related thereto - such as site clearing, grading and paving; curbs and gutters; booster pump stations; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates, and fencing; and striping and signage.

Drainage System Improvements: Authorized facilities include any and all drainage and storm drain improvements designed to meet the needs of development within the CFD. These facilities include, but may not be limited to: excavation and grading, pipelines and appurtenances, outfalls and water quality measures, detention/retention basins, drainage pretreatment facilities, drainage ways/channels, pump stations, landscaping and irrigation; access roads, gates, and fencing; and striping and signage and other improvements related thereto.

Wastewater System Improvements: Authorized facilities include any and all wastewater facilities designed to meet the needs of development within the CFD. These facilities include, but may not be limited to pipelines and all appurtenances thereto; manholes; tie-in to existing main line; force mains; lift stations; odor-control facilities; and permitting related thereto; and related sewer system improvements.

Park, Parkway and Open Space Improvements: Authorized facilities include any and all improvements to parks, parkways and open space required for development within the CFD. These facilities include, but may not be limited to: grading, turf, shrubs and trees, landscaping irrigation, site lighting, drainage, sanitary sewer and water service, pedestrian and bicycle trails, protective fencing (including soundwalls), pedestrian/bicycle bridges, storm drain crossings, wetland mitigation, hawk mitigation for authorized facilities herein, access gates and fencing and related open space improvements. Authorized facilities include acquisition of any and all parkland as well as open space/bike trail/public access easements required for development within the CFD.

Specific Plan Infrastructure Fee Infrastructure: Authorized facilities include any and all improvements that are included in the Specific Plan Infrastructure Fee Program adopted by the City Council on September 8, 2015, including any future amendments thereto.

Other Expenses: In addition to the above facilities, other incidental expenses as authorized by the Mello-Roos Community Facilities Act of 1982, including, but not limited to, the cost of planning and designing the facilities (including the cost of environmental evaluation, remediation and mitigation); engineering and surveying; construction staking; utility relocation and demolition costs incidental to the construction of the public facilities; costs of project/construction management; costs (including the costs of legal services) associated with the formation of the Mello-Roos CFD; issuance of bonds (if any); determination of the amount of taxes; collection of taxes; payment of taxes; costs of calculating and providing reimbursements from one-time special tax payments; or costs otherwise incurred in order to carry out the authorized purposes of the CFD; and any other expenses incidental to the formation and implementation of the CFD and to the construction, completion, inspection and acquisition of the authorized facilities.

Services

The authorized services to be funded from the levy and collection of annual special taxes include those set forth below in addition to the costs associated with collecting and administering the special taxes and annual administering the CFD. The CFD will be eligible to fund all or a portion of the costs of reconstruction and/or rehabilitation, operation, maintenance, repair and replacement, and servicing of the following items not otherwise subject to funding from the City of Folsom Community Facilities District No. 18 (Folsom Plan Area – Area-Wide Improvements and Services):

Open Space improvements, operations and management, monitoring, maintenance (including general maintenance, signage, City owned fence maintenance, trash and debris collection, and bike trails and their appurtenances [drainage culverts or pipes from adjacent subdivisions] within open space), creation and maintenance of fire breaks, permits, vandalism/graffiti, flood conveyance (vegetation/tree

removals), beaver dam removals, outfall/drainage swale maintenance, erosion control/bank stabilization, native planting/replanting, pre and post emergent, maintenance activities as required by a 404 permit, and open space overarching maintenance & management plan and repair and replacement of facilities within open space areas in the project area.

The maintenance of on-site landscape corridors and paseos designed to serve land uses within the CFD, including general maintenance, masonry walls, accent lighting, water and utility costs.

The maintenance of street lights, including any utility costs related thereto.

The maintenance of medians, entries, and entry monumentation.

Community amenities, such as a community clubhouse.

Storm water management, water quality structural controls, including drainage swales constructed between storm drain facilities and receiving waters.

Miscellaneous costs related to any of the items described above including planning, engineering, GIS, legal, and city and county administration costs.

The levy of special taxes to accumulate sinking funds for anticipated future repairs, reconstruction or replacement costs of landscape corridors, irrigation facilities, medians, entries and entry monumentation, lighting, neighborhood parks, storm water management and other facilities maintained by the CFD as determined by the administrator.

The CFD may fund any of the following related to the maintenance of the services described above: obtaining, repairing, reconstructing, rehabilitating, furnishing, operating and maintaining equipment, apparatus or facilities related to providing the services and/or equipment, apparatus, facilities or fixtures in areas to be maintained, paying the salaries and benefits of personnel necessary or convenient to provide the services, and other related expenses and the provision of reserves for repairs and replacements and for the future provision of services. It is expected that the services will be provided by the City, either with its own employees or by contract with third parties, or any combination thereof.

Fiscal Year 2021/22 Collections & Expenditures

Facilities

Fund	Initial Deposit	Prior Years Additions / Interest	Prior Years Expenses	06/30/2021 Balance	Current Year Additions / Interest	Current Year Expenses	06/30/2022 Balance
Project Fund	\$41,050,500	\$41,072,408	\$41,072,408	\$0	\$0	\$0	\$0
Underwriter's Discount	408,799	408,799	408,799	0	0	0	0
Cost of Issuance	685,000	685,000	685,000	0	0	0	0
Reserve Fund	3,180,625	3,288,370	43,675	3,244,695	8,987	0	3,253,682
Capitalized Interest	1,487,509	1,487,509	1,487,509	0	0	0	0

Services

06/30/2021 Balance	Amount Collected	Expended Amount	06/30/2022 Balance	Project Status
\$440,892	\$206,077	\$30,357	\$616,612	On-going

CFD #19 Detail

June 30, 2021 Maintenance District Fund Cash Balance: \$ 440,892

Revenues:

Mangini Ranch Maintenance Direct Levy	\$ 201,958
Reimbursements	-
Interest Earned	4,119
Total Revenues:	\$ 206,077

Expenses:

Water & Utilities	\$ 10,888
Monthly Landscape Maintenance	16,572
Repairs & Replacement	25
Departmental Charges	-
Project Construction	-
CFD Admin	-
Other Expenses	-
Transfers Out	822
Total Expenses:	\$ 28,307

Change in Receivables/Liabilities (2,050)

June 30, 2022 Maintenance District Fund Cash Balance: \$ 616,612

City of Folsom
Community Facilities District No. 20 (Russell Ranch)
Established November 14, 2017
Bonds Issued June 5, 2018

Purpose of Special Tax

The public facilities for Community Facilities District No. 20 (Russell Ranch) (“CFD”) include any and all improvements that are included in the Specific Plan Infrastructure Fee Program adopted by the City Council on September 8, 2015, including any future amendments thereto. These facilities, include, but are not limited to:

- Zone 4/5 Booster Pump Station;
- Zone 5 Water Tank and Zone 6 Booster Pump Station;
- Highway 50 Water Transmission Line;
- Alder Creek Parkway Improvements; and
- Grand Prairie Improvements.

Transportation Improvements: Eligible roadway improvements include, but are not limited to: acquisition of land and easements; roadway design; project management; bridge crossings and culverts; clearing, grubbing, and demolition; grading, soil import/export, paving (including slurry seal), and decorative/enhanced pavement concrete and/or pavers; joint trenches, underground utilities and undergrounding of existing utilities; dry utilities and appurtenances; curbs, gutters, sidewalks, bike trails (including onsite and off-site), enhanced fencing, and access ramps; street lights, signalization, and traffic signal control systems; bus turnouts; signs and striping; erosion control; median and parkway landscaping and irrigation; entry monumentation; bus shelters, Bus Rapid Transit improvements including transfer stations and regional public transit improvements; masonry walls; traffic control and agency fees; and other improvements related thereto. Eligible improvements for the roads listed above also include any and all necessary underground potable and recycled water, sanitary sewer, and storm drainage system improvements. Authorized facilities include the following transportation improvements:

- Placerville Road—from Highway 50 to White Rock Road.
- Alder Creek Parkway—from Scott Road to the Empire Ranch Road.
- Grand Prairie Road—from Alder Creek Parkway to Placerville Road.
- Scott Road—from Alder Creek Parkway to Street “A”.
- Empire Ranch Road—from property line to White Rock Road.
- Other public roadway improvements designed to meet the needs of development within the CFD, including internal subdivision streets and related underground utilities.

Potable and Non-Potable Water System Improvements: Authorized facilities include any and all on- and off-site backbone water and recycled (or non-potable water facilities) designed to meet the needs of development within the CFD. These facilities include, but are not limited to, potable and non-potable mains, valves, pressure reducing stations, flow meters, fire hydrants, and other improvements related thereto such as site clearing, grading, and paving; services, and appurtenances; wells; water treatment, distribution, and storage facilities; curbs and gutters; booster pump stations; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates and fencing; and striping and signage.

Drainage System Improvements: Authorized facilities include any and all drainage and storm drain improvements designed to meet the needs of development within the CFD. These facilities include, but may not be limited to: excavation and grading, pipelines and appurtenances, outfalls, and water quality

measures; detention/retention basins, drainage pretreatment facilities, drainage ways/channels, pump stations, landscaping and irrigation; access roads, gates and fencing; and striping and signage and other improvements related thereto.

Wastewater System Improvements: Authorized facilities include all wastewater facilities designed to meet the needs of development within the CFD. These facilities include, but may not be limited to, pipelines and all appurtenances thereto; manholes; tie-in to existing main line; force mains; lift stations; odor-control facilities; and permitting related thereto; and related sewer system improvements.

Park, Parkway, Open Space and Preserve Improvements: Authorized facilities include any and all improvements to parks, parkways, and open space required for development within the CFD. These facilities include, but may not be limited to grading; turf, shrubs and trees; landscaping irrigation; site lighting; drainage; sanitary sewer and water service, pedestrian and bicycle trails, protective fencing (including soundwalls), pedestrian/bicycle bridges; public art; active and passive park and open space improvements (including respites and overlooks); related monumentation and signage; storm drain crossings; environmental mitigation for wetlands, hawk, and other species for infrastructure under the Specific Plan Infrastructure Fee Program and authorized facilities herein; access gates and fencing; and related park, open space and preserve improvements.

Other Incidental Expenses and Bond Issuance Costs: In addition to the above facilities, other incidental expenses as authorized by the Act, including, but not limited to, the cost of planning and designing the facilities (including the cost of environmental evaluation, remediation and mitigation); engineering and surveying; construction staking; utility relocation and demolition costs incidental to the construction of the public facilities; costs of project/construction management; costs (including the costs of legal services) associated with the formation of the District; issuance of bonds (if any); determination of the amount of taxes; collection of taxes; payment of taxes; costs of calculating and providing reimbursements from one-time special tax payments; or costs otherwise incurred in order to carry out the authorized purposes of the CFD; and any other expenses incidental to the formation and implementation of the CFD and to the construction, completion, inspection and acquisition of the authorized facilities.

Fiscal Year 2021/22 Collections & Expenditures

Fund	Initial Deposit	Prior Years Additions / Interest	Prior Years Expenses	06/30/2021 Balance	Current Year Additions / Interest	Current Year Expenses	06/30/2022 Balance
Project Fund	\$12,000,000	\$12,019,371	\$12,019,371	\$0	\$0	\$0	\$0
Underwriter's Discount	135,864	135,864	135,864	0	0	0	0
Cost of Issuance	318,236	318,236	318,236	0	0	0	0
Reserve Fund	1,022,500	1,022,812	312	1,022,500	362	0	1,022,862
Capitalized Interest	804,968	804,968	804,968	0	0	0	0

City of Folsom
Community Facilities District No. 21 (White Rock Springs Ranch)
Established February 13, 2018
Special Tax Bonds, Series 2019 Issued December 5, 2019
Special Tax Bonds, Series 2021 Issued April 8, 2021

Purpose of Special Tax

The public facilities for Community Facilities District No. 21 (White Rock Springs Ranch) (“CFD”) include any and all improvements that are included in the Specific Plan Infrastructure Fee Program adopted by the City Council on September 8, 2015, including any future amendments thereto. These facilities, include, but are not limited to:

- Zone 4/5 Booster Pump Station;
- Zone 5 Water Tank and Zone 6 Booster Pump Station;
- Highway 50 Water Transmission Line;
- Street “A” Improvements;
- Alder Creek Parkway Improvements; and
- Grand Prairie Road Improvements.

Transportation Improvements: Eligible roadway improvements include, but are not limited to: acquisition of land and easements; roadway design; project management; bridge crossings and culverts; clearing, grubbing, and demolition; grading, soil import/export, paving (including slurry seal), and decorative/enhanced pavement concrete and/or pavers; joint trenches, underground utilities and undergrounding of existing utilities; dry utilities and appurtenances; curbs, gutters, sidewalks, bike trails (including onsite and off-site), enhanced fencing, and access ramps; street lights, signalization, and traffic signal control systems; bus turnouts; signs and striping; erosion control; median and parkway landscaping and irrigation; entry monumentation; bus shelters, Bus Rapid Transit improvements including transfer stations and regional public transit improvements; masonry walls; traffic control and agency fees; and other improvements related thereto. Eligible improvements for the roads listed herein also include any and all necessary underground potable and recycled water, sanitary sewer, and storm drainage system improvements. Authorized facilities include the following transportation improvements:

- Placerville Road—from Highway 50 to White Rock Road.
- Grand Prairie Road—from Alder Creek Parkway to Placerville Road.
- Scott Road—from Alder Creek Parkway to Street “A”.
- Street “A” —from Placerville Road to Empire Ranch Road.
- Sycamore Creek Crossing.
- Rock Springs Ranch Road.
- Other public roadway improvements designed to meet the needs of development within the CFD, including internal subdivision streets and related underground utilities.

Potable and Non-Potable Water System Improvements: Authorized facilities include any and all on- and off-site backbone water and recycled (or non-potable water facilities) designed to meet the needs of development within the CFD. These facilities include, but are not limited to, potable and non-potable mains, valves, pressure reducing stations, flow meters, fire hydrants, and other improvements related thereto such as site clearing, grading, and paving; services, and appurtenances; wells; water treatment, distribution, and storage facilities; curbs and gutters; booster pump stations; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates and fencing; and striping and signage.

Drainage System Improvements: Authorized facilities include any and all drainage and storm drain improvements designed to meet the needs of development within the CFD. These facilities include, but may not be limited to: excavation and grading, pipelines and appurtenances, outfalls, and water quality measures; detention/retention basins, drainage pretreatment facilities, drainage ways/channels, pump stations, landscaping and irrigation; access roads, gates and fencing; and striping and signage and other improvements related thereto.

Wastewater System Improvements: Authorized facilities include all wastewater facilities designed to meet the needs of development within the CFD. These facilities include, but may not be limited to, pipelines and all appurtenances thereto; manholes; tie-in to existing main lines; force mains; lift stations; odor-control facilities; and permitting related thereto; and related sewer system improvements.

Park, Parkway, Open Space and Preserve Improvements: Authorized facilities include any and all improvements to parks, parkways, and open space required for development within the CFD. These facilities include, but may not be limited to grading; turf, shrubs and trees; landscaping irrigation; site lighting; drainage; sanitary sewer and water service, pedestrian and bicycle trails, protective fencing (including soundwalls), pedestrian/bicycle bridges; public art; active and passive park and open space improvements (including respites and overlooks); related monumentation and signage; storm drain crossings; environmental mitigation for wetlands, hawk, and other species for infrastructure under the Specific Plan Infrastructure Fee Program and authorized facilities herein; access gates and fencing; and related park, open space and preserve improvements.

Payment of Specific Plan Infrastructure Fee Program ("SPIF") Obligation: Authorized facilities include payment of the following SPIF obligations for all development that would be subject to SPIF obligations within the entire CFD:

- SPIF Infrastructure Fee (including the SPIF Set-Aside component);
- SPIF Public Facilities Land Equalization Fee Component;
- SPIF Parkland Equalization Fee Component; and
- SPIF Administrative Fee.

Other Incidental Expenses and Bond Issuance Costs: In addition to the above facilities, other incidental expenses as authorized by the Act, including, but not limited to, the cost of planning and designing the facilities (including the cost of environmental evaluation, remediation and mitigation); engineering and surveying; construction staking; utility relocation and demolition costs incidental to the construction of the public facilities; costs of project/construction management; costs (including the costs of legal services) associated with the formation of the CFD; issuance of bonds (if any); determination of the amount of taxes; collection of taxes; payment of taxes; costs of calculating and providing reimbursements from one-time special tax payments; or costs otherwise incurred in order to carry out the authorized purposes of the CFD; and any other expenses incidental to the formation and implementation of the CFD and to the construction, completion, inspection and acquisition of the authorized facilities.

Fiscal Year 2021/22 Collections & Expenditures

Fund	Initial Deposit	Prior Years Additions / Interest	Prior Years Expenses	06/30/2021 Balance	Current Year Additions / Interest	Current Year Expenses	06/30/2022 Balance
Project Fund	\$21,106,647	\$21,202,010	\$18,222,048	\$2,979,962	\$8,463	\$2,988,426	\$0
Underwriter's Discount	230,285	230,285	230,285	0	0	0	0
Cost of Issuance	650,000	650,000	650,000	0	0	0	0
Reserve Fund	1,550,000	1,550,011	0	1,550,011	1,222	0	1,551,233
Capitalized Interest	505,560	505,660	336,242	169,418	0	169,418	0

CFD #21 Fund Detail

June 30, 2021 Acquisition and Construction Fund Cash Balance: \$ 2,979,962

Revenues:

Proceeds from Series 2019 Bonds	\$ -
Proceeds from Series 2021 Bonds	8,355
Interest Earned	108
Total Revenues:	\$ 8,463

Expenses:

Progress Payment #7 Paulson Re Master Fund II LLC-PSNF	\$ 1,807,454
Progress Payment #8 Paulson Re Master Fund II LLC-PSNF	1,136,052
Progress Payment #9 Paulson Re Master Fund II LLC-PSNF	44,920
Total Expenses:	\$ 2,988,426

Change in Receivables/Liabilities -

June 30, 2022 Acquisition and Construction Fund Cash Balance: \$ (0)

City of Folsom
Community Facilities District No. 22 (Folsom Heights)
Established November 27, 2018

Purpose of Special Tax

Facilities

The public facilities for Community Facilities District No. 22 (Folsom Heights) ("CFD") include the following:

Transportation Improvements: Eligible roadway improvements include, but are not limited to: acquisition of land and easements; roadway design; project management; bridge crossings and culverts; clearing, grubbing, and demolition; grading, soil import/export, paving (including slurry seal), and decorative/enhanced pavement concrete and/or pavers; joint trenches, underground utilities and undergrounding of existing utilities; dry utilities and appurtenances; curbs, gutters, sidewalks, bike trails (including onsite and off-site), enhanced fencing, and access ramps; street lights, signalization, and traffic signal control systems; bus turnouts; signs and striping; erosion control; median and parkway landscaping and irrigation; entry monumentation; bus shelters, Bus Rapid Transit improvements including transfer stations and regional public transit improvements; masonry walls; traffic control and agency fees; and other improvements related thereto. Eligible improvements for the roads listed herein also include any and all necessary underground potable and recycled water, sanitary sewer, and storm drainage system improvements. Authorized facilities include the following transportation improvements:

- Summit Street
- Prima Drive
- Empire Ranch Road
- Alder Creek Parkway
- Folsom Heights Drive
- Other public roadway improvements designed to meet the needs of development of property within the CFD, including internal subdivision streets and related underground utilities.

Water System Improvements: Authorized facilities include any and all water facilities, including those expected to be owned or managed by the City and/or the El Dorado Irrigation District, designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: water storage, treatment and distribution facilities including waterlines and appurtenances, gate valves, pressure reducing stations, flow meters, fire hydrants, and other improvements related thereto such as site clearing, grading and paving; curbs and gutters; booster pump stations and power; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates, and fencing; and striping and signage.

Recycled Water System Improvements: Authorized facilities include any and all recycled water system facilities, including those expected to be owned or managed by the City and/or the El Dorado Irrigation District, designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: treatment and distribution facilities including pipelines and appurtenances, gate valves, flow meters, booster pump pressurization system, and other improvements related thereto - such as site clearing, grading and paving; curbs and gutters; booster pump stations; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates, and fencing; and striping and signage.

Drainage System Improvements: Authorized facilities include any and all drainage and storm drain improvements designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: excavation and grading, pipelines and appurtenances, outfalls and water quality measures, detention/retention basins, drainage pretreatment facilities, drainage ways/channels, pump stations, landscaping and irrigation; access roads, gates, and fencing; and striping and signage and other improvements related thereto.

Wastewater System Improvements: Authorized facilities include any and all wastewater facilities, including those expected to be owned or managed by the City and/or the El Dorado Irrigation District, designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to, pipelines and all appurtenances thereto; manholes; tie-in to existing main lines; force mains; lift stations; upgrades to existing lift stations; odor-control facilities; and permitting related thereto; and related sewer system improvements.

Park, Parkway and Open Space Improvements: Authorized facilities include any and all improvements to parks, parkways and open space required for development of property within the CFD. These facilities include, but may not be limited to: grading, turf, shrubs and trees, landscaping irrigation, site lighting, drainage, sanitary sewer and water service, pedestrian and bicycle trails, protective fencing (including soundwalls), pedestrian/bicycle bridges, storm drain crossings, wetland mitigation, hawk mitigation for authorized facilities herein, access gates and fencing and related open space improvements. Authorized facilities include acquisition of any and all parkland as well as open space/bike trail/public access easements required for development of property within the CFD.

Specific Plan Infrastructure Fee Infrastructure: Authorized facilities include any and all improvements that are included in the Specific Plan Infrastructure Fee Program adopted by the City Council on September 8, 2015, including any future amendments thereto.

Other Incidental Expenses and Bond Issuance Costs: In addition to the above facilities, other incidental expenses as authorized by the Act, including, but not limited to, the cost of planning and designing the facilities (including the cost of environmental evaluation, remediation and mitigation); engineering and surveying; construction staking; utility relocation and demolition costs incidental to the construction of the public facilities; costs of project/construction management; costs (including the costs of legal services) associated with the formation of the CFD; issuance of bonds (if any); determination of the amount of taxes; collection of taxes; payment of taxes; costs of calculating and providing reimbursements from one-time special tax payments; or costs otherwise incurred in order to carry out the authorized purposes of the CFD; and any other expenses incidental to the formation and implementation of the CFD and to the construction, completion, inspection and acquisition of the authorized facilities.

Services

The services to be financed by the CFD include the following:

- Landscape corridor and enhanced open space maintenance; and
- Street light maintenance.

Annual maintenance functions and costs generally will include the installation, maintenance and servicing of ground cover, shrubs and trees, irrigation systems, street lighting, fencing, sound walls, sidewalks, monuments, enhanced open space maintenance including but not limited to maintaining the enhanced open space areas located adjacent to avoided or created habitat mitigation areas and other buffer areas between the enhanced open space and vertical development, bike trails, walkways, entry signage, street pavers, and labor, materials, supplies, utilities (including water and electricity) and

equipment, as applicable, for property owned or maintained by the City. Annual maintenance costs include an allowance for long-term repair and replacement of improvements.

The CFD may fund any of the following related to the maintenance of the services described above: obtaining, repairing, reconstructing, furnishing, operating and maintaining equipment, apparatus or facilities related to providing the services and/or equipment, apparatus, facilities or fixtures in areas to be maintained, paying the salaries and benefits of the personnel necessary or convenient to provide the services, and other related expenses and the provision of reserves for repairs and replacements for the future provision of services. It is expected that the services will be provided by the City, either with its own employees or by contract with third parties, or any combination thereof. The CFD may also fund administrative fees of the City related to the CFD.

Fiscal Year 2021/22 Collections & Expenditures

Facilities

06/30/2021 Balance	Amount Collected	Expended Amount	06/30/2022 Balance	Project Status
\$0	\$0	\$0	\$0	On-going

Services

06/30/2021 Balance	Amount Collected	Expended Amount	06/30/2022 Balance	Project Status
\$0	\$0	\$0	\$0	On-going

City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 1
Established May 26, 2020
Special Tax Bonds, Series 2020 Issued October 30, 2020
Special Tax Bonds, Series 2021 Issued April 27, 2022

Purpose of Special Tax

Facilities

The public facilities for Community Facilities District No. 23 (Folsom Ranch) ("CFD") include the following:

Transportation Improvements: Eligible roadway improvements include, but are not limited to: acquisition of land and easements; roadway design; project management; bridge crossings and culverts; clearing, grubbing, and demolition; grading, soil import/export, paving (including slurry seal), and decorative/enhanced pavement concrete and/or pavers; joint trenches, underground utilities and undergrounding of existing utilities; dry utilities and appurtenances; curbs, gutters, sidewalks, bike trails (including onsite and off-site), enhanced fencing, and access ramps; street lights, signalization, and traffic signal control systems; bus turnouts; signs and striping; erosion control; median and parkway landscaping and irrigation; entry monumentation; bus shelters, Bus Rapid Transit improvements including transfer stations and regional public transit improvements; masonry walls; traffic control and agency fees; and other improvements related thereto. Eligible improvements for the roads listed herein also include any and all necessary underground potable and recycled water, sanitary sewer, and storm drainage system improvements. Authorized facilities include the following transportation improvements:

- All public roadway improvements designed to meet the needs of development within the CFD, including internal subdivision streets and related underground utilities.

Water System Improvements: Authorized facilities include any and all water facilities designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: water storage, treatment and distribution facilities including waterlines and appurtenances, gate valves, pressure reducing stations, flow meters, fire hydrants, and other improvements related thereto such as site clearing, grading and paving; curbs and gutters; booster pump stations and power; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates, and fencing; and striping and signage.

Recycled Water System Improvements: Authorized facilities include any and all recycled water system facilities designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: treatment and distribution facilities including pipelines and appurtenances, gate valves, flow meters, booster pump pressurization system, and other improvements related thereto - such as site clearing, grading and paving; curbs and gutters; booster pump stations; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates, and fencing; and striping and signage.

Drainage System Improvements: Authorized facilities include any and all drainage and storm drain improvements designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: excavation and grading, pipelines and appurtenances, outfalls and

water quality measures, detention/retention basins, drainage pretreatment facilities, drainage ways/channels, pump stations, landscaping and irrigation; access roads, gates, and fencing; and striping and signage and other improvements related thereto.

Wastewater System Improvements: Authorized facilities include any and all wastewater facilities designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to, pipelines and all appurtenances thereto; manholes; tie-in to existing main lines; force mains; lift stations; upgrades to existing lift stations; odor-control facilities; and permitting related thereto; and related sewer system improvements.

Park, Parkway and Open Space Improvements: Authorized facilities include any and all improvements to parks, parkways and open space required for development of property within the CFD. These facilities include, but may not be limited to: grading, turf, shrubs and trees, landscaping irrigation, site lighting, drainage, sanitary sewer and water service, pedestrian and bicycle trails, protective fencing (including soundwalls), pedestrian/bicycle bridges, storm drain crossings, wetland mitigation, hawk mitigation for authorized facilities herein, access gates and fencing and related open space improvements. Authorized facilities include acquisition of any and all parkland as well as open space/bike trail/public access easements required for development of property within the CFD.

Specific Plan Infrastructure Fee Infrastructure: Authorized facilities include any and all improvements that are included in the Specific Plan Infrastructure Fee Program adopted by the City Council on September 8, 2015, including any future amendments thereto.

Specific Plan Infrastructure Fee Obligation: Subject to the provisions of the Act, authorized facilities include payment of the following SPIF obligations for all development that would be subject to SPIF obligations within the entire CFD:

- SPIF Infrastructure Fee (including the SPIF Set-Aside component)
- SPIF Public Facilities Land Equalization Fee Component
- SPIF Parkland Equalization Fee Component
- SPIF Administrative Fee.

Other Incidental Expenses and Bond Issuance Costs: In addition to the above facilities, other incidental expenses as authorized by the Mello-Roos Community Facilities Act of 1982, including, but not limited to, the cost of planning and designing the facilities (including the cost of environmental evaluation, remediation and mitigation); engineering and surveying; construction staking; utility relocation and demolition costs incidental to the construction of the public facilities; costs of project/construction management; costs (including the costs of legal services) associated with the formation of the Mello-Roos CFD; issuance of bonds (if any); determination of the amount of taxes; collection of taxes; payment of taxes; costs of calculating and providing reimbursements from one-time special tax payments; or costs otherwise incurred in order to carry out the authorized purposes of the CFD; and any other expenses incidental to the formation and implementation of the CFD and to the construction, completion, inspection and acquisition of the authorized facilities.

Services

The services to be financed by the CFD include the following:

- Open Space improvements, operations and management, monitoring, maintenance (including general maintenance, signage, City owned fence maintenance, trash and debris collection, and bike trails and their appurtenances [drainage culverts or pipes from adjacent subdivisions] within open space), creation and maintenance of fire breaks, Permits, Vandalism/Graffiti, Flood Conveyance (Vegetation/tree removals), Beaver dam removals, Outfall/drainage swale

- maintenance, Erosion control/bank stabilization, Native planting/replanting, Pre and post emergent, maintenance activities as required by a 404 permit and Operations and Management Plan-Conservation and Passive Recreation Open Space, dated June 9, 2017, and repair and replacement of facilities within open space areas in the Project Area.
- The maintenance of on-site landscape corridors and paseos designed to serve land uses within the CFD, including general maintenance, masonry walls, accent lighting, water and utility costs.
- The maintenance of streetlights, including any utility costs related thereto.
- The maintenance of medians, entries, and entry monumentation.
- Neighborhood park maintenance, and repair and replacement.
- Community amenities, such as a community clubhouse.
- Storm water management, water quality structural controls, including drainage swales constructed between storm drain facilities and receiving waters.
- Miscellaneous costs related to any of the items described above including planning, engineering, GIS, legal, and city and county administration costs.
- The levy of special taxes to accumulate sinking funds for anticipated future repairs or replacement costs of landscape corridors, irrigation facilities, medians, entries and entry monumentation, lighting, neighborhood parks, storm water management and other facilities maintained by the CFD as determined by the Administrator.

Annual maintenance functions and costs generally will include the installation, maintenance and servicing of ground cover, shrubs and trees, irrigation systems, street lighting, fencing, sound walls, sidewalks, monuments, enhanced open space maintenance including but not limited to maintaining the enhanced open space areas located adjacent to avoided or created habitat mitigation areas and other buffer areas between the enhanced open space and vertical development, bike trails, walkways, entry signage, street pavers, and labor, materials, supplies, utilities (including water and electricity) and equipment, as applicable, for property owned or maintained by the City. Annual maintenance costs include an allowance for long-term repair and replacement of improvements.

The CFD may fund any of the following related to the maintenance of the services described above: obtaining, repairing, reconstructing, furnishing, operating and maintaining equipment, apparatus or facilities related to providing the services and/or equipment, apparatus, facilities or fixtures in areas to be maintained, paying the salaries and benefits of the personnel necessary or convenient to provide the services, and other related expenses and the provision of reserves for repairs and replacements for the future provision of services. It is expected that the services will be provided by the City, either with its own employees or by contract with third parties, or any combination thereof. The CFD may also fund administrative fees of the City related to the CFD.

Fiscal Year 2021/22 Collections & Expenditures**Facilities**

Fund	Initial Deposit	Prior Years Additions / Interest	Prior Years Expenses	06/30/2021 Balance	Current Year Additions / Interest	Current Year Expenses	06/30/2022 Balance
Project Fund	\$22,554,233	\$11,885,153	\$9,704,352	\$2,180,800	\$10,683,862	\$445,497	\$12,419,165
Underwriter's Discount	279,649	147,821	147,821	0	131,828	131,828	0
Cost of Issuance	510,000	260,000	260,000	0	250,000	250,000	0
Reserve Fund	1,774,000	883,031	0	883,031	891,962	0	1,774,993
Capitalized Interest	606,308	426,458	171,337	255,121	179,921	255,121	179,921

CFD #23, IA1 Fund Detail

June 30, 2021 Acquisition and Construction Fund Cash Balance: \$ 2,180,800

Revenues:

Proceeds from Series 2022 Bonds \$ 10,678,113

Interest Earned 5,748

Total Revenues: \$ 10,683,862

Expenses:

Progress Payment #1 East Carpenter Imp. Co., LLC \$ 445,497

Total Expenses: \$ 445,497

Change in Receivables/Liabilities -

June 30, 2022 Acquisition and Construction Fund Cash Balance: \$ 12,419,165

Services

06/30/2021 Balance	Amount Collected	Expended Amount	06/30/2022 Balance	Project Status
\$0	\$153,120	\$3,204	\$149,916	On-going

CFD #23, IA1 Detail

June 30, 2021 Maintenance District Fund Cash Balance:	\$	-
Revenues:		
Mangini Ranch Maintenance Direct Levy	\$	153,120
Reimbursements		-
Interest Earned		-
Total Revenues:		\$ 153,120
Expenses:		
Water & Utilities	\$	2,247
Monthly Landscape Maintenance		1,004
Repairs & Replacement		-
Departmental Charges		-
Project Construction		-
CFD Admin		-
Other Expenses		-
Transfers Out		-
Total Expenses:		\$ 3,251
Change in Receivables/Liabilities		47
June 30, 2022 Maintenance District Fund Cash Balance:	\$	149,916

City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 2
Established May 26, 2020

Purpose of Special Tax

Facilities

The public facilities for Community Facilities District No. 23 (Folsom Ranch) ("CFD") include the following:

Transportation Improvements: Eligible roadway improvements include, but are not limited to: acquisition of land and easements; roadway design; project management; bridge crossings and culverts; clearing, grubbing, and demolition; grading, soil import/export, paving (including slurry seal), and decorative/enhanced pavement concrete and/or pavers; joint trenches, underground utilities and undergrounding of existing utilities; dry utilities and appurtenances; curbs, gutters, sidewalks, bike trails (including onsite and off-site), enhanced fencing, and access ramps; street lights, signalization, and traffic signal control systems; bus turnouts; signs and striping; erosion control; median and parkway landscaping and irrigation; entry monumentation; bus shelters, Bus Rapid Transit improvements including transfer stations and regional public transit improvements; masonry walls; traffic control and agency fees; and other improvements related thereto. Eligible improvements for the roads listed herein also include any and all necessary underground potable and recycled water, sanitary sewer, and storm drainage system improvements. Authorized facilities include the following transportation improvements:

- All public roadway improvements designed to meet the needs of development within the CFD, including internal subdivision streets and related underground utilities.

Water System Improvements: Authorized facilities include any and all water facilities designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: water storage, treatment and distribution facilities including waterlines and appurtenances, gate valves, pressure reducing stations, flow meters, fire hydrants, and other improvements related thereto such as site clearing, grading and paving; curbs and gutters; booster pump stations and power; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates, and fencing; and striping and signage.

Recycled Water System Improvements: Authorized facilities include any and all recycled water system facilities designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: treatment and distribution facilities including pipelines and appurtenances, gate valves, flow meters, booster pump pressurization system, and other improvements related thereto - such as site clearing, grading and paving; curbs and gutters; booster pump stations; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates, and fencing; and striping and signage.

Drainage System Improvements: Authorized facilities include any and all drainage and storm drain improvements designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: excavation and grading, pipelines and appurtenances, outfalls and water quality measures, detention/retention basins, drainage pretreatment facilities, drainage ways/channels, pump stations, landscaping and irrigation; access roads, gates, and fencing; and striping and signage and other improvements related thereto.

Wastewater System Improvements: Authorized facilities include any and all wastewater facilities designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to, pipelines and all appurtenances thereto; manholes; tie-in to existing main lines; force mains; lift stations; upgrades to existing lift stations; odor-control facilities; and permitting related thereto; and related sewer system improvements.

Park, Parkway and Open Space Improvements: Authorized facilities include any and all improvements to parks, parkways and open space required for development of property within the CFD. These facilities include, but may not be limited to: grading, turf, shrubs and trees, landscaping irrigation, site lighting, drainage, sanitary sewer and water service, pedestrian and bicycle trails, protective fencing (including soundwalls), pedestrian/bicycle bridges, storm drain crossings, wetland mitigation, hawk mitigation for authorized facilities herein, access gates and fencing and related open space improvements. Authorized facilities include acquisition of any and all parkland as well as open space/bike trail/public access easements required for development of property within the CFD.

Specific Plan Infrastructure Fee Infrastructure: Authorized facilities include any and all improvements that are included in the Specific Plan Infrastructure Fee Program adopted by the City Council on September 8, 2015, including any future amendments thereto.

Specific Plan Infrastructure Fee Obligation: Subject to the provisions of the Act, authorized facilities include payment of the following SPIF obligations for all development that would be subject to SPIF obligations within the entire CFD:

- SPIF Infrastructure Fee (including the SPIF Set-Aside component)
- SPIF Public Facilities Land Equalization Fee Component
- SPIF Parkland Equalization Fee Component
- SPIF Administrative Fee.

Other Incidental Expenses and Bond Issuance Costs: In addition to the above facilities, other incidental expenses as authorized by the Mello-Roos Community Facilities Act of 1982, including, but not limited to, the cost of planning and designing the facilities (including the cost of environmental evaluation, remediation and mitigation); engineering and surveying; construction staking; utility relocation and demolition costs incidental to the construction of the public facilities; costs of project/construction management; costs (including the costs of legal services) associated with the formation of the Mello-Roos CFD; issuance of bonds (if any); determination of the amount of taxes; collection of taxes; payment of taxes; costs of calculating and providing reimbursements from one-time special tax payments; or costs otherwise incurred in order to carry out the authorized purposes of the CFD; and any other expenses incidental to the formation and implementation of the CFD and to the construction, completion, inspection and acquisition of the authorized facilities.

Services

The services to be financed by the CFD include the following:

- Open Space improvements, operations and management, monitoring, maintenance (including general maintenance, signage, City owned fence maintenance, trash and debris collection, and bike trails and their appurtenances [drainage culverts or pipes from adjacent subdivisions] within open space), creation and maintenance of fire breaks, Permits, Vandalism/Graffiti, Flood Conveyance (Vegetation/tree removals), Beaver dam removals, Outfall/drainage swale maintenance, Erosion control/bank stabilization, Native planting/replanting, Pre and post emergent, maintenance activities as required by a 404 permit and Operations and Management Plan-Conservation and Passive Recreation Open Space, dated June 9, 2017, and repair and replacement of facilities within open space areas in the Project Area.

- The maintenance of on-site landscape corridors and paseos designed to serve land uses within the CFD, including general maintenance, masonry walls, accent lighting, water and utility costs.
- The maintenance of streetlights, including any utility costs related thereto.
- The maintenance of medians, entries, and entry monumentation.
- Neighborhood park maintenance, and repair and replacement.
- Community amenities, such as a community clubhouse.
- Storm water management, water quality structural controls, including drainage swales constructed between storm drain facilities and receiving waters.
- Miscellaneous costs related to any of the items described above including planning, engineering, GIS, legal, and city and county administration costs.
- The levy of special taxes to accumulate sinking funds for anticipated future repairs or replacement costs of landscape corridors, irrigation facilities, medians, entries and entry monumentation, lighting, neighborhood parks, storm water management and other facilities maintained by the CFD as determined by the Administrator.

Annual maintenance functions and costs generally will include the installation, maintenance and servicing of ground cover, shrubs and trees, irrigation systems, street lighting, fencing, sound walls, sidewalks, monuments, enhanced open space maintenance including but not limited to maintaining the enhanced open space areas located adjacent to avoided or created habitat mitigation areas and other buffer areas between the enhanced open space and vertical development, bike trails, walkways, entry signage, street pavers, and labor, materials, supplies, utilities (including water and electricity) and equipment, as applicable, for property owned or maintained by the City. Annual maintenance costs include an allowance for long-term repair and replacement of improvements.

The CFD may fund any of the following related to the maintenance of the services described above: obtaining, repairing, reconstructing, furnishing, operating and maintaining equipment, apparatus or facilities related to providing the services and/or equipment, apparatus, facilities or fixtures in areas to be maintained, paying the salaries and benefits of the personnel necessary or convenient to provide the services, and other related expenses and the provision of reserves for repairs and replacements for the future provision of services. It is expected that the services will be provided by the City, either with its own employees or by contract with third parties, or any combination thereof. The CFD may also fund administrative fees of the City related to the CFD.

Fiscal Year 2021/22 Collections & Expenditures

Facilities

06/30/2021 Balance	Amount Collected	Expended Amount	06/30/2022 Balance	Project Status
\$0	\$0	\$0	\$0	On-going

Services

06/30/2021 Balance	Amount Collected	Expended Amount	06/30/2022 Balance	Project Status
\$0	\$0	\$0	\$0	On-going

City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 3
Established May 26, 2020

Purpose of Special Tax

Facilities

The public facilities for Community Facilities District No. 23 (Folsom Ranch) ("CFD") include the following:

Transportation Improvements: Eligible roadway improvements include, but are not limited to: acquisition of land and easements; roadway design; project management; bridge crossings and culverts; clearing, grubbing, and demolition; grading, soil import/export, paving (including slurry seal), and decorative/enhanced pavement concrete and/or pavers; joint trenches, underground utilities and undergrounding of existing utilities; dry utilities and appurtenances; curbs, gutters, sidewalks, bike trails (including onsite and off-site), enhanced fencing, and access ramps; street lights, signalization, and traffic signal control systems; bus turnouts; signs and striping; erosion control; median and parkway landscaping and irrigation; entry monumentation; bus shelters, Bus Rapid Transit improvements including transfer stations and regional public transit improvements; masonry walls; traffic control and agency fees; and other improvements related thereto. Eligible improvements for the roads listed herein also include any and all necessary underground potable and recycled water, sanitary sewer, and storm drainage system improvements. Authorized facilities include the following transportation improvements:

- All public roadway improvements designed to meet the needs of development within the CFD, including internal subdivision streets and related underground utilities.

Water System Improvements: Authorized facilities include any and all water facilities designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: water storage, treatment and distribution facilities including waterlines and appurtenances, gate valves, pressure reducing stations, flow meters, fire hydrants, and other improvements related thereto such as site clearing, grading and paving; curbs and gutters; booster pump stations and power; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates, and fencing; and striping and signage.

Recycled Water System Improvements: Authorized facilities include any and all recycled water system facilities designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: treatment and distribution facilities including pipelines and appurtenances, gate valves, flow meters, booster pump pressurization system, and other improvements related thereto - such as site clearing, grading and paving; curbs and gutters; booster pump stations; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates, and fencing; and striping and signage.

Drainage System Improvements: Authorized facilities include any and all drainage and storm drain improvements designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: excavation and grading, pipelines and appurtenances, outfalls and water quality measures, detention/retention basins, drainage pretreatment facilities, drainage ways/channels, pump stations, landscaping and irrigation; access roads, gates, and fencing; and striping and signage and other improvements related thereto.

Wastewater System Improvements: Authorized facilities include any and all wastewater facilities designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to, pipelines and all appurtenances thereto; manholes; tie-in to existing main lines; force mains; lift stations; upgrades to existing lift stations; odor-control facilities; and permitting related thereto; and related sewer system improvements.

Park, Parkway and Open Space Improvements: Authorized facilities include any and all improvements to parks, parkways and open space required for development of property within the CFD. These facilities include, but may not be limited to: grading, turf, shrubs and trees, landscaping irrigation, site lighting, drainage, sanitary sewer and water service, pedestrian and bicycle trails, protective fencing (including soundwalls), pedestrian/bicycle bridges, storm drain crossings, wetland mitigation, hawk mitigation for authorized facilities herein, access gates and fencing and related open space improvements. Authorized facilities include acquisition of any and all parkland as well as open space/bike trail/public access easements required for development of property within the CFD.

Specific Plan Infrastructure Fee Infrastructure: Authorized facilities include any and all improvements that are included in the Specific Plan Infrastructure Fee Program adopted by the City Council on September 8, 2015, including any future amendments thereto.

Specific Plan Infrastructure Fee Obligation: Subject to the provisions of the Act, authorized facilities include payment of the following SPIF obligations for all development that would be subject to SPIF obligations within the entire CFD:

- SPIF Infrastructure Fee (including the SPIF Set-Aside component)
- SPIF Public Facilities Land Equalization Fee Component
- SPIF Parkland Equalization Fee Component
- SPIF Administrative Fee.

Other Incidental Expenses and Bond Issuance Costs: In addition to the above facilities, other incidental expenses as authorized by the Mello-Roos Community Facilities Act of 1982, including, but not limited to, the cost of planning and designing the facilities (including the cost of environmental evaluation, remediation and mitigation); engineering and surveying; construction staking; utility relocation and demolition costs incidental to the construction of the public facilities; costs of project/construction management; costs (including the costs of legal services) associated with the formation of the Mello-Roos CFD; issuance of bonds (if any); determination of the amount of taxes; collection of taxes; payment of taxes; costs of calculating and providing reimbursements from one-time special tax payments; or costs otherwise incurred in order to carry out the authorized purposes of the CFD; and any other expenses incidental to the formation and implementation of the CFD and to the construction, completion, inspection and acquisition of the authorized facilities.

Services

The services to be financed by the CFD include the following:

- Open Space improvements, operations and management, monitoring, maintenance (including general maintenance, signage, City owned fence maintenance, trash and debris collection, and bike trails and their appurtenances [drainage culverts or pipes from adjacent subdivisions] within open space), creation and maintenance of fire breaks, Permits, Vandalism/Graffiti, Flood Conveyance (Vegetation/tree removals), Beaver dam removals, Outfall/drainage swale maintenance, Erosion control/bank stabilization, Native planting/replanting, Pre and post emergent, maintenance activities as required by a 404 permit and Operations and Management Plan-Conservation and Passive Recreation Open Space, dated June 9, 2017, and repair and replacement of facilities within open space areas in the Project Area.

- The maintenance of on-site landscape corridors and paseos designed to serve land uses within the CFD, including general maintenance, masonry walls, accent lighting, water and utility costs.
- The maintenance of streetlights, including any utility costs related thereto.
- The maintenance of medians, entries, and entry monumentation.
- Neighborhood park maintenance, and repair and replacement.
- Community amenities, such as a community clubhouse.
- Storm water management, water quality structural controls, including drainage swales constructed between storm drain facilities and receiving waters.
- Miscellaneous costs related to any of the items described above including planning, engineering, GIS, legal, and city and county administration costs.
- The levy of special taxes to accumulate sinking funds for anticipated future repairs or replacement costs of landscape corridors, irrigation facilities, medians, entries and entry monumentation, lighting, neighborhood parks, storm water management and other facilities maintained by the CFD as determined by the Administrator.

Annual maintenance functions and costs generally will include the installation, maintenance and servicing of ground cover, shrubs and trees, irrigation systems, street lighting, fencing, sound walls, sidewalks, monuments, enhanced open space maintenance including but not limited to maintaining the enhanced open space areas located adjacent to avoided or created habitat mitigation areas and other buffer areas between the enhanced open space and vertical development, bike trails, walkways, entry signage, street pavers, and labor, materials, supplies, utilities (including water and electricity) and equipment, as applicable, for property owned or maintained by the City. Annual maintenance costs include an allowance for long-term repair and replacement of improvements.

The CFD may fund any of the following related to the maintenance of the services described above: obtaining, repairing, reconstructing, furnishing, operating and maintaining equipment, apparatus or facilities related to providing the services and/or equipment, apparatus, facilities or fixtures in areas to be maintained, paying the salaries and benefits of the personnel necessary or convenient to provide the services, and other related expenses and the provision of reserves for repairs and replacements for the future provision of services. It is expected that the services will be provided by the City, either with its own employees or by contract with third parties, or any combination thereof. The CFD may also fund administrative fees of the City related to the CFD.

Fiscal Year 2021/22 Collections & Expenditures

Facilities

06/30/2021 Balance	Amount Collected	Expended Amount	06/30/2022 Balance	Project Status
\$0	\$0	\$0	\$0	On-going

Services

06/30/2021 Balance	Amount Collected	Expended Amount	06/30/2022 Balance	Project Status
\$0	\$0	\$0	\$0	On-going

City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 4
Established May 26, 2020

Purpose of Special Tax

Facilities

The public facilities for Community Facilities District No. 23 (Folsom Ranch) ("CFD") include the following:

Transportation Improvements: Eligible roadway improvements include, but are not limited to: acquisition of land and easements; roadway design; project management; bridge crossings and culverts; clearing, grubbing, and demolition; grading, soil import/export, paving (including slurry seal), and decorative/enhanced pavement concrete and/or pavers; joint trenches, underground utilities and undergrounding of existing utilities; dry utilities and appurtenances; curbs, gutters, sidewalks, bike trails (including onsite and off-site), enhanced fencing, and access ramps; street lights, signalization, and traffic signal control systems; bus turnouts; signs and striping; erosion control; median and parkway landscaping and irrigation; entry monumentation; bus shelters, Bus Rapid Transit improvements including transfer stations and regional public transit improvements; masonry walls; traffic control and agency fees; and other improvements related thereto. Eligible improvements for the roads listed herein also include any and all necessary underground potable and recycled water, sanitary sewer, and storm drainage system improvements. Authorized facilities include the following transportation improvements:

- All public roadway improvements designed to meet the needs of development within the CFD, including internal subdivision streets and related underground utilities.

Water System Improvements: Authorized facilities include any and all water facilities designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: water storage, treatment and distribution facilities including waterlines and appurtenances, gate valves, pressure reducing stations, flow meters, fire hydrants, and other improvements related thereto such as site clearing, grading and paving; curbs and gutters; booster pump stations and power; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates, and fencing; and striping and signage.

Recycled Water System Improvements: Authorized facilities include any and all recycled water system facilities designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: treatment and distribution facilities including pipelines and appurtenances, gate valves, flow meters, booster pump pressurization system, and other improvements related thereto - such as site clearing, grading and paving; curbs and gutters; booster pump stations; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates, and fencing; and striping and signage.

Drainage System Improvements: Authorized facilities include any and all drainage and storm drain improvements designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: excavation and grading, pipelines and appurtenances, outfalls and water quality measures, detention/retention basins, drainage pretreatment facilities, drainage ways/channels, pump stations, landscaping and irrigation; access roads, gates, and fencing; and striping and signage and other improvements related thereto.

Wastewater System Improvements: Authorized facilities include any and all wastewater facilities designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to, pipelines and all appurtenances thereto; manholes; tie-in to existing main lines; force mains; lift stations; upgrades to existing lift stations; odor-control facilities; and permitting related thereto; and related sewer system improvements.

Park, Parkway and Open Space Improvements: Authorized facilities include any and all improvements to parks, parkways and open space required for development of property within the CFD. These facilities include, but may not be limited to: grading, turf, shrubs and trees, landscaping irrigation, site lighting, drainage, sanitary sewer and water service, pedestrian and bicycle trails, protective fencing (including soundwalls), pedestrian/bicycle bridges, storm drain crossings, wetland mitigation, hawk mitigation for authorized facilities herein, access gates and fencing and related open space improvements. Authorized facilities include acquisition of any and all parkland as well as open space/bike trail/public access easements required for development of property within the CFD.

Specific Plan Infrastructure Fee Infrastructure: Authorized facilities include any and all improvements that are included in the Specific Plan Infrastructure Fee Program adopted by the City Council on September 8, 2015, including any future amendments thereto.

Specific Plan Infrastructure Fee Obligation: Subject to the provisions of the Act, authorized facilities include payment of the following SPIF obligations for all development that would be subject to SPIF obligations within the entire CFD:

- SPIF Infrastructure Fee (including the SPIF Set-Aside component)
- SPIF Public Facilities Land Equalization Fee Component
- SPIF Parkland Equalization Fee Component
- SPIF Administrative Fee.

Other Incidental Expenses and Bond Issuance Costs: In addition to the above facilities, other incidental expenses as authorized by the Mello-Roos Community Facilities Act of 1982, including, but not limited to, the cost of planning and designing the facilities (including the cost of environmental evaluation, remediation and mitigation); engineering and surveying; construction staking; utility relocation and demolition costs incidental to the construction of the public facilities; costs of project/construction management; costs (including the costs of legal services) associated with the formation of the Mello-Roos CFD; issuance of bonds (if any); determination of the amount of taxes; collection of taxes; payment of taxes; costs of calculating and providing reimbursements from one-time special tax payments; or costs otherwise incurred in order to carry out the authorized purposes of the CFD; and any other expenses incidental to the formation and implementation of the CFD and to the construction, completion, inspection and acquisition of the authorized facilities.

Services

The services to be financed by the CFD include the following:

- Open Space improvements, operations and management, monitoring, maintenance (including general maintenance, signage, City owned fence maintenance, trash and debris collection, and bike trails and their appurtenances [drainage culverts or pipes from adjacent subdivisions] within open space), creation and maintenance of fire breaks, Permits, Vandalism/Graffiti, Flood Conveyance (Vegetation/tree removals), Beaver dam removals, Outfall/drainage swale maintenance, Erosion control/bank stabilization, Native planting/replanting, Pre and post emergent, maintenance activities as required by a 404 permit and Operations and Management Plan-Conservation and Passive Recreation Open Space, dated June 9, 2017, and repair and replacement of facilities within open space areas in the Project Area.

- The maintenance of on-site landscape corridors and paseos designed to serve land uses within the CFD, including general maintenance, masonry walls, accent lighting, water and utility costs.
- The maintenance of streetlights, including any utility costs related thereto.
- The maintenance of medians, entries, and entry monumentation.
- Neighborhood park maintenance, and repair and replacement.
- Community amenities, such as a community clubhouse.
- Storm water management, water quality structural controls, including drainage swales constructed between storm drain facilities and receiving waters.
- Miscellaneous costs related to any of the items described above including planning, engineering, GIS, legal, and city and county administration costs.
- The levy of special taxes to accumulate sinking funds for anticipated future repairs or replacement costs of landscape corridors, irrigation facilities, medians, entries and entry monumentation, lighting, neighborhood parks, storm water management and other facilities maintained by the CFD as determined by the Administrator.

Annual maintenance functions and costs generally will include the installation, maintenance and servicing of ground cover, shrubs and trees, irrigation systems, street lighting, fencing, sound walls, sidewalks, monuments, enhanced open space maintenance including but not limited to maintaining the enhanced open space areas located adjacent to avoided or created habitat mitigation areas and other buffer areas between the enhanced open space and vertical development, bike trails, walkways, entry signage, street pavers, and labor, materials, supplies, utilities (including water and electricity) and equipment, as applicable, for property owned or maintained by the City. Annual maintenance costs include an allowance for long-term repair and replacement of improvements.

The CFD may fund any of the following related to the maintenance of the services described above: obtaining, repairing, reconstructing, furnishing, operating and maintaining equipment, apparatus or facilities related to providing the services and/or equipment, apparatus, facilities or fixtures in areas to be maintained, paying the salaries and benefits of the personnel necessary or convenient to provide the services, and other related expenses and the provision of reserves for repairs and replacements for the future provision of services. It is expected that the services will be provided by the City, either with its own employees or by contract with third parties, or any combination thereof. The CFD may also fund administrative fees of the City related to the CFD.

Fiscal Year 2021/22 Collections & Expenditures

Facilities

06/30/2021 Balance	Amount Collected	Expended Amount	06/30/2022 Balance	Project Status
\$0	\$0	\$0	\$0	On-going

Services

06/30/2021 Balance	Amount Collected	Expended Amount	06/30/2022 Balance	Project Status
\$0	\$0	\$0	\$0	On-going

City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 5
Established May 26, 2020

Purpose of Special Tax

Facilities

The public facilities for Community Facilities District No. 23 (Folsom Ranch) ("CFD") include the following:

Transportation Improvements: Eligible roadway improvements include, but are not limited to: acquisition of land and easements; roadway design; project management; bridge crossings and culverts; clearing, grubbing, and demolition; grading, soil import/export, paving (including slurry seal), and decorative/enhanced pavement concrete and/or pavers; joint trenches, underground utilities and undergrounding of existing utilities; dry utilities and appurtenances; curbs, gutters, sidewalks, bike trails (including onsite and off-site), enhanced fencing, and access ramps; street lights, signalization, and traffic signal control systems; bus turnouts; signs and striping; erosion control; median and parkway landscaping and irrigation; entry monumentation; bus shelters, Bus Rapid Transit improvements including transfer stations and regional public transit improvements; masonry walls; traffic control and agency fees; and other improvements related thereto. Eligible improvements for the roads listed herein also include any and all necessary underground potable and recycled water, sanitary sewer, and storm drainage system improvements. Authorized facilities include the following transportation improvements:

- All public roadway improvements designed to meet the needs of development within the CFD, including internal subdivision streets and related underground utilities.

Water System Improvements: Authorized facilities include any and all water facilities designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: water storage, treatment and distribution facilities including waterlines and appurtenances, gate valves, pressure reducing stations, flow meters, fire hydrants, and other improvements related thereto such as site clearing, grading and paving; curbs and gutters; booster pump stations and power; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates, and fencing; and striping and signage.

Recycled Water System Improvements: Authorized facilities include any and all recycled water system facilities designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: treatment and distribution facilities including pipelines and appurtenances, gate valves, flow meters, booster pump pressurization system, and other improvements related thereto - such as site clearing, grading and paving; curbs and gutters; booster pump stations; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates, and fencing; and striping and signage.

Drainage System Improvements: Authorized facilities include any and all drainage and storm drain improvements designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: excavation and grading, pipelines and appurtenances, outfalls and water quality measures, detention/retention basins, drainage pretreatment facilities, drainage ways/channels, pump stations, landscaping and irrigation; access roads, gates, and fencing; and striping and signage and other improvements related thereto.

Wastewater System Improvements: Authorized facilities include any and all wastewater facilities designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to, pipelines and all appurtenances thereto; manholes; tie-in to existing main lines; force mains; lift stations; upgrades to existing lift stations; odor-control facilities; and permitting related thereto; and related sewer system improvements.

Park, Parkway and Open Space Improvements: Authorized facilities include any and all improvements to parks, parkways and open space required for development of property within the CFD. These facilities include, but may not be limited to: grading, turf, shrubs and trees, landscaping irrigation, site lighting, drainage, sanitary sewer and water service, pedestrian and bicycle trails, protective fencing (including soundwalls), pedestrian/bicycle bridges, storm drain crossings, wetland mitigation, hawk mitigation for authorized facilities herein, access gates and fencing and related open space improvements. Authorized facilities include acquisition of any and all parkland as well as open space/bike trail/public access easements required for development of property within the CFD.

Specific Plan Infrastructure Fee Infrastructure: Authorized facilities include any and all improvements that are included in the Specific Plan Infrastructure Fee Program adopted by the City Council on September 8, 2015, including any future amendments thereto.

Specific Plan Infrastructure Fee Obligation: Subject to the provisions of the Act, authorized facilities include payment of the following SPIF obligations for all development that would be subject to SPIF obligations within the entire CFD:

- SPIF Infrastructure Fee (including the SPIF Set-Aside component)
- SPIF Public Facilities Land Equalization Fee Component
- SPIF Parkland Equalization Fee Component
- SPIF Administrative Fee.

Other Incidental Expenses and Bond Issuance Costs: In addition to the above facilities, other incidental expenses as authorized by the Mello-Roos Community Facilities Act of 1982, including, but not limited to, the cost of planning and designing the facilities (including the cost of environmental evaluation, remediation and mitigation); engineering and surveying; construction staking; utility relocation and demolition costs incidental to the construction of the public facilities; costs of project/construction management; costs (including the costs of legal services) associated with the formation of the Mello-Roos CFD; issuance of bonds (if any); determination of the amount of taxes; collection of taxes; payment of taxes; costs of calculating and providing reimbursements from one-time special tax payments; or costs otherwise incurred in order to carry out the authorized purposes of the CFD; and any other expenses incidental to the formation and implementation of the CFD and to the construction, completion, inspection and acquisition of the authorized facilities.

Services

The services to be financed by the CFD include the following:

- Open Space improvements, operations and management, monitoring, maintenance (including general maintenance, signage, City owned fence maintenance, trash and debris collection, and bike trails and their appurtenances [drainage culverts or pipes from adjacent subdivisions] within open space), creation and maintenance of fire breaks, Permits, Vandalism/Graffiti, Flood Conveyance (Vegetation/tree removals), Beaver dam removals, Outfall/drainage swale maintenance, Erosion control/bank stabilization, Native planting/replanting, Pre and post emergent, maintenance activities as required by a 404 permit and Operations and Management Plan-Conservation and Passive Recreation Open Space, dated June 9, 2017, and repair and replacement of facilities within open space areas in the Project Area.

- The maintenance of on-site landscape corridors and paseos designed to serve land uses within the CFD, including general maintenance, masonry walls, accent lighting, water and utility costs.
- The maintenance of streetlights, including any utility costs related thereto.
- The maintenance of medians, entries, and entry monumentation.
- Neighborhood park maintenance, and repair and replacement.
- Community amenities, such as a community clubhouse.
- Storm water management, water quality structural controls, including drainage swales constructed between storm drain facilities and receiving waters.
- Miscellaneous costs related to any of the items described above including planning, engineering, GIS, legal, and city and county administration costs.
- The levy of special taxes to accumulate sinking funds for anticipated future repairs or replacement costs of landscape corridors, irrigation facilities, medians, entries and entry monumentation, lighting, neighborhood parks, storm water management and other facilities maintained by the CFD as determined by the Administrator.

Annual maintenance functions and costs generally will include the installation, maintenance and servicing of ground cover, shrubs and trees, irrigation systems, street lighting, fencing, sound walls, sidewalks, monuments, enhanced open space maintenance including but not limited to maintaining the enhanced open space areas located adjacent to avoided or created habitat mitigation areas and other buffer areas between the enhanced open space and vertical development, bike trails, walkways, entry signage, street pavers, and labor, materials, supplies, utilities (including water and electricity) and equipment, as applicable, for property owned or maintained by the City. Annual maintenance costs include an allowance for long-term repair and replacement of improvements.

The CFD may fund any of the following related to the maintenance of the services described above: obtaining, repairing, reconstructing, furnishing, operating and maintaining equipment, apparatus or facilities related to providing the services and/or equipment, apparatus, facilities or fixtures in areas to be maintained, paying the salaries and benefits of the personnel necessary or convenient to provide the services, and other related expenses and the provision of reserves for repairs and replacements for the future provision of services. It is expected that the services will be provided by the City, either with its own employees or by contract with third parties, or any combination thereof. The CFD may also fund administrative fees of the City related to the CFD.

Fiscal Year 2021/22 Collections & Expenditures

Facilities

06/30/2021 Balance	Amount Collected	Expended Amount	06/30/2022 Balance	Project Status
\$0	\$0	\$0	\$0	On-going

Services

06/30/2021 Balance	Amount Collected	Expended Amount	06/30/2022 Balance	Project Status
\$0	\$0	\$0	\$0	On-going

City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 6
Established May 26, 2020

Purpose of Special Tax

Facilities

The public facilities for Community Facilities District No. 23 (Folsom Ranch) (“CFD”) include the following:

Transportation Improvements: Eligible roadway improvements include, but are not limited to: acquisition of land and easements; roadway design; project management; bridge crossings and culverts; clearing, grubbing, and demolition; grading, soil import/export, paving (including slurry seal), and decorative/enhanced pavement concrete and/or pavers; joint trenches, underground utilities and undergrounding of existing utilities; dry utilities and appurtenances; curbs, gutters, sidewalks, bike trails (including onsite and off-site), enhanced fencing, and access ramps; street lights, signalization, and traffic signal control systems; bus turnouts; signs and striping; erosion control; median and parkway landscaping and irrigation; entry monumentation; bus shelters, Bus Rapid Transit improvements including transfer stations and regional public transit improvements; masonry walls; traffic control and agency fees; and other improvements related thereto. Eligible improvements for the roads listed herein also include any and all necessary underground potable and recycled water, sanitary sewer, and storm drainage system improvements. Authorized facilities include the following transportation improvements:

- All public roadway improvements designed to meet the needs of development within the CFD, including internal subdivision streets and related underground utilities.

Water System Improvements: Authorized facilities include any and all water facilities designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: water storage, treatment and distribution facilities including waterlines and appurtenances, gate valves, pressure reducing stations, flow meters, fire hydrants, and other improvements related thereto such as site clearing, grading and paving; curbs and gutters; booster pump stations and power; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates, and fencing; and striping and signage.

Recycled Water System Improvements: Authorized facilities include any and all recycled water system facilities designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: treatment and distribution facilities including pipelines and appurtenances, gate valves, flow meters, booster pump pressurization system, and other improvements related thereto - such as site clearing, grading and paving; curbs and gutters; booster pump stations; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates, and fencing; and striping and signage.

Drainage System Improvements: Authorized facilities include any and all drainage and storm drain improvements designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: excavation and grading, pipelines and appurtenances, outfalls and water quality measures, detention/retention basins, drainage pretreatment facilities, drainage ways/channels, pump stations, landscaping and irrigation; access roads, gates, and fencing; and striping and signage and other improvements related thereto.

Wastewater System Improvements: Authorized facilities include any and all wastewater facilities designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to, pipelines and all appurtenances thereto; manholes; tie-in to existing main lines; force mains; lift stations; upgrades to existing lift stations; odor-control facilities; and permitting related thereto; and related sewer system improvements.

Park, Parkway and Open Space Improvements: Authorized facilities include any and all improvements to parks, parkways and open space required for development of property within the CFD. These facilities include, but may not be limited to: grading, turf, shrubs and trees, landscaping irrigation, site lighting, drainage, sanitary sewer and water service, pedestrian and bicycle trails, protective fencing (including soundwalls), pedestrian/bicycle bridges, storm drain crossings, wetland mitigation, hawk mitigation for authorized facilities herein, access gates and fencing and related open space improvements. Authorized facilities include acquisition of any and all parkland as well as open space/bike trail/public access easements required for development of property within the CFD.

Specific Plan Infrastructure Fee Infrastructure: Authorized facilities include any and all improvements that are included in the Specific Plan Infrastructure Fee Program adopted by the City Council on September 8, 2015, including any future amendments thereto.

Specific Plan Infrastructure Fee Obligation: Subject to the provisions of the Act, authorized facilities include payment of the following SPIF obligations for all development that would be subject to SPIF obligations within the entire CFD:

- SPIF Infrastructure Fee (including the SPIF Set-Aside component)
- SPIF Public Facilities Land Equalization Fee Component
- SPIF Parkland Equalization Fee Component
- SPIF Administrative Fee.

Other Incidental Expenses and Bond Issuance Costs: In addition to the above facilities, other incidental expenses as authorized by the Mello-Roos Community Facilities Act of 1982, including, but not limited to, the cost of planning and designing the facilities (including the cost of environmental evaluation, remediation and mitigation); engineering and surveying; construction staking; utility relocation and demolition costs incidental to the construction of the public facilities; costs of project/construction management; costs (including the costs of legal services) associated with the formation of the Mello-Roos CFD; issuance of bonds (if any); determination of the amount of taxes; collection of taxes; payment of taxes; costs of calculating and providing reimbursements from one-time special tax payments; or costs otherwise incurred in order to carry out the authorized purposes of the CFD; and any other expenses incidental to the formation and implementation of the CFD and to the construction, completion, inspection and acquisition of the authorized facilities.

Services

The services to be financed by the CFD include the following:

- Open Space improvements, operations and management, monitoring, maintenance (including general maintenance, signage, City owned fence maintenance, trash and debris collection, and bike trails and their appurtenances [drainage culverts or pipes from adjacent subdivisions] within open space), creation and maintenance of fire breaks, Permits, Vandalism/Graffiti, Flood Conveyance (Vegetation/tree removals), Beaver dam removals, Outfall/drainage swale maintenance, Erosion control/bank stabilization, Native planting/replanting, Pre and post emergent, maintenance activities as required by a 404 permit and Operations and Management Plan-Conservation and Passive Recreation Open Space, dated June 9, 2017, and repair and replacement of facilities within open space areas in the Project Area.

- The maintenance of on-site landscape corridors and paseos designed to serve land uses within the CFD, including general maintenance, masonry walls, accent lighting, water and utility costs.
- The maintenance of streetlights, including any utility costs related thereto.
- The maintenance of medians, entries, and entry monumentation.
- Neighborhood park maintenance, and repair and replacement.
- Community amenities, such as a community clubhouse.
- Storm water management, water quality structural controls, including drainage swales constructed between storm drain facilities and receiving waters.
- Miscellaneous costs related to any of the items described above including planning, engineering, GIS, legal, and city and county administration costs.
- The levy of special taxes to accumulate sinking funds for anticipated future repairs or replacement costs of landscape corridors, irrigation facilities, medians, entries and entry monumentation, lighting, neighborhood parks, storm water management and other facilities maintained by the CFD as determined by the Administrator.

Annual maintenance functions and costs generally will include the installation, maintenance and servicing of ground cover, shrubs and trees, irrigation systems, street lighting, fencing, sound walls, sidewalks, monuments, enhanced open space maintenance including but not limited to maintaining the enhanced open space areas located adjacent to avoided or created habitat mitigation areas and other buffer areas between the enhanced open space and vertical development, bike trails, walkways, entry signage, street pavers, and labor, materials, supplies, utilities (including water and electricity) and equipment, as applicable, for property owned or maintained by the City. Annual maintenance costs include an allowance for long-term repair and replacement of improvements.

The CFD may fund any of the following related to the maintenance of the services described above: obtaining, repairing, reconstructing, furnishing, operating and maintaining equipment, apparatus or facilities related to providing the services and/or equipment, apparatus, facilities or fixtures in areas to be maintained, paying the salaries and benefits of the personnel necessary or convenient to provide the services, and other related expenses and the provision of reserves for repairs and replacements for the future provision of services. It is expected that the services will be provided by the City, either with its own employees or by contract with third parties, or any combination thereof. The CFD may also fund administrative fees of the City related to the CFD.

Fiscal Year 2021/22 Collections & Expenditures

Facilities

06/30/2021 Balance	Amount Collected	Expended Amount	06/30/2022 Balance	Project Status
\$0	\$0	\$0	\$0	On-going

Services

06/30/2021 Balance	Amount Collected	Expended Amount	06/30/2022 Balance	Project Status
\$0	\$0	\$0	\$0	On-going

City of Folsom
Community Facilities District No. 23 (Folsom Ranch)
Improvement Area 7
Established December 14, 2021

Purpose of Special Tax

Facilities

The public facilities for Community Facilities District No. 23 (Folsom Ranch) (“CFD”) include the following:

Transportation Improvements: Eligible roadway improvements include, but are not limited to: acquisition of land and easements; roadway design; project management; bridge crossings and culverts; clearing, grubbing, and demolition; grading, soil import/export, paving (including slurry seal), and decorative/enhanced pavement concrete and/or pavers; joint trenches, underground utilities and undergrounding of existing utilities; dry utilities and appurtenances; curbs, gutters, sidewalks, bike trails (including onsite and off-site), enhanced fencing, and access ramps; street lights, signalization, and traffic signal control systems; bus turnouts; signs and striping; erosion control; median and parkway landscaping and irrigation; entry monumentation; bus shelters, Bus Rapid Transit improvements including transfer stations and regional public transit improvements; masonry walls; traffic control and agency fees; and other improvements related thereto. Eligible improvements for the roads listed herein also include any and all necessary underground potable and recycled water, sanitary sewer, and storm drainage system improvements. Authorized facilities include the following transportation improvements:

- All public roadway improvements designed to meet the needs of development within the CFD, including internal subdivision streets and related underground utilities.

Water System Improvements: Authorized facilities include any and all water facilities designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: water storage, treatment and distribution facilities including waterlines and appurtenances, gate valves, pressure reducing stations, flow meters, fire hydrants, and other improvements related thereto such as site clearing, grading and paving; curbs and gutters; booster pump stations and power; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates, and fencing; and striping and signage.

Recycled Water System Improvements: Authorized facilities include any and all recycled water system facilities designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: treatment and distribution facilities including pipelines and appurtenances, gate valves, flow meters, booster pump pressurization system, and other improvements related thereto - such as site clearing, grading and paving; curbs and gutters; booster pump stations; stand-by generators; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates, and fencing; and striping and signage.

Drainage System Improvements: Authorized facilities include any and all drainage and storm drain improvements designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to: excavation and grading, pipelines and appurtenances, outfalls and water quality measures, detention/retention basins, drainage pretreatment facilities, drainage ways/channels, pump stations, landscaping and irrigation; access roads, gates, and fencing; and striping and signage and other improvements related thereto.

Wastewater System Improvements: Authorized facilities include any and all wastewater facilities designed to meet the needs of development of property within the CFD. These facilities include, but may not be limited to, pipelines and all appurtenances thereto; manholes; tie-in to existing main lines; force mains; lift stations; upgrades to existing lift stations; odor-control facilities; and permitting related thereto; and related sewer system improvements.

Park, Parkway and Open Space Improvements: Authorized facilities include any and all improvements to parks, parkways and open space required for development of property within the CFD. These facilities include, but may not be limited to: grading, turf, shrubs and trees, landscaping irrigation, site lighting, drainage, sanitary sewer and water service, pedestrian and bicycle trails, protective fencing (including soundwalls), pedestrian/bicycle bridges, storm drain crossings, wetland mitigation, hawk mitigation for authorized facilities herein, access gates and fencing and related open space improvements. Authorized facilities include acquisition of any and all parkland as well as open space/bike trail/public access easements required for development of property within the CFD.

Specific Plan Infrastructure Fee Infrastructure: Authorized facilities include any and all improvements that are included in the Specific Plan Infrastructure Fee Program adopted by the City Council on September 8, 2015, including any future amendments thereto.

Specific Plan Infrastructure Fee Obligation: Subject to the provisions of the Act, authorized facilities include payment of the following SPIF obligations for all development that would be subject to SPIF obligations within the entire CFD:

- SPIF Infrastructure Fee (including the SPIF Set-Aside component)
- SPIF Public Facilities Land Equalization Fee Component
- SPIF Parkland Equalization Fee Component
- SPIF Administrative Fee.

Other Incidental Expenses and Bond Issuance Costs: In addition to the above facilities, other incidental expenses as authorized by the Mello-Roos Community Facilities Act of 1982, including, but not limited to, the cost of planning and designing the facilities (including the cost of environmental evaluation, remediation and mitigation); engineering and surveying; construction staking; utility relocation and demolition costs incidental to the construction of the public facilities; costs of project/construction management; costs (including the costs of legal services) associated with the formation of the Mello-Roos CFD; issuance of bonds (if any); determination of the amount of taxes; collection of taxes; payment of taxes; costs of calculating and providing reimbursements from one-time special tax payments; or costs otherwise incurred in order to carry out the authorized purposes of the CFD; and any other expenses incidental to the formation and implementation of the CFD and to the construction, completion, inspection and acquisition of the authorized facilities.

Services

The services to be financed by the CFD include the following:

- Open Space improvements, operations and management, monitoring, maintenance (including general maintenance, signage, City owned fence maintenance, trash and debris collection, and bike trails and their appurtenances [drainage culverts or pipes from adjacent subdivisions] within open space), creation and maintenance of fire breaks, Permits, Vandalism/Graffiti, Flood Conveyance (Vegetation/tree removals), Beaver dam removals, Outfall/drainage swale maintenance, Erosion control/bank stabilization, Native planting/replanting, Pre and post emergent, maintenance activities as required by a 404 permit and Operations and Management Plan-Conservation and Passive Recreation Open Space, dated June 9, 2017, and repair and replacement of facilities within open space areas in the Project Area.

- The maintenance of on-site landscape corridors and paseos designed to serve land uses within the CFD, including general maintenance, masonry walls, accent lighting, water and utility costs.
- The maintenance of streetlights, including any utility costs related thereto.
- The maintenance of medians, entries, and entry monumentation.
- Neighborhood park maintenance, and repair and replacement.
- Community amenities, such as a community clubhouse.
- Storm water management, water quality structural controls, including drainage swales constructed between storm drain facilities and receiving waters.
- Miscellaneous costs related to any of the items described above including planning, engineering, GIS, legal, and city and county administration costs.
- The levy of special taxes to accumulate sinking funds for anticipated future repairs or replacement costs of landscape corridors, irrigation facilities, medians, entries and entry monumentation, lighting, neighborhood parks, storm water management and other facilities maintained by the CFD as determined by the Administrator.

Annual maintenance functions and costs generally will include the installation, maintenance and servicing of ground cover, shrubs and trees, irrigation systems, street lighting, fencing, sound walls, sidewalks, monuments, enhanced open space maintenance including but not limited to maintaining the enhanced open space areas located adjacent to avoided or created habitat mitigation areas and other buffer areas between the enhanced open space and vertical development, bike trails, walkways, entry signage, street pavers, and labor, materials, supplies, utilities (including water and electricity) and equipment, as applicable, for property owned or maintained by the City. Annual maintenance costs include an allowance for long-term repair and replacement of improvements.

The CFD may fund any of the following related to the maintenance of the services described above: obtaining, repairing, reconstructing, furnishing, operating and maintaining equipment, apparatus or facilities related to providing the services and/or equipment, apparatus, facilities or fixtures in areas to be maintained, paying the salaries and benefits of the personnel necessary or convenient to provide the services, and other related expenses and the provision of reserves for repairs and replacements for the future provision of services. It is expected that the services will be provided by the City, either with its own employees or by contract with third parties, or any combination thereof. The CFD may also fund administrative fees of the City related to the CFD.

Fiscal Year 2021/22 Collections & Expenditures

Facilities

06/30/2021 Balance	Amount Collected	Expended Amount	06/30/2022 Balance	Project Status
\$0	\$0	\$0	\$0	On-going

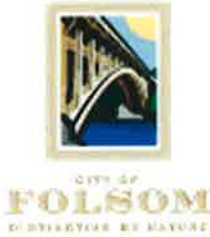
Services

06/30/2021 Balance	Amount Collected	Expended Amount	06/30/2022 Balance	Project Status
\$0	\$0	\$0	\$0	On-going

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to facilitate double-sided printing.*



CITY OF
FOLSOM
DISTINCTIVE BY NATURE



Folsom City Council Staff Report

MEETING DATE:	12/13/2022
AGENDA SECTION:	Consent Calendar
SUBJECT:	Resolution No. 10950 - A Resolution Repealing Prior Resolution No. 8153, Adopting an Updated Records Retention Schedule, and Authorizing Destruction of Certain City Records in Accordance with the Records Retention Schedule
FROM:	City Clerk's Department

RECOMMENDATION / CITY COUNCIL ACTION

Staff recommends the City Council approve Resolution No. 10950 - A Resolution Repealing Prior Resolution No. 8153, Adopting an Updated Records Retention Schedule, and Authorizing Destruction of Certain City Records in Accordance with the Records Retention Schedule.

BACKGROUND / ISSUE

The City last formally updated its records retention schedule in 2007. Since then, certain laws have changed and new types of records have been created, necessitating an update in retention schedules. The update is necessary to ensure that the City will be in compliance with current legal requirements and will be able to better utilize current technology.

Earlier this year, the City retained an expert consultant in local government records, Gladwell Governmental Services, Inc. (GGS), to review and update its records retention schedules. GGS and staff from the City Clerk's Department worked with representatives from all City departments to review and update individual department record schedules based upon current

legal standards and best practices. Going forward, retention schedules will be reviewed on an annual basis to ensure that updates are made in a timely manner.

POLICY/ RULE

Retention standards are established by a wide variety of State laws and industry standards. The retention periods identified within the updated schedules are in compliance with State laws and are in alignment with the standard business practice for California cities.

ANALYSIS

In simple terms, records retention schedules establish the “retention” (how long files will be kept) of records based upon record classification. The purpose of a records retention program is to apply efficient and economical methods to the creation, utilization, maintenance, retention, preservation, and disposal of all records managed by the City. An efficient and thorough records retention program reduces costs and improves efficiency for the City.

It is standard business practice for California cities to authorize the routine destruction of records that have met or exceeded their adopted retention period. Destruction of records is conducted under strict standards and is authorized only after department staff have obtained written authorization through a mandated series of review and approval from:

1. Department Head
2. City Clerk
3. City Attorney
4. City Manager

Records may only be destroyed after going through the established approval process.

FINANCIAL IMPACT

The adoption of an updated retention schedule will result in efficiency gains and cost savings. The City will realize significant savings both in labor and storage expenses, including the avoidance of future storage and related costs.

ATTACHMENTS

1. Resolution No. 10950 - A Resolution Repealing Prior Resolution No. 8153, Adopting an Updated Records Retention Schedule, and Authorizing Destruction of Certain City Records in Accordance with the Records Retention Schedule

2. City of Folsom Records Retention Schedules (redline version to illustrate changes)
3. Resolution No. 8153 – A Resolution Adopting a Records Retention Schedule for the City of Folsom (2007)

Submitted,

Christa Freemantle, CMC
City Clerk

Attachment 1

RESOLUTION NO. 10950**A RESOLUTION REPEALING PRIOR RESOLUTION NO. 8153,
ADOPTING AN UPDATED RECORDS RETENTION SCHEDULE, AND
AUTHORIZING DESTRUCTION OF CERTAIN CITY RECORDS IN ACCORDANCE
WITH THE RECORDS RETENTION SCHEDULE**

WHEREAS, the maintenance of outdated records beyond their useful life is expensive and inefficient, and is not necessary after a certain period of time for the effective and efficient operation of the government of the City of Folsom; and

WHEREAS, Section 34090 of the Government Code of the State of California provides a procedure whereby any City record which has served its purpose and is no longer required may be destroyed; and

WHEREAS, the City of Folsom previously adopted Resolution No.8153, approving a Records Retention Schedule; and

WHEREAS, the City has completed a comprehensive review of the types of records maintained by each department as well as the legal requirements for maintenance of each record type:

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF FOLSOM DOES RESOLVE AS FOLLOWS:

Section 1. Resolution No. 8153 is hereby repealed.

Section 2. The records of the City of Folsom, as set forth in the Records Retention Schedule dated December 2022 and incorporated herein by this reference, are hereby authorized to be destroyed as provided by Section 34090 et seq. of the Government Code of the State of California and in accordance with the provision of said schedule upon the request of the Department Head and with the consent in writing of the Department Head, City Clerk, City Attorney and City Manager, without further action by the City Council.

Section 3: Updates are hereby authorized to be made to the Records Retention Schedule, without any further action by the City Council, with the consent of the Department Head, City Clerk, City Attorney and City Manager.

Section 4. The term “records” as used herein shall include documents, instructions, books, microforms, electronic files, magnetic tape, optical media, or papers; as defined by the California Public Records Act.

PASSED AND ADOPTED this 13th day of December, 2022, by the following roll-call

vote:

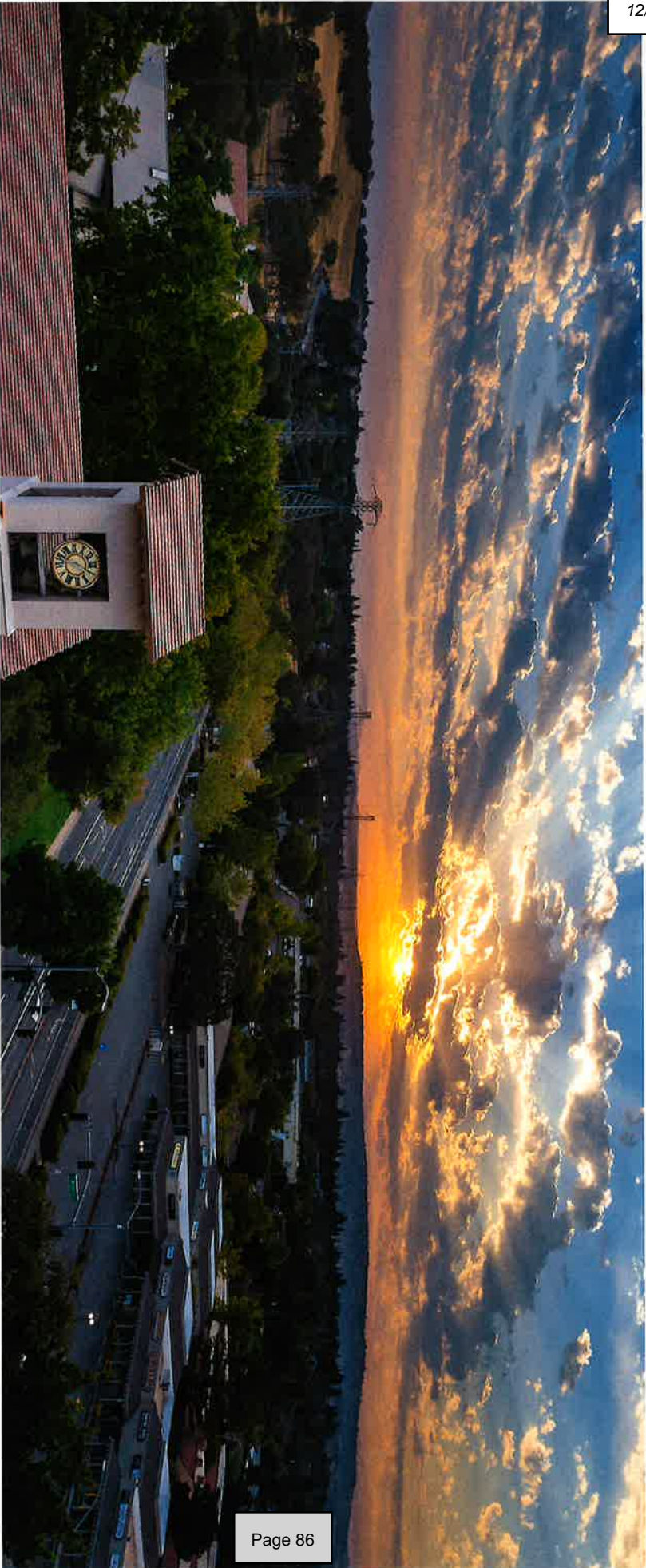
AYES: Councilmember(s):
NOES: Councilmember(s):
ABSENT: Councilmember(s):
ABSTAIN: Councilmember(s):

MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

Attachment 2



Records Retention Schedule

December 2022



HOW TO USE RETENTION SCHEDULES

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A legend explaining the information presented in the retention schedule has been printed on the back of each page for your easy reference; an index to locate records is also provided.

The specified retention period applies regardless of the media of the record: If a record is stored on paper and a computer file on a hard drive, both records should be destroyed (or erased) after the specified period of time has elapsed.

Copies or duplicates of records should never be retained longer than the prescribed period for the original record.

STRUCTURE: CITYWIDE, DEPARTMENTS & DIVISIONS

The City-wide retention schedule includes those records all departments have in common (letters, memorandums, purchase orders, etc.). These records are NOT repeated in the Department retention schedule, unless that department is the Office of Record, and therefore responsible for maintaining the original record for the prescribed length of time.

Each department has a separate retention schedule that describes the records that are unique to their department, or for which they are the Office of Record. Where appropriate, the department retention schedules are organized by Division within that Department. If a record is not listed in your department retention schedule, refer to the City-wide retention schedule. An index will be provided for your reference.

BENEFITS

This retention schedule has been developed by Diane R. Gladwell, MMC, an expert in Municipal Government records, and will provide the City with the following benefits:

- Reduce administrative expenses, expedite procedures
- Free filing cabinet and office space
- Reduce the cost of records storage
- Eliminate duplication of effort within the City
- Find records faster
- Easier purging of file folders
- Determine what media should be used to store records

For questions, please contact the City Clerk.

AUTHORIZATION TO DESTROY RECORDS:

Destruction of an original record that has exceeded its retention period must be authorized according to City Policies & Procedures prior to destroying it.

- If there is a **minimum** retention ("**Minimum 2 years**"), destruction of the document must be authorized before it is destroyed, as it is an original record.

Copies, drafts, notes and non-records do NOT require authorization, and can be destroyed "When No Longer Required."

- If there is **NOT** a minimum retention ("When No Longer Required"), it does NOT need to be authorized prior to destruction, as it is a preliminary draft / transitory record or a copy.

On every page of the schedules (near the top, just under the column headings) are important instructions, including instructions regarding holds on destroying records. "**Litigation, complaints, claims, public records act requests, audits and/or investigations suspend normal retention periods (retention resumes after settlement or completion).**"

RECORDS RETENTION SCHEDULE LEGEND

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OFR (Office of Record): The department that keeps the original or “record copy.” Usually it is the department that originates the record, unless the item is for a City Council meeting (then it is the City Clerk.)

Records Description: The record series (a group of like records).

Transitory Records not retained in the ordinary course of business, that do NOT have substantive content: Preliminary drafts, notes, or interagency or intra-agency memoranda and records having only transitory value. Examples: Telephone messages, meeting room reservation schedules, logs, source records entered into a computer system that qualifies as a “trusted system”, etc.

Non-Record: Documents, studies, books and pamphlets produced by outside agencies, preliminary drafts not retained in the ordinary course of business.

Retention/Disposition:

- Active:** How long the file remains in the immediate office area (*guideline*)
- Inactive:** How long the file is in off-site storage, stored on Optical Disk or Microforms (*guideline*)
- Total Retention:** The total number of years the record will be retained

For file folders containing documents with different retention timeframes, use the document with the longest retention time.

P = Permanent

Indefinite = No fixed or specified retention period; used for databases, because the data fields are interrelated.

Vital? = Those records that are needed for basic operations in the event of a disaster.

Media Options (*guideline*) – the form of the record:

- Mag = Electronic Computer Magnetic Media (Hard drives, Networks, USB Drives, Cloud, etc.)
- Mfr = Microforms (aperture cards, microfilm, microfiche, or jackets)
- Ppr = Paper
- OD = Optical Disk, CD-r, DVD-r, WORM, or other **media** which **does not allow changes**

Scan / Import (*guideline*):

- “S” indicates the record should be scanned into the document imaging system;
- “I” indicates the record should be electronically imported into the document imaging system;
- “M” indicates the record should be microfilmed

Destroy Paper after Imaged & QC'd / Trustworthy Electronic Record: “Yes” indicates the electronic record may serve as the OFFICIAL record (and the paper version may be destroyed, or the record may be electronically generated and never exist in paper format;) **IF** the document has been imaged (electronically generated, scanned or imported **and placed on Unalterable Media – DVD-R, CD-R, or WORM, or microfilmed**), and both the images and indexing Quality Checked (“QC'd”). The electronic record or image must contain all significant details from the original and be an adequate substitute for the original document for all purposes, and other legal mandates apply. Includes all electronic records which are to serve as the Official Record.

Legend for legal citations (§: Section)

- CC: Civil Code (CA)
- CFC: California Fire Code
- EVC: Evidence Code (CA)
- FTB: Franchise Tax Board (CA)
- HUD: Housing & Urban Develop. (US)
- PC: Penal Code (CA)
- UFC: Uniform Fire Code
- W&I: Welfare & Institutions Code (CA)

- B&P: Business & Professions Code (CA)
- CCP: Code of Civil Procedure (CA)
- CFR: Code of Federal Regulations (US)
- FA: Food & Agriculture Code
- GC: Government Code (CA)
- LC: Labor Code (CA)
- PRC: Public Resources Code
- USC: United States Code (US)

- CBC: California Building Code
- CCR: California Code of Regulations (CA)
- EC: Elections Code (CA)
- FC: Family Code (CA)
- H&S: Health & Safety Code (CA)
- Ops. Cal. Atty. Gen.: Attorney General Opinions (CA)
- R&T: Revenue & Taxation Code (CA)
- VC: Vehicle Code (CA)

RECORDS RETENTION SCHEDULE: CITY-WIDE STANDARDS (00)

Office of Record (OFR)	Record Series No.	Div No.	Record Series Title	Total Retention	Vital?	Media Options	Image: I=Import M=Mfr S=Scan	Destroy Paper after Imaged & QC'd?	Description/Comments / Reference
<i>Retentions apply to the department that is NOT the Office of Record (OFR), or the "Lead Department". If you are the OFR, refer to your department retention schedule.</i>									
<i>Retentions begin when the act is completed, and imply a full file folder (e.g. last document + 2 years), since destruction is normally performed by file folder.</i>									
<i>HOLDS: Litigation, complaints, claims, public records act requests, audits and/or investigations suspend normal retention periods (retention resumes after settlement or completion).</i>									
CITY-WIDE (Used by All Departments)									
Lead Dept.	001	00	Accident, Incident, Injury reports / Potential Claims: PUBLIC OR EMPLOYEES / CITY PROPERTY (Not resulting in a claim) Send copies of Significant Incidents or Property Recovery to City Attorney / Risk Management	5 years		Mag, Ppr			Department Preference; Workers Compensation cases for employee accident reports that result in a claim are maintained in Workers Compensation Files; GC §34090
Lead Dept.	002	00	Accounts Payable, Invoices, Petty Cash, etc. If backup is kept in the Lead Dept. (cell phone bill backup, City Attorney invoices, etc.)	5 years	Yes: Before Payment	Mag, Ppr			Department Preference; Meets municipal government auditing standards; Published articles show 3 – 7 years; Statewide guidelines propose audit + 4 years ; GC §34090
Finance / Accounting	003	00	Accounts Payable, Invoices, Petty Cash, Warrant Requests, etc. If ALL backup is forwarded to Finance	Copies - When No Longer Required	Yes: Before Payment	Mag, Ppr			All originals go to Finance (these are copies); GC §34090.7
Lead Dept.	004	00	Administrative Hearings / Appeals includes: Except Code Enforcement and Truancies (which are retained by City Clerk)	When No Longer Required – Minimum Resolution + 2 years	Yes: While Active Issues	Mag, Ppr			Department preference; GC §34090
Lead Dept.	005	00	Affidavits of Publications / Public Hearing Notices / Legal Advertising / Affidavits of Posting / Proof of Publications	2 years		Mag, Mfr, OD, Ppr			Brown Act challenges must be filed within 30 or 90 days of action; Statute of Limitations on Municipal Government actions is 3 - 6 months; CCP §§337 et seq, 349.4 ; GC §§34090, 54960.1(c)(1)
City Clerk	006	00	Agenda Packets / Staff Reports: City Council, RDA & PFA (prior to 1988)	Copies - When No Longer Required		Mag, Mfr, OD, Ppr	S	Yes: After QC & OD 2 years	GC §34090.7

RECORDS RETENTION SCHEDULE: CITY-WIDE STANDARDS (00)

Office of Record (OFR)	Record Series No.	Div No.	Record Series Title	Total Retention	Vital?	Media Options	Image: I=Import M=Mfr S=Scan	Destroy Paper after Imaged & QC'd?	Description/Comments / Reference
<i>Retentions apply to the department that is NOT the Office of Record (OFR), or the "Lead Department". If you are the OFR, refer to your department retention schedule.</i>									
<i>Retentions begin when the act is completed, and imply a full file folder (e.g. last document + 2 years), since destruction is normally performed by file folder.</i>									
<i>HOLDS: Litigation, complaints, claims, public records act requests, audits and/or investigations suspend normal retention periods (retention resumes after settlement or completion).</i>									
City Clerk	007	00	Agreements & Contracts, Leases, MOUs, etc. Agreement or Contract includes all contractual obligations <i>(Agreement or Contract includes all contractual obligations (e.g. Amendments, Scope of Work or Successful Proposal))</i>	Copies - When No Longer Required		Mag, Mfr, OD, Ppr	S	Yes: <u>After QC & OD</u> Upon Completion	All agreements, service agreements, and contracts are sent to the City Clerk; GC §34090.7
Lead Dept.	008	00	Agreements & Contracts: ADMINISTRATIVE FILES - NOT funded by a grant (Correspondence, Project Administration, Project Schedules, Certified Payrolls, Invoices, Logs, etc.) Exceptions: Animal Control, Class Instructors, Custodial, Greenwaste, Maintenance, Roll-Off Contracts (see Schedule for the Administrative Services, Community Development or Parks & Recreation)	Completion + 10 years	Yes: Before Completion	Mag, Mfr, OD, Ppr	S/I	Yes: <u>After QC & OD</u> Upon Completion	Covers E&O Statute of Limitations (insurance certificates are filed with agreement); Published Audit Standards=4-7 years; Statute of Limitations: Contracts & Spec's=4 years, Wrongful Death=comp. + 5 years, Developers=comp. + 10 years; Statewide guidelines propose termination + 5 years; CCP §§336(a), 337 et. seq., GC §34090

RECORDS RETENTION SCHEDULE: CITY-WIDE STANDARDS (00)

Office of Record (OFR)	Record Series No.	Div No.	Record Series Title	Total Retention	Vital?	Media Options	Image: I=Import M=Mfr S=Scan	Destroy Paper after Imaged & QC'd?	Description/Comments / Reference
<i>Retentions apply to the department that is NOT the Office of Record (OFR), or the "Lead Department". If you are the OFR, refer to your department retention schedule.</i>									
<i>Retentions begin when the act is completed, and imply a full file folder (e.g. last document + 2 years), since destruction is normally performed by file folder.</i>									
HOLDS: <i>Litigation, complaints, claims, public records act requests, audits and/or investigations suspend normal retention periods (retention resumes after settlement or completion).</i>									
Lead Dept.	009	00	Agreements & Contracts: ADMINISTRATIVE FILES - WITH grant funding (Correspondence, Project Administration, Project Schedules, Certified Payrolls, Invoices, Logs, etc.)	After Funding Agency Audit, if required, whichever is longer or Completion +10 years	Yes: Before Completion	Mag, Mfr, OD, Ppr	S/I	Yes: <u>After QC & OD</u> Upon- Completion	Meets auditing standards; Grants covered by a Consolidated Action Plan are required for 5 years; Uniform Admin. Requirements for Grants to Local Governments is 3 years from expenditure report or final payment of grantee or subgrantee; statewide guidelines propose 4 years ; <u>2 CFR 200.334; 7 CFR-3016.42; 21-CFR-1403.36 & 1403.42(b); 24 CFR 85.42; 91.105(h), 92.505, & 570.502(a), 28 CFR 66.42; 29 CFR 97.42; 40 CFR 31.42; 44 CFR 13.42; 45 CFR 92.42; OMB Circular A-110 & A-133.320(g); GC §34090; <u>GC §8546.7</u></u>
Lead Dept.	010	00	Agreements & Contracts: UNSUCCESSFUL BIDS, UNSUCCESSFUL PROPOSALS or RESPONSES to RFPs (Request for Proposals) and/or RFQs (Request for Qualifications) that don't result in a contract	2 years		Mag, Ppr			The RFP / RFQ and the successful proposal becomes part of the agreement or contract (City Clerk is OFR); GC §34090
City Clerk	011	00	Audits / <u>ACFR - Annual Comprehensive Financial Reports</u> CAFR - Comprehensive Annual Financial Reports and Related Audit Opinions	Copies - When No Longer Required		Mag, Ppr			Copies; GC §34090.7
	n/a		Bids: See Agreements & Contracts						
	n/a		Brochures: See Reference Manuals						
Finance OR City Clerk	012	00	Budgets - Finals City Clerk is OFR Post-1983, Finance is OFR Pre-1983	Copies - When No Longer Required	Yes: Current Fiscal Year	Mag, Mfr, OD, Ppr	S/I	Yes: <u>After QC & OD</u> After 5- years	Final must be filed with County Auditor; GC §34090.7, 40802, 53901

RECORDS RETENTION SCHEDULE: CITY-WIDE STANDARDS (00)

Office of Record (OFR)	Record Series No.	Div No.	Record Series Title	Total Retention	Vital?	Media Options	Image: I=Import M=Mfr S=Scan	Destroy Paper after Imaged & QC'd?	Description/Comments / Reference
<i>Retentions apply to the department that is NOT the Office of Record (OFR), or the "Lead Department". If you are the OFR, refer to your department retention schedule.</i>									
<i>Retentions begin when the act is completed, and imply a full file folder (e.g. last document + 2 years), since destruction is normally performed by file folder.</i>									
HOLDS: <i>Litigation, complaints, claims, public records act requests, audits and/or investigations suspend normal retention periods (retention resumes after settlement or completion).</i>									
Lead Dept.	013	00	Building Security Videos	1 years		Mag			Records regular and ongoing operations as well as public activities; GC §§34090.6, 60201 et seq.
Lead Dept.	014	00	Cash Receipts Detail / Backup / Accounts Receivable Detail / Refund Detail	2 years		Mag, Ppr			Department preference (not all detail is sent to Finance; GC §34090
Lead Dept.			Citizens Concerns Tracking Software / CRM Software / Citizens Response Management Database	Indefinite		Mag, Ppr			Department preference (data is inter-related); GC §34090
City Attorney	015	00	City Attorney Opinions	P	Yes	Mag, Mfr, OD, Ppr	S		Department Preference; GC §34090
City Clerk OR City Attorney / Risk Manage.	016	00	Claims City Attorney / Risk Management is OFR Post-2008, City Clerk is OFR Pre-2008	Copies - When No Longer Required (Upon Settlement)	Yes: Before Settlement	Mag, Mfr, OD, Ppr	S/I	Yes: After QC & OD After Settlement	City Attorney is OFR for lawsuits; Risk Management administrates claim; GC §§34090.7, 34090.6
Staffing Dept.	017	00	Commissions, Committees & Boards: AUDIO RECORDINGS of Meetings / Audio Tapes	Minimum 2 years		Tape (Mag)			City preference; State law only requires for 30 days; GC §54953.5(b)
Staffing Dept.	018	00	Commissions, Committees & Boards: Citizens Advisory Bodies Formed by CITY COUNCIL AGENDAS, AGENDA STAFF REPORTS (AGENDA PACKETS) Including handouts, affidavits of posting, proof of publications, public hearing notices, staff reports and supplemental information	When No Longer Required Minimum 5 years		Mag, Ppr			City preference; Brown Act challenges must be filed within 30 or 90 days of action; GC §§34090, 54960.1(c)(1)

RECORDS RETENTION SCHEDULE: CITY-WIDE STANDARDS (00)

Office of Record (OFR)	Record Series No.	Div No.	Record Series Title	Total Retention	Vital?	Media Options	Image: I=Import M=Mfr S=Scan	Destroy Paper after Imaged & QC'd?	Description/Comments / Reference
<i>Retentions apply to the department that is NOT the Office of Record (OFR), or the "Lead Department". If you are the OFR, refer to your department retention schedule.</i>									
<i>Retentions begin when the act is completed, and imply a full file folder (e.g. last document + 2 years), since destruction is normally performed by file folder.</i>									
<i>HOLDS: Litigation, complaints, claims, public records act requests, audits and/or investigations suspend normal retention periods (retention resumes after settlement or completion).</i>									
Staffing Dept.	019	00	Commissions, Committees & Boards: Citizens Advisory Bodies Formed by CITY COUNCIL MINUTES, RESOLUTIONS, BYLAWS	P	Yes	Mag, Mfr, OD, Ppr	S	Yes: After QC & OD 40 years	Notes taken to facilitate the writing of the minutes can be destroyed after minutes have been adopted; GC §34090 et seq.
Staffing Dept.	020	00	Commissions, Committees & Boards: City Council Subcommittees (Composed solely of less than a quorum of the City Council)	2 years		Mag, Ppr			All recommendations are presented to the City Council; GC §34090 et seq.
			Commissions, Committees & Boards: External Organizations (e.g. County Board of Supervisors)	When No Longer Required		Mag, Ppr			Non-records
Lead Dept.	021	00	Committees Internal - Attended by employees: All Records (e.g. Records Management Committee, In-House Task Forces, etc.)	2 years		Mag, Ppr			GC §34090
Lead (Responding) Dept.	022	00	Complaints / Concerns from Citizens (operational; excludes Police)	2 years		Mag Ppr			City preference to be consistent with correspondence; Statute of Limitations for personal property, fraud, etc. is 3 years; Claims must be filed in 6 months; CCP §§338 et seq., 340 et seq., 342, GC §§945.6, GC §34090
			Contracts: See Agreements						
			Copies or duplicates of any record	Copies - When No Longer Required		Mag Ppr			GC §34090.7

RECORDS RETENTION SCHEDULE: CITY-WIDE STANDARDS (00)

Office of Record (OFR)	Record Series No.	Div No.	Record Series Title	Total Retention	Vital?	Media Options	Image: I=Import M=Mfr S=Scan	Destroy Paper after Imaged & QC'd?	Description/Comments / Reference
<p><i>Retentions apply to the department that is NOT the Office of Record (OFR), or the "Lead Department". If you are the OFR, refer to your department retention schedule.</i></p> <p><i>Retentions begin when the act is completed, and imply a full file folder (e.g. last document + 2 years), since destruction is normally performed by file folder.</i></p> <p>HOLDS: <i>Litigation, complaints, claims, public records act requests, audits and/or investigations suspend normal retention periods (retention resumes after settlement or completion).</i></p>									
Dept. that Authors Document or Receives the City's Original Document	023	00	<p>Correspondence - ROUTINE (Content relates in a substantive way to the conduct of the public's business) (e.g. Administrative, Chronological, General Files, Letters, Memorandums, Miscellaneous Reports, Press Releases, Public Records Requests, Reading File, Working Files, etc.)</p>	2 years		Mag, Ppr			GC §34090
Dept. that Authors Document or Receives the City's Original Document	024	00	<p>Correspondence - TRANSITORY / PRELIMINARY DRAFTS, Interagency and Intraagency Memoranda not retained in the ordinary course of business</p> <p>Content NOT Substantive, or NOT made or retained for the purpose of preserving the informational content for future reference (e.g. calendars, checklists, e-mail or social media postings, instant messaging, that does not have a material impact on the conduct of business, invitations, instant messaging, logs, mailing lists, meeting room registrations, speaker slips, staff videoconference chats, notes and recordings, supply inventories, telephone messages, text messages, transmittal letters, thank yous, requests from other cities, undeliverable envelopes, visitors logs, voice mails, webpages, etc.)</p>	When No Longer Required		Mag, Ppr			<p>Electronic and paper records are categorized, filed and retained based upon the CONTENT of the record. Records where either the Content relates in a substantive way to the conduct of the public's business, or ARE made or retained for the purpose of preserving the informational content for future reference are saved by placing them in an electronic or paper (project) file folder and retained for the applicable retention period. If not mentioned here, consult the City Attorney to determine if a record is considered transitory / preliminary drafts. GC §34090, GC §6252; 64 Ops. Cal. Atty. Gen. 317 (1981); City of San Jose v. Superior Court (Smith), S218066, Supreme Court of California, 2017 E-mails that have a material impact on business-</p>

RECORDS RETENTION SCHEDULE: CITY-WIDE STANDARDS (00)

Office of Record (OFR)	Record Series No.	Div No.	Record Series Title	Total Retention	Vital?	Media Options	Image: I=Import M=Mfr S=Scan	Destroy Paper after Imaged & QC'd?	Description/Comments / Reference
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<i>Retentions begin when the act is completed, and imply a full file folder (e.g. last document + 2 years), since destruction is normally performed by file folder.</i>									
HOLDS: <i>Litigation, complaints, claims, public records act requests, audits and/or investigations suspend normal retention periods (retention resumes after settlement or completion).</i>									
Lead Dept.	025	00	Drafts & Notes: Drafts that are revised (retain final version)	When No Longer Required		Mag, Ppr			As long as the drafts and notes are not retained in the "Regular Course of Business", Consult the City Attorney to determine if a record is considered a draft. GC §34090, GC §6252
Lead Dept.	026	00	GIS Database / Data / Layers (both City-wide and Specialized)	When No Longer Required	Yes	Mag			The Lead Department should print out historical documents (or save source data) prior to replacing the data, if they require the data or output for historical purposes; Department Preference (Preliminary documents); GC §34090 et seq.
Lead Dept.	027	00	Grants (UNSUCCESSFUL Applications, Correspondence)	2 years		Mag, Ppr			GC §34090
Lead Dept. (except for Utilities)	028	00	Grants / CDBG / Reimbursable Claims / Subventions / FEMA Claims / OES Claims (SUCCESSFUL Reports, other records required to pass the funding agency's audit, if required) Send Grant Financial Reports to Finance Applications (successful), program rules, regulations & procedures, reports to grant funding agencies, correspondence, audit records, completion records	After Funding Agency Audit, if required - Minimum 5 years		Mag, Ppr			Meets auditing standards; Grants covered by a Consolidated Action Plan are required for 5 years; Uniform Admin. Requirements for Grants to Local Governments is 3 years from expenditure report or final payment of grantee or subgrantee; statewide guidelines propose 4 years; 2 CFR 200.334; 7 CFR-3016.42; 21 CFR 1403.36 & 1403.42(b); 24 CFR 85.42; 91.105(h), 92.505, & 570.502(a), 28 CFR 66.42; 29 CFR 97.42; 40 CFR 31.42; 44 CFR 13.42; 45 CFR 92.42; OMB Circular A-110 & A-133.320(g); GC §34090; GC §8546.7
Human Resources	029	00	Grievances and Informal Complaints (Employees)	Copies - When No Longer Required	Yes: Before Disposition	Mag, Ppr			Send all grievances to Human Resources; All State and Federal laws require retention until final disposition of formal complaint; State requires 2 years after action is taken; GC §§12946, 12960 , 34090

RECORDS RETENTION SCHEDULE: CITY-WIDE STANDARDS (00)

Office of Record (OFR)	Record Series No.	Div No.	Record Series Title	Total Retention	Vital?	Media Options	Image: I=Import M=Mfr S=Scan	Destroy Paper after Imaged & QC'd?	Description/Comments / Reference
<i>Retentions apply to the department that is NOT the Office of Record (OFR), or the "Lead Department". If you are the OFR, refer to your department retention schedule.</i>									
<i>Retentions begin when the act is completed, and imply a full file folder (e.g. last document + 2 years), since destruction is normally performed by file folder.</i>									
<i>HOLDS: Litigation, complaints, claims, public records act requests, audits and/or investigations suspend normal retention periods (retention resumes after settlement or completion).</i>									
City Attorney / Risk Manage.	030	00	Insurance Certificates for Agreements and Contracts	Copies - When No Longer Required		Mag, Ppr			If a certificate cannot be matched to a contract, send to Finance; GC §34090.7
City Attorney	031	00	Lawsuits, Litigation, Pending Litigation	Copies - When No Longer Required (Upon Settlement)	Yes: Before Settlement	Mag, Mfr, OD, Ppr	S/I	Yes: <u>After QC & OD</u> After Settlement	Risk Management administrates claim; GC §§34090.7, 34090.6
Lead Dept.	032	00	Leave Slips	When No Longer Required		Mag, Ppr			Preliminary draft / transitory record; GC §34090, GC §6252
Lead Dept.	033	00	Material Data Safety Sheet (MSDS) / Chemical Use Report Form (or records of the chemical / substance / agent, where & when it was used)	30 years		Mag, Mfr, OD, Ppr	S	Yes: <u>After QC & OD</u> After-Inactive	Previous MSDS may be obtained from a service; MSDS may be destroyed as long as a record of the chemical / substance / agent, where & when it was used is maintained for 30 years ; Applies to qualified employers; 8 CCR 3204(d)(1)(A) et seq, (B)(2 and 3)
City Clerk	034	00	Minutes (City Council, RDA, PFA)	Copies - When No Longer Required	Yes (all)	Mag, Mfr, OD, Ppr	S	No	Originals maintained by City Clerk Permanently; GC §34090.7
City Clerk	035	00	Municipal Code and City Charter (these are copies)	Copies - When No Longer Required	Yes: Current Original	Mag, Mfr, OD, Ppr	I	Yes: <u>After QC & OD</u> No	Return any whole unused codes to the City Clerk; Originals maintained by City Clerk Permanently; GC §34090
Lead Dept.	036	00	Newspaper Clippings	When No Longer Required		Ppr			Non-records - may be obtained from the newspaper company; GC §34090

RECORDS RETENTION SCHEDULE: CITY-WIDE STANDARDS (00)

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<i>Retentions begin when the act is completed, and imply a full file folder (e.g. last document + 2 years), since destruction is normally performed by file folder.</i>									
<i>HOLDS: Litigation, complaints, claims, public records act requests, audits and/or investigations suspend normal retention periods (retention resumes after settlement or completion).</i>									
Lead Dept.	068	00	Oaths of Office - Commissions / Committees	4 years		ppr			Statute of Limitations: Public official misconduct is discovery of offense + 4 years, retirement benefits is 6 years from last action; statewide guidelines propose Termination + 6 years; GC §34090; PC §§801.5, 803(c); 29 USC 1113 Department Preference; Statewide guidelines proposes 4 years; CA law states term of office and 4 years after the expiration of term and does not delineate between the two; EC §17100
City Clerk	037	00	Ordinances - City Council	Copies - When No Longer Required	Yes (all)	Mag, Mfr, OD, Ppr	S	No	Originals maintained by City Clerk Permanently; GC §34090
Human Resources	038	00	Personnel Files	Upon Separation, Send to Human Resources	Before Separation	Mag, Ppr			Ensure records kept in Department files comply with City policy (all originals are sent to Human Resources); GC §34090.7
Lead Dept.	039	00	Personnel Files (Supervisor's Notes)	1 year (After Incorp. In Evaluation)	Before Annual Performance Evaluation	Mag, Ppr			Preliminary Drafts or Notes maintained in a separate folder to be incorporated into performance evaluation, or to document progressive discipline; GC §34090 et seq.
Lead Dept.	040	00	Personnel Work Schedules	2 years		Mag, Ppr			GC §34090
Lead-Dept.	044	00	Petitions (submitted to Council on any subject. Examples: parking requests, traffic calming requests, etc.). NOT Elections Petitions – for Initiative, Recall or Referendum petitions, see the City Clerk schedule	1-year		Ppr			Not related to elections; Law requires 1 year for petitions; GC §50115

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City Clerk	042	00	Policies & Procedures - City-wide User Fee & Schedules for City	Copies - When No Longer Required		Mag, Ppr			City Clerk is OFR (copies); GC §34090.7
Lead Dept.	043	00	Policies & Procedures - Department-Specific (NOT City-Wide) Except Police	Superseded + 5 years		Mag, Ppr			City preference; Statewide guidelines propose superseded + 2 or 5 years ; GC §34090
Lead Dept.	044	00	Public Records Act Requests and copies of records produced	2 years		Mag, Mfr, OD, Ppr	S / I	<u>Yes: After QC & OD</u>	GC §34090
Lead Dept.	045	00	Public Relations / Press Releases (Newsletters)	2 years		Mag, Ppr			GC §34090
Lead Dept.	046	00	Purchase Orders, Procurement & Contracting Records (RFPs, Specifications, Contracts, Amendments, Successful Bids, Notice of Award, RFQs, etc.)	10 years	Yes: Before Completion	Mag, Ppr			Department preference for grant auditing requirements (errors & omissions does not apply); Statewide guidelines propose completion + 5 years for non-capital improvement contracts & completion + 4 years for transportation and concessionaire agreements. Statute of Limitations is 4 years ; CCP §§337. 337.1(a), 337.15, 343; GC §34090
Lead Dept. (Who Ordered the Appraisal)	047	00	Real Estate Appraisal Reports: Property NOT purchased, Loans not funded, etc.	2 years		Mag, Ppr			Not accessible to the public; Statewide Guidelines show 2 years ; GC §§34090, 6254(h)
Lead Dept. (Who Ordered the Appraisal)	048	00	Real Estate Appraisal Reports: Purchased Property, Funded Loans	When No Longer Required - Minimum 5 years	Yes: Before Purchase	Mag, Mfr, OD, Ppr	S	<u>Yes: After QC & OD</u> When Inactive	Not accessible to the public until purchase has been completed; meets grant auditing requirements; 24 CFR 85.42 & 91.105(h), & 570.502(b); 29 CFR 97.42, GC §34090

RECORDS RETENTION SCHEDULE: CITY-WIDE STANDARDS (00)

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<i>Retentions begin when the act is completed, and imply a full file folder (e.g. last document + 2 years), since destruction is normally performed by file folder.</i>									
<i>HOLDS: Litigation, complaints, claims, public records act requests, audits and/or investigations suspend normal retention periods (retention resumes after settlement or completion).</i>									
City Clerk	049	00	Real Property (Recorded Property Related Documents) (Abandonments, Deeds, Deed Restrictions, Easements, Liens, Lot Line Adjustments, Reconveyances, Resale Restrictions, Quitclaims, Vacations, condemnations, easement agreements, Right of Entry <u>Agreements</u> , etc.)	Copies - When No Longer Required		Mag, Ppr			Send all originals to the City Clerk; GC §34090.7
City Clerk	050	00	Records Destruction and Storage Lists / Certificate of Records Destruction	Copies - When No Longer Required		Mag, Ppr			GC §34090.7
Lead Dept.	051	00	Reference Materials: Brochures, Manuals, and Reports: Produced by YOUR Department	When No Longer Required Minimum 2 years		Mag, Ppr			Statewide guidelines propose superseded + 2 or 5 years; City Preference: GC §34090
Lead Dept.	052	00	Reference Materials: Brochures, Manuals, and Reports: Produced by OTHER Departments	Superseded		Mag, Ppr			Copies; GC §34090.7
	n/a		Reference Materials: Brochures, Manuals, and Reports: Produced by OUTSIDE ORGANIZATIONS (League of California Cities, Chamber of Commerce, etc.)	When No Longer Required		Mag, Ppr			Non-Records
	n/a		Reference or Working Files: See Correspondence						
Lead Dept.	053	00	Reports and Studies (Historically significant - e.g., Zoning Studies, plans, environmental reports)	P		Mag, Mfr, OD, Ppr	S/I	Yes: After QC & OD 40 years	Administratively and Historically significant, therefore retained permanently; GC §34090 maintained independent of project files

RECORDS RETENTION SCHEDULE: CITY-WIDE STANDARDS (00)

Office of Record (OFR)	Record Series No.	Div No.	Record Series Title	Total Retention	Vital?	Media Options	Image: I=Import M=Mfr S=Scan	Destroy Paper after Imaged & QC'd?	Description/Comments / Reference
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Lead Dept.	054	00	Reports and Studies (other than Historically significant reports - e.g. Annual Reports, plans, strategic plans)	10 years		Mag, Ppr			Information is outdated after 10 years; statewide guidelines propose 2 years; if historically significant, retain permanently; GC §34090
City Clerk	055	00	Resolutions - City Council, RDA, PFA	Copies - When No Longer Required	Yes (all)	Mag, Mfr, OD, Ppr	S	No	Originals maintained by City Clerk Permanently; GC §34090.7
Lead Dept.	056	00	Safety: OSHA Inspections & Citations, Log 200 and Log 300, 301, 301A	5 years		Ppr			Calif. Labor Division is required to keep their records 7 years; OSHA requires 5 years; State law requires 2 years; 8 CCR §3203(b)(1), GC §34090.7; LC §6429c
Lead Dept.	057	00	Speaker Cards (submitted at public meetings)	When No Longer Required		Ppr			Preliminary drafts / Transitory records not retained in the ordinary course of business (used to accurately produce minutes); GC §34090 et seq.
Lead Dept.	058	00	Special Event Permits	Expiration + 2 years	Yes: During Class or Program	Mag, Ppr			GC §34090
Lead Dept.	059	00	Special Projects / Subject Files / Issue Files	When No Longer Required - Minimum 2 years		Mag, Ppr			Department Preference; GC §34090 et seq.
Lead Dept.	060	00	Subpoenas	2 years		Mag, Ppr			GC §34090

RECORDS RETENTION SCHEDULE: CITY-WIDE STANDARDS (00)

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Lead Dept.	061	00	Surveys / Questionnaires (that the City issues). If a summary of the data is compiled, the survey forms are considered a draft or transitory record, and can be destroyed as drafts (When No Longer Required)	2 years		Mag, Ppr			GC §34090
	062	00	Tapes: See Boards & Commissions						
Lead Dept.	063	00	Time Sheets / Time Cards / Overtime Sheets / Overtime Cards	10 years		Mag, Mfr, OD, Ppr	S	Yes: After QC & OD After 2 years	Departments retain original individual (signed) time cards, and submit a summary to Payroll; 10 years to facilitate grant audits; Meets auditing standards (audit + 4 years); IRS requires 4 years; Ca. requires 2 yr min.; FTB keeps 3 years; Published articles show 4-10 years; Other cities show 2-20 years; IRS Reg §31.6001-1(e)(2), R&T §19530; LC § 1174(d); GC §34090
Lead Dept.	064	00	Training - ALL COURSE RECORDS (Attendance Rosters, Outlines and Materials; includes Ethics, Harassment Prevention , Tailgates , & Safety training)	7 years		Mag, Mfr, OD, Ppr	S/I	Yes: After QC & OD When Inactive	Department Preference; OSHA requires 5 years for safety records; Statewide guidelines propose 7 years; Calif. Labor Division is required to keep their OSHA records 7 years; Ethics Training is 5 years; EEOC/FLSA/ADEA (Age) requires 3 years for promotion, demotion, transfer, selection, or discharge; State Law requires 2 -3 years; 8 CCR §3203 et seq., 8 CCR 14300.33(a); 29 CFR 1627.3(b)(2), 29 CFR 1904.33, 29 CFR 1904.44; LC §6429(c); GC §§12946, 12960 , 34090, 53235.2(b), 53237.2(b)

RECORDS RETENTION SCHEDULE: CITY-WIDE STANDARDS (00)

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<i>Retentions begin when the act is completed, and imply a full file folder (e.g. last document + 2 years), since destruction is normally performed by file folder.</i>									
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City Clerk	065	00	Training Course Records—City Sponsored Training that is Attended by Employees from Outside Agencies (e.g., other Police or Fire Departments) Examples: SEMS, NIMS, Incident Action Plans (IAP), After Action Reports (AAR), Plans, Preparedness Training & Exercises, Resource Management, Communications, etc.	Send to City Clerk		Mag, Mfr, OD, Ppr	S	Yes: After QC & OD When Inactive	City Preference for courses that are attended by employees outside the City; See City Clerk for applicable class list; GC §34090.7
Lead Dept.	066	00	Volunteer / Unpaid Intern Applications & Agreements - Successful	Inactive / Separation + 3 years		Ppr			Department preference (Courts treat volunteers as employees); EEOC/FLSA/ADEA (Age) requires 3 years for promotion, demotion, transfer, selection, or discharge; 29 CFR 1602.31 & 1627.3(b)(1)(i)&(ii), GC §§12946, 12960 , 34090
Lead Dept.	067	00	Volunteer / Unpaid Intern Applications & Agreements - Unsuccessful or Pending Applicants	3 years		Ppr			Department preference (Courts treat volunteers as employees); EEOC/FLSA/ADEA (Age) requires 3 years for promotion, demotion, transfer, selection, or discharge; 29 CFR 1602.31 & 1627.3(b)(1)(i)&(ii), GC §§12946, 12960 , 34090

RECORDS RETENTION SCHEDULE: CITY ATTORNEY

Divisions: City Attorney (16), Risk Management (17)

Office of Record (OFR)	Record Series No.	Div No.	Record Series Title	Total Retention	Vital?	Media Options	Image: I=Import M=Mfr S=Scan	Destroy Paper after Imaged & QC'd?	Description/Comments / Reference
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<i>Retentions begin when the act is completed, and imply a full file folder (e.g. last document + 2 years), since destruction is normally performed by file folder.</i>									
<i>HOLDS: Litigation, complaints, claims, public records act requests, audits and/or investigations suspend normal retention periods (retention resumes after settlement or completion).</i>									
CITY ATTORNEY(16)									
City Attorney	150	16	Amicus Briefs	When No-Longer-Required- Minimum 2 years		Mag, Ppr			Department Preference; GC §34090
City Attorney	151	16	Bankruptcies (Where City does not pursue a claim)	2 years	Yes	Mag, Ppr			GC §34090
City Attorney	015	16	City Attorney Opinions	P	Yes	Mag, Mfr, OD, Ppr	S		Department Preference; GC §34090
City Attorney	008	16	Agreements & Contracts with Outside Legal Counsel	When No-Longer-Required- Minimum Completion + 10 years	Yes (before completion)	Mag, Mfr, OD, Ppr	S/I	Yes: <u>After QC & OD</u> After-completion	Covers E&O Statute of Limitations; Published Audit Standards=4-7 years; Statute of Limitations: Contracts & Spec's=4 years; Statewide guidelines propose termination + 5 years; CCP §§336(a), 337 et. seq., GC §34090
City Attorney	152	16	Lawsuits / Litigation Except Final Settlement	When No-Longer-Required- Minimum 5 years	Yes: Until Resolution	Mag, Mfr, OD, Ppr	S	Yes: <u>After QC & OD</u> After-Settled	Department Preference; Covers various statute of limitations; CCP §§ 337 et seq.; GC §§ 911.2, 945.6 , 34090, 34090.6; PC §832.5
City Attorney	153	16	Lawsuits / Litigation Final Settlement Only	P	Yes: Until Resolution	Mag, Mfr, OD, Ppr	S	Yes: <u>After QC & OD</u> After-Settled	Department Preference; GC §34090

RECORDS RETENTION SCHEDULE: CITY ATTORNEY

Divisions: City Attorney (16), Risk Management (17)

Office of Record (OFR)	Record Series No.	Div No.	Record Series Title	Total Retention	Vital?	Media Options	Image: I=Import M=Mfr S=Scan	Destroy Paper after Imaged & QC'd?	Description/Comments / Reference
<i>If the record is not listed here, refer to the Retention for City-Wide Standards</i>									
<i>Retentions begin when the act is completed, and imply a full file folder (e.g. last document + 2 years), since destruction is normally performed by file folder.</i>									
<i>HOLDS: Litigation, complaints, claims, public records act requests, audits and/or investigations suspend normal retention periods (retention resumes after settlement or completion).</i>									
Human Resources	154	16	Personnel Issues / Skelly Meetings (Advice File)	5 years	Yes: Until Separation	Mag, Mfr, OD, Ppr	S	Yes: <u>After QC & OD</u> After Separation	Department Preference; EEOC/FLSA/ADEA (Age) requires 3 years for promotion, demotion, transfer, selection, or discharge; State Law requires 2 -3 years; retirement benefits is 6 years from last action; 29 CFR 1602.31 & 1627.3(b)(ii), 8 CCR §3204(d)(1) et seq., GC §§12946, <u>12960</u> 34090; 29 USC 1113
Human Resources	155	16	Pitchess Motions, Subpoenas Regarding Personnel, Restraining Orders for Employees, etc.	2 years		Mag, Ppr			GC §34090
City Attorney	050	16	Records Destruction and Storage Lists / Certificates of Records Destruction - City Attorney Records only (contains privileged information)	P		Mag, Mfr, OD, Ppr	S	Yes: <u>After QC & OD</u> After 2- years	Department Preference; GC §34090 et. seq.
RISK MANAGEMENT (17)									
City Attorney / Risk Manage.	016	17	Claims - After 2008 City Clerk is OFR Pre-2008	When No Longer Required - Minimum 5 years	Yes: Until Resolution	Mag, Mfr, OD, Ppr	S	Yes: <u>After QC & OD</u> After Settled	Department Preference; Covers various statute of limitations; CCP §§ 337 et seq.; GC §§ 911.2, 945.6 , 34090, 34090.6; PC §832.5
City Attorney / Risk Manage.	030	17	Insurance Certificates (for Contracts, Vendors, and City-issued Certificates etc.)	11 years	Yes: Before Completion	Mag, Mfr, OD, Ppr	S	Yes: <u>After QC & OD</u> After 2- years	Longest Statute of Limitations is 10 years; Conforms with Agreement Retention; statewide guidelines propose permanent ; CCP §337 et seq.; GC §34090

RECORDS RETENTION SCHEDULE: CITY CLERK

Divisions: Administration (21), Elections Consolidated (22), Elections Stand Alone (23)

Office of Record (OFR)	Record Series No.	Div No.	Record Series Title	Total Retention	Vital?	Media Options	Image: I=Import M=Mfr S=Scan	Destroy Paper after Imaged & QC'd?	Description/Comments / Reference
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CITY CLERK ADMINISTRATION (21)									
Finance / Accounting	003	21	Accounts Payable, Invoices, Petty Cash, Warrant Requests, etc. If ALL backup is forwarded to Finance	Copies – When No Longer Required	Yes: Before Payment	Mag, Ppr			All originals go to Finance (these are copies); GC §34090.7
Lead Dept.	004	21	Administrative Hearings / Appeals: includes: Code Enforcement and Truancies	When No Longer Required – Minimum Resolution + 2 years	Yes: While Active Issues	Mag, Ppr			Department preference; GC §34090
Finance / Revenue	374	21	Accounts Receivable / Daily Envelopes / Cash Receipts / Petty Cash / Revenue Daily Receipt Books / Invoices to Outside Entities / Alarm Billing, etc.	5 years	Yes: Until Paid	Mag, Mfr, OD, Ppr	S / I	Yes: After QC & OD 1 year	Department Preference; Statewide guidelines propose audit + 4 years; Published articles show 3 – 7 years; GC §34090
City Clerk	005	21	Affidavits of Publications / Public Hearing Notices / Legal Advertising / Affidavits of Posting / Proof of Publications	2 years		Mag, Mfr, OD, Ppr			Brown Act challenges must be filed within 30 or 90 days of action; Statute of Limitations on Municipal Government actions is 3 – 6 months; CCP §§337 et seq, 349.4; GC §§34090, 54960.1(e)(1)
City Clerk	170	21	Agenda Packets / Staff Reports: City Council, RDA (Redevelopment Agency), Successor Agency , Oversight Board , & PFA (Public Financing Authority) - (Prior to 1988)	Follows Retention of Subject Matter	Yes: Until After Meeting	Mag, <u>Mfr</u> , <u>OD</u> , Ppr	<u>S</u>	<u>Yes: After QC & OD</u>	Department Preference (large documents were separated out, some attachments are not in files); GC §34090 et seq.

RECORDS RETENTION SCHEDULE: CITY CLERK

Divisions: Administration (21), Elections Consolidated (22), Elections Stand Alone (23)

Office of Record (OFR)	Record Series No.	Div No.	Record Series Title	Total Retention	Vital?	Media Options	Image: I=Import M=Mfr S=Scan	Destroy Paper after Imaged & QC'd?	Description/Comments / Reference
<i>If the record is not listed here, refer to the Retention for City-Wide Standards</i>									
<i>Retentions begin when the act is completed, and imply a full file folder (e.g. last document + 2 years), since destruction is normally performed by file folder.</i>									
<i>HOLDS: Litigation, complaints, claims, public records act requests, audits and/or investigations suspend normal retention periods (retention resumes after settlement or completion).</i>									
City Clerk	171	21	<p>Agenda Packets / Staff Reports: City Council, RDA (Redevelopment Agency), Successor Agency, Oversight Board, & PFA (Public Financing Authority) (1988 Forward)</p> <p>Including handouts, affidavits of agenda postings, staff reports and supplemental information</p>	P	Yes: Until After Meeting	Mag, Mfr, OD, Ppr	S	Yes: After QC & OD 2-years	Department Preference (The minutes are the permanent record); GC §34090 et seq.
City Clerk	172	21	<p>Agreements & Contracts - Maintenance</p> <p><i>Agreement or Contract includes all contractual obligations (e.g. Amendments, Scope of Work or Successful Proposal)</i></p> <p>Examples of Maintenance: Custodial, grants, landscape maintenance, painting, tree trimming, software, education MOU, employment, telephones, newsletter, employment, sole source or waivers of bids, copiers, etc.</p>	Completion + 5 years	Yes (before completion)	Mag, Mfr, OD, Ppr	S/I	Yes: After QC & OD After Completion	Statute of limitations is 4 years for contracts; Errors and Omissions does not apply; statewide guidelines propose Completion + 5 years for non-capital improvement contracts and Completion + 4 years for transportation and concessionaire agreements ; CCP §§337.337.1(a), 337.15, 343; GC §34090

RECORDS RETENTION SCHEDULE: CITY CLERK

Divisions: Administration (21), Elections Consolidated (22), Elections Stand Alone (23)

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HOLDS: <i>Litigation, complaints, claims, public records act requests, audits and/or investigations suspend normal retention periods (retention resumes after settlement or completion).</i>									
City Clerk	173	21	<p>Agreements & Contracts - ALL Non-Infrastructure</p> <p><i>Agreement or Contract includes all contractual obligations (e.g. Amendments, Scope of Work or Successful Proposal)</i></p> <p>Examples of NON-Infrastructure: Consulting, disposal, franchises, housing, leases, legal services (except those with outside counsel), loans, mutual aid, professional services, services, street light repairs, STA - measure A, plan check services, surveys and studies for repairs-water-sewer, etc.</p>	Completion + 10 years	Yes: Before Completion	Mag, Mfr, OD, Ppr	S/I	Yes: After QC & OD After Completion	Covers E&O Statute of Limitations; Published Audit Standards=4-7 years; Statute of Limitations: Contracts & Spec's=4 years, Wrongful Death=comp. + 5 years, Developers=comp. + 10 years; Statewide guidelines propose termination + 5 years; CCP §§336(a), 337 et. seq., GC §34090

RECORDS RETENTION SCHEDULE: CITY CLERK

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HOLDS: <i>Litigation, complaints, claims, public records act requests, audits and/or investigations suspend normal retention periods (retention resumes after settlement or completion).</i>									
City Clerk	174	21	<p>Agreements & Contracts - Infrastructure, DDAs, OPAs, MOUs, MOAs, Housing Regulatory Agreements (Agreement or Contract includes all contractual obligations (e.g. Amendments, Scope of Work or Successful Proposal and Notices of Completion))</p> <p>Examples of Infrastructure: Architects, Buildings, bridges, CalPERS, covenants, deferred improvement agreements, design/build, development, environmental, Joint Powers, MOUs, park improvements, paving, property & property restrictions, redevelopment, reservoirs, sewers, sidewalks, slurry seals, street & alley improvements, settlement, subdivisions, utilities, water, trails construction, traffic studies, solid waste, etc.</p>	P	Yes: Before Completion	Mag, Mfr, OD, Ppr	S	Yes: After QC & OD After Completion	Department Preference; All infrastructure, JPAs, & Mutual Aid contracts should be permanent for emergency preparedness; Statute of Limitations is 4 years; 10 years for Errors & Omissions; land records are permanent by law; CCP §§337. 337.1(a), 337.15, 343; GC §34090, Contractor has retention requirements in 48 CFR 4.703
City Clerk	288	21	Agricultural Preserves / Williamson Act	P		Mag, Mfr, OD, Ppr	S / I	Yes: After QC & OD	Department preference; GC §34090
City Clerk	175	21	Annexations / Boundaries / Consolidations / LAFCO - Final Council-Approved Documents	P		Mag, Mfr, OD, Ppr	S / I	Yes: After QC & OD	Land Records; GC §34090
City Clerk	176	21	Assessment District Protest Letters, Ballots, Tally Sheet, & Envelopes - Prop. 218 proceedings Results are in Election History file	6 mo. 2 years		Ppr			GC §53753(e)(2) Department preference to be consistent with other types of ballots; Statewide guidelines propose permanent; EC §§ 17302, 17306; CA Constitution Art. XIII

RECORDS RETENTION SCHEDULE: CITY CLERK

Divisions: Administration (21), Elections Consolidated (22), Elections Stand Alone (23)

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<i>HOLDS: Litigation, complaints, claims, public records act requests, audits and/or investigations suspend normal retention periods (retention resumes after settlement or completion).</i>									
City Clerk	274	21	Assessment / Maintenance / Landscape & Lighting / Street Improvement District Projects / Community Facilities Districts (FORMATION, BOUNDARIES)	P	Yes: Until Completed	Mag, Mfr, OD, Ppr	S/I	Yes: After QC & OD 1-year	Department Preference; Statute of Limitations is 4 - 10 years (for Errors & Omissions); CCP §§337. 337.1(a), 337.15, 343; GC §34090.7
City Clerk	011	21	Audit Reports / ACFR - Annual Comprehensive Financial Reports and related Audit Opinions (Use 011-21; 177 is obsolete)	P		Mag, Mfr, OD, Ppr	S / I	Yes: After QC & OD	Department Preference: GC §34090; Departments keep copies GC §34090.7
Lead-Dept.	177—reused #	21	Audits / CAFR—Comprehensive Annual Financial Reports and related Audit Opinions	Copies—When No Longer Required	—	Mag, Ppr			Copies; GC §34090.7
City Clerk	178	21	Bonds: Issued by the City, PFA, or RDA: Official Statements / Certificates of Participations (COPs) / CFD (Community Facility Districts) / Assessment Districts	Cancellat., Redemption or Maturity + 10 years	Yes: Until Maturity	Mag, Ppr			Department Preference; Statute of Limitations for bonds, mortgages, trust deeds, notes or debentures is 6 years; Bonds issued by local governments are 10 years; There are specific requirements for disposal of unused bonds; CCP §§336(a)(1) & (2), 337.5(2); GC §43900 et seq.
City Clerk	012	21	Budgets (Finals) - Post 1983 Finance is OFR pre-1983	P		Mag, Mfr, OD, Ppr	S / I	Yes: After QC & OD 1-year	Department Preference; GC §34090
City Clerk	179	21	City Council Actions Database	Indefinite	Yes	Mag			Data Fields / Records are interrelated; GC §34090

RECORDS RETENTION SCHEDULE: CITY CLERK

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<i>HOLDS: Litigation, complaints, claims, public records act requests, audits and/or investigations suspend normal retention periods (retention resumes after settlement or completion).</i>									
City Clerk	016	21	Claims—Prior to 2008 City Attorney / Risk Management is OFR Post-2008	When No Longer Required— Minimum 5 years	Yes: Until Resolution	Mag, Mfr, OD, Ppr	S	Yes: After QC & OD After Settled	Department Preference; Covers various statute of limitations; CCP §§ 337 et seq.; GC §§ 911.2, 945, 34090, 34090.6; PC §832.5 (if file is in litigation, retention resumes after litigation is settled. See sentence at the top of each page.)
Human Resources	473	21	Classification / Reorganization Studies (for employee classifications and department structures)	When No Longer Required— Minimum 2 years		Mag, Ppr			Bureau of National Affairs recommends 2 years for all supplementary Personnel records; Wage rate tables are 1 or 2 years; State requires 2 years; 29 CFR 516.6(2), 29 CFR 1602.14, GC §§12946, 34090
City Clerk	180	21	Commission & Committee Applications / Advisory Board Applications / Correspondence / Attendance (oaths of office for appointed officials)	When No Longer Required - Minimum 5 years		Mag, Ppr			Department Preference; GC §34090
Staffing Dept.	018	21	Commissions, Committees & Boards:— Citizens Advisory Bodies Formed by CITY COUNCIL AGENDAS, AGENDA STAFF REPORTS (AGENDA PACKETS) Including handouts, affidavits of posting, proof of publications, public hearing notices, staff reports and supplemental information	When No Longer Required— Minimum 5 years	-	Mag, Ppr			City preference; Brown Act challenges must be filed within 30 or 90 days of action; GC §§34090, 54960.1(e)(1)

RECORDS RETENTION SCHEDULE: CITY CLERK

Divisions: Administration (21), Elections Consolidated (22), Elections Stand Alone (23)

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<i>HOLDS: Litigation, complaints, claims, public records act requests, audits and/or investigations suspend normal retention periods (retention resumes after settlement or completion).</i>									
City Clerk	019	21	Commissions, Committees & Boards:- Citizens Advisory Bodies Formed by CITY-COUNCIL- MINUTES, RESOLUTIONS, BYLAWS, FORMATION	P	Yes	Mag, Mfr, OD, Ppr	S	Yes: After QC & OD 10 years	Notes taken to facilitate the writing of the minutes can be destroyed after minutes have been adopted; GC §34090 et seq.
City Clerk	181	21	Commissions & Committee Rosters / Maddy Act List	5 years		Mag, Ppr			Department Preference; GC §34090
City Clerk	023	21	Correspondence – ROUTINE (e.g.- Administrative, Chronological, General Files, Letters, Memorandums, Miscellaneous Reports, Reading File, Working Files, etc.)-	2 years	--	Mag, Ppr			GC §34090
City Clerk	024	21	Correspondence – TRANSITORY /- PRELIMINARY DRAFTS, not retained in the ordinary course of business- (e.g. calendars, checklists, e-mail that does not have a material impact on the conduct of business, invitations, instant messaging, logs, mailing lists, meeting room registrations, supply inventories, transmittal letters, thank-yous, requests from other cities, undeliverable envelopes, visitors logs, voice-mails, etc.)	When No Longer Required	--	Mag, Ppr			E-mails that have a material impact on business are saved outside the e-mail system by printing them out and placing them in a file folder, or saving them electronically; If not mentioned here, consult the City Attorney to determine if a record is considered transitory /- preliminary drafts. GC §34090, GC §6252
City Clerk			<u>Economic Interest Filings (FPPC 700 Series Forms - Statement of Economic Interests): ELECTRONICALLY FILED</u>	10 years		Mag, Mfr, OD, Ppr	S / I	Yes: After QC	<u>Statements filed electronically are required for 10 years; City maintains copies only; original statements are filed with FPPC; GC §81009(f)&(g); GC §84615</u>

RECORDS RETENTION SCHEDULE: CITY CLERK

Divisions: Administration (21), Elections Consolidated (22), Elections Stand Alone (23)

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HOLDS: <i>Litigation, complaints, claims, public records act requests, audits and/or investigations suspend normal retention periods (retention resumes after settlement or completion).</i>									
City Clerk	182	21	Economic Interest Filings (FPPC 700 Series Forms - Statement of Economic Interests): DESIGNATED EMPLOYEES or Consultants (specified in the City's Conflict of Interest code)	7.4 years		Mag, Ppr			City maintains original statements; GC §81009(e)(g)
City Clerk	183	21	Economic Interest Filings (FPPC 700 Series Forms - Statement of Economic Interests): PUBLIC OFFICIALS (Elected. Includes City Council Members, Planning Commission Members, City Manager, City Treasurer & City Attorney - "87200 filers")	4 years		Mag, Ppr			Department Preference; City maintains copies only; original statements are filed with FPPC; GC §81009(f)(g)
City Clerk	184	21	Economic Interest Filings (FPPC Form 635 & 602) - Lobbyist Authorization & Reporting	5 years		Mag, Ppr			2 CCR 18615(d)
City Clerk	910	21	Employee Authorization/Delegation	5 years		Mag, Ppr			Department Preference; GC §34090
City Clerk	185	21	Emergency Plans / Disaster Preparedness Manuals, etc.	Superseded + 2 years	Yes	Mag, Ppr			Department Preference; GC §34090
Lead Dept.	186	21	FPPC Correspondence re filing requirements (Attendance Rosters, Outlines and Materials for programs provided by the City)	5 years		Mag, Mfr, OD, Ppr	S	Yes: <u>After QC & OD</u> When Inactive	GC §§34090, 53235.2(b)
Fire / Fire-Marshal & Fire-Prevention	440	21	Fireworks Stand Inspections (permits and applications)	2 years		Mag, Ppr			GC §34090
City Clerk	187	21	FPPC Biennial Review (History)	5 years		Mag, Ppr			Department Preference; GC §34090

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HOLDS: <i>Litigation, complaints, claims, public records act requests, audits and/or investigations suspend normal retention periods (retention resumes after settlement or completion).</i>									
City Clerk	188	21	FPPC Logs (SEI and Campaign Disclosure)	<u>5 years</u> P		Mag, Mfr, OD, Ppr	S	Yes: After QC & OD	Department Preference; GC §34090
City Clerk	189	21	FPPC SEI Communications <u>(if Content relates in a substantive way to the conduct of the public's business)</u>	2 years		Mag, Ppr			GC §34090
City Clerk	177	21	FPPC Form 801, 802, 803, <u>806</u> Gifts or Tickets to Agency or Behested payments <u>or Report of Public Official Appointments</u>	<u>7.4</u> years		Mag, Ppr			<u>2 CCR 18615(d); 2 CCR 18702.5(b)(3); GC §81009(e); GC §34090 Fair-Political-Practices-Code-of-Regulations-§18944.2(G)</u>
City Clerk	190	21	General Plan, Elements and Amendments	P	Yes (all)	Mag, Mfr, OD, Ppr	S / I	Yes: After QC & OD After-Amended	GC §34090 (Council approved documents)
City Clerk	222	21	Grand Jury and Related Documents	P <u>5 years</u>	No	Ppr		No	<u>Department preference: 5 years is the retention period for the Grand Jury;</u> GC §34090
City Clerk	191	21	Historical Records (e.g. Incorporation, City Seal, Sister City, Groundbreaking, property dedications, old Newspaper Clippings, etc.)	P		Mag, Mfr, OD, Ppr	S	No	City Clerk determines historical significance; records can address a variety of subjects and media. Some media (e.g. audio and video tape) may be limited because of the media's life expectancy; GC §34090
<u>City Clerk</u> Econ-Develop.	343	38	Intergovernmental Affairs (Correspondence regarding legislation / State & Federal bills)	When No Longer Required - Minimum 2 years		Mag, Ppr			Department Preference; GC §34090

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City Attorney/Risk-Manage.	030	21	Insurance Certificates for Agreements and Contracts	Copies— When No- Longer- Required		Mag, Ppr			If a certificate cannot be matched to a contract, send to Finance; GC §34090.7
Human Resources	481	21	Insurance Policies (City-owned), Certificates of Self-Insured	P	Yes: Before Expiration	Mag, Mfr, OD, Ppr	S	Yes: After QC & OD After Expiration	Department preference; GC §34090
City Clerk	152	21	Lawsuits / Litigation Except Final Settlement (eminent domain)	When No- Longer- Required— Minimum 5- years	Yes: Until Resolution	Mag, Mfr, OD, Ppr	S	Yes: After QC & OD After Settled	Department Preference; Covers various statute of limitations; CCP §§ 337 et seq.; GC §§ 911.2, 945, 34090, 34090.6; PC §832.5
City Attorney	153	21	Lawsuits / Litigation Final Settlement Only	P	Yes: Until Resolution	Mag, Mfr, OD, Ppr	S	Yes: After QC & OD After Settled	Department Preference; GC §34090
Lead Dept.	032	21	Leave Slips	When No- Longer- Required	—	Mag, Ppr			Preliminary draft / transitory record; GC §34090, GC §6252
Comm. Develop./ Planning	294	21	Master Plans, Financing Plans, Specific Plans, Bikeway Plans, etc.	P		Mag, Mfr, OD, Ppr	S/H	Yes: After QC & OD After Amended	Department Preference; GC §34090
City Clerk	034	21	Minutes (City Council, RDA (Redevelopment Agency), Successor Agency , Oversight Board , & PFA (Public Financing Authority))	P	Yes (all)	Mag, Mfr, OD, Ppr	S	No	GC §34090
City Clerk	035	21	Municipal Code Administration, Distribution, etc. and City Charter	2 years		Mag, Ppr			GC § 34090

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City Clerk	192	21	Municipal Code, City Charter and History File <i>(always retain 1 supplement)</i>	P		Mag, Mfr, OD, Ppr	S	Yes: After QC & OD No	GC §34090
<i>Lead Dept.</i>	<i>036</i>	<i>21</i>	<i>Newspaper Clippings</i>	<i>When No-Longer-Required</i>	<i>-</i>	<i>Ppr</i>			<i>Non-records—may be obtained from the newspaper company; GC §34090</i>
City Clerk	037	21	Ordinances and Logs (City Council)	P	Yes (all)	Mag, Mfr, OD, Ppr	S	No	GC §34090 et. seq.
City Clerk	041	21	Petitions (submitted to Council on any subject. Examples: parking requests, traffic calming requests, etc.). NOT Elections Petitions - for Initiative, Recall or Referendum petitions, see the City Clerk schedule	1 year		Ppr			Not related to elections; Law requires 1 year for petitions; GC §50115
City Clerk	042	21	Policies & Procedures - City-Wide User Fee & schedules for City	Superseded + 5 years		Mag, Ppr			City preference; Statewide guidelines propose superseded + 2 or 5 years; GC §34090
<i>City Clerk</i>	<i>043</i>	<i>21</i>	Policies & Procedures - Department-Specific (NOT City-Wide) - Except Police	Superseded + 5 years	<i>-</i>	Mag, Ppr			City preference; Statewide guidelines propose superseded + 2 or 5 years; GC §34090
City Clerk	193	21	Proclamations / Commendations / Eagle Scout Presentations	2 years		Mag, Ppr			GC §34090

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Comm-Develop-/Planning	295	21	Planning Project Files – Approved & Denied Permanent Entitlements (Includes Associated CEQA Noticing, Conditions of Approval, Findings, Public Noticing, Environmental Determinations, Staff Reports, Plans & Maps) — Examples: Conditional Use Permits (CUPs), Design Review, Lot Line Adjustments, Parcel Maps, Planned Unit Developments (PUD), Site Plans, Tentative Subdivisions, Variances, Zone Changes, etc. —	P	Yes	Mag, Mfr, OD, Ppr	S	Yes: After QC & OD When Inactive	Projects have a 2-year vesting (applicant must pull permit within 2 years) — those applications in which the applicant does not follow through with permit may be destroyed after the vesting period has expired. Department maintains complete files for administrative purposes; Final environmental determinations are required to be kept a "reasonable period of time"; 14 CCR §15095(e); GC §§34090, 34090.7
City Clerk	911	21	Public Programs First-Time Homebuyer, Down-payment Assistance Programs Council Policies and Programs Inclusionary Housing Programs (<u>excludes the individual loan agreements or housing / property restrictions, which are retained by Community Development</u>)	Superseded + 5 years		Mag, Ppr			City preference; Statewide guidelines propose superseded + 2 or 5 years; GC §34090
City Clerk	044	21	Public Records Act Requests and copies of records produced (<u>duplicate 199-21 is obsolete</u>)	2 years		Mag, Ppr			GC §34090
Lead-Dept.	045	21	Public Relations / Press Releases (Newsletters)	2 years		Mag, Ppr			GC §34090
Lead-Dept. (Who Ordered the Appraisal)	047	21	Real Estate Appraisal Reports: Property NOT purchased, Loans not funded, etc.	2 years		Mag, Ppr			Not accessible to the public; Statewide Guidelines show 2 years; GC §§34090, 6254(h)

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HOLDS: <i>Litigation, complaints, claims, public records act requests, audits and/or investigations suspend normal retention periods (retention resumes after settlement or completion).</i>									
Lead Dept. (Who Ordered the Appraisal)	048	21	Real Estate Appraisal Reports: Purchased Property, Funded Loans	When No Longer Required - Minimum 5 years	Yes: Before Purchase	Mag, Mfr, OD, Ppr	S	Yes: After QC & OD When Inactive	Not accessible to the public until purchase has been completed; meets grant auditing requirements; 24 CFR 85.42 & 91.105(h), & 570.502(b); 29 CFR 97.42, GC §34090
City Clerk	049	21	Real Property (Recorded Property Related Documents) (Abandonments, Deeds, Deed Restrictions, Easements, Liens, Lot Line Adjustments, Reconveyances, Resale Restrictions, Quitclaims, Vacations, condemnations, easement agreements , Promissory Notes , Right of Entry Agreements , etc.)	P		Mag, Mfr, OD, Ppr	S / I	Yes: After QC & OD Ne	GC §34090
City Clerk	194	21	Recordings / DVD-R of City Council Meetings - Video Recordings / DVD-R or VCR (ALL)	P		Tape (Mag)			Department preference; Video recording of meetings are only required for 90 days; GC §§34090.7, 60201
City Clerk	195	21	Recordings / Tapes of City Council Meetings - Audio Recordings / Tapes or DVDs - when a Video Recording <u>IS</u> available (The video recording serves as the Permanent record)	6 mo.		Tape (Mag)			Department preference; State law only requires for 30 days; GC §54953.5(b)
City Clerk	196	21	Recordings / Tapes of City Council Meetings - Audio Recordings / Tapes or DVDs - when a Video Recording is <u>NOT</u> available	P		Tape (Mag)			Department preference; State law only requires for 30 days; GC §54953.5(b)

RECORDS RETENTION SCHEDULE: CITY CLERK

Divisions: Administration (21), Elections Consolidated (22), Elections Stand Alone (23)

Office of Record (OFR)	Record Series No.	Div No.	Record Series Title	Total Retention	Vital?	Media Options	Image: I=Import M=Mfr S=Scan	Destroy Paper after Imaged & QC'd?	Description/Comments / Reference
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<i>HOLDS: Litigation, complaints, claims, public records act requests, audits and/or investigations suspend normal retention periods (retention resumes after settlement or completion).</i>									
City Clerk	050	21	Records Destruction and Storage Lists / Certificates of Records Destruction Except for City Attorney and Police (contains privileged information)	<u>10 years</u> P		Mag, Mfr, OD, Ppr	S	Yes: <u>After QC & OD</u> 2-years	Department Preference; GC §34090 et. seq.
City Clerk	197	21	Records Retention Schedules	P		Mag, Mfr, OD, Ppr	I		GC §34090 et. seq.
City Clerk	198	21	Redevelopment Plan / Formation Central Folsom Redevelopment Project Area	P	Yes: Before Purchase or Sale	Mag, Mfr, OD, Ppr	S	Yes: <u>After QC & OD</u> 2-years or superseded	GC §34090
City Clerk	053	21	Reports and Studies (Historically significant—e.g., Zoning Studies, plans, environmental reports)	P	—	Mag, Mfr, OD, Ppr	SA	Yes: <u>After QC & OD</u> 10-years	Administratively and Historically significant, therefore retained permanently; GC §34090, maintained independent of project files
City Clerk	054	21	Reports and Studies (other than Historically significant reports—e.g. Annual Reports, Plans, Strategic Plans)	10-years	—	Mag, Ppr			Information is outdated after 10 years; statewide guidelines propose 2 years; If historically significant, retain permanently; GC §34090
City Clerk	199	21	Request for Public Records and copies of records produced—Public Records Act	2-years		Mag, Ppr			GC §34090
City Clerk	055	21	Resolutions & Logs (City Council, RDA (Redevelopment Agency), Successor Agency , Oversight Board , & PFA (Public Financing Authority))	P	Yes (all)	Mag, Mfr, OD, Ppr	S	No	GC §34090 et. seq.
City Clerk	057	21	Speaker Cards—submitted at public meetings	When No Longer Required		Ppr			Preliminary Draft / Transitory record not retained in the ordinary course of business; GC §34090 et seq.

RECORDS RETENTION SCHEDULE: CITY CLERK

Divisions: Administration (21), Elections Consolidated (22), Elections Stand Alone (23)

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City Clerk	060	21	Subpoenas	2-years		Mag, Ppr			GC §34090
Lead Dept.	061	21	Surveys / Questionnaires (that the City issues). If a summary of the data is compiled, the survey forms are considered a draft or transitory record, and can be destroyed as drafts (When No Longer Required)	2-years	-	Mag, Ppr			GC §34090
City Clerk	708	21	Survey Books / Field Notebooks	P		Mag, Ppr			Department preference; GC §34090
City Clerk	063	21	Time Sheets / Time Cards / Overtime Sheets / Overtime Cards	40-years		Mag, Mfr, OD, Ppr	S-	Yes- After 2 years	Departments retain original individual (signed) time cards, and submit a summary to Payroll; 10 years to facilitate grant audits; Meets auditing standards (audit + 4 years); IRS requires 4 years; Ca. requires 2 yr min.; FTB keeps 3 years; Published articles show 4-10 years; Other cities show 2-20 years; IRS Reg §31.6001-1(e)(2), R&T §19530; LC § 1174(d); GC §34090

RECORDS RETENTION SCHEDULE: CITY CLERK

Divisions: Administration (21), Elections Consolidated (22), Elections Stand Alone (23)

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HOLDS: <i>Litigation, complaints, claims, public records act requests, audits and/or investigations suspend normal retention periods (retention resumes after settlement or completion).</i>									
City Clerk	064	21	<p>Training – ALL COURSE RECORDS – Attended by City Employees</p> <p>(Attendance Rosters, Outlines and Materials; includes Ethics & Safety training)</p>	7 years		Mag, Mfr, OD, Ppr	S	Yes: When Inactive	<p>Department Preference; California Labor Department maintains their records for 7 years; OSHA requires 5 years for safety records; State law requires 2 years; EEOC/FLSA/ADEA (Age) requires 3 years for promotion, demotion, transfer, selection, or discharge; State Law requires 2–3 years; 8 CCR §3203 et seq.; 8 CCR 14300.33(a); 29 CFR 1627.3(b)(ii), 29 CFR 1904.33, 29 CFR 1904.44; GC §60201 et seq.; LC §6429(e), GC §§12946, 34090, 53235.2(b)</p>
City Clerk	065	21	<p>Training Course Records: City Sponsored Training that is Attended by Employees from Outside Agencies (e.g., other Police or Fire Departments)</p> <p>Examples: SEMS, NIMS, Incident Action Plans (IAP), After Action Reports (AAR), Plans, Preparedness Training & Exercises, Resource Management, Communications, etc.</p>	P		Mag, Mfr, OD, Ppr	S	Yes: After QC & OD When Inactive	<p>City Preference for courses that are attended by employees outside the City; California Labor Department maintains their records for 7 years; OSHA requires 5 years for safety records; State law requires 2 years; EEOC/FLSA/ADEA (Age) requires 3 years for promotion, demotion, transfer, selection, or discharge; State Law requires 2–3 years; See City Clerk for applicable class list; 8 CCR §3203 et seq.; 8 CCR 14300.33(a); 29 CFR 1627.3(b)(ii), 29 CFR 1904.33, 29 CFR 1904.44; GC §60201 et seq.; LC §6429(e), GC §§12946, 34090, 53235.2(b)</p>
City Clerk	200	21	Treasurer's Reports / Quarterly Financial Statements / Strategic Plan Update / Monthly Investment Reports (to Council)	10 years		Mag, Ppr			Department preference; GC §34090 et. seq.

RECORDS RETENTION SCHEDULE: CITY CLERK

Divisions: Administration (21), Elections Consolidated (22), Elections Stand Alone (23)

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<i>HOLDS: Litigation, complaints, claims, public records act requests, audits and/or investigations suspend normal retention periods (retention resumes after settlement or completion).</i>									
City Clerk	201	21	Water Rights Includes consulting for water and annexation	P	Yes (all)	Mag, Mfr, OD, Ppr	S	No	Department preference (copies); GC §34090.7
ELECTIONS - CONSOLIDATED (22)									
City Clerk	202	22	FPPC Campaign Filings (400 Series Forms & Form 501): SUCCESSFUL CANDIDATES (Elected Officials)	P		Mag, Mfr, OD, Ppr	S	Yes: After 2 years	Paper must be retained for at least 2 years; CCP§583.320(a)(3); GC §81009(b)(g)
City Clerk	203	22	FPPC Campaign Filings (400 Series Forms & Form 501): UNSUCCESSFUL CANDIDATES	5 years		Mag, Ppr			Paper must be retained for at least 2 years; GC §81009(b)(g)
City Clerk			FPPC Campaign Filings (400 Series Forms & Form 501): ALL ELECTRONICALLY-FILED STATEMENTS	10 years		Mag, Ppr			Statements filed electronically are required for 10 years; GC §81009(b)&(g); GC §84615
City Clerk	204	22	FPPC Campaign Filings (400 Series Forms): THOSE NOT REQUIRED TO FILE ORIGINAL WITH CITY CLERK (copies)	4 years		Mag, Ppr			Paper must be retained for at least 2 years; GC §81009(b)(g)
City Clerk	205	22	FPPC Campaign Filings (400 Series Forms): OTHER COMMITTEES (PACS - not candidate-controlled)	7 years		Mag, Ppr			Paper must be retained for at least 2 years; GC §81009(c)(g)
City Clerk	206	22	Candidate File: Nomination Papers, Candidate Statements, etc. - SUCCESSFUL CANDIDATES Includes Code of Fair Campaign Practices, Media Sheet, copy of Certificate of Election, oaths of office, etc.	Term of Office + 4 years		Mag, Mfr, OD, Ppr			Statewide guidelines proposes 4 years for successful candidates, 2 years for unsuccessful ; CA law states term of office and 4 years after the expiration of term and does not delineate between the two; EC §17100

RECORDS RETENTION SCHEDULE: CITY CLERK

Divisions: Administration (21), Elections Consolidated (22), Elections Stand Alone (23)

Office of Record (OFR)	Record Series No.	Div No.	Record Series Title	Total Retention	Vital?	Media Options	Image: I=Import M=Mfr S=Scan	Destroy Paper after Imaged & QC'd?	Description/Comments / Reference
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<i>Retentions begin when the act is completed, and imply a full file folder (e.g. last document + 2 years), since destruction is normally performed by file folder.</i>									
HOLDS: <i>Litigation, complaints, claims, public records act requests, audits and/or investigations suspend normal retention periods (retention resumes after settlement or completion).</i>									
City Clerk	207	22	Candidate File: Nomination Papers, Candidate Statements, etc. - UNSUCCESSFUL CANDIDATES Includes Code of Fair Campaign Practices, Media Sheet, FPPC Form 700 , etc.	Election + 4 years		Mag, Mfr, OD, Ppr			Statewide guidelines proposes 4 years for successful candidates, 2 years for unsuccessful ; CA law states term of office and 4 years after the expiration of term and does not delineate between the two; EC §17100
City Clerk	208	22	Elections - HISTORICAL GENERAL, WORKING or ADMINISTRATION Files (Correspondence, Precinct Maps, County Election Services, Sample Ballot, Original Certificate of Election, Copies of Resolutions declaring Final Results, Certification of Results, Statement of Vote, etc.) (Candidate Manuals and Guides)	P		Mag, Mfr, OD, Ppr	S	No	Retained for Historical Value, GC §34090
City Clerk		22	<u>Elections - GENERAL, WORKING or ADMINISTRATION Files</u> <u>(Correspondence, Applications for vacancies on the Council, City Measures, Precinct Maps, County Election Services, Candidate Statements to be printed in the Sample Ballot, Candidate Manuals and Guides, etc.</u>	2 years		Mag, Ppr			<u>GC §34090</u>

RECORDS RETENTION SCHEDULE: CITY CLERK

Divisions: Administration (21), Elections Consolidated (22), Elections Stand Alone (23)

Office of Record (OFR)	Record Series No.	Div No.	Record Series Title	Total Retention	Vital?	Media Options	Image: I=Import M=Mfr S=Scan	Destroy Paper after Imaged & QC'd?	Description/Comments / Reference
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<i>Retentions begin when the act is completed, and imply a full file folder (e.g. last document + 2 years), since destruction is normally performed by file folder.</i>									
HOLDS: <i>Litigation, complaints, claims, public records act requests, audits and/or investigations suspend normal retention periods (retention resumes after settlement or completion).</i>									
City Clerk	209	22	Elections - Petitions (Initiative, Recall or Referendum)	Results + 8 months, or Final Examination if No Election + 1 year after petition examination if petition is insufficient		Ppr			Not accessible to the public; The 8 month retention applies after election results, or final examination if no election, unless there is a legal or FPPC proceeding. EC §§17200(b)(3), 17400
ELECTIONS - STAND-ALONE (use in conjunction with Consolidated elections ... records series are not repeated) (23)									
City Clerk	210	23	Absentee Applications, Roster of Absentee Applications	6 mo.		Ppr			EC §17505
City Clerk	211	23	Absentee Identification Envelopes	6 mo.		Ppr			EC §17302
City Clerk	212	23	Annexation Petitions, Protests and Withdrawals	1 year		Ppr			Law requires 1 year for petitions; GC-§50115
City Clerk	213	23	Ballots - After Election	6 mo.		Ppr			EC §17302
City Clerk	214	23	Ballots - After Recount	6 mo.		Ppr			EC §17306
City Clerk	215	23	Challenged & Assisted Voters List	6 mo.		Ppr			If uncontested, EC §17304
City Clerk	216	23	Inspector Receipts for Ballots	6 mo.		Ppr			EC 17302, 17306
City Clerk	217	23	Precinct Officer Appointments	6 mo.		Ppr			EC §17503
City Clerk	218	23	Roster of Voters	5 years		Mag, Mfr, OD, Ppr			EC §17300
City Clerk	219	23	Tally Sheets	6 mo.		Ppr			EC §17304
City Clerk	220	23	Voter Index Copies used as the Voting Record at Polling Places	6 mo.		Ppr			EC §17304
City Clerk	221	23	Voter Index Original	5 years		Ppr			EC §17001

RECORDS RETENTION SCHEDULE: CITY MANAGER

Division: [City Manager](#) Administration (26), [Communications \(?\)](#), [Economic Development \(38\)](#)

Office of Record (OFR)	Record Series No.	Div No.	Record Series Title	Total Retention	Vital?	Media Options	Image: I=Import M=Mfr S=Scan	Destroy Paper after Imaged & QC'd?	Description/Comments / Reference
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CITY MANAGER (26)									
City Manager	250	26	Customer Response Letters & Correspondence	2 years		Mag, Ppr			If Content relates in a substantive way to the conduct of the public's business; GC §34090
City Manager	251	26	City Manager Correspondence	2 years		Mag, Ppr			If Content relates in a substantive way to the conduct of the public's business; GC §34090
City Manager	252	26	City Manager Reports to Council (Key Updates)	2 years		Mag, Ppr			If Content relates in a substantive way to the conduct of the public's business; GC §34090
City Manager	253	26	Department Files	When No Longer Required Minimum 2 years		Mag, Ppr			Department Preference; GC §34090
City Manager	254	26	Projects, Programs, Subject & Issues (Issues and/or projects will vary over time - e.g. Hotels, Developments, etc.)	When No Longer Required Minimum 2 years	Yes: While Active Issues	Mag, Ppr			GC §34090
City Manager	255	26	Speeches / PowerPoint Presentations	When No Longer Required		Mag, Ppr			Notes, drafts, or preliminary documents; GC §34090 et seq.
COMMUNICATIONS (?)									
City Manager / Commun.			Archive Social Database	2 years	-	Mag, Ppr			GC §34090
City Manager / Commun.			Press Releases	Minimum 2 years	-	Mag, Ppr			Department Preference: GC §34090
City Manager / Commun.			Resident's Newsletters	2 years	-	Mag, Ppr			GC §34090
ECONOMIC DEVELOPMENT (38)									

RECORDS RETENTION SCHEDULE: CITY MANAGER

Division: [City Manager](#) Administration (26), [Communications \(?\)](#), [Economic Development \(38\)](#)

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City Manager / Econ. Develop.	340	38	Folsom Economic Development Corporation (FEDCorp)	When No-Longer-Required Minimum 2 years		Mag, Ppr			Department Preference; GC §34090
City Manager / Econ. Develop.	341	38	Folsom Tourism Business Improvement District (FTBID)	When No-Longer-Required Minimum 2 years		Mag, Ppr			Department Preference; GC §34090
City Manager / Econ. Develop.	342	38	Folsom Tourism Board (FTB)	When No-Longer-Required Minimum 2 years		Mag, Ppr			Department Preference; GC §34090
City Manager / Econ. Develop.	343	38	Intergovernmental Affairs (Correspondence regarding legislation / State & Federal bills)	When No-Longer-Required Minimum 2 years		Mag, Ppr			Department Preference; GC §34090
City Manager / Econ. Develop.	344	38	Prospects: Economic Development Projects / Correspondence	When No-Longer-Required Minimum 2 years		Mag, Ppr			Department Preference; GC §34090

RECORDS RETENTION SCHEDULE: COMMUNITY DEVELOPMENT

Divisions: Admin. (29), [Arborist \(35\)](#), Building (30), Code Enforce. (31),
Engineering (32), Planning (34), [Redevelop. & Housing \(86\)](#)

Office of Record (OFR)	Record Series No.	Div No.	Record Series Title	Total Retention	Vital?	Media Options	Image: I=Import M=Mfr S=Scan	Destroy Paper after Imaged & QC'd?	Description/Comments / Reference
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COMMUNITY DEVELOPMENT ADMINISTRATION (29)									
Comm. Develop / Admin.	261	29	Bonds: Subdivision Bonds , Logs and Correspondence City Clerk holds these and provides to Community Development upon request	Release of Bond / Security + 2 years		Mag, Mfr, OD, Ppr	S	No	Securities (Performance Bonds, Letters of Credit, CD's, etc.) are released after the Notice of Completion is issued and replaced with the Warranty Bond, which is released 1 year after the Notice of Completion date. GC §34090
Comm. Develop / Admin.	260	29	Projects & Subjects (Proposed Developments, etc.)	When No Longer Required - Minimum 2 years		Mag, Ppr			Department preference; GC §34090
ARBORIST (35)									
Comm. Develop. / Arborist.	270	35	Arborist Citations / Notices to Correct / Case Files	Minimum Resolution + 5 years		Mag, Ppr			Department preference: Case is open until satisfactorily resolved (some cases are not resolved); GC §34090
Comm. Develop. / Arborist.			Arborist Plans / Tree Plans	Superseded + 2 years		Mag, Ppr			Department preference; GC §34090
Comm. Develop. / Arborist.			Arborist Reports	5 years		Mag, Ppr			Department preference; GC §34090
Comm. Develop. / Arborist.	303	35	Tree Inspections	5 years		Mag, Ppr			Department preference; GC §34090
Comm. Develop. / Arborist.	304	35	Tree Inventory	Indefinite		Mag, Ppr			Department preference (data is inter-related); GC §34090

RECORDS RETENTION SCHEDULE: COMMUNITY DEVELOPMENT

Divisions: Admin. (29), [Arborist \(35\)](#), Building (30), Code Enforce. (31),
Engineering (32), Planning (34), [Redevelop. & Housing \(86\)](#)

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Comm. Develop. / Arborist.	305	35	Tree Legal Cases (may include accidents, claims, issues of liability)	Minimum Resolution + 5 years		Mag, Ppr			Department preference: GC §34090
Comm. Develop. / Arborist.	306	35	Tree Permits (may include permits for removal, pruning, replanting, mitigation)	Minimum Permit Issuance + 5 years		Mag, Ppr			Department preference: GC §34090
ARBORIST (35) (Added August 2012 - See Page 16)									
BUILDING (30)									
Comm. Develop / Building	262	30	Building Permit Database (e-TRAKIT with HDL Legacy data)	P	Yes (all)	Mag			Department Preference - Data is interrelated; GC §34090, H&S §19850
Comm. Develop / Building	263	30	Building Permits - Applications Withdrawn or Incomplete	When No Longer Required P		Mag, Ppr			Department Preference (may be considered transitory / preliminary drafts); GC §34090, GC §6252
Comm. Develop / Building	264	30	Building Permits (All) Includes Soils Reports	Life of the Structure P	Yes (all)	Mag, Mfr, OD, Ppr	S / I Documents scanned to Permit Tracking database Plans Scanned to ImageVu System	Yes: After QC & OD	Statewide guidelines propose permanent; UAC §303.2 , CBC §106.4.2, GC §34090, H&S §19850

RECORDS RETENTION SCHEDULE: COMMUNITY DEVELOPMENT

Divisions: Admin. (29), [Arborist \(35\)](#), Building (30), Code Enforce. (31),
Engineering (32), Planning (34), [Redevelop. & Housing \(86\)](#)

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Comm. Develop / Building	265	30	Building Plans - Finalled - SINGLE FAMILY RESIDENTIAL - SFR and APPURTENANCES	Completion + 180 days 90 days	Yes (all)	Mag. Mfr, OD, Ppr	S / I	Yes: After QC & OD	Department preference; Law requires for the life of the building for commercial only; Statewide guidelines propose 2 years for blueprints & specifications ; CBC and UAC require plans be retained 180 days from completion date for residential and appurtenances; UAC §303.2 ; CBC §§104.7 & 107.5 106.4.2 ; H&S§19850, GC §34090
Comm. Develop / Building	266	30	Construction Documents (<u>Need more specifics of what they want to retain</u>) - Finalled - SINGLE FAMILY RESIDENTIAL - SFR and APPURTENANCES	P	Yes (all)	Mag, Mfr, OD, Ppr	S / I	Yes: After QC & OD Finalled + 1 year	Department preference; Law requires for the life of the building for commercial only; Statewide guidelines propose 2 years for blueprints & specifications ; CBC and UAC require plans be retained 180 days from completion date for residential and appurtenances; UAC §303.2 ; CBC §§104.7 & 107.5 106.4.2 ; H&S§19850, GC §34090
Comm. Develop / Building	267	30	Building Plans and Construction Documents - Finalled - INDUSTRIAL, COMMERCIAL, MULTI-FAMILY DWELLINGS, PLACES OF PUBLIC ACCOMMODATION, TENANT IMPROVEMENTS, PRODUCTION HOMES (includes commercial structural plans, Hazardous Materials Questionnaire, etc.)	P	Yes (all)	Mag, Mfr, OD, Ppr	S / I	Yes: After QC & OD	Department Preference; Law requires for the life of the building for commercial only; Statewide guidelines propose 2 years for blueprints & specifications ; UAC §303.2 ; CBC §§104.7 & 107.5 106.4.2 ; H&S§19850, GC §34090

RECORDS RETENTION SCHEDULE: COMMUNITY DEVELOPMENT

Divisions: Admin. (29), [Arborist \(35\)](#), Building (30), Code Enforce. (31),
Engineering (32), Planning (34), [Redevelop. & Housing \(86\)](#)

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Commun. Develop. / Building			California Building Codes / International Building Codes / Uniform Building Codes	Minimum While Ordinance is in Force		Mag. Mfr, OD, Ppr	S / I	Yes: After QC & OD	GC §50022.6
Comm. Develop / Building	268	30	Construction Notices (correction notices, compliance orders, stop work notices, etc.)	Until Cleared or Project Completion		Mag, Ppr			Department Preference (preliminary drafts - the Building Permit is the final official record); GC §34090
Comm. Develop / Building	269	30	Reports: Building Activity (Monthly, Annual)	When No Longer Required P		Mag, Mfr, OD, Ppr	S	Yes: After QC & OD + year	Preliminary drafts not retained in the ordinary course of business (the database is the original). Department Preference; GC §34090 et seq.
Community Develop. / Building			Requests & Permissions to Receive Copies of Plans / Architect's Approval	2 years		Mag, Ppr			GC §34090 et seq.
CODE ENFORCEMENT & GRAFFITI ABATEMENT (31)									
Comm. Develop. / Code Enforce.	271	31	Code Enforcement / Abatement Case Files (Includes appeals)	When No Longer Required - Minimum 2-5 years	Yes: Until Resolution	Mag, Ppr			Department preference; Case is open until satisfactorily resolved (some cases are not resolved); City Clerk maintains original staff reports and resolutions that are presented to Council; CFC §104.3.4 , GC §34090
Comm. Develop. / Code Enforce.	272	31	Graffiti Abatement	When No Longer Required - Minimum 2 years		Mag, Ppr			Department Preference; GC §34090
ENGINEERING (32)									

RECORDS RETENTION SCHEDULE: COMMUNITY DEVELOPMENT

Divisions: Admin. (29), [Arborist \(35\)](#), Building (30), Code Enforce. (31),
Engineering (32), Planning (34), [Redevelop. & Housing \(86\)](#)

Office of Record (OFR)	Record Series No.	Div No.	Record Series Title	Total Retention	Vital?	Media Options	Image: I=Import M=Mfr S=Scan	Destroy Paper after Imaged & QC'd?	Description/Comments / Reference
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<i>HOLDS: Litigation, complaints, claims, public records act requests, audits and/or investigations suspend normal retention periods (retention resumes after settlement or completion).</i>									
Comm. Develop. / Engineering	273	32	Abandonments / Vacations (Streets) - Private Development Project Files (Recorded documents maintained by the City Clerk)	P	Yes (all)	Mag, Mfr, OD, Ppr	S	Yes: After QC & OD - 2 years	GC §34090 et seq.
Comm. Develop. / Engineering	274	32	Assessment / Maintenance / Landscape & Lighting / Street Improvement District Projects / Community Facilities Districts (FORMATION, BOUNDARIES)	P	Yes: Until Completed	Mag, Mfr, OD, Ppr	S/I	Yes: After QC & OD + 1 year	Department Preference; Statute of Limitations is 4 - 10 years (for Errors & Omissions); CCP §§337. 337.1(a), 337.15, 343; GC §34090.7
Comm. Develop. / Engineering	275	32	Developer Payment / Trusts (Contractor's Trusts) (In project file, originals to Finance)	Follows Retention for Project		Mag, Ppr			GC §34090 et seq.
Comm. Develop. / Engineering	276	32	Encroachment Permits: Permanent (Structures in the City's Right of Way, Retaining Walls, etc.) Includes Insurance Certificates	P	Yes: Until Completion	Mag, Mfr, OD, Ppr	S	Yes: After QC & OD + 1 year	Department Preference; GC §34090
Comm. Develop. / Engineering			Encroachment Permits: Temporary (Street Permits, Temporary Construction, Sidewalk Repairs, Traffic Control, Transportation Permits, Utility Cuts, etc.) Includes Insurance Certificates	Minimum 2 years	Yes: Until Completion	Mag, Ppr			GC § 34090
Comm. Develop. / Planning or Building	277	32	Engineering Comments: Planning & Building Projects / Plan Check Comments	2.5 years		Mag, Ppr			Department Preference; GC §34090
Comm. Develop. / Planning or Building	278	32	Flood Control: Reports & Studies	P		Mag, Mfr, OD, Ppr	S/I	Yes: After QC & OD + 1 year	Department Preference (Information Systems maintains digital aerials); GC §34090

RECORDS RETENTION SCHEDULE: COMMUNITY DEVELOPMENT

Divisions: Admin. (29), [Arborist \(35\)](#), Building (30), Code Enforce. (31),
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Comm. Develop. / Engineering	279	32	Geotechnical and Soils Reports	P		Mag, Mfr, OD, Ppr	S	Yes: After QC & OD + year	Department Preference; GC §34090
Comm. Develop. / Engineering	280	32	Grading Permits & Plans	P		Mag, Mfr, OD, Ppr	S	Yes: After QC & OD + year	Department Preference; GC §34090
Comm. Develop. / Engineering	281	32	Improvement Plans	P		Mag, Mfr, OD, Ppr	S	Yes: After QC & OD + year	Department Preference; GC §34090
Comm. Develop. / Engineering	282	32	Private Development Construction Inspections	P		Mag, Mfr, OD, Ppr	S	Yes: After QC & OD + year	Department Preference; GC §34090
City Clerk	049	32	Real Property: (recorded property related documents) Rights of Way, Easements	P	Yes (all)	Mag, Mfr, OD, Ppr	S	Yes: After QC & OD 2 years	Department Preference (copies); GC §34090.7
Comm. Develop. / Engineering	283	32	Subdivision Project files	P		Mag, Mfr, OD, Ppr	S	Yes: After QC & OD + year	Department Preference; GC §34090
Comm. Develop. / Engineering	284	32	Transportation Permits / Wide Load Permits	Expiration + 2 years		Mag, Ppr			GC §34090
LANDSCAPE & LIGHTING ASSESSMENT DISTRICTS (33)									

RECORDS RETENTION SCHEDULE: COMMUNITY DEVELOPMENT

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Engineering (32), Planning (34), [Redevelop. & Housing \(86\)](#)

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Parks & Recreation- Comm. Develop./ Landscape & Lighting- Districts	274	33	Assessment / Maintenance / Landscape & Lighting / Street Improvement District Projects / Community Facilities Districts- (ASSESSMENT ROLLS)	5 years	Yes- Until Submitted- to County	Mag, Ppr			Department Preference (meets auditing standards); GC §34090.7
Parks & Recreation- Comm. Develop./ Landscape & Lighting- Districts	285	33	Contract Administration- Maintenance- Contracts	Completion + 5 years	Yes (before completion)	Mag, Mfr, OD, Ppr	SA	Yes (after completion)	Statute of limitations is 4 years for contracts; Errors and Omissions does not apply; statewide guidelines propose Completion + 5 years for non-capital improvement contracts and Completion + 4 years for transportation and concessionaire agreements; CCP §§337. 337.1(a), 337.15- 343; GC §34090
Dept.- Providing Service / Work	295	33	<u>Planning Project Files - Approved & Denied Permanent Entitlements</u> (Includes Associated CEQA Noticing, Conditions of Approval, Findings, Public Noticing, Environmental Determinations, Staff Reports, Plans & Maps) — Examples: Conditional Use Permits (CUPs), Design Review, Lot Line Adjustments, Parcel Maps, Planned Unit Developments (PUD), Site Plans, Tentative Subdivisions, Variances, Zone Changes, etc. —	P	Yes	Mag, Mfr, OD, Ppr	S	Yes- When Inactive	Projects have a 2-year vesting (applicant must pull permit within 2 years) — those applications in which the applicant does not follow through with permit may be destroyed after the vesting period has expired. — Department maintains complete files for administrative purposes; Final environmental determinations are required to be kept a "reasonable period of time"; 14-CCR §15095(c); GC§§34090, 34090.7

RECORDS RETENTION SCHEDULE: COMMUNITY DEVELOPMENT

Divisions: Admin. (29), [Arborist \(35\)](#), Building (30), Code Enforce. (31),
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<i>HOLDS: Litigation, complaints, claims, public records act requests, audits and/or investigations suspend normal retention periods (retention resumes after settlement or completion).</i>									
Depart.- Providing- Service / Work	286	33	Work Orders / Service Requests—CMMS-DATABASE (Computerized Maintenance Management System)	Indefinite	—	Mag			Data is interrelated; GC §34090
Depart.- Providing- Service / Work	287	33	Work Orders / Service Requests—NOT entered in CMMS Database (or partial information entered into CMMS Database) (Division providing service retains originals; Division requesting service is considered a copy)	5 years	—	Mag Ppr			City preference; CCP §§338 et seq., 340 et seq., 342, GC §§945.6, GC §34090
PLANNING (34)									
Comm. Develop / Planning	288	34	Agricultural Preserves / Williamson Act	P		Mag, Mfr, OD, Ppr	S / I	Yes: After QC & OD	Department preference; GC §34090
Comm. Develop / Planning AND City Clerk	289	34	Annexations / Boundaries / Consolidations / LAFCO	P		Mag, Mfr, OD, Ppr	S / I	Yes: After QC & OD	Land Records; GC §34090
Comm. Develop / Planning	290	34	Census, Demographics	When No Longer Required		Mag, Ppr			Census Bureau is OFR; GC §34090 et seq.
Comm. Develop / Planning	291	34	Environmental Determinations / CEQA : Environmental Impact Reports (EIRs), Negative Declarations, etc.) Inside City boundaries	P		Ppr			Usually filed in the project file; Final environmental determinations are required to be kept a "reasonable period of time"; 14 CCR §15095(c); GC §34090

RECORDS RETENTION SCHEDULE: COMMUNITY DEVELOPMENT

Divisions: Admin. (29), [Arborist \(35\)](#), Building (30), Code Enforce. (31),
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HOLDS: <i>Litigation, complaints, claims, public records act requests, audits and/or investigations suspend normal retention periods (retention resumes after settlement or completion).</i>									
Commun. Develop. / Planning			Environmental Determinations / CEQA: Environmental Impact Reports (EIRs), Negative Declarations, etc.) Correspondence submitted to, or transferred from the agency, and all internal agency communications, including staff notes	Project Approval or Denial + 2 years		Mag. Ppr			Not all internal communications and notes are required to be saved; "E-mails that do not provide insight into the project or the agency's CEQA compliance with respect to the project — are not within the scope of section 21167.6, subdivision (e) and need not be retained." Golden Door Properties, LLC v. Superior Court of San Diego County Superior Court of San Diego County (2020) 50 C.A.5TH 467; PRC 21167,6 GC §34090
Comm. Develop / Planning	292	34	Environmental Determinations / CEQA: Environmental Impact Reports (EIRs), Negative Declarations, etc.) Outside City boundaries	When No Longer Required		Ppr			Non-records; EIRs and Negative Declarations within the City Boundaries are with the project file
Comm. Develop / Planning	278	34	Flood Zones	P		Mag, Mfr, OD, Ppr	S	Yes: After QC & OD + 1 year	Department Preference; GC §34090
Comm. Develop / Planning	293	34	General Plan, Elements and Amendments	P	Yes (all)	Mag, Mfr, OD, Ppr	S / I	Yes: After Amended	GC §34090
Comm. Develop / Planning	294	34	Master Plans, Specific Plans, Bikeway Plans, etc.	P		Mag, Mfr, OD, Ppr	S / I	Yes: After Amended	Department Preference; GC §34090
Comm. Develop. / Planning			Materials Boards	After Completion of Project		Mag. Ppr			Preliminary Drafts: GC §34090

RECORDS RETENTION SCHEDULE: COMMUNITY DEVELOPMENT

Divisions: Admin. (29), [Arborist \(35\)](#), Building (30), Code Enforce. (31),
Engineering (32), Planning (34), [Redevelop. & Housing \(86\)](#)

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HOLDS: <i>Litigation, complaints, claims, public records act requests, audits and/or investigations suspend normal retention periods (retention resumes after settlement or completion).</i>									
Comm. Develop /+J65+62:72 +6+62:70	295	34	<p><u>Planning Project Files - Approved & Denied Permanent Entitlements</u></p> <p>(Includes Associated CEQA Noticing, Conditions of Approval, Findings, Public Noticing, Environmental Determinations, Staff Reports, Plans & Maps)</p> <p>Examples: Conditional Use Permits (CUPs), Design Review, Lot Line Adjustments, Parcel Maps, Planned Unit Developments (PUD), Site Plans, Tentative Subdivisions, Variances, Zone Changes, etc.</p>	P	Yes	Mag, Mfr, OD, Ppr	S	Yes: After QC & OD When-Inactive	<p>Department preference: Projects have a 2-year vesting (applicant must pull permit within 2 years), and can be extended — those applications in which the applicant does not follow through, and can be extended, the permit may be destroyed after the vesting period has expired. Department maintains complete files for administrative purposes; Final environmental determinations are required to be kept a "reasonable period of time"; 14 CCR §15095(c); GC§§34090, 34090.7</p>
Comm. Develop / Planning	296	34	<p><u>Planning Project Files - Approved & Unapproved Temporary Entitlements:</u></p> <p><u>Christmas Tree Lots</u>, Debris Boxes, Temporary Signs, etc.</p>	Expiration + 2 years	Yes	Mag, Ppr			Temporary uses; Department maintains complete files for administrative purposes; GC§§34090
Comm. Develop / Planning	297	34	<p><u>Planning Project Files - Withdrawn or Expired Applications</u></p> <p>Examples: Conditional Use Permits (CUPs), Design Review, Lot Line Adjustments, Parcel Maps, Planned Unit Developments (PUD), Site Plans, Tentative Subdivisions, Variances, Zone Changes, etc.</p>	Expiration + <u>2</u> 5 years	Yes	Mag, Ppr			Department preference; Projects have a 2-year vesting (applicant must pull permit within 2 years) — those applications in which the applicant does not follow through with permit may be destroyed after the vesting period has expired. GC§§34090, 34090.7
Comm. Develop / Planning	298	34	Preliminary Review File - NO Application Form Submitted	When No Longer Required		Mag, Ppr			Preliminary Documents (no application submitted); GC §34090

RECORDS RETENTION SCHEDULE: COMMUNITY DEVELOPMENT

Divisions: Admin. (29), [Arborist \(35\)](#), Building (30), Code Enforce. (31),
Engineering (32), Planning (34), [Redevelop. & Housing \(86\)](#)

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Comm. Develop / Planning			Preliminary Review WITH Application Form Submitted	Minimum 2 years		Mag, Ppr			Department Preference: GC §34090
Comm. Develop / Planning	299	34	Project Log Index / Spreadsheet / Binders of Historic Actions	P	Yes	Mag, Mfr, OD, Ppr	S / I	Yes: After QC & OD Ne	Department Preference; GC §34090
Comm. Develop / Planning	300	34	Regional Organizational Studies & Programs where other Agencies are the Lead (e.g. Air Quality Studies, etc.)	When No Longer Required		Mag, Ppr			Non-records; GC §34090 et seq.
Comm. Develop / Planning	301	34	Zoning Amendments, Zoning Text Amendments	P	Yes	Mag, Mfr, OD, Ppr	S / I	Yes: After QC & OD Ne	Department Preference (copies); GC §34090.7
Comm. Develop / Planning	302	34	Zoning Maps of Significant Historical Value	P	Yes (all)	Mag, Mfr, OD, Ppr	S	Yes: After QC & OD Ne	Department Preference; City Clerk Maintains originals of all documents that were presented to Council; GC §34090.7
REDEVELOPMENT & HOUSING (86)									
City Clerk	006	86	Agenda Packets / Staff Reports: City Council, RDA & PFA	Copies—When No Longer Required		Mag, Mfr, OD, Ppr	S	Yes: After QC & OD 2-years	GC §34090.7
Commun. Develop. / Redev. & Housing	770	86	Applications for Loans: Rejected (First Time Home Buyers, Life/Safety, etc.)	2 years		Mag, Ppr			GC §34090
City Clerk	774	86	Bonds: Issued by the RDA: Official Statements / Certificates of Participations (GOPs)	When No Longer Required		Mag, Mfr, OD, Ppr			Originals are maintained by City Clerk; GC §34090.7

RECORDS RETENTION SCHEDULE: COMMUNITY DEVELOPMENT

Divisions: Admin. (29), [Arborist \(35\)](#), Building (30), Code Enforce. (31),
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Commun. Develop. / Redev. & Housing	772	86	Economic Development (Issues and/or projects will vary over time - e.g. Proposed Hotels, etc.)	When No Longer Required - Minimum 2 years	Yes: While Active Issues	Mag, Ppr			GC §34090
Commun. Develop. / Redev. & Housing	773	86	Environmental Determinations- (Environmental Impact Reports (EIRs)- Negative Declarations, etc.) Inside RDA boundaries	P		Ppr			Usually filed in the project file; Final environmental determinations are required to be kept a "reasonable period of time"; 14 CCR §15095(e); GC §34090
Planning	774	86	Environmental Determinations- (Environmental Impact Reports (EIRs)- Negative Declarations, etc.) Outside RDA boundaries	When No Longer Required		Ppr			Non-records; EIRs and Negative Declarations within the City Boundaries are with the project file
Commun. Develop. / Redev. & Housing	775	86	Housing Programs: Grants <u>WITHOUT a Recapture / Resale Restriction</u>	<u>Loan Pay-off OR Forgiveness + 5 years After Funding</u> Agency Audit, if required— Minimum 5- years		Mag, Mfr, OD, Ppr	S / I	Yes: <u>After QC & OD 2 years</u>	<u>HUD requires 5 years after the project completion; documents imposing recapture / resale restrictions are 5 years after the affordability period terminates;</u> Uniform Admin. Requirements for Grants to Local Governments is 3 years from expenditure report; statewide guidelines propose 4 years; 24 CFR §§92.508, 570.502, 982.158, 884.214 ; 29 CFR 97.42; HUD Notice PIH 98-48, 99-49 ; GC §34090

RECORDS RETENTION SCHEDULE: COMMUNITY DEVELOPMENT

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Commun. Develop. / Redev. & Housing	776	86	Housing Programs: Loans (First Time Home Buyers, Life/Safety, etc.) <u>WITHOUT a Recapture / Resale Restriction</u> Approved by RDA Citizens Advisory Committee	Loan Pay-off <u>OR</u> <u>Forgiveness</u> + 5 years		Mag, Mfr, OD, Ppr	S / I	Yes: <u>After QC & OD</u> 1-year	HUD requires 5 years after the project completion; documents imposing recapture / resale restrictions are 5 years after the affordability period terminates ; Uniform Admin. Requirements for Grants to Local Governments is 3 years from expenditure report; statewide guidelines propose 4-years ; 24 CFR §§92.508, 570.502, 982.158, 884.214 ; 29 CFR 97.42; HUD Notice PIH 98-48, 99-49 ; GC §34090
Commun. Develop. / Redev. & Housing			Housing Programs: Affordable Housing Projects, Rehabilitation, CDBG-funded Housing Projects, HOME, etc. <u>WITH a Recapture / Resale Restriction</u>	<u>5 years after the Affordability Period Terminates, or the Written Agreement Terminates, Whichever is Longer</u>	<u>Affordability Period Terminates</u>	<u>Optical Disk (Laserfiche)</u>	Yes (Laserfiche)	Yes: <u>After QC & OD</u>	HUD requires 5 years after the project completion; documents imposing recapture / resale restrictions are 5 years after the affordability period terminates ; Uniform Admin. Requirements for Grants to Local Governments is 3 years from expenditure report; 24 CFR §§92.508, 570.502, 982.158, 884.214 ; 29 CFR 97.42; HUD Notice PIH 98-48, 99-49 ; GC §34090
Commun. Develop. / Redev. & Housing	777	86	Redevelopment Project Files: Includes Environmental Assessments , Planning Documents, Phases, etc.	Life of Project Area	Yes: Before Completion	Mag, Mfr, OD, Ppr	S	Yes: <u>After QC & OD</u> No	Department Preference; City Manager Maintains originals of all documents that were presented to Council or RDA ; GC §34090.7

RECORDS RETENTION SCHEDULE: COMMUNITY DEVELOPMENT

Divisions: Admin. (29), [Arborist \(35\)](#), Building (30), Code Enforce. (31),
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Commun. Develop. / Redev. & Housing			Redevelopment Project Files: Correspondence, Administration, etc.	2 years		Mag, Ppr			Department Preference: GC §34090
Commun. Develop. / Redev. & Housing	778	86	Relocation Files	Settle + 5 years	Yes: Until Settlement	Mag, Mfr, OD, Ppr	S	Yes: After QC & OD When Inactive	Consistent with Claims; CCP §§ 337 et seq.; GC §§ 945 , 34090, 34090.6; PC §832.5
Commun. Develop. / Redev. & Housing	779	86	Site Clearance / Soils Remediation / Mitigation	P When No Longer Required	Yes: Before Completion	Mag, Mfr, OD, Ppr	S	Yes: After QC & OD No	Copies ; GC §34090.7
Finance	780	86	Statement of Indebtedness / Annual Report to State / State Controllers Report	Copies When No Longer Required		Mag, Ppr			Copies ; GC §34090.7

RECORDS RETENTION SCHEDULE: ENVIRONMENTAL & WATER RESOURCES

Divisions: Engineering Compliance (90), Hazardous Material (91), ~~Solid Waste (92)~~, Waste Water (93), Water (94)

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ENGINEERING & COMPLIANCE(90)									
Utilities / Engineering & Compliance	800	90	Capital Improvement Projects (CIP) / Jobs : Infrastructure and Facilities Construction where Utilities is the lead department: Administration File (Project Administration, Certified Payrolls, Project Schedules, etc.)	Completion + 10 years or After Funding Agency Audit, if required, whichever is longer	Yes: Until Completed	Mag, Mfr, OD, Ppr	S	Yes: <u>After QC & OD</u> + 1 year	For disaster preparedness purposes (City Clerk does not maintain Specifications, RFPs, Plans, Materials Testing Reports, etc.); GC §34090
Utilities / Engineering & Compliance	801	90	Capital Improvement Projects (CIP) / Jobs: Infrastructure and Facilities Construction where Utilities is the lead department: Permanent File (Plans, Specifications, Bids/RFPs, Successful Proposal, Inspection Records, Materials Testing Reports, Grading Permits, Soils Reports, Studies, Surveys, etc.)	P	Yes: Until Completed	Mag, Mfr, OD, Ppr	S	Yes: <u>After QC & OD</u> + 1 year	Send original Notices of Completion to the City Clerk; Retained for disaster preparedness purposes (City Clerk does not maintain Plans, Materials Testing Reports, etc.); GC §34090

RECORDS RETENTION SCHEDULE: ENVIRONMENTAL & WATER RESOURCES

Divisions: Engineering Compliance (90), Hazardous Material (91), ~~Solid Waste (92)~~, Waste Water (93), Water (94)

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Utilities / Engineering & Compliance	802	90	Grants / Reimbursable Claims / Subventions (UTILITIES - SUCCESSFUL Reports, other records required to pass the funding agency's audit, if required) Applications (successful), program rules, regulations & procedures, reports to grant funding agencies, correspondence, audit records, completion records	After Funding Agency Audit, if required - Minimum 8 years		Mag, Ppr			Department preference; Meets auditing standards; Grants covered by a Consolidated Action Plan are required for 5 years; Uniform Admin. Requirements for Grants to Local Governments is 3 years from expenditure report or final payment of grantee or subgrantee; statewide guidelines propose 4 years; 2 CFR 200.334; 7 CFR 3016.42; 21 CFR 1403.36 & 1403.42(b); 24 CFR 85.42; 91.105(h), 92.505, & 570.502(a), 28 CFR 66.42; 29 CFR 97.42; 40 CFR 31.42; 44 CFR 13.42; 45 CFR 92.42; OMB Circular A-110 & A-133.320(g); GC §34090; GC §8546.7
Utilities / Engineering & Compliance	803	90	Master Plans / Studies: Water, Sewer Master Plans, etc.	P	Yes (all)	Mag, Mfr, OD, Ppr	S	Yes: After QC & OD No	Some master plans do not go to Council; Department Preference for historical purposes; GC §34090
Utilities / Engineering & Compliance	804	90	Preliminary Studies / Project Assessments (Not Acquired or Developed)	When No Longer Required— Minimum 2 years		Mag, Mfr, OD, Ppr	S	Yes: After QC & OD	Department Preference; GC §34090
Utilities / Engineering & Compliance	805	90	Project Files: Regional Projects: Water Forum / Regional Water, etc.	When No Longer Required		Mag, Mfr, OD, Ppr	S	Yes: After QC & OD - 1 year	Other Agencies are the Lead, and maintain records; GC §34090 et seq.
Utilities / Engineering & Compliance	806	90	Record Drawings / "As-Builts"	P	Yes (all)	Mag, Mfr, OD, Ppr	S	No	Department preference; GC §34090

RECORDS RETENTION SCHEDULE: ENVIRONMENTAL & WATER RESOURCES

Divisions: Engineering Compliance (90), Hazardous Material (91), ~~Solid Waste (92)~~, Waste Water (93), Water (94)

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Utilities / Engineering & Compliance	807	90	Subject / Reference / Library	When No Longer Required— Minimum 2 years		Mag, Mfr, OD, Ppr	S	Yes: After QC & OD	Department Preference; GC §34090 et seq.
City Clerk	808	90	Water Rights	P	Yes (all)	Mag, Mfr, OD, Ppr	S	Yes: After QC & OD No	Department preference (copies); GC §34090.7
HAZARDOUS MATERIAL (91)									
Utilities / Hazardous Material	809	91	Accounts Receivable / Checks for Grants for Disposable-Recyclable Hazardous Waste, including Electronic Waste	Audit + 5- years		Mag, Mfr, OD, Ppr	S	Yes: After QC & OD When Inactive	Department Preference; GC §34090; 14 CCR 18660.8(d)
Utilities / Solid Waste or Hazardous Material	810	91	Disposal Receipts / Manifests — Hazardous Waste	30 years		Mag, Mfr, OD, Ppr	S/I	Yes: After QC & OD	Department Preference; Consistent with statute of limitations for employee exposure to hazardous materials (test results for hazardous waste generators are required for 3 years); 8 CCR §3204(d)(1) et seq., 8 CCR 5144, 8 CCR 15400.2, 20 CFR 1910.1020(d)(1)(i), GC §§12946, 12960, 34090; 22 CCR § 66262.40
Utilities / Hazardous Material	811	91	Employee Training Records (Haz-Mat Employees)	Separation + 3 years		Mag, Mfr, OD, Ppr	S	Yes: After QC & OD When Inactive	Department Preference to comply with permit requirements; GC §§12946, 12960, 34090
Utilities / Hazardous Material	812	91	Household Hazardous Waste Collection Facility — Permit, Operating Plans, Waste Analysis Plan, Contingency plan, etc.	P	Yes	Mag, Mfr, OD, Ppr	S/I	Yes: After QC & OD	Department Preference to comply with Permit requirements; GC §34090 et seq.
Utilities / Hazardous Material	813	91	Household Hazardous Waste Collection Facility — Spills or Chemical Exposures	P		Mag, Mfr, OD, Ppr	S	Yes: After QC & OD When Inactive	Department Preference to comply with Permit requirements; GC §34090 et seq.

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Utilities / Hazardous Material	814	91	Investigations into Environmental Contamination (Hazardous Materials)	P		Mag, Mfr, OD, Ppr	S/I	Yes: After QC & OD When Inactive	Department preference; GC §34090
Utilities / Hazardous Material	815	91	Recycling Events	When No Longer Required - Minimum 2 years		Mag, Ppr			Department preference; GC §34090
SOLID WASTE (92)									
Utilities / Solid Waste	816	92	AB 939 Compliance / SB 1383 Compliance (Organic Waste Collection and Recycling)	10 years		Mag, Ppr			Department preference; SB 1383 compliance is required for 5 years; 14 CCR § 18995.2; GC §34090
Utilities / Solid Waste	817	92	Contaminated Sites	P		Mag, Mfr, OD, Ppr	S/I	Yes: After QC & OD When Inactive	Department preference; GC §34090 et seq.
Utilities / Solid Waste	818	92	Contract Administration: Green waste, etc.	Completion + 5 years	Yes (before completion)	Mag, Mfr, OD, Ppr	S/I	Yes: After QC & OD After Completion	Statute of limitations is 4 years for contracts; Errors and Omissions does not apply; statewide guidelines propose Completion + 5 years for non-capital improvement contracts and Completion + 4 years for transportation and concessionaire agreements; CCP §§337.337.1(a), 337.15, 343; GC §34090
Utilities / Solid Waste or Hazardous Material	819	92	Disposal Receipts - Hazardous Waste / Household Hazardous Waste (HHW)	3-30 years		Mag, Mfr, OD, Ppr	S/I	Yes: After QC & OD	14 CCR 18812.4, GC §34090 et seq.; Department Preference; Consistent with statute of limitations for employee exposure to hazardous materials (test results for hazardous waste generators are required for 3 years); 40-CFR-262.40, 8-CFR-3204(d)(1)(A), 22-CFR-66262.40

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Utilities / Solid-Waste	820	92	Disposal Receipts / Manifests — Non-Hazardous-Waste	3-years		Mag, Ppr			Department Preference; Solid-Waste Transfer / Processing is 3-years; Non-hazardous Ash-Disposal is 5-years; 14 CCR 17379(a); 14 CCR 18660.8(d); 14 CCR 17414(b); GC §34090 et seq.
Utilities / Solid-Waste	821	92	DMV Pull Notices (Solid Waste Employees Only)	When Superseded or Upon Separation		Mag, Ppr			Department preference; Transitory or source records not retained in the ordinary course of business; CHP audits every 2 years; GC §34090
Utilities / Solid-Waste	822	92	Integrated Waste Reports / Daily Records / Weight Records / Hazardous Material Screening / Tonnage Report	10-3 years		Mag, Mfr, OD, Ppr	S/I	Yes: After QC & OD No	Department preference (becomes part of waste-stream); GC §34090 et seq.
Utilities / Solid-Waste	823	92	Landfill Monitoring (Groundwater, Methane, etc.)	P		Mag, Mfr, OD, Ppr	S/I	Yes: After QC & OD When Inactive	Department preference; GC §34090 et seq.
Utilities / Solid-Waste	824	92	Quarterly Monitoring Reports	Superseded		Mag, Ppr			Reports are cumulative and are considered a draft when the new one is produced; GC §34090 et seq.
Utilities / Solid-Waste	825	92	Recycling Facility / PIA / CERF	5-years		Mag, Ppr			Department Preference; GC §34090
Utilities / Solid-Waste	826	92	Reports to Regulatory Agencies (California integrated Waste Management Board, etc.)	10-years		Mag, Ppr			Department Preference; GC §34090
Utilities / Solid-Waste or Hazardous Material	827	92	Roll-off / Debris Box Database (Access)	Indefinite	Yes	Mag			Data Fields / Records are interrelated; GC §34090

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Utilities / Solid Waste or Hazardous Material	828	92	Roll-off Contracts (Contracts to provide roll-offs for construction sites)	Completion + 5 years	Yes: Until Completion	Mag, Mfr, OD, Ppr	S	Yes: After QC & OD When Inactive	The statute of limitation for errors and omissions is not applicable; Statewide guidelines propose completion + 5 years for non-capital improvement contracts & completion + 4 years for transportation and concessionaire agreements; CCP §§336(a), 337 et. seq., GC §34090
Utilities / Solid Waste	829	92	Waste Hauler Permits	Expiration + 2 years		Mag, Ppr			Department Preference; GC §34090
Utilities / Solid Waste	830	92	Waste Management Plans (Recycling of construction materials during building of private projects)	5 years		Mag, Ppr			Department Preference; GC §34090
WASTEWATER (93)									
Utilities / Wastewater	831	93	Air Quality Permit Operations (SAQMD / ARB)	P		Mag, Mfr, OD, Ppr	S/H	Yes: After QC & OD 1 year	Department preference; 40 CFR 70.6; GC §34090
Utilities / Wastewater	832	93	AQMD Permits (Generators, etc.)	Expiration of Permit + 5 2- years		Mag, Ppr			40 CFR 70.6; Department preference; GC §34090
Utilities / Wastewater	833	93	Chains of Custody - <u>Wastewater</u> (<u>Water-testing instructions</u>)	5.7 years		Mag, Ppr			Department Preference to conform with NPDES retention <u>for bacteriological and organics for potable water</u> ; GC §34090 et seq.; <u>40 CFR 141.33(a) and (b)(1); 22 CCR §64470</u>
Finance	834	93	Chemical Usage Reports / Bills of Lading	Copies - When No Longer Required		Mag, Ppr			Attached to invoices; GC §34090

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Utilities / Wastewater OR Maint.	835	93	Confined Space Entries	2 3 years		Mag, Ppr			8 CCR 5157(d)(14) & (e)(6); 29 CFR 1910.146(e)(6); GC §34090 Code of Federal Regulations requires 3 years; 40 CFR 122.41(j)(2)
Utilities / Wastewater	023	93	Correspondence - Regulatory Agencies	When No Longer Required - Minimum 10 years	Yes: While Active Issues	Mag, Ppr			Department preference; Some correspondence from Regulatory Agencies need to be retained for long periods of time; GC §34090
Utilities / Wastewater	836	93	Daily Logs / Diaries / Plant Operations Checklists / Reports / Round sheets / Check sheets / Shift Supervisors Logs / Operator Logs	7 years		Mag, Ppr			Department preference (EPA can go back 7 years); 40 CFR 122.41(j)(2)
Utilities / Lead Div.	837	93	Daily Safety Checks / DMV Reports / Daily Work Reports / Vehicle Inspections / Daily Equipment Checks	2 years		Ppr			13 CCR 1234(c) ; GC §34090
Utilities / Wastewater			FOG Program (Fat, Oil & Grease)	5 years		Mag, Ppr			Department Preference (meets State requirements); NPDES Monitoring records required for 3 years; POTW reports are required for 3 years; 40 CFR 403.12; GC §34090 et seq.
Utilities / Wastewater	838	93	Generator Operation Logs (for All fixed / stationary generators) / Inspections	5 3 years		Mag, Ppr			2 years is required by AQMD; GC §34090
Utilities / Wastewater	839	93	Hazardous Waste Manifests	30 years		Mag, Mfr, OD, Ppr	S/I	Yes: After QC & OD 1 year	Department Preference; Consistent with statute of limitations for employee exposure to hazardous materials (test results for hazardous waste generators are required for 3 years); 8 CCR §3204(d)(1) et seq.; 8 CCR 5144; 8 CCR 15400.2; 29 CFR 1910.1020(d)(1)(i); GC §§12946, 12960, 34090; 22 CCR § 66262.40

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Lead Dept.	840	93	Material Safety Data Sheet (MSDS) / Safety Data Sheets (SDS) / Chemical Use Report Form (or records of the chemical / substance / agent, where & when it was used)	30 years		Mag, Mfr, OD, Ppr	S	Yes: After QC & OD When Inactive	Previous MSDS may be obtained from a service; MSDS may be destroyed as long as a record of the chemical / substance / agent, where & when it was used is maintained for 30 years; Applies to qualified employers; Claims can be made for 30 years for toxic substance exposures; 8 CCR 3204(d)(1)(B)(2 and 3), 29 CFR 910.1020(d)(1)(ii)(B) , GC §34090
Utilities / Wastewater	844	93	NPDES Monitoring Reports: Sewer Collection	7-years		Mag, Ppr			Department preference to comply with RWQD's NPDES order; Monitoring records required for 3 years in Federal law; 40 CFR §§122.21, 122.41, 122.44
Utilities / Wastewater	842	93	NPDES Permits--Wastewater	Expiration + 7 years		Mag, Mfr, OD, Ppr	S / I	Yes: After QC & OD 1 year	Department preference; Permits are for 5 years; Monitoring records required for 3 years; 40 CFR §§122.21, 122.41, 122.44
Utilities / Lead Div.	843	93	Operations & Maintenance Manuals / O & M Manuals	Superseded - Minimum 2 years		Mag, Ppr			Department preference; GC §34090
Utilities / Wastewater	844	93	Wastewater Collections Operator's Certifications	Expiration + 2 years Send Copy to Human Resources		Mag, Mfr, OD, Ppr	S / I	Yes: After QC & OD	Copies are maintained at the plant; GC §34090.7
Utilities / Wastewater	845	93	Outside Agencies - Organizations	When No Longer Required		Mag, Ppr			Non-records; GC §34090
Utilities / Wastewater	846	93	Permits (Various Operating Permits)	P		Mag, Mfr, OD, Ppr	S / I	Yes: After QC & OD 1 year	Department preference; GC §34090

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Utilities / Wastewater OR Maint.	847	93	Pressure Vessel Certifications or Permits (Air Compressors, Propane, etc.)	Expiration of Certificate or Permit		Mag, Mfr, OD, Ppr	S	Yes: <u>After QC & OD</u> - 4 year	Department preference; GC §34090 et. seq.
Utilities / Wastewater	848	93	Process Control Documents / SOPs - Standard Operating Procedures	Superseded + 2 years		Mag, Ppr			Department Preference; 40 CFR 122.41(j)(2); WC §13263.2(b) et seq; GC §34090
Utilities / Wastewater	849	93	Pumping Stations / Sewer Lift Stations / Motor Logs, etc.	P		Mag, Mfr, OD, Ppr	S / I	Yes: <u>After QC & OD</u> - 5 years	Department Preference; GC §34090
Utilities / Wastewater	850	93	Reports, Monitoring, Samples, Studies & Testing (Annual / monthly / daily: Calibration, compliance, flow data, meter readings, etc.)	7 years		Mag, Ppr			Department Preference; 40 CFR 122.41(j)(2); WC §13263.2(b) et seq; GC §34090
Utilities / Wastewater	851	93	Safety & Certificates - Employee Training Includes copies of certifications and training not sent to Human Resources	Separation + 7-5 years		Mag, Mfr, OD, Ppr	S	Yes: <u>After QC & OD</u> When Inactive	Department Preference to conform with NPDES retention; California Labor Department maintains their records for 7 years; OSHA requires 5 years for safety records; State law requires 2 years; EEOC/FLSA/ADEA (Age) requires 3 years for promotion, demotion, transfer, selection, or discharge; State Law requires 2 -3 years; 8 CCR §3203 et seq., 8 CCR 14300.33(a); 29 CFR 1627.3(b)(ii), 29 CFR 1904.33, 29 CFR 1904.44; LC §6429(c), GC §§12946, <u>12960</u> , 34090
Utilities / Wastewater	852	93	SCADA Database (Supervisory Control and Data Acquisition) - Wastewater	Indefinite	Yes	Mag			Data is interrelated; system qualifies as a "trusted system"; GC §§34090, 12168.7
<u>Utilities / Wastewater</u>			<u>Sewer System Management Plans (SSMP) and Audits, Sanitary Sewer Overflows (SSOs), / Sanitary Spills Overflow Prevention Plan (SSOPP) and Sanitary Sewer Overflow Response Plan</u>	<u>5 years</u>		<u>Mag, Ppr</u>			<u>Department preference: plans must be updated every 5 years, audits are required every 2 years; 40 CFR 122.41(j)(2); SWRCB Order 2006-03; GC §34090</u>

RECORDS RETENTION SCHEDULE: ENVIRONMENTAL & WATER RESOURCES

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Utilities / Wastewater	853	93	Spill Reports	5 years		Mag, Ppr			Department preference; Spill reports have the potential to be involved with Clean Water Act actions; GC §34090
Utilities / Wastewater	854	93	State Reports	10 years		Mag, Ppr			Department preference; 3 years is required for spill reports; 40 CFR 122.41(j)(2)
Utilities / Wastewater	855	93	TV Collection Line Inspection Tapes / Video Inspections / Video Tapes or Digital Recordings (all lines)	<u>10 years</u> P		Mag			Department Preference; GC §34090 et seq.
Utilities / Wastewater OR Collections OR Maint.	856	93	Underground Service Alerts (USA's) / <u>Dig Alerts</u> -- City	3 years		Ppr			Department Preference (<u>the Regional Notification Center has the obligation to retain the notice for 3 years</u>); GC §§4216.2(d) & 4216.3(d), 34090
Depart. Providing Service / Work	857	93	Work Orders / Service Requests CMMS DATABASE (Computerized Maintenance Management System)	Indefinite		Mag			Data is interrelated; GC §34090
Depart. Providing Service / Work	858	93	Work Orders / Service Requests - All Information Entered in CMMS Database	When No Longer Required		Mag Ppr			Preliminary drafts (the database is the original); GC §34090
Depart. Providing Service / Work	859	93	Work Orders / Service Requests - NOT entered in CMMS Database (or partial information entered into CMMS Database) (Division providing service retains originals; Division requesting service is considered a copy)	5 years		Mag Ppr			City preference; CCP §§338 et seq., 340 et seq., 342, GC §§945.6 , GC §34090
WATER (94)									

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Utilities / Water	860	94	Backflow: Cross-Connection Backflow Device Inspections, Maintenance, Certifications	5 years		Mag, Ppr			Department Preference; Meets California Department of Health requirements (3 years); GC §34090
Utilities / Water	861	94	Chain of Custody (Water testing instructions)	5 years		Mag, Ppr			22 CCR 64453(b) et seq.; 40 CFR 141.33(a)
Lead Dept.	862	94	Confined Space Entries & Logs (Permitted entries into confined spaces such as sewers and storm drains in order to comply with regulations)	2 3 years		Mag, Ppr			8 CCR 5157(d)(14) & (e)(6); 29 CFR 1910.146(e)(6); GC §34090 Code of Federal Regulations requires 3 years; 40 CFR 122.41(j)(2)
Utilities / Water	863	94	Customer Concerns Database: Odor / Taste / Visual Complaints	When No Longer Required— Minimum 5 years		Mag, Ppr			5 years is required in State and Federal law for any complaints; 40 CFR 122.41(j)(2) & 40 CFR 141.33(b); 22 CCR 64453(a); 22 CCR 64470(a)
Utilities / Water	864	94	Environmental Agencies / Regulatory Agencies	When No Longer Required— Minimum 10 years		Mag, Ppr			Department Preference; GC §34090
Utilities / Water	865	94	Fire Hydrant Inspections / Flushing	10 years		Mag, Ppr			Department preference; GC §34090 et seq.

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Utilities / Water	866	94	Laboratory Records Bench Sheets, Chain of Custody, Check-in Sheets, Monthly Lab Analysis Sheets, Out of Lab Test Reports, Self-Monitoring Reports	12 years		Mag, Ppr			Department preference to comply with lead & copper regulations; EPA / Good Laboratory Practice Standards for studies relating to health effects, environmental effects, and chemical fate tests require 10 years for Lab records, raw data, master schedule sheets, protocols, quality assurance inspections, training, experience, job descriptions, maintenance and calibration records and reports; Monitoring records required for 3 years; 22 CCR 64400.25 ; 22 CCR §64470, 40 CFR 141.33(a); 40 CFR 141.91
Lead Dept.	867	94	Pressure Vessel Certifications or Permits (Air Compressors, Propane, etc.)	Expiration of Certificate or Permit		Mag, Mfr, OD, Ppr	S	Yes: After QC & OD-4 year	Department preference; GC §34090 et. seq.
Utilities / Lead Div.	868	94	Operations & Maintenance Manuals / O & M Manuals	Superseded Minimum 2 years		Mag, Ppr			Department preference; GC §34090
Utilities / Water	869	94	Recycled Water - Permits, Annual Report, Correspondence, Recycles Water User Files	10 years		Mag, Ppr			Department Preference; GC §34090
Utilities / Water	870	94	Regulatory Agency Reports / Compliance Reports: Monthly and Quarterly Reports, including backup data	When No Longer Required Minimum 5 years		Mag, Ppr			Department Preference; Hazmat discharge records are required for 3-5 years; 40 CFR 122.41(j)(2)

RECORDS RETENTION SCHEDULE: ENVIRONMENTAL & WATER RESOURCES

Divisions: Engineering Compliance (90), Hazardous Material (91), ~~Solid Waste (92)~~, Waste Water (93), Water (94)

Office of Record (OFR)	Record Series No.	Div No.	Record Series Title	Total Retention	Vital?	Media Options	Image: I=Import M=Mfr S=Scan	Destroy Paper after Imaged & QC'd?	Description/Comments / Reference
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<i>Retentions begin when the act is completed, and imply a full file folder (e.g. last document + 2 years), since destruction is normally performed by file folder.</i>									
<i>HOLDS: Litigation, complaints, claims, public records act requests, audits and/or investigations suspend normal retention periods (retention resumes after settlement or completion).</i>									
Utilities / Water or Fire	871	94	Respiratory Fit Tests for Breathing Apparatus	Separation + 30 years		Mag, Ppr			Department Preference; Claims can be made for 30 years for toxic substance exposure; Claims are required for five years after the end of compensation, or injury, whichever is longer; Department preference; Files maintained separately; Claims can be made for 30 years for toxic substance exposure; 8 CCR §3204(d)(1) et seq., 8 CCR 5144, 8 CCR 15400.2; 29 CFR 1910.1020(d)(1)(i), GC §§12946, 12960, 34090
Utilities / Water	872	94	SCADA Database (Supervisory Control and Data Acquisition) - Water	Indefinite	Yes	Mag			Data is interrelated; system qualifies as a "trusted system"; GC §§34090, 12168.7
Utilities / Water	873	94	Underground Service Alerts (USA's) -- City	3 years		Ppr			GC §4216.2(d) & 4216.3(d)
Utilities / Water	874	94	Vulnerability Assessment / Emergency Response Plan / Risk & Resiliency Assessment / Hazard Mitigation Plan	Superseded Minimum 2 years		Mag, Ppr			Confidential; GC §34090
Utilities / Water	875	94	Water Conservation Rebates / Program - Toilet Retrofit Program, Irrigation, Turf Replacement, Washer, etc.	When No Longer Required Minimum 5 2 years		Mag, Ppr			Department preference to meet municipal government auditing standards ; GC §34090 et seq.
Utilities / Water	876	94	Water Pressure Charts	5 years		Mag, Ppr			Department Preference; GC §34090 et seq.
Utilities / Water	877	94	Water Quality Reports / Consumer Confidence Reports	P		Mag, Mfr, OD, Ppr	S / I	Yes: After QC & OD-2 years	Department preference; State law requires 12 years, federal 10 years; 40 CFR 141.33(a); 22 CCR 64470; 22 CCR §64483; GC §34090

RECORDS RETENTION SCHEDULE: ENVIRONMENTAL & WATER RESOURCES

Divisions: Engineering Compliance (90), Hazardous Material (91), ~~Solid Waste (92)~~, Waste Water (93), Water (94)

Office of Record (OFR)	Record Series No.	Div No.	Record Series Title	Total Retention	Vital?	Media Options	Image: I=Import M=Mfr S=Scan	Destroy Paper after Imaged & QC'd?	Description/Comments / Reference
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<i>HOLDS: Litigation, complaints, claims, public records act requests, audits and/or investigations suspend normal retention periods (retention resumes after settlement or completion).</i>									
Utilities / Water	878	94	Water Standards and Specifications	When No-Longer-Required Minimum 5 years		Mag, Ppr			Department Preference; GC §34090
Utilities / Water	879	94	Water Usage Reports	When No-Longer-Required Minimum 2 years		Mag, Ppr			Department preference; GC §34090 et seq.
Utilities / Water	880	94	Wells, Well Permits <u>(includes abandoned and destroyed wells)</u>	P		Mag, Mfr, OD, Ppr	S / I	Yes: <u>After QC & OD</u> 5 years	Department preference; GC §34090

RECORDS RETENTION SCHEDULE: FINANCE

Divisions: Accounting (40), Audit (41), Budget (42), Disbursements (43), Revenue (44), Payroll (45), Treasurer (46), Utility Billing (47)

Office of Record (OFR)	Record Series No.	Div No.	Record Series Title	Total Retention	Vital?	Media Options	Image: I=Import M=Mfr S=Scan	Destroy Paper after Imaged & QC'd?	Description/Comments / Reference
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<i>Retentions begin when the act is completed, and imply a full file folder (e.g. last document + 2 years), since destruction is normally performed by file folder.</i>									
<i>HOLDS: Litigation, complaints, claims, public records act requests, audits and/or investigations suspend normal retention periods (retention resumes after settlement or completion).</i>									
FINANCE / ACCOUNTING (40)									
Finance / Accounting	355	40	Financial Services Database (SunGard)	Indefinite	Yes	Mag			Data Fields / Records are interrelated; GC §34090
Finance / Accounting	356	40	Fixed Assets - Annual Listing (Source Documents)	5 years		Mag, Mfr, OD, Ppr	S / I	Yes: After QC & OD 1-year	Includes permanent assets (for compliance with GASB 34); GC §34090
Finance / Accounting	357	40	General Ledger: Final year-end AND Chart of Accounts / Organization Structure (Print out when Rollover is Done)	5 years		Mag, Mfr, OD, Ppr	S / I	Yes: After QC & OD	Department preference: Published articles show 3-10 years; Other Cities have adopted 2-years-20-years; GC §34090
Finance / Accounting	358	40	Journal Entries / Journal Vouchers / Budget Adjustments	10 years		Mag, Mfr, OD , Ppr	S / I	Yes: After QC & OD	Department Preference; meets municipal government auditing standards; Statute of Limitations is 4 years; statewide guidelines propose Audit + 5 years; GC §34090, CCP § 337
Finance / Accounting	359	40	Reports, Subsidiary Ledgers, Reconciliations, Registers, Transaction Histories, Balance Sheets, Proof & Merge Reports, etc. (MONTHLY OR PERIODIC) Does NOT include year-end General Ledger.	When No Longer Required		Mag, Mfr, OD , Ppr	S / I	Yes: After QC & OD	Preliminary drafts / Transitory records not retained in the ordinary course of business Financial system qualifies as a trusted system and can re-create reports accurately; statewide guidelines propose 2-years; GC §34090
Finance / Accounting	360	40	Reports: Annual State or Federal: State Controller's Report, Redevelopment Statement of Indebtedness, Street Report, Local Government Compensation Report , Property Management Plan , Obligation Payment Schedules , Due Diligence Reviews , Gas Tax , MOE (Maintenance of Effort) Report , Fixed Charge Special Assessment Report , Public Self Insurer Report (SIP Report) etc.	5 years		Mag, Mfr, OD , Ppr	S / I	Yes: After QC & OD	Department Preference; Meets auditing standards; GC §34090

RECORDS RETENTION SCHEDULE: FINANCE

Divisions: Accounting (40), Audit (41), Budget (42), Disbursements (43), Revenue (44), Payroll (45), Treasurer (46), Utility Billing (47)

Office of Record (OFR)	Record Series No.	Div No.	Record Series Title	Total Retention	Vital?	Media Options	Image: I=Import M=Mfr S=Scan	Destroy Paper after Imaged & QC'd?	Description/Comments / Reference
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<i>HOLDS: Litigation, complaints, claims, public records act requests, audits and/or investigations suspend normal retention periods (retention resumes after settlement or completion).</i>									
FINANCE / AUDIT (41)									
City Clerk	361-011	41	Audit Reports / ACFR - Annual Comprehensive Financial Reports GAFR- Comprehensive Annual Financial Reports- and related Audit Opinions	P-Copies - When No Longer Required		Mag, Mfr, OD, Ppr	S / I	Yes: After <u>QC & OD</u> 1-year	Department Preference (copies - <u>included in City Council Agenda Packets</u>); GC §34090.7
Finance / Audit	362	41	Single Audits / Transportation Audits / Light Rail Audit / PERS Audit, et.	5 years		Mag, Mfr, OD, Ppr	S / I	Yes: After <u>QC & OD</u> 1-year	Department Preference (meets municipal government auditing standards); GC §34090
Finance / Accounting-Audit	363	41	Statement of Indebtedness / Annual Report to State / State Controllers Report / Local Government Compensation Report- Property Management Plan- Obligation- Payment Schedules- Due Diligence- Reviews- Gas Tax- MOE (Maintenance of Effort) Report- Fixed Charge Special Assessment Report- Public Self Insurer- Report (SIP Report)	When No Longer Required		Mag- Mfr, OD, Ppr	S / I	Yes: 1-year	Copies; GC §34090.7
FINANCE / BUDGET (42)									
Finance / Budget	364	42	Budgets - Adopted / Final - Prior to 1983 City Clerk is OFR Post-1983	P	Yes: Current Fiscal Year	Mag, Mfr, OD, Ppr	S / I	Yes: After <u>QC & OD</u> 1-year	Department Preference; Must be filed with County Auditor; GC §34090.7, 40802, 53901
Finance / Budget	365	42	Budgets - Preliminary, Backup Documents	<u>When No Longer Required</u> 5 years	Yes: Current Fiscal Year	Mag, Mfr, OD, Ppr	<u>S / I</u>	<u>Yes: After QC & OD</u>	<u>Preliminary Drafts</u> Department Preference; GC §34090
FINANCE / DISBURSEMENTS (43)									
Finance / Disburse.	366	43	1099's, 1096's-issued-	5 years		Mag, Mfr, OD, Ppr	S / I	<u>Yes: After QC & OD</u>	Department Preference; IRS: 4 years after tax is due or paid (longer for auditing & contractor delinquency); Ca. FTB: 3 years; IRS Reg §31.6001-1(e)(2), R&T §19530, GC §34090

RECORDS RETENTION SCHEDULE: FINANCE

Divisions: Accounting (40), Audit (41), Budget (42), Disbursements (43), Revenue (44), Payroll (45), Treasurer (46), Utility Billing (47)

Office of Record (OFR)	Record Series No.	Div No.	Record Series Title	Total Retention	Vital?	Media Options	Image: I=Import M=Mfr S=Scan	Destroy Paper after Imaged & QC'd?	Description/Comments / Reference
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<i>Retentions begin when the act is completed, and imply a full file folder (e.g. last document + 2 years), since destruction is normally performed by file folder.</i>									
<i>HOLDS: Litigation, complaints, claims, public records act requests, audits and/or investigations suspend normal retention periods (retention resumes after settlement or completion).</i>									
Finance / Disburse.	002	43	Accounts Payable / Invoices and Backup (Includes Invoices, Travel Expense Reimbursements, Warrant Request, etc.)	10 years	Yes: Until Paid	Mag, Mfr, OD, Ppr	S / I	Yes: After QC & OD 1 year	Department Preference to facilitate grant audits or claim reimbursements; Statewide guidelines propose audit + 4 years; Published articles show 3 – 7 years; GC §34090
Finance / Disburse.	367	43	Checks / Warrant Registers	5 years		Mag, Mfr, OD, Ppr	S / I	Yes: After QC & OD	Department Preference; Statute of Limitations is 4 years; statewide guidelines propose Audit + 5 years; GC §34090, CCP § 337
Finance / Disburse.			W-9s	Vendor Inactive + 3 years		Mag, Mfr, OD, Ppr	S / I	Yes: After QC & OD	Meets IRS Auditing Standards; GC §34090
FINANCE / PAYROLL (44)									
Finance / Payroll	368	44	CalPERS Reports	5 years		Mag, Mfr, OD, Ppr	S	Yes: After QC & OD 2 years	Department Preference; GC §34090
Finance / Payroll	369	44	DE-6 & 941 Forms - Quarterly Payroll Tax Returns / OASDI	5 years		Mag, Mfr, OD, Ppr	S / I	Yes: After QC & OD	Department Preference; IRS: 4 yrs after tax is due or paid; Ca. FTB: 3 years; Articles show 7 years; IRS Reg §31.6001-1(e)(2), R&T §19530; 29CFR 516.5 - 516.6, 29USC 436, GC §34090
Finance / Payroll	370	44	Deduction Files (Deferred Compensation, PERS, etc.)	When No Longer Required		Mag, Mfr, OD, Ppr	S / I	Yes: After QC & OD	Department Preference; Preliminary documents used to facilitate Payroll deductions; GC §34090 et seq.
Finance / Payroll	371	44	Deferred Compensation (City Statements)	5 years		Mag, Mfr, OD, Ppr	S / I	Yes: After QC & OD	Produced by Deferred Comp. Provider; consistent with proposed statewide guidelines; published articles for bank statements show 4 - 7 years; GC §304090, 26 CFR 16001.1

RECORDS RETENTION SCHEDULE: FINANCE

Divisions: Accounting (40), Audit (41), Budget (42), Disbursements (43), Revenue (44), Payroll (45), Treasurer (46), Utility Billing (47)

Office of Record (OFR)	Record Series No.	Div No.	Record Series Title	Total Retention	Vital?	Media Options	Image: I=Import M=Mfr S=Scan	Destroy Paper after Imaged & QC'd?	Description/Comments / Reference
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<i>Retentions begin when the act is completed, and imply a full file folder (e.g. last document + 2 years), since destruction is normally performed by file folder.</i>									
<i>HOLDS: Litigation, complaints, claims, public records act requests, audits and/or investigations suspend normal retention periods (retention resumes after settlement or completion).</i>									
Finance / Payroll	372	44	Payroll Reports	When No Longer Required		Mag, <u>Mfr, OD,</u> Ppr	<u>S / I</u>	<u>Yes: After QC & OD</u>	PERS Buy-backs are reconstructed through Human Resources; Transitory records not retained in the ordinary course of business Financial system qualifies as a trusted system and can re-create reports accurately; statewide-guidelines propose 2 years ; GC §34090
Finance / Payroll	373	44	W-2's	5 years		Mag, <u>Mfr, OD,</u> Ppr	<u>S / I</u>	<u>Yes: After QC & OD</u>	Department Preference; IRS: 4 yrs after tax is due or paid; Ca. FTB: 3 years; Articles show 7 years; IRS Reg §31.6001-1(e)(2), R&T §19530; 29CFR 516.5 - 516.6, 29USC 436, GC §34090
<u>Finance / Payroll</u>			<u>W-4s</u>	<u>No Longer in Effect + 4 years</u>		<u>Mag,</u> <u>Mfr, OD,</u> <u>Ppr</u>	<u>S / I</u>	<u>Yes: After 1 year</u>	<u>Department preference: IRS Regulation 31-6001-1 four years after the due date of such tax for the return period to which the records relate, or the date such tax is paid, whichever is the later. GC §34090; 26 CFR 31.6001-1 GC §60201</u>
FINANCE / REVENUE (45)									
Finance / Revenue	374	45	Accounts Receivable / Daily Envelopes / Cash Receipts / Petty Cash / Revenue Daily Receipt Books / Invoices to Outside Entities / Alarm Billing, etc.	5 years	Yes: Until Paid	Mag, Mfr, OD, Ppr	<u>S / I</u>	<u>Yes: After QC & OD 1-year</u>	Department Preference; Statewide-guidelines propose audit + 4 years; Published articles show 3-7 years ; GC §34090
Finance / Revenue	375	45	Business License Applications, Registrations and Renewals	5 years		Mag, <u>Mfr, OD,</u> Ppr	<u>S / I</u>	<u>Yes: After QC & OD</u>	Meets auditing standards; GC §34090 et seq.
Finance / Revenue	376	45	Developer Payment / Trusts (Contractor's Trusts) (In project file, originals to Finance)	Close + 5 years		Mag, <u>Mfr, OD,</u> Ppr	<u>S / I</u>	<u>Yes: After QC & OD</u>	Department Preference; Statewide-guidelines propose audit + 4 years; Published articles show 3-7 years ; GC §34090

RECORDS RETENTION SCHEDULE: FINANCE

Divisions: Accounting (40), Audit (41), Budget (42), Disbursements (43), Revenue (44), Payroll (45), Treasurer (46), Utility Billing (47)

Office of Record (OFR)	Record Series No.	Div No.	Record Series Title	Total Retention	Vital?	Media Options	Image: I=Import M=Mfr S=Scan	Destroy Paper after Imaged & QC'd?	Description/Comments / Reference
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Finance / Revenue	377	45	Transient Occupancy Tax (TOT)	5 years	Yes: Until Paid	Mag, Mfr, OD, Ppr	S / I	Yes: After QC & OD	Department Preference; Statewide guidelines propose audit + 4 years; Published articles show 3 – 7 years; GC §34090
FINANCE / TREASURER (46)									
Finance / Treasurer	378	46	Assessment District Accounting / Payment Administration Records	5 years	Yes: Until Paid	Mag, Mfr, OD, Ppr	S / I	Yes: After QC & OD	Department Preference; meets municipal government auditing standards; GC §34090
Finance / Treasurer	379	46	Bank and Trustee Statements, Outstanding Check Lists, Daily Cash Summaries, Bank Deposits, Bank Transmittal Advice, Cashier's Reports	5 years		Mag, Mfr, OD, Ppr	S / I	Yes: After QC & OD	Department Preference; Published articles show 3 – 4 years; Other cities show 7 – 10 years; GC §34090, 26 CFR 1.6001-1
City Clerk	380	46	Bonds: Issued by the City, PFA, or RDA: Official Statements / Certificates of Participations (COPs) See Bank Statements for statement retention.	Fully Defeased Cancellat., Redemption or Maturity + 10 years	Yes: Until Maturity	Mag, Mfr, OD, Ppr	S / I	Yes: After QC & OD	Department Preference; Statute of Limitations for bonds, mortgages, trust deeds, notes or debentures is 6 years; Bonds issued by local governments are 10 years; There are specific requirements for disposal of unused bonds; CCP §§336(a)(1) & (2), 337.5(2); GC §43900 et seq.
Finance / Treasurer	381	46	Escheat (Unclaimed money / uncashed checks)	5 years		Mag, Mfr, OD, Ppr	S / I	Yes: After QC & OD	Department preference; All tangible property held by government agencies escheats after 3 years; Statute of Limitations is 1 year for seized property; Meets auditing requirements; CCP §§340(4), 1519; GC §34090
Finance / Treasurer	382	46	Investments / Arbitrage / Bonds (Receipts / Advisor Reports and Statements / Trade Tickets / LAIF (Local Agency Investment Fund))	Maturity + 5 years	Yes: Until Paid	Mag, Mfr, OD, Ppr	S / I	Yes: After QC & OD	Department Preference; Meets auditing standards; Published articles show disposal + 7 years for security brokerage slips; statewide guidelines propose permanent; FTC Reg's rely on "self-enforcement"; GC§§ 34090, 43900

RECORDS RETENTION SCHEDULE: FINANCE

Divisions: Accounting (40), Audit (41), Budget (42), Disbursements (43), Revenue (44), Payroll (45), Treasurer (46), Utility Billing (47)

Office of Record (OFR)	Record Series No.	Div No.	Record Series Title	Total Retention	Vital?	Media Options	Image: I=Import M=Mfr S=Scan	Destroy Paper after Imaged & QC'd?	Description/Comments / Reference
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Finance / Treasurer	383	46	Irrevocable Letters of Credit	Release of Security		Mag, Mfr, OD, Ppr	S	No	Securities (Performance Bonds, Letters of Credit, CD's, etc.) are released after the Notice of Completion is issued and replaced with the Warranty Bond, which is released 1 year after the Notice of Completion date. GC §26202
City Clerk	384	46	Monthly Investment Reports	<u>Copies - When No Longer Required</u> 5 years		Mag, Mfr, OD, Ppr	S / I	<u>Yes: After QC & OD</u>	Department preference (Copies); GC §34090.7
Finance / Payroll	385	46	Reconciliations	When No Longer Required		Mag, Mfr, OD, Ppr	S / I	<u>Yes: After QC & OD</u>	<u>Preliminary Drafts /</u> Transitory records not retained in the ordinary course of business; GC §34090
City Clerk	386	46	Treasurer's Reports / Quarterly Financial Statements / Strategic Plan Update (to Council)	<u>Copies - When No Longer Required</u> 5 years		Mag, Mfr, OD, Ppr	S / I	<u>Yes: After QC & OD</u>	Department preference (Copies); GC §34090.7
FINANCE / UTILITY BILLING (47)									
<u>Admin. Services / Utility Billing</u>			<u>Checks deposited to Bank (City scans them for the Bank, rather than physically taking the checks to the bank to deposit them.)</u>	<u>Follow Bank Instructions</u>		Mag, Mfr, OD, Ppr	S / I	<u>Yes: After QC & OD</u>	<u>These are bank instruments, and not City records; per bank agreement.</u>
Finance / Accounting OR Utility Billing	387	47	Collection Agency Assignments / Unpaid Accounts	7 years		Mag, Mfr, OD, Ppr	S / I	Yes: After QC & OD	Department Preference; Negative credit information remains on credit reports for 7 - 10 years; Meets auditing standards; City does not Lien property (Liens are good for 10 years from recording date, and may be extended by re-recording lien); WC 36729; GC §34090

RECORDS RETENTION SCHEDULE: FINANCE

Divisions: Accounting (40), Audit (41), Budget (42), Disbursements (43), Revenue (44), Payroll (45), Treasurer (46), Utility Billing (47)

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Admin.. Services / Utility Billing			Daily Receipts, Cash Receipts, Overs and Shortages	5 years		Mag, OD, Mfr, Ppr	S / I	Yes: After QC & OD	Consistent with Cash Receipts & Accounts Receivable; Published articles show 3 - 6 years; Other city shows permanent; Copies are sent to Finance; GC §34090
Finance / Utility Billing	388	47	Meter Reading / Meter Reading Reports (printouts from database)	Indefinite		Mag, Mfr, OD, Ppr	S / I	Yes: After QC & OD	Department Preference (data is interrelated); GC §34090 et seq.
Finance / Utility Billing	389	47	Reports / Meter Reading Reports	When No Longer Required		Mag, Mfr, OD, Ppr	S / I	Yes: After QC & OD	Preliminary drafts not retained in the ordinary course of business (the database is the original); GC §34090 et seq.
Admin.. Services / Utility Billing			Temporary Hydrant Meters	Close + 2 years		Mag, OD, Mfr, Ppr	S / I	Yes: After QC & OD	GC §34090
Admin.. Services / Utility Billing			Utility Billing Database	Indefinite	Yes	Mag			Data Fields / Records are interrelated; GC §34090
Admin.. Services / Utility Billing			Water Billing: Appeals - Payment Delinquency & Impending Discontinuation	Final Decision + 2 years		Mag, Ppr, Mfr, OD	S / I	Yes: After QC & OD	Documented or attached to Customer Record in database GC §34090; H&S §116908
Admin.. Services / Utility Billing			Water Billing: Non-payment Notices / Notice of Payment Delinquency & Impending Discontinuation (Initial, Final)	When No Longer Required		Mag, Ppr, Mfr, OD	S / I	Yes: After QC & OD	Documented or attached to Customer Record in database GC §34090; H&S §116908
Admin.. Services / Utility Billing			Water Billing: NSF Checks / Adjustments to Customer accounts	When No Longer Required		Mag, Ppr, Mfr, OD	S / I	Yes: After QC & OD	Documented or attached to Customer Record in database GC §34090; H&S §116908
Admin.. Services / Utility Billing			Water Billing: Payment Plans: Amortization, Alternative Payment Plans, Deferrals, etc.	Expiration or Completion of Payment Plan		Mag, Ppr, Mfr, OD	S / I	Yes: After QC & OD	Documented or attached to Customer Record in database GC §34090; H&S §116910

RECORDS RETENTION SCHEDULE: FINANCE

Divisions: Accounting (40), Audit (41), Budget (42), Disbursements (43), Revenue (44), Payroll (45), Treasurer (46), Utility Billing (47)

Office of Record (OFR)	Record Series No.	Div No.	Record Series Title	Total Retention	Vital?	Media Options	Image: I=Import M=Mfr S=Scan	Destroy Paper after Imaged & QC'd?	Description/Comments / Reference
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Admin. Services / Utility Billing			Water Billing: Policy on Discontinuation of Residential Service for Nonpayment	When Superseded: Minimum 2 years		Mag. Ppr, Mfr, OD	S / I	Yes: After QC & OD	Must post to Website: H&S §116906; GC §34090
Admin. Services / Utility Billing			Water Billing: Report of Annual Discontinuations of Residential Service	Minimum 2 years		Mag. Ppr, Mfr, OD	S / I	Yes: After QC & OD	Must post to Website: H&S §116918; GC §34090
Finance / Utility Billing	390	47	Water Meter Inventory	Indefinite		Mag, Ppr			Department Preference (data is interrelated); GC §34090 et seq.
Finance / Utility Billing	391	47	Water Receipts or Remittance Stubs / Utility Receipts / Stubs from Bills (when payment is submitted)	4 months After Audit is Complete		Mag, Ppr			Preliminary Documents; GC §34090 et seq.
TECHNOLOGY SERVICES (12)									
Finance Admin Services / Technology Services	122	12	Backup Tapes - DAILY / WEEKLY	When No Longer Required 5-weeks	Yes	Mag.			Used for Disaster Recovery Purposes Only; Considered a copy and can be destroyed when no longer required; tapes are in autochangers and are overwritten; store off-site in a commercial facility for disaster recovery purposes; GC §34090 et seq.
Finance Admin Services / Technology Services	123	12	Backup Tapes - MONTHLY	When No Longer Required 1-year	Yes	Mag.			Used for Disaster Recovery Purposes Only; Store off-site in commercial storage for disaster recovery; Considered a copy and can be destroyed when no longer required; retention based on administrative value; recycle tapes; GC §34090 et seq.
Finance Admin Services / Technology Services	124	12	Inventory, Information Systems	When No Longer Required	Yes	Mag.			Preliminary documents not retained in the ordinary course of business; GC §34090 et seq.

RECORDS RETENTION SCHEDULE: FINANCE

Divisions: Accounting (40), Audit (41), Budget (42), Disbursements (43), Revenue (44), Payroll (45), Treasurer (46), Utility Billing (47)

Office of Record (OFR)	Record Series No.	Div No.	Record Series Title	Total Retention	Vital?	Media Options	Image: I=Import M=Mfr S=Scan	Destroy Paper after Imaged & QC'd?	Description/Comments / Reference
<i>If the record is not listed here, refer to the Retention for City-Wide Standards</i>									
<i>Retentions begin when the act is completed, and imply a full file folder (e.g. last document + 2 years), since destruction is normally performed by file folder.</i>									
<i>HOLDS: Litigation, complaints, claims, public records act requests, audits and/or investigations suspend normal retention periods (retention resumes after settlement or completion).</i>									
Finance Admin Services / Technology Services	125	12	Network Configuration Maps & Plans	When No Longer Required	Yes	Mag.			Preliminary documents not retained in the ordinary course of business; GC §34090 et seq.
Finance / Technology Services		<u>12</u>	UNALTERABLE MEDIA (WORM / DVD-r / CD-r / Blue Ray-R) or other unalterable media that does not permit additions, deletions, or changes.	<u>P</u>		<u>OD</u>			For legal compliance for Trustworthy Electronic Records (when the electronic record serves as the official record); GC 60200, 12168.7, EVC 1550, 2 CCR 22620 et seq..

RECORDS RETENTION SCHEDULE - FIRE

Divisions: Administration (51), EMS (52), Fire Marshall / Fire Prevention (53), Operations / Suppression (54)

Office of Record (OFR)	Record Series No.	Div No.	Record Series Title	Total Retention	Vital?	Media Options	Image: I=Import M=Mfr S=Scan	Destroy Paper after Imaged & QC'd?	Description/Comments / Reference
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<i>Retentions begin when the act is completed, and imply a full file folder (e.g. last document + 2 years), since destruction is normally performed by file folder.</i>									
<i>HOLDS: Litigation, complaints, claims, public records act requests, audits and/or investigations suspend normal retention periods (retention resumes after settlement or completion).</i>									
ADMINISTRATION (51)									
Fire / Admin.	420	51	Annual Reports / Fire Incident Statistics	P		Mag, Mfr, OD, Ppr	S/I	Yes: After QC & OD No	Retained for historical and administrative value; GC §34090
Fire / Admin. Or Police	421	51	Citizen's Emergency Response Training / Neighborhood Training Course Records, Roster, etc.	10 20 years		Mag, Mfr, OD, Ppr	S / I	Yes: After QC & OD When- Superseded	Department Preference; GC §34090
Fire / Admin.	422	51	Daily Safety Checks / Daily Work Reports / Vehicle Inspections / Daily Equipment Checks	2 years		Ppr			13 CCR 1234(c) ; GC §34090
Fire / Admin.	423	51	DMV Pull Notices (Fire Employees Only)	When Superseded or Upon Separation		Mag Ppr			Department preference ; Transitory or source records not retained in the ordinary course of business; CHP audits every 2 years; Bureau of National Affairs recommends 2 years for all supplementary Personnel records; GC §34090
City Clerk	424	51	Emergency Plans / Disaster Preparedness Manuals, etc.	Superseded	Yes	Mag Ppr			Department Preference; GC §34090.7
Fire / Admin.	425	51	FCC Licenses	Expiration + 2 years	Yes	Ppr			GC §34090
Fire / Admin. State of California	426	51	Fire Incident RMS LEGACY Database (Firehouse)	When No Longer Required		Mag, Mfr, OD, Ppr	S/I	Yes: After QC & OD When- Inactive	Does not include any Patient Care Reports; Arson Investigations are retained outside the database; Non-records (use the State system); GC §34090 et seq.
Fire / Admin. or Police	427	51	Fire Investigation Reports - OTHER THAN ARSON (in Fire Incident RMS Database)	When No Longer Required		Mag, Mfr, OD, Ppr			Police retains capital crimes; data is in RMS database; GC §34090 et seq.
Fire / Admin.	428	51	ISO Insurance Ratings	15 years		Mag, Mfr, OD, Ppr	S / I	Yes: After QC & OD When- Superseded	Department Preference (rated every 10 years); GC §34090

RECORDS RETENTION SCHEDULE - FIRE

Divisions: Administration (51), EMS (52), Fire Marshall / Fire Prevention (53), Operations / Suppression (54)

Office of Record (OFR)	Record Series No.	Div No.	Record Series Title	Total Retention	Vital?	Media Options	Image: I=Import M=Mfr S=Scan	Destroy Paper after Imaged & QC'd?	Description/Comments / Reference
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<i>HOLDS: Litigation, complaints, claims, public records act requests, audits and/or investigations suspend normal retention periods (retention resumes after settlement or completion).</i>									
Fire / Admin.	429	51	Monthly Statistical Report / Run Statistics	When No Longer Required		Mag, Ppr			Considered a preliminary draft / copy (the Fire database is the original); GC §34090 et seq.
Fire / Admin.			Fuel Log (Mileage, Fuel Tank Level, etc.)	5 years	Yes	Ppr			Meets municipal government auditing standards: GC §34090
Fire / Admin.			Fire Incident RMS ImageTrend Database (Includes Patient Care Reports)	Minimum 20 years		Mag, Mfr, OD, Ppr	S/I	Yes: After QC & OD	Includes electronic Patient Care Reports - adults required for 7 years; minors until 1 year after age 18, but not less than 7 years; GC §34090 et seq. CCP §340.5, GC §34090; H&S §§1797.98(e) 123145; 42 CFR 482.24(b); 9 CCR 9444, 22 CCR 70751(c) & 71551(c); 22 CCR 70751(c), 71551(c), 73543(a), 74731(a), 75055(a), 75343(a), 77143(a), W&I 14124.1; CMS Pub. 100-4, Chapter 1, Section 110.3
Fire / Admin. or Police			Fire Investigation Reports - ARSON only	P		Mag, Mfr, OD, Ppr			No statute of limitations on prosecution; GC §34090 et seq.
City Clerk	007	51	Mutual Aid Agreements, Joint Power Authorities	Copies - When No Longer Required		Mag, Mfr, OD, Ppr			Originals Maintained by City Clerk or County Clerk of the Board; GC §34090.7
Fire / Admin.	008	51	Mutual Aid Agreements, Joint Power Authorities: ADMINISTRATIVE FILES (Correspondence, Project Administration, Project Schedules, Certified Payrolls, Invoices, Logs, etc.)	Completion + 10 years	Yes: Before Completion	Mag, Mfr, OD, Ppr	S/I	Yes: After QC & OD Upon Completion	Covers E&O Statute of Limitations (insurance certificates are filed with agreement); Published Audit Standards=4-7 years; Statute of Limitations: Contracts & Spec's=4 years, Wrongful Death=comp. + 5 years, Developers=comp. + 10 years; Statewide guidelines propose termination + 5 years ; CCP §§336(a), 337 et. seq., GC §34090

RECORDS RETENTION SCHEDULE - FIRE

Divisions: Administration (51), EMS (52), Fire Marshall / Fire Prevention (53), Operations / Suppression (54)

Office of Record (OFR)	Record Series No.	Div No.	Record Series Title	Total Retention	Vital?	Media Options	Image: I=Import M=Mfr S=Scan	Destroy Paper after Imaged & QC'd?	Description/Comments / Reference
<i>If the record is not listed here, refer to the Retention for City-Wide Standards</i>									
<i>Retentions begin when the act is completed, and imply a full file folder (e.g. last document + 2 years), since destruction is normally performed by file folder.</i>									
<i>HOLDS: Litigation, complaints, claims, public records act requests, audits and/or investigations suspend normal retention periods (retention resumes after settlement or completion).</i>									
Fire / Admin.	430	51	Personnel Files - Medical File (Fire Employees Only) (Annual Physicals are not forwarded to Human Resources)	P	Yes: Until Separation	Mag, Mfr, OD, Ppr	S/I	Yes: After QC & OD	Department preference; Files maintained separately; Claims can be made for 30 years for toxic substance exposure; 8 CCR §3204(d)(1) et seq., 8 CCR 5144 , 8 CCR 15400.2 ; 29 CFR 1910.1020(d)(1)(i) , GC §§ 12946 , 12960 , 34090
Fire / Admin.	431	51	Personnel Files - Training File (Fire Employees Only) (Training related to essential functions - e.g. Water Rescue Boat, etc.)	Separation + 5 10 years	Yes: Until Separation	Mag, Mfr, OD, Ppr	S/I	Yes: After QC & OD	Department preference; GC §§ 12946 , 12960 , 34090
Utilities / Water or Fire	432	51	Respiratory Fit Tests for Breathing Apparatus	Separation + 30 years		Mag, Mfr, OD, Ppr	S/I	Yes: After QC & OD	Department Preference; Claims can be made for 30 years for toxic substance exposure; Claims are required for five years after the end of compensation, or injury, whichever is longer; 8 CCR §3204(d)(1) et seq., 8 CCR 5144 , 8 CCR 15400.2 ; 29 CFR 1910.1020(d)(1)(i) , GC §§ 12946 , 12960 , 34090
Fire / Admin.	433	51	Telestaff Database (staffing)	Minimum 5 years		Mag, Ppr			Department preference; GC §34090 et seq.
City Clerk	065	51	Training Course Records: City-Sponsored Training that is Attended by Employees from Outside Agencies (e.g., other Police or Fire Departments) Examples: -SEMS, NIMS, Incident Action Plans (IAP), After Action Reports (AAR), Plans, Preparedness Training & Exercises, Resource Management, Communications, etc.	Send to City Clerk		Mag, Mfr, OD, Ppr	S	Yes: When Inactive	City Preference for courses that are attended by employees outside the City; See City Clerk for applicable class list; GC §34090.7
EMERGENCY MEDICAL SERVICES (52)									

RECORDS RETENTION SCHEDULE - FIRE

Divisions: Administration (51), EMS (52), Fire Marshall / Fire Prevention (53), Operations / Suppression (54)

Office of Record (OFR)	Record Series No.	Div No.	Record Series Title	Total Retention	Vital?	Media Options	Image: I=Import M=Mfr S=Scan	Destroy Paper after Imaged & QC'd?	Description/Comments / Reference
<i>If the record is not listed here, refer to the Retention for City-Wide Standards</i>									
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<i>HOLDS: Litigation, complaints, claims, public records act requests, audits and/or investigations suspend normal retention periods (retention resumes after settlement or completion).</i>									
Fire / EMS	434	52	Ambulance Billing / Patient Care Reports / PCR's (EMS transportation) Reports: ALL (medical and non-medical.) Includes e-PCR Database / Electronic Patient Care Report Database.	20 years		Mag, Mfr, OD, Ppr	S/i	Yes: After QC & OD After 1 year	Department Preference: adults required for 7 years; minors until 1 year after age 18, but not less than 7 years ; 10 years is recommended by AHIMA for "healthcare providers"; California Healthcare Association recommends Acute Care Facilities retain adult records for ten years following discharge; Juvenile records are required until patient becomes 18 years old; law requires 7 years for clinics, health facilities, hospitals, adult day health care centers, and in-home skilled nursing services, and is actually based upon "if the licensee ceases operations"; Statute of Limitations for health providers is 3 years; Federal law requires 3 years, statewide guidelines propose 3 years; HIPAA provides privacy regulations for patient's health records; 13 CFR 1100.7, CCP §340.5, GC §34090; H&S §123145 CCP §340.5, GC §34090; H&S §§1797.98(e) 123145; 42 CFR 482.24(b); 9 CCR 9444, 22 CCR 70751(c) & 71551(c); 22 CCR 70751(c), 71551(c), 73543(a), 74731(a), 75055(a), 75343(a), 77143(a), W&I 14124.1; CMS Pub. 100-4, Chapter 1, Section 110.3
Fire / Operations			Controlled Substance Inventory Records	3 years	Yes	Mag, Ppr			Department Preference: 24 CFR §1304.04, 1310.04
Fire / EMS	435	52	EMS Complaints / CQI (Continuous Quality Improvement) / Quality Assurance	3 years		Mag, Ppr			Statute of Limitations for health providers is 3 years; 13 CCR 1100.7, UFC §104.3.2, §104.3.4, CCP §340.5, GC §34090
Fire / EMS	436	52	HIPAA Policies and Procedures (Health Insurance Portability and Accountability Act)	Superseded + 6 years		Mag, Mfr, OD, Ppr	S	Yes: After QC & OD After 1 year	24 CFR 164.530(j)
FIRE MARSHALL / FIRE PREVENTION (53)									

RECORDS RETENTION SCHEDULE - FIRE

Divisions: Administration (51), EMS (52), Fire Marshall / Fire Prevention (53), Operations / Suppression (54)

Office of Record (OFR)	Record Series No.	Div No.	Record Series Title	Total Retention	Vital?	Media Options	Image: I=Import M=Mfr S=Scan	Destroy Paper after Imaged & QC'd?	Description/Comments / Reference
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<i>HOLDS: Litigation, complaints, claims, public records act requests, audits and/or investigations suspend normal retention periods (retention resumes after settlement or completion).</i>									
Fire / Fire Marshall & Fire Prevention	437	53	Business Inspection Files - Approvals, Inspections, Fires, Modification / Alternative Methods or Materials / Citations / Notice of Violations	Life of the Structure or Activity, or Minimum 5 years, Whichever is Longer Life of Building - Minimum 3 years		Mag, Mfr, OD, Ppr	S/I	Yes: After QC & OD After 5 years	Required for the Life of the Structure or Activity, or Minimum 5 years CFC §§ 104.6 – 104.6.4 California Fire Code requires 3 years; Allows the removal and purging of these records in the event the address file is too large; CFC §104.3.2, §104.3.4, GC §34090
Fire / Fire Marshall & Fire Prevention			Business Inspection Files - Citations / Notice of Violations	Minimum 2 years		Mag, Ppr			Department Preference: GC § 34090 et seq.
Community Develop / Building or Planning	438	53	Conditions of Approval (Original COA maintained in project file)	Copies - When No Longer Required		Mag, Ppr			Preliminary Drafts or Copies; GC §34090 et seq.
Fire / Fire Marshall & Fire Prevention	439	53	Fire Code Permits / Special Event Permits (assembly permits, candle permits, tent permits, fire hydrant use, open flame, etc.)	Expiration + 2 years	Yes: Before Event	Mag, Ppr			GC §34090
Fire / Fire Marshall & Fire Prevention	440	53	Fireworks Stand Inspections	2 years		Mag, Ppr			GC §34090
Community Develop / Building	441	53	Fireworks Stand Inspections Fireworks Permits	Copies - When No Longer Required P		Mag, Mfr, OD, Ppr	S/I	Yes: After QC & OD After 5 years	Department preference; Copies (Building maintains originals) GC §34090.7 et seq.

RECORDS RETENTION SCHEDULE - FIRE

Divisions: Administration (51), EMS (52), Fire Marshall / Fire Prevention (53), Operations / Suppression (54)

Office of Record (OFR)	Record Series No.	Div No.	Record Series Title	Total Retention	Vital?	Media Options	Image: I=Import M=Mfr S=Scan	Destroy Paper after Imaged & QC'd?	Description/Comments / Reference
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HOLDS: <i>Litigation, complaints, claims, public records act requests, audits and/or investigations suspend normal retention periods (retention resumes after settlement or completion).</i>									
Fire / Fire Marshall & Fire Prevention	442	53	Public Information / Education (when produced internally)	When No Longer Required - Minimum 2 years		Mag, Ppr			Department Preference; GC §34090
Community Develop / Building	443	53	Record Drawings ("As-Built") and CAD drawings of buildings	<u>Copies - When No Longer Required</u> P		Mag, Mfr, OD, Ppr	S/I	Yes: <u>After QC & OD</u> After 5- years	Department preference; <u>Copies (Building maintains originals)</u> GC §34090.7 et seq.
OPERATIONS / SUPPRESSION (54)									
Fire / Operations	444	54	Alarm Profiles & Reports, False Alarms	2 years	Yes: Before Event	Mag, Ppr			GC §34090
Fire / Operations	445	54	Station Log Books (Incidents - kept at Fire Stations)	<u>20 years</u> P		Mag, Mfr, OD, Ppr	S/I	No	Retained for historical and administrative value; GC §34090

RECORDS RETENTION SCHEDULE: HUMAN RESOURCES

Administration (57)

Office of Record (OFR)	Record Series No.	Div No.	Record Series Title	Total Retention	Vital?	Media Options	Image: I=Import M=Mfr S=Scan	Destroy Paper after Imaged & QC'd?	Description/Comments / Reference
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<i>HOLDS: Litigation, complaints, claims, public records act requests, audits and/or investigations suspend normal retention periods (retention resumes after settlement or completion).</i>									
HUMAN RESOURCES (57)									
Human Resources	470	57	Benefit Brochures & Forms	When No Longer Required		Mag, Ppr			Non-records
Human Resources	471	57	Benefit Plan Documents & Contracts (Includes 457, 401A, Long Term Care, Retirement Health Saving, Medical, Dental, etc.)	When No Longer Required Minimum Duration of the Contract + 6 2 years	Yes: For Duration of Contract	Mag, Ppr			Retirement benefits is 6 years from last action; Federal law requires 6 years after filing date for retirement ; EEOC / ADEA (Age) requires 1 year after benefit plan termination; State Law requires 2 years after action; 29 USC 1113; 29 CFR 1627.3(b)(2); GC §§12946, 12960 , 34090
Human Resources	472	57	CalPERS Administration (Includes actuarial reports, service credit reports, annual employee listing, circular letters, etc.)	When No Longer Required Minimum 2 years		Mag, Ppr			Department Preference; Bureau of National Affairs recommends 2 years for all supplementary Personnel records; GC §34090
Human Resources	473	57	Classification / Reorganization Studies (for employee classifications and department structures)	When No Longer Required Minimum 2 years		Mag, Ppr			Bureau of National Affairs recommends 2 years for all supplementary Personnel records; Wage rate tables are 1 or 2 years; State requires 2 years; 29 CFR 516.6(2), 29 CFR 1602.14, GC §§12946, 12960 , 34090
Human Resources	474	57	Classification Specifications	When No Longer Required Minimum 6 years		Mag, Ppr			Department preference; EEOC/FLSA/ADEA (Age) requires 3 years for promotion, demotion, transfer, selection, or discharge; State Law requires 2 -3 years; retirement benefits is 6 years from last action; 29 CFR 1602.31 & 1627.3(b)(ii), 8 CCR §3204(d)(1) et seq., GC §§12946, 12960 , 34090; 29 USC 1113
Human Resources			COVID-19 Notifications to Employees	3 years		Mag, Ppr			LC §6409.6(k), GC §34090

RECORDS RETENTION SCHEDULE: HUMAN RESOURCES

Administration (57)

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HOLDS: <i>Litigation, complaints, claims, public records act requests, audits and/or investigations suspend normal retention periods (retention resumes after settlement or completion).</i>									
Human Resources	475	57	Department of Fair Employment & Housing (DFEH or EEOC) Claims / Harassment Claims	Final Disposition + 3 years		Mag, Ppr			All State and Federal laws require retention until final disposition of formal complaint; State requires 2 years after "fully and finally disposed"; 2 CCR 7287.0; GC §§12946, 12960 , 34090
Human Resources	476	57	Discipline Files - Employees (<u>Non-Peace Officers</u>) (Includes investigator information, investigation notes, statements, testimony, correspondence, etc.)	Separation + 5 years		Mag, Ppr			Department preference; GC §34090
Police / Admin.			Discipline Files - Peace Officers - WITH Sustained Finding of Misconduct	Final Disposition + 15 years		Mag, Ppr			PC 832.7 ; GC §34090
Human Resources	477	57	Discipline Files - Peace Officers - WITHOUT Sustained Finding of Misconduct (Includes investigator information, investigation notes, statements, testimony, correspondence, etc.)	Final Disposition + 5 years		Mag, Ppr			Department preference; Consistent with Lexipol Policy ; State requires for at least 5 years for Citizen's complaints; other State & Federal laws require retention until final disposition of formal complaint; State requires 2 years after action is taken; Statute of Limitations is 4 years after the discovery of the offense for misconduct in office: EVC §1045(b)(1) , GC §§12946, 12960 34090, PC §§801.5, 803(c), 832.5(b) , VC §2547
Human Resources	478	57	DMV Pull Notices - (All employees, except for Fire and Police and Solid Waste , who retain their own)	When Superseded or Upon Separation		Mag Ppr			Department preference ; Transitory or source records not retained in the ordinary course of business; CHP audits every 2 years; GC §34090

RECORDS RETENTION SCHEDULE: HUMAN RESOURCES

Administration (57)

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HOLDS: <i>Litigation, complaints, claims, public records act requests, audits and/or investigations suspend normal retention periods (retention resumes after settlement or completion).</i>									
Human Resources	479	57	Drug & Alcohol Test Results (All - Positives and Negatives)	5 years		Mag Ppr			D.O.T. Requires 5 years for positive tests, refusals, annual summaries, etc, 1 year for negative tests; EEOC / FLSA / ADEA (Age) requires 3 years physical examinations; State Law requires 2 years; 29 CFR 1627.3(b)(1)(v), GC §§12946, 12960 , 34090; 49 CFR 655.71 et seq.; 49 CFR 382.401 et seq.
Human Resources	480	57	EEO-4 Reports and records required to generate EEO-4 report (Self-Identification Form, etc.)	3 years		Mag, Ppr			29 CFR 1602.30; 29 CFR 1602.32 GC §34090
Human Resources	029	57	Grievances and Informal Complaints (all)	Separation + 6 years	Yes: Before Disposition	Mag, Ppr			Department preference; All State and Federal laws require retention until final disposition of formal complaint; State requires 2 years after action is taken; GC §§12946, 12960 , 34090
Human Resources			I-9s	Separation + 3 years		Mag, Ppr			Required for 1 year from termination or 3 years from hiring, whichever is later; EEOC / FLSA / ADEA (Age) requires 3 years for "any other forms of employment inquiry"; State Law requires 2 -3 years; 8 CFR 274a.2; 29 CFR 1627.3(b)(1); GC §§12946, 12960, 34090; INA 274A(b)(3); INS Rule 274a.1(b)(2).
Human Resources	481	57	Insurance Policies (City owned), Certificates of Self-Insured	P	Yes: Before Expiration	Mag, Mfr, OD, Ppr	S / I	Yes: After QC & OD Expiration	Department preference; GC §34090
Human Resources	482	57	Labor Relations Files (Negotiation Notes, Correspondence, Interpretation of MOU Provisions, Documentation, etc.)	25 years		Mag, Mfr, OD, Ppr	S / I	Yes: After QC & OD	Department Preference; GC §34090

RECORDS RETENTION SCHEDULE: HUMAN RESOURCES

Administration (57)

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HOLDS: <i>Litigation, complaints, claims, public records act requests, audits and/or investigations suspend normal retention periods (retention resumes after settlement or completion).</i>									
Human Resources	483	57	LiveScan Responses or Logs (CORI Responses) for Employees and Volunteers	50 years		Mag, Ppr			Department Preference to cover the possible length of employment of any employee or volunteer (DOJ allows retention for legitimate business needs); must be maintained in a secure and confidential file; DOJ Information Bulletin No. 02-17-BCII; § 34090 et seq.
Human Resources	484	57	LiveScan Responses or Logs (CORI Responses) for Unsuccessful Applicants	4 3 years		Mag, Ppr			Department preference; EEOC / FLSA / ADEA (Age) requires 1-3 years; State Law requires 4 2-3 years; 29 CFR 1602 et seq & 1627.3(a)(5) and (6), 2 CCR 7287.0(c)(2), 2 CCR 11013(c); 8 CCR §11040(7.(c)), GC §§12946, <u>12960</u> , 34090
Human Resources	485	57	Personnel Background Packet - Successful (Except Police)	P	Yes: Before Separation	Mag, Mfr, OD, Ppr	S / I	Yes: After QC & OD	Department Preference (unsuccessful employees are kept by Police); GC §34090
Human Resources			OSHA Logs - 200, 300, 301, 301A, etc.	<u>5 years</u>	<u>Yes: Until Separation</u>	<u>Mag, Mfr, OD, Ppr</u>	<u>S / I</u>	<u>Yes: After QC & OD</u>	<u>OSHA requires 5 years; State law requires 2 years; 8 CCR 14300.33, 8 CCR §3203(b)(1), GC §34090; LC §6429c</u>
Human Resources			Personnel Files - EDD Claims & Forms (Employment Development Department Claims for Paid Family Leave / FMLA, Disability Insurance Claims & Additional Information)	<u>Separation + 4 years</u>	<u>Yes: Until Separation</u>	<u>Mag, Mfr, OD, Ppr</u>	<u>S / I</u>	<u>Yes: After QC & OD</u>	<u>Department Preference; GC §§12946, 12960, 34090.</u>
Human Resources	486	57	Personnel Files - Employees (Oaths of Office)	P	Yes: Until Separation	Mag, Mfr, OD, Ppr	S / I	Yes: After QC & OD Separation + 1 year	Department Preference; Statute of Limitations for Retirement Benefits is 6 years from last action; EEOC/FLSA/ADEA (Age) requires 3 years for promotion, demotion, transfer, selection, or discharge; State Law requires 2 - 3 years; 8 CCR 5144, 8 CCR 15400.2; 29 CFR 1910.1020(d)(1)(i), GC §§12946, <u>12960</u> , 34090, 3105; LC §1198.5; 29 CFR 1602.14; 53235.2(b); 53237.2(b); <u>LC §1198.5</u>

RECORDS RETENTION SCHEDULE: HUMAN RESOURCES

Administration (57)

Office of Record (OFR)	Record Series No.	Div No.	Record Series Title	Total Retention	Vital?	Media Options	Image: I=Import M=Mfr S=Scan	Destroy Paper after Imaged & QC'd?	Description/Comments / Reference
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<i>HOLDS: Litigation, complaints, claims, public records act requests, audits and/or investigations suspend normal retention periods (retention resumes after settlement or completion).</i>									
Human Resources	487	57	Personnel Files - Medical File (all employees EXCEPT Fire and Police)	P	Yes: Until Separation	Mag, Mfr, OD, Ppr	S / I	Yes: After <u>QC & OD Separation</u> + 1 year	Department preference; Files maintained separately; Claims can be made for 30 years for toxic substance exposure; 8 CCR §3204(d)(1) et seq., <u>8 CCR 5144</u> , <u>8 CCR 15400.2</u> ; <u>29 CFR 1910.1020(d)(1)(i)</u> , GC §§12946, <u>12960</u> , 34090
Human Resources	488	57	Personnel Issues / Skelly Meetings (Advice File) - <u>Excludes Police</u>	5 years	Yes: Until Separation	Mag, Mfr, OD, Ppr	S / I	Yes: After <u>QC & OD Separation</u>	Department Preference; EEOC/FLSA/ADEA (Age) requires 3 years for promotion, demotion, transfer, selection, or discharge; State Law requires 2 -3 years; retirement benefits is 6 years from last action; 29 CFR 1602.31 & 1627.3(b)(ii), 8 CCR §3204(d)(1) et seq., GC §§12946, <u>12960</u> , 34090; 29 USC 1113
Human Resources	489	57	Pitchess Motions, Subpoenas Regarding Personnel, Restraining Orders for Employees, etc.	2 years		Mag, Ppr			GC §34090
<u>Human Resources</u>			<u>Recruitment Database (NeoGov)</u>	<u>Minimum 4 years</u>		<u>Mag, Mfr, OD, Ppr</u>	<u>S / I</u>	<u>Yes: After QC & OD</u>	<u>State Law requires 4 years; 29 CFR 1602 et seq & 1627.3(a)(5) and (6), 2 CCR 11013(c); 8 CCR §11040(7.(c)), GC §§12946, 12960, 34090</u>
Human Resources	490	57	Recruitment and Testing File (Includes Advertisements, <u>Unsuccessful Applications</u> , Job Brochures, Test Data, Testing Analysis & statistical Metric, Job Analysis, Rating Sheets, Scantrons, Rater's Profile & Confidentiality Agreement, Flowchart, Eligible Lists, etc.)	When No Longer Required Minimum <u>4</u> 3 years		Mag, Mfr, OD, Ppr	S / I	<u>Yes: After QC & OD</u>	Department preference; EEOC / FLSA / ADEA (Age) requires 1-3 years; State Law requires 4 <u>2-3</u> years; 29 CFR 1602 et seq & 1627.3(a)(5) and (6), 2 CCR 7287.0(e)(2) , <u>2 CCR 11013(c)</u> ; 8 CCR §11040(7.(c)), GC §§12946, <u>12960</u> , 34090

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Human Resources	491	57	Studies & Surveys Conducted on Behalf of the City (Compensation Surveys, Sick Leave, Attrition, Benefits, etc.)	When No Longer Required— Minimum 2 years		Mag, Ppr			Department preference; GC §34090
Human Resources	492	57	Unemployment Insurance Files (Includes Employment Development Department Claim Forms, Determination of Claims, Benefit Audit, Claims Processing Reports, Correspondence, etc.)	2 years		Mag, Ppr			GC §34090
Human Resources	493	57	Verifications of Employment, Child Support	When No Longer Required		Mag, Ppr			Content does NOT relates in a substantive way to the conduct of the public's business Transitory records not retained in the ordinary course of business (does not materially impact the public's business) GC §34090 et seq.
Human Resources	494	57	Workers Compensation Claim Runs	5 years		Mag, Ppr			Department preference (meets auditing standards and allocation formulas); GC §34090
Human Resources	495	57	Workers Compensation or Disability Claims / Employee Accident Reports Includes all Accident, Incident, or Injury Reports and associated MSDS	Separation + 30 years, <u>OR</u> <u>Termination of Benefits + 5 years</u> <u>(whichever is longer)</u>		Mag, Mfr, OD, Ppr	S	Yes: <u>After QC & OD</u> When-Inactive	Department preference; Claims can be made for 30 years for toxic substance exposure; Claims are required for five years after the end of compensation, or injury, whichever is longer 8 CCR 5144, 8 CCR 15400.2; <u>29 CFR 1910.1020(d)(1)(i)</u> , GC §§12946, <u>12960</u> , 34090

RECORDS RETENTION SCHEDULE: LIBRARY

Library (59)

Office of Record (OFR)	Record Series No.	Div No.	Record Series Title	Total Retention	Vital?	Media Options	Image: I=Import M=Mfr S=Scan	Destroy Paper after Imaged & QC'd?	Description/Comments / Reference
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LIBRARY (59)									
Library	520	59	Collection Agency Assignments & Statements	5 7 years		Mag, Ppr			Department Preference; Negative credit information remains on credit reports for 7 - 10 years; Meets auditing standards; City does not Lien property (Liens are good for 10 years from recording date, and may be extended by re-recording lien); WC 36729; GC §34090
Library	521	59	Community Postings / CEQA Postings for Other Agencies	When No Longer Required		Mag, Ppr			Non-records; GC §34090
Lead Dept.	522	59	Grants: LSCA (Library Services and Construction), LSTA (Library Services and Technology), CLLS (California Library Literacy Services); IMLS (Institute of Museum & Library Services), and PLF (Public Library Foundation) ONLY . For all others, follow City-wide Schedule. (SUCCESSFUL Reports, and Financial Information) Send copy of application and award to Administrative Services	Final Expenditure + 5 years		Mag, Mfr, OD, Ppr	S / I	Yes: <u>After QC & OD</u> When Inactive	Per California State Library Records Management Program Requirements (April 27, 1998); GC §34090
Library	523	59	ILS / Integrated Library System / Library Management System / Database Patron and material catalogue database - The City is a subscriber to Sacramento	When No Longer Required	Yes	Mag			Department preference; Data Fields / Records are interrelated; GC §34090
<u>Library</u>			<u>Library Commission</u> AGENDAS & AGENDA PACKETS	<u>P</u>	-	<u>Mag, Mfr, OD, Ppr</u>	<u>S / I</u>	<u>Yes, After QC & OD</u>	<u>Department preference: Original Staff Reports are filed in the project file; GC §34090</u>
<u>Library</u>			<u>Library Commission</u> AUDIO RECORDINGS	<u>2 years</u>	-	<u>Mag, Mfr, OD, Ppr</u>	<u>S / I</u>	<u>Yes, After QC & OD</u>	<u>Department preference: only 30 days is mandated; GC §34090.6</u>
<u>Library</u>			<u>Library Commission</u> MINUTES, BYLAWS, RESOLUTIONS	<u>P</u>	-	<u>Mag, Ppr</u>			<u>GC §34090</u>

RECORDS RETENTION SCHEDULE: LIBRARY

Library (59)

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Library	524	59	Library Statistics / Circulation Reports	When No Longer Required		Mag, Ppr			Copies / Preliminary Drafts; GC §34090.7
Library	525	59	Patron Applications for Library Cards (Includes parental consent card for minor children)	When No Longer Required		Ppr			Department Preference; Preliminary Drafts / Transitory records not retained in the ordinary course of business; GC §34090
Library	526	59	Program Sign Ups (e.g. Summer Reading)	When No Longer Required		Mag, Ppr			Preliminary / Transitory documents not retained in the ordinary course of business; GC §34090
Library	527	59	Receipts for Lost Books, etc.	2 years		Mag, Ppr			GC §34090
Library	528	59	Release Forms / Exhibit Waivers / Photo Releases (Artists / Exhibitor's)	2 years	Yes: Before Event	Mag, Ppr			GC §34090

RECORDS RETENTION SCHEDULE: PARKS & RECREATION

Divisions: [Facilities \(11\)](#), [Landscape & Lighting \(33\)](#), Parks & Rec. (62), Trails (63), Zoo Sanctuary (64)

Office of Record (OFR)	Record Series No.	Div No.	Record Series Title	Total Retention	Vital?	Media Options	Image: I=Import M=Mfr S=Scan	Destroy Paper after Imaged & QC'd?	Description/Comments / Reference
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<i>HOLDS: Litigation, complaints, claims, public records act requests, audits and/or investigations suspend normal retention periods (retention resumes after settlement or completion).</i>									
PARKS & RECREATION (62)									
Parks & Recreation	535	62	Activity / Special Programs / Special Event Files	When No Longer Required Minimum 5 years		Mag, Ppr			Department preference; GC §34090
Parks & Recreation	536	62	Agreements for Contractors: Class Instructors, Sports Leagues, etc.	Completion + 5 years	Yes: Until Completion	Mag, Mfr, OD, Ppr	S	Yes: After QC & OD When Inactive	The statute of limitation for errors and omissions is not applicable; Statewide guidelines propose completion + 5 years for non-capital improvement contracts & completion + 4 years for transportation and concessionaire agreements ; CCP §§336(a), 337 et. seq., GC §34090
Public Works / Admin & Engineering or Parks & Recreation	537	62	Capital Improvement Projects (CIP) / Jobs - Parks Facilities: Administration File Project Administration, Certified Payrolls, Inspections, Project Schedules, Progress meetings, Real Estate Appraisals, etc. Bikeway Projects, etc.	Completion + 10 years or After Funding Agency Audit, if required, whichever is longer	Yes: Until Completed	Mag, Mfr, OD, Ppr	S/I	Yes: After QC & OD 1-year	Some grant funding agencies require audits; Statute of Limitations for Errors & Omissions is 10 years; Published Audit Standards=4-7 years; Statute of Limitations: Contracts & Spec's=4 years, Wrongful Death=comp. + 5 years, Developers=comp. + 10 years; Statewide guidelines propose termination + 5 years ; CCP §§336(a), 337 et. seq., GC §34090
Public Works / Admin & Engineering or Parks & Recreation	538	62	Capital Improvement Projects (CIP) / Jobs - Parks Facilities: Permanent File Plans, Specifications, Bids/RFPs, Successful Proposal, Change Orders, Materials Testing Reports, Grading Permits, Hazardous Materials Plans, Notice of Completion, Construction Manager's Logs, Photos, Soils Reports, Studies, Submittals, Surveys, etc. Bikeway Projects, etc.	P	Yes: Until Completed	Mag, Mfr, OD, Ppr	S/I	Yes: After QC & OD 1-year	All permanent project files are maintained in Engineering no matter what department was involved in the project; retained for disaster preparedness purposes (City Clerk does not maintain Plans, Materials Testing Reports, etc.) Statewide guidelines propose Permanent for Infrastructure plans; GC §34090

RECORDS RETENTION SCHEDULE: PARKS & RECREATION

Divisions: [Facilities \(11\)](#), [Landscape & Lighting \(33\)](#), Parks & Rec. (62), Trails (63), Zoo Sanctuary (64)

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Parks & Recreation	014	62	Cash Receipts Detail / Backup / Refunds	2 years		Mag, Ppr			Summaries are sent to Finance; GC §34090
Parks & Recreation	539	62	Donations (Money)	2 years		Mag, Ppr			Summaries are sent to Finance; GC §34090
Parks & Recreation	540	62	Evaluations/Surveys (Program Evaluations)	When No Longer Required		Mag, Ppr			Department Preference (Transitory record not retained in the ordinary course of business); GC §34090
Parks & Recreation	541	62	Facility Use and Equipment Applications, Books, Alcoholic Beverage Applications	2 years	Yes: Before Event	Mag, Ppr			GC §34090
Parks & Recreation	542	62	Lifeguard Certification & Licenses	Separation + 3 years		Mag Ppr			Department Preference; GC §§12946, 12960 , 34090
Parks & Recreation	543	62	Pesticide Application Records	2 years		Mag Ppr			Department Preference (agricultural pesticide records are required for 2 years); GC §26202; 3 CCR 6623, 40 CFR 171.11 et seq.
Parks & Recreation	544	62	Playground Equipment Inspections	10 years		Mag, Ppr			Department Preference; GC §34090
Parks & Recreation	545	62	Recreation Database	Indefinite		Mag			Department Preference; data is interrelated; GC §34090
Parks & Recreation	546	62	Registration / Fee & Charge / Liability Forms / Release of Liability Forms / Permissions / Waivers / Sign-in Sheets for Skate Park, etc.: Camps, Field Trips, Authorization to give Medicine, etc.	2 4 years		Mag, Ppr			Statute of Limitations any "...liability founded upon an instrument in writing" or not specifically provided for is 4 years; GC §34090, CCP §§337, 343
Parks & Recreation	547	62	Sign-in / Sign-out sheets	2 years		Ppr			GC §34090
Parks & Recreation	548	62	Subject / Reference Files: Subjects other than Specifically Mentioned in Retention Schedules	When No Longer Required Minimum 2 years		Mag, Ppr			Department Preference; GC §34090 et seq.

RECORDS RETENTION SCHEDULE: PARKS & RECREATION

Divisions: [Facilities \(11\)](#), [Landscape & Lighting \(33\)](#), Parks & Rec. (62), Trails (63), Zoo Sanctuary (64)

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Parks & Recreation	549	62	Swimming Pool Chemicals: Log of Chemicals Added	5 30-years		Mag, Mfr, OD, Ppr	S/I	Yes: After QC & OD	Department Preference; Consistent with statute of limitations for employee exposure to hazardous materials (test results for hazardous waste generators are required for 3 years); 40 CFR-262.40, 8 CCR 3204(d)(1)(A), 22 CCR 66262.40; GC §34090 et seq.
Depart. Providing Service / Work	550	62	Work Orders / Service Requests CMMS DATABASE (Computerized Maintenance Management System)	Indefinite		Mag			Data is interrelated; GC §34090
Depart. Providing Service / Work	551	62	Work Orders / Service Requests - All Information Entered in CMMS Database	When No Longer Required		Mag Ppr			Preliminary drafts (the database is the original); GC §34090
Depart. Providing Service / Work	552	62	Work Orders / Service Requests - NOT entered in CMMS Database (or partial information entered into CMMS Database) (Division providing service retains originals; Division requesting service is considered a copy)	5 years		Mag Ppr			City preference; CCP §§338 et seq., 340 et seq., 342, GC §§945.6 , GC §34090
FACILITIES (11)									
Parks & Recreation Admin. Services / Facilities	008	11	Contract Administration: Custodial, etc.	Completion + 5 years	Yes (before completion)	Mag, Ppr			Department preference; meets auditing standards; Statute of limitations for contracts is 4 years; Errors and Omissions does not apply; published audit standards is 4-7 years; statewide guidelines propose Termination + 5 years ; CCP §§336(a), 337 et. seq., GC §34090

RECORDS RETENTION SCHEDULE: PARKS & RECREATION

Divisions: [Facilities \(11\)](#), [Landscape & Lighting \(33\)](#), Parks & Rec. (62), Trails (63), Zoo Sanctuary (64)

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Parks & Recreation Admin-Services/ Facilities	115	11	Daily Safety Checks / DMV Reports / Daily Work Reports / Vehicle Inspections / Daily Equipment Checks	2 years		Ppr			13 CCR 1234(c) : GC §34090
Parks & Recreation Admin-Services/ Facilities	116	11	Inspections: Sidewalks, City Facilities	10 years		Mag, Mfr, OD, Ppr	S / I	Yes: After QC & OD 1-year	Department preference to show due diligence; GC §34090
Lead Dept.	117	11	Pressure Vessel Certifications or Permits (Air Compressors, Propane, etc.)	Expiration of Certificate or Permit		Mag, Mfr, OD, Ppr	S	Yes: After QC & OD 1-year	Department preference; GC §34090 et. seq.
Parks & Recreation Admin-Services/ Facilities	118	11	Regulatory Permits	Expiration + 2 years		Mag, Ppr			Department preference; GC §34090
Depart. Providing Service / Work	119	11	Work Orders / Service Requests CMMS DATABASE (Computerized Maintenance Management System)	Indefinite		Mag			Data is interrelated; GC §34090
Depart. Providing Service / Work	120	11	Work Orders / Service Requests - All Information Entered in CMMS Database	When No Longer Required		Mag Ppr			Preliminary drafts (the database is the original); GC §34090

RECORDS RETENTION SCHEDULE: PARKS & RECREATION

Divisions: [Facilities \(11\)](#), [Landscape & Lighting \(33\)](#), Parks & Rec. (62), Trails (63), Zoo Sanctuary (64)

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Depart. Providing Service / Work	121	11	Work Orders / Service Requests - NOT entered in CMMS Database (or partial information entered into CMMS Database) (Division providing service retains originals; Division requesting service is considered a copy)	5 years		Mag Ppr			City preference; CCP §§338 et seq., 340 et seq., 342, GC §§945.6 , GC §34090
Parks & Recreation	535	62	Activity / Special Programs / Special Event Files	When No-Longer-Required—Minimum 5 years		Mag, Ppr			Department preference; GC §34090
LANDSCAPE & LIGHTING ASSESSMENT DISTRICTS (33)									
Parks & Recreation Comm-Develop-/ Landscape & Lighting Districts	274	33	Assessment / Maintenance / Landscape & Lighting / Street Improvement District Projects / Community Facilities Districts (ASSESSMENT ROLLS)	5 years	Yes: Until Submitted to County	Mag, Ppr			Department Preference (meets auditing standards); GC §34090.7
Parks & Recreation Comm-Develop-/ Landscape & Lighting Districts	285	33	Contract Administration: Maintenance Contracts	Completion + 5 years	Yes (before completion)	Mag, Mfr, OD, Ppr	S/I	Yes: After QC & OD Complete r	Statute of limitations is 4 years for contracts; Errors and Omissions does not apply; statewide guidelines propose Completion + 5 years for non-capital improvement contracts and Completion + 4 years for transportation and concessionaire agreements ; CCP §§337. 337.1(a), 337.15, 343; GC §34090

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Depart. Providing Service / Work	295	33	Planning Project Files - Approved & Denied Permanent Entitlements (Includes Associated CEQA Noticing, Conditions of Approval, Findings, Public Noticing, Environmental Determinations, Staff Reports, Plans & Maps) — Examples: Conditional Use Permits (CUPs), Design Review, Lot Line Adjustments, Parcel Maps, Planned Unit Developments (PUD), Site Plans, Tentative Subdivisions, Variances, Zone Changes, etc.	P	Yes	Mag, Mfr, OD, Ppr	S	Yes— When Inactive	Projects have a 2-year vesting (applicant must pull permit within 2 years) — those applications in which the applicant does not follow through with permit may be destroyed after the vesting period has expired. Department maintains complete files for administrative purposes; Final environmental determinations are required to be kept a "reasonable period of time"; 14 CCR §15095(c); GC §§34090, 34090.7
Depart. Providing Service / Work	286	33	Work Orders / Service Requests CMMS DATABASE (Computerized Maintenance Management System)	Indefinite		Mag			Data is interrelated; GC §34090
Depart. Providing Service / Work	120	11	Work Orders / Service Requests - All Information Entered in CMMS Database	When No Longer Required	—	Mag Ppr			Preliminary drafts (the database is the original); GC §34090
Depart. Providing Service / Work	287	33	Work Orders / Service Requests - NOT entered in CMMS Database (or partial information entered into CMMS Database) (Division providing service retains originals; Division requesting service is considered a copy)	5 years		Mag Ppr			City preference; CCP §§338 et seq., 340 et seq., 342, GC §§945.6 , GC §34090
TRAILS (63)									

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Public Works / Admin & Engineering or Parks & Recreation	553	63	Capital Improvement Projects (CIP) / Jobs - Trails: Administration File Project Administration, Certified Payrolls, Inspections, Project Schedules, Progress meetings, Real Estate Appraisals, etc.	Completion + 10 years or After Funding Agency Audit, if required, whichever is longer	Yes: Until Completed	Mag, Mfr, OD, Ppr	S/I	Yes: <u>After QC & OD</u> 1-year	Some grant funding agencies require audits; Statute of Limitations for Errors & Omissions is 10 years; Published Audit Standards=4-7 years; Statute of Limitations: Contracts & Spec's=4 years, Wrongful Death=comp. + 5 years, Developers=comp. + 10 years; Statewide guidelines propose termination + 5 years ; CCP §§336(a), 337 et. seq., GC §34090
Public Works / Admin & Engineering or Parks & Recreation	554	63	Capital Improvement Projects (CIP) / Jobs - Trails: Permanent File Plans, Specifications, Bids/RFPs, Successful Proposal, Change Orders, Materials Testing Reports, Grading Permits, Hazardous Materials Plans, Notice of Completion, Construction Manager's Logs, Photos, Soils Reports, Studies, Submittals, Surveys, etc.	P	Yes: Until Completed	Mag, Mfr, OD, Ppr	S/I	Yes: <u>After QC & OD</u> 1-year	All permanent project files are maintained in Engineering no matter what department was involved in the project; retained for disaster preparedness purposes (City Clerk does not maintain Plans, Materials Testing Reports, etc.) Statewide guidelines propose Permanent for Infrastructure plans ; GC §34090
ZOO SANCTUARY (64)									
Parks & Recreation / Zoo	555	64	Adoption Agreements (Cats, etc.)	Adoption + 3 years		Mag, Ppr			3 years is required; FA §32003(e), PC §597.1(d); CCP §§336(a), 337 et. seq., GC §34090
Parks & Recreation / Zoo	556	64	Animal Acquisition Contracts / Agreements	Expiration - Minimum 10 years	Yes: Before Disposition	Mag, Mfr, OD, Ppr	S/I	Yes: <u>After QC & OD</u> Completion	Department Preference (Fish & Game owns the animals); CCP §§337. 337.1(a), 337.15, GC §34090
Parks & Recreation / Zoo	557	64	Animal Medical Database (contains controlled substance inventories, veterinary treatments, etc.)	Indefinite	Yes	Mag			Department Preference; Covers various statute of limitations; 3 years is required; FA §32003(e), PC §597.1(d); CCP §§336(a), 337 et. seq., GC §34090

RECORDS RETENTION SCHEDULE: PARKS & RECREATION

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Parks & Recreation / Zoo	558	64	Animals - Individual Records (includes Captive Bred Wildlife, Imports, Quarantines, Veterinary Treatment Records, etc.)	Sale or Expiration - Minimum 2 years		Mag, Mfr, OD, Ppr			Department Preference; 3 years is required; FA §32003(e), PC §597.1(d); CCP §§337, 338; GC §34090
Parks & Recreation / Zoo	559	64	Annual Permits to House Animals	5 years	Yes	Mag			Department preference for USDA accreditation and permitting; Animal treatment records are required for 3 years; FA §32003(e); GC §34090 et seq.
Parks & Recreation / Zoo	560	64	Controlled Substance Inventory Records (anesthesia, tranquilizer)	5 years	Yes	Mag, Ppr			Department preference for USDA accreditation and permitting; required for 2 years after inventory or transaction; 21 CFR §1304.04, 1310.04
Parks & Recreation / Zoo	561	64	County Health Department Inspections	Expiration + 2 years	Yes: Before Event	Mag, Ppr			GC §34090
Parks & Recreation	562	64	Parties / Facility Use and Equipment Applications, Books, Alcoholic Beverage Applications (Birthday Parties & Other)	2 years	Yes: Before Event	Mag, Ppr			GC §34090
Parks & Recreation / Zoo	563	64	Regulatory Agency Permits	Expiration + 2 years	Yes: Before Event	Mag, Ppr			GC §34090
Parks & Recreation / Zoo	564	64	Special Events - Zoo	when no Longer Required - Minimum 5 years		Mag, Ppr			Department preference; GC §34090
Parks & Recreation / Zoo	565	64	USDA Inspection Reports	10 years	Yes	Mag			Department Preference (accredited every 5 years); GC §34090 et seq.

RECORDS RETENTION SCHEDULE: POLICE

Divisions: Admin.(68), [Animal Control \(11\)](#), Dispatch (69), Investig. (70), Operations (71), Property Evid. (72),
Records (73), Training (74)

Office of Record (OFR)	Record Series No.	Div No.	Record Series Title	Total Retention	Vital?	Media Options	Image: I=Import M=Mfr S=Scan	Destroy Paper after Imaged & QC'd?	Description/Comments / Reference
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POLICE ADMINISTRATION (68)									
Police / Admin	374	68	Accounts Receivable / Daily Envelopes / Cash Receipts / Petty Cash / Revenue Daily Receipt Books / Invoices to Outside Entities / Alarm Billing, etc.	5 years	Yes: Until Paid	Mag, Mfr, OD, Ppr	S / I	Yes: After <u>QC & OD</u> 1 year	Department Preference; Statewide guidelines propose audit + 4 years; Published articles show 3 - 7 years; GC §34090
Finance Police / Admin.	639	73	Alarm Billing	Copies - When No Longer Required - 5 years		Mag, Ppr			Department Preference - Police sends invoices (meets municipal government auditing standards); GC §34090.5
Police / Admin. Records	640	73	Alarm Notification / False Alarms / Permits	2 years		Mag, Ppr			GC §34090
Police / Admin.	590	68	Business Permits (Regulatory) - BUSINESS OWNER: Massage, Taxi, etc.	Expiration + 2 years		Mag, Ppr			GC §34090
Police / Admin.	591	68	Business Permits (Regulatory) - TECHNICIAN / DRIVERS: Massage Technician, Taxi Driver, etc.	Expiration + 2 years		Mag, Ppr			GC §34090
Police / Admin.	592	68	Carry Concealed Weapon Permits (CCW) - Retired Employees	Expiration + 5 years		Mag, Ppr			Department preference; GC §34090
Police / Admin.	593	68	Carry Concealed Weapon Permits (CCW) - Approved	Expiration + 5 years		Mag, Ppr			Department preference; GC §34090
Police / Admin.	594	68	Carry Concealed Weapon Permits (CCW) - Denied	5 years		Mag, Ppr			Department preference; GC §34090
Fire / Admin. Or Police	595	68	Citizen's Emergency Response Training / Neighborhood Training Course Records, Roster, etc.	<u>10-20</u> years		Mag, Mfr, OD, Ppr	S / I	Yes: After <u>QC & OD</u> When Superseded	Department Preference; GC §34090
Police / Admin.	596	68	Departmental Assignments & Rosters	2 years		Mag, Ppr			GC §34090

RECORDS RETENTION SCHEDULE: POLICE

Divisions: Admin.(68), [Animal Control \(11\)](#), Dispatch (69), Investig. (70), Operations (71), Property Evid. (72),
Records (73), Training (74)

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HOLDS: <i>Litigation, complaints, claims, public records act requests, audits and/or investigations suspend normal retention periods (retention resumes after settlement or completion).</i>									
Police / Admin.	597	68	DMV Pull Notices (Police Employees Only)	When Superseded or Upon Separation		Mag Ppr			Department preference ; Transitory or source records not retained in the ordinary course of business; CHP audits every 2 years; GC §34090
Human Resources	598	68	Employee Grievance Files / Supporting Documents	Copies - When No Longer Required		Mag Ppr			Copies; GC §34090.7
Police / Admin.	599	68	Equipment & Uniform Authorization	2 years		Mag, Ppr			GC §34090 et seq.
Police / Admin.	600	68	Hearings / Hearing Officer (Parking, Tows, etc.)	2 years		Mag, Ppr			GC §34090
Police / Admin.			Internal Affairs Investigations / Complaints - Involving Peace Officers WITH Sustained Finding of Misconduct	Final Disposition + 15 years		Mag, Ppr			PC 832.7 ; GC §34090
Police / Admin.	601	68	Internal Affairs Investigations / Complaints - <u>WITHOUT Sustained Finding of Misconduct</u> All, except routine Use of Force Supervisory Reviews	Final Disposition + 5 years		Mag, Ppr			Consistent with Lexipol Policy ; State requires for at least 5 years for Citizen's complaints; other State & Federal laws require retention until final disposition of formal complaint; State requires 2 years after action is taken; Statute of Limitations is 4 years after the discovery of the offense for misconduct in office ; for misconduct; IA and Statewide guidelines recommend 25 years for officer-involved shootings ; EVC §1045(b)(1), GC §§12946, 12960 34090, PC §§801.5, 803(c), 832.5(b), VC §2547

RECORDS RETENTION SCHEDULE: POLICE

Divisions: Admin.(68), [Animal Control \(11\)](#), Dispatch (69), Investig. (70), Operations (71), Property Evid. (72),
Records (73), Training (74)

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<i>HOLDS: Litigation, complaints, claims, public records act requests, audits and/or investigations suspend normal retention periods (retention resumes after settlement or completion).</i>									
Police / Admin.	602	68	Internal Affairs Investigations / Complaints: Officer Involved Shootings	Final Disposition + 5 years		Mag, Ppr			Consistent with Lexipol Policy; State requires for at least 5 years for Citizen's complaints; other State & Federal laws require retention until final disposition of formal complaint; State requires 2 years after action is taken; Statute of Limitations is 4 years after the discovery of the offense for misconduct in office; for misconduct; IA and Statewide guidelines recommend 25 years for officer involved shootings; EVC §1045(b)(1), GC §§12946, 12960, 34090, PC §§801.5, 803(e), 832.5(b), VC §2547
Police / Admin.	603	68	Permits: Entertainment	Expiration + 2 years		Mag, Ppr			GC §34090
Human Resources	604	68	Personnel Background Packet - Successful	5 years		Mag, Ppr			Department Preference (copies); GC § 34090.7
Police / Admin.	605	68	Personnel Background Packet - Unsuccessful (not hired)	When No Longer Required Minimum 4 3 years		Mag, Ppr			Department preference; EEOC / FLSA / ADEA (Age) requires 1-3 years; State Law requires 4 2-3 years; 29 CFR 1602 et seq & 1627.3(a)(5) and (6), 2 CCR 7287.0(c)(2), 2 CCR 11013(c); 8 CCR §11040(7.(c)), GC §§12946, 12960, 34090
Police / Admin.	606	68	Personnel Files - Medical File (Police Employees Only) (Annual Physicals are not forwarded to Human Resources)	P	Yes: Until Separation	Mag, Mfr, OD, Ppr	S	Yes: After QC & OD	Department preference; Files maintained separately; Claims can be made for 30 years for toxic substance exposure; 8 CCR §3204(d)(1) et seq., 8 CCR 5144 , 8 CCR 15400.2 ; 29 CFR 1910.1020(d)(1)(i) , GC §§12946, 12960 , 34090
Police / Admin.	607	68	Personnel Photographs	P		Mag, Mfr, OD, Ppr	S / I	Yes: After QC & OD + 1 year	Department Preference; GC § 34090 et seq.

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Divisions: Admin.(68), [Animal Control \(11\)](#), Dispatch (69), Investig. (70), Operations (71), Property Evid. (72),
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State of California	426	68	Police Incident RMS Database / Police logs	Incident When No Longer Required		Mag, Mfr, OD, Ppr	S/I	Yes: After QC & OD When Inactive	Non-records-(use the State system); GC §34090 et seq.
Police / Admin.	608	68	Policies & Procedures / Lexipol / Operation Directives / General Orders (Department Policies and Procedures)	P		Mag, Mfr, OD, Ppr	S / I	Yes: After QC & OD When Superseded	Department Preference; GC § 34090 et seq.
Police / Admin.	609	68	Press Releases - Police Only	2 years		Mag, Ppr			GC §34090
Police / Admin.	610	68	Reports and Studies - Historical	P		Mag, Mfr, OD, Ppr	S / I	Yes: After QC & OD + year	Department Preference; GC § 34090 et seq.
Police / Admin.	611	68	Reports and Studies regarding Police operations (not historical - manpower, etc.)	When No Longer Required - Minimum 2 years		Mag, Ppr			Department Preference; GC § 34090 et seq.
Police / Admin.	612	68	Use of Force Supervisory Reviews	2 years		Mag, Ppr			GC §§12946, 12960 , 34090, PC §§801.5, 803(c), 832.5, VC §2547
ANIMAL CONTROL (10)									
Police Admin-Services/ Animal Control	101	10	Animal Control Cases (Bite Reports, Cruelty, etc.)	When No Longer Required (minimum 3 years)	Yes	Mag, Ppr			3 years is required; FA §32003(e), PC §597.1(d); GC §34090 et seq.
Police Admin-Services/ Animal Control	102	10	Animal Licensing Printouts	3 years	Yes	Mag, Ppr			3 years is required; FA §32003(e), PC §597.1(d); GC §34090 et seq.

RECORDS RETENTION SCHEDULE: POLICE

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Police Admin.-Services-/Animal Control	103	10	Animal Services Databases / Animal License Database, etc.	Indefinite	Yes	Mag			Department preference - used for locating animals; 3 years is required; FA §32003(e), PC §597.1(d); GC §34090 et seq.
Police Admin.-Services-/Animal Control	104	10	Animal Trap Agreements	2 years		Ppr			GC §34090 et seq.
Police Admin.-Services-/Animal Control	105	10	Citations	10 years		Mag, Ppr			Department Preference; may contain felony charges (DA determines); GC §34090 et seq.
Police Admin.-Services-/Animal Control	106	10	Citizens Service Logs	When No Longer Required		Mag, Ppr			Transitory records not retained in the ordinary course of business; GC §34090 et seq.
Police Admin.-Services-/Animal Control	008	10	Contract Administration: Animal Control Services	Completion + 5 years	Yes (before completion)	Mag, Ppr			Department preference; meets auditing standards; Statute of limitations for contracts is 4 years; Errors and Omissions does not apply; published audit standards is 4-7 years; statewide guidelines propose Termination + 5 years ; CCP §§336(a), 337 et. seq., GC §34090
Police Admin.-Services-/Animal Control	107	10	Controlled Substance Inventory / Records	Date of Inventory + 2 years	Yes	Mag, Ppr			Required for 2 years after inventory or transaction; 21 CFR §1304.04, 1310.04

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Police Admin.- Services-/ Animal Control	108	10	Daily Activity Reports	3 years		Mag, Ppr			Department Preference; GC §34090 et seq.
Police Admin.- Services-/ Animal Control	109	10	Impound Records / Transportation Records	3 years		Mag, Ppr			Covers various statute of limitations; 3 years is required; 1 year is required for the transportation of dead animals; FA §32003(e), PC §597.1(d); CCP §§336(a), 337 et. seq., 3 CCR 1180.15; GC §34090
Police Admin.- Services-/ Animal Control	110	10	Notice of Violations	3 years	Yes	Mag / Ppr			Department Preference; consistent with animal record retention requirements; GC §34090 et seq.
Police Admin.- Services-/ Animal Control	111	10	Owner Release for Euthanasia	3 years	Yes	Mag			3 years is required; FA §32003(e), PC §597.1(d); GC §34090
Police Admin.- Services-/ Animal Control	112	10	Public Nuisance Cases (barking dogs, etc.)	When No Longer Required (minimum 3 years)	Yes	Mag, Ppr			GC §34090 et seq.
Police Admin.- Services-/ Animal Control	113	10	Return to Owner Records	10 years		Ppr			Department Preference; GC §34090 et seq.

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Police Admin.- Services-/ Animal Control	114	10	Treatment Records (Vaccination records, medical treatments, etc.)	3 years	Yes	Mag			3 years is required; FA §32003(e), PC §597.1(d); GC §34090
*** The County of Sacramento is the office of record for animal control services prior to July 1, 2009, subsequent to that the City of Folsom becomes the office of record.									
COMMUNICATIONS / CAD / DISPATCH (69)									
Police / Commun.	613	69	Audio Recordings or Tapes - (CAD/RMS) Recordings of Telephone & Radio Communications Dispatch Tapes (CAD)	1 year		Mag			Department Preference; Statewide guidelines propose 180 days (legally mandated for 100 days); (may be discoverable or made public in some circumstances), GC §§34090, 34090.6
Police / Commun.	614	69	Officer Recordings: Mobile Audio/Video Recordings that are not evidence ("hip recorders", etc.)	1 year		Mag			Department preference; Recordings that become evidence are stored with evidence - these are preliminary documents / transitory recordings not retained in the ordinary course of business; GC §34090.6(a)
Police / Commun.			Officer Recordings: Body-Worn Cameras - that ARE evidence, Officer Involved Shootings / Detention or Arrest / Complaints	Follows retention for Evidence, Minimum 2 years	-	Mag.			PC§ 832.18(b)(5)(B)&(C); GC §34090.6 et seq.
Police / Commun.			Officer Recordings: Body-Worn Cameras - that are NOT evidence	Minimum 60 days	-	Mag.			PC§ 832.18(b)(5)(A); GC §34090.6 et seq.
Police / Commun.			Officer Recordings: Body-Worn Cameras & MAV (Mobile Audio Videos – 8 - Records or Logs of Access or Deletion of Data	P	-	Mag.			PC§ 832.18(b)(5)(E); GC §34090.6 et seq.
Police / Commun.	615	69	Vacation Checks / Patrol Requests	2 years		Mag, Ppr			GC §34090 et seq.

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Police / Commun.	678	69	H.E.L.P. Documents / Registration	When No Longer Required Minimum 2 years		Mag, Ppr	S/M/I	Yes: After QC & OD	Department Preference; GC §34090 et seq.; Identification of persons who may be at risk of being lost due to medical and/or mental condition (record series J65 added 05/17/2013)
INVESTIGATION (70)									
Police / Investigat.	616	70	Detectives Investigation Files and Arrest Files (Notes)	When No Longer Required		Ppr, Mag			Preliminary drafts not retained in the ordinary course of business ; GC §34090 et seq.
Police / Investigat.	617	70	Detectives Investigation Files and Arrest Files (Official Reports) (includes but is not limited to Suicide and Dead bodies (natural deaths))	Transferred into Record's Files		Ppr, Mag			Transfer all Official Reports to Records to be placed in the Day Files.
Police / Investigat.	618	70	Gang Files	When No Longer Required Minimum 2 years		Ppr, Mag			Department Preference; GC §34090 et seq.
Police / Investigat.	619	70	Informant Files	When No Longer Required Minimum 2 years		Ppr, Mag			Informant information; Does not contain criminal intelligence information concerning individuals ; Department preference; GC §34090
Police / Investigat.			Intelligence Files	5 years		Ppr, Mag			Files contain criminal intelligence information concerning an individual only if there is reasonable suspicion that the individual is involved in criminal conduct or activity and the information is relevant to that criminal conduct or activity. Misleading, obsolete or unreliable information is required to be destroyed; remaining records must not be retained longer than 5 years. 28 CFR 23.20(h); GC §34090

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Police / Investigat.	620	70	Pawn Slips	3 years		Mag, Ppr			Department Preference (Dealers are required to keep for 3 years); Non-records used for investigations; Originals entered into the State Automated Property System; most agencies retain for 2 years; B&P §21633; GC §34090
Police / Investigat.	621	70	Secondhand Dealer Permits / Pawn Broker Permits & Licenses	Close of Business + 2 years		Mag, Ppr			Department Preference; GC §34090
OPERATIONS (71)									
Police / Operations	622	71	Canine / Equine (Police Dogs & Horses) Program Files: Action Reports, Monthly Reports	When No-Longer-Required Minimum 2 years		Mag, Ppr			GC §34090
Police / Operations	623	71	Canine / Equine (Police Dogs & Horses) Program Files: Animal Files	Separation + 3 years		Mag, Ppr			3 years is required for animal care / treatment records; FA §32003(e), PC §597.1(d); GC §34090 et seq.
Police / Operations	624	71	Hospital Mandated Reporting	When No Longer Required		Ppr, Mag			Hospital maintains records; GC §34090 et seq.
Police / Operations	625	71	Logs: Various (Vehicle Assignment, Patrol Shift Activity, etc.)	When No Longer Required		Ppr, Mag			Preliminary documents not retained in the ordinary course of business; GC §34090 et seq.
Police / Operations	626	71	PAS Device Calibration Logs	2 years		Mag, Ppr			GC §34090 et seq.
Police / Operations	627	71	Patrol Ride-A-Long Waiver Form	2 years		Mag, Ppr			GC §34090 et seq.
Police / Operations	628	71	Range Schedules	When No Longer Required		Ppr, Mag			Preliminary documents not retained in the ordinary course of business; GC §34090 et seq.

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Police / Operations	629	71	Temporary Holding Facility Logs, Visitor Logs, Operations Booking Log	2 years		Mag, Ppr			GC §34090 et seq.
Police / Operations	630	71	Traffic Control: Radar Calibration Records	Life of the Equipment		Mag, Ppr			Department preference; GC §34090 et seq.
Police / Operations	631	71	Traffic Control: Radar Trailer Surveys, Special Event Action Plans, etc.	When No Longer Required - Minimum 2 years		Mag, Ppr			GC §34090 et seq.
PROPERTY AND EVIDENCE (72)									
Police / Records	632	72	Crime Report Photos, Mug Shots	Follows the Retention of the Crime Report		Mag, Mfr, OD, Ppr	S / I	Yes: After <u>QC & OD</u> + <u>1 year</u>	Department Preference; GC §34090
Police / Property & Evidence	633	72	Forfeiture Notification	<u>5</u> 2 years		Mag, Ppr			Per Federal DOJ requirements (Equitable Sharing Guide) ; GC §34090
Police / Property & Evidence	634	72	Gun and Narcotics Destruction Log (Documents related to)	2 years		Mag, Ppr			GC §34090
Police / Property & Evidence	635	72	Lost and Found Items (Records of Disposal)	2 years		Mag, Ppr			GC §34090
Police / Property & Evidence	636	72	Property Chain of Custody	2 years		Mag, Ppr			GC §34090
Police / Property & Evidence	637	72	Property Dispositions	2 years		Mag, Ppr			GC §34090
Police / Property & Evidence	638	72	Property Tag Logs	2 years		Mag, Ppr			GC §34090

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RECORDS (73)									
Finance-Police-Records	639	73	Alarm-Billing	Copies - When No Longer Required - 5 years		Mag, Ppr			Department Preference (meets municipal government auditing standards; GC §34090.5
Police-Records	640	73	Alarm Notification / False Alarms / Permits	2-years		Mag, Ppr			GC §34090
Police / Records	641	73	Arson Registrations: Adults	<u>P or Deceased</u>		Mag, Mfr, OD, Ppr	S / I	Yes: After <u>QC & OD-5 years</u>	Department preference; Pursuant to PC §457.1 et seq.; required to register for life; If released from CYA, records are destroyed after age 25 or sealing pursuant to W&I §781; GC §34090.7
Police / Records	642	73	Arson Registrations: Juveniles released from California Youth Authority	Age 25 or Sealing Date + 5 years		Mag, Ppr			Pursuant to PC §457.1 et seq.; If released from CYA, records are destroyed after age 25 or sealing pursuant to W&I §781; GC §34090.7
Police-Records-Admin	678	73	Bicycle Registrations / Licenses	2-years		Mag, Ppr			GC §34090
Police / Records	643	73	Citation Log Books (#s / ranges) - Parking, Traffic	2 years		Mag, Ppr			GC §34090 et seq.
Police / Records	644	73	Citations - Parking, Traffic, Marijuana , Cannabis / Transmittal Logs	2 years		Mag, Ppr			GC §34090 et seq.
Police-Records	645	73	Commercial Vehicle Inspection Report	2-years		Mag, Ppr			GC §34090 et seq.
Police-Records	646	73	CRIME REPORTS:— Lost Property: Identifiable artifacts where value exceeds \$1,000	3-years	Yes	Mag, Ppr	S/M/I	Yes: After QC	Department Preference; GC §34090

RECORDS RETENTION SCHEDULE: POLICE

Divisions: Admin.(68), [Animal Control \(11\)](#), Dispatch (69), Investig. (70), Operations (71), Property Evid. (72),
Records (73), Training (74)

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HOLDS: <i>Litigation, complaints, claims, public records act requests, audits and/or investigations suspend normal retention periods (retention resumes after settlement or completion).</i>									
Police / Records	647	73	CRIME REPORTS: Lost Property: Firearms entered into CLETS (if not Permanent Retention)	Until Found or Recovered P	Yes	Mag, Ppr			Department Preference to facilitate Three-Strikes law and ease of document imaging-administration; PC§ 11108.2(b); GC §34090, PC §§802, PC §§187, 800 et seq., W&I §389(a), 781(d)
Police / Records	648	73	CRIME REPORTS: ALL, Except Imaged Reports, or Capital Crimes, Homicide, Juvenile, Child Abuse (substantiated), Elder Abuse (substantiated), & Sexual Assault (Rape), Suicide, and those specifically mentioned in the schedule	5 years	Yes	Mag, Ppr	S/M/I	Yes: After QC & OD	Department Preference; Provided there are no outstanding warrants, unrecovered identifiable items, criminal deaths, they are not historically significant, and it is not classified under PC §800 & 290 and H&S §11850; Stat. of Limit. is 2 yrs; Destroy juvenile marijuana after age18; H&S §11361.5, GC §34090, PC §802, PC §§187, 800 et seq.
Police / Records			CRIME REPORTS / INCIDENT REPORTS: Child Abuse or Severe Neglect (Substantiated)	Date of Incident + 10 years, If No Subsequent Reports	Yes: Before Disposition	Mag, Mfr, OD, Ppr	S/M/I	Yes: After QC & OD	PC §§11169(i); 11170(a); GC §34090
Police / Records	649	73	CRIME REPORTS: Child Abuse or Neglect Investigation Reports - Unsubstantiated or Inconclusive	No Further Report on Suspected Abuser + 10 years		Mag, Ppr			PC §§11169(c),11170(a)(3)
Police / Records	650	73	CRIME REPORTS: Misdemeanor - Adult Marijuana L Cannabis - H&S §11357(b)(c)(d)(e) or H&S §11360(b) (with procedure in H&S §11361.5) - Except those with outstanding stolen property, including firearms, or lost firearms	Conviction or Arrest (If No Conviction) + 2 years	Yes: Before Disposition	Mag, Ppr	S/M/I	Yes: After QC & OD	(Courts and other Agencies "Shall" destroy); H&S§ 11361.5 et seq.

RECORDS RETENTION SCHEDULE: POLICE

Divisions: Admin.(68), [Animal Control \(11\)](#), Dispatch (69), Investig. (70), Operations (71), Property Evid. (72),
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Police / Records	651	73	CRIME REPORTS: Misdemeanor - Juvenile Marijuana / Cannabis - H&S §11357(E) - Except those with outstanding stolen property, including firearms, or lost firearms	2 years or Juvenile 18 years old	Yes: Before Disposition	Mag, Ppr	S/M/I	Yes: After QC & OD	If no subsequent conviction ("Shall" Destroy); H&S §11361.5
Police / Records	652	73	CRIME REPORTS:- Misdemeanors & Infractions Also See Marijuana	3-years	Yes:- Before- Disposition	Mag, Ppr	S/M/I	Yes:- After QC & OD	Department Preference: GC §34090
Police / Records	653	73	CRIME REPORTS: Missing Persons	Found / Recovered + 2 years	Yes: Before Disposition	Mag, Ppr	S/M/I	Yes: After QC & OD	Department Preference; GC §34090
Police / Records	654	73	CRIME REPORTS:- Non-Criminal / Outside Assist Abandoned Vehicle Reports, Information Reports, Impounded / Towed Vehicles, Sick Cared For, Suspicious Circumstances, Restraining Orders	2-years	Yes:- Before- Disposition	Mag, Ppr	S/M/I	Yes:- After QC & OD	Department Preference: GC §34090
Police / Records	655	73	CRIME REPORTS: Misdemeanor Marijuana §11357(e) - Juvenile on School Grounds during School Hours (with procedure in H&S	Offender is 18 Years Old	Yes: Before Disposition	Mag, Ppr	S/M/I	Yes: After QC & OD	(Courts and other Agencies "Shall" destroy); H&S§ 11361.5 et seq., 11357(e)
Police / Records	656	73	CRIME REPORTS: Sealed Juvenile and Ward Cases - Except those with outstanding stolen property, including firearms, or lost firearms	Sealing Date + 5 years (or Court Order)	Yes: Before Disposition	Mag, Ppr	S/M/I	Yes: After QC & OD	Statute of Limitations runs up to age of majority + 8 years; sealed records for juveniles and wards of the Court must be destroyed 5 years after sealing date; CCP §§340.1, GC §34090; W&I §§389(a), 781(d)

RECORDS RETENTION SCHEDULE: POLICE

Divisions: Admin.(68), [Animal Control \(11\)](#), Dispatch (69), Investig. (70), Operations (71), Property Evid. (72),
Records (73), Training (74)

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HOLDS: <i>Litigation, complaints, claims, public records act requests, audits and/or investigations suspend normal retention periods (retention resumes after settlement or completion).</i>									
Police / Records	657	73	CRIME REPORTS: Capital Crimes / Serious Felonies / Major Crimes / Sex Crimes - Capital Crimes (Crimes Subject to the Death Penalty), Sex Crimes (PC §288, 290) (includes but is not limited to substantiated or conclusive reports of child abuse or serious neglect, elder abuse, and rape)	P	Yes	Mag, Mfr, OD, Ppr	S/M/I	Yes: After QC & OD	Department Preference; DOJ retains CACI (Child Abuse Central Index) information for adults 100 years; others have no limitations on commencement of action; Courts keep permanently PC §§ 261, 286, 288, 288(a), 288.5, 289, 289.5, 290, 799, 803(h), 11169 et seq.; 11170(a); W&C 707(b)
Police / Records	658	73	CRIME REPORTS: Factually Innocent Petition Accepted Records Sealed Pending Destruction - Except those with outstanding stolen property, including firearms, or lost firearms	Date of Arrest + 3 years	Yes: Before Disposition	Mag, Ppr			Individual petitions District Attorney; Sheriff concurs that person is factually innocent, then seals record ("Shall" Destroy); GC §34090; PC §851.8(a)
Police / Records			CRIME REPORTS / INCIDENT REPORTS: Vacatur Relief Granted by Court - Victim of Human Trafficking (Nonviolent Crimes)	Court Order + within 1 year		Mag, Mfr, OD, Ppr	S/M/I	Yes: After QC & OD	Individual petitions Court ("Shall" Destroy); GC §34090; PC §§236.14(k); 236.15(k)
Police / Records	659	73	Crime Statistics / Uniform Crime Reports (UCR) - Summaries (BCS)	2 years		Mag, Ppr			Department preference; GC §34090
Police / Records	660	73	Field Investigation Cards (FIs)	After Entry into RMS		Mag, Ppr			Preliminary documents; GC §34090 et seq.
Police / Records	661	73	Guns: Dealers Record of Sale (DROS)	2 years		Mag, Ppr			GC §34090
Police / Records	679	73	Lists and logs * NCIC Validations / DOJ Validation lists * Wanted Person printout logs from Sacramento County Repository * Background checks (local) for outside agencies	2 years		Mag, Ppr			GC §34090, CC 1786.10 +J17County is office of record for wanted person logs
Police / Records	662	73	LiveScan Applications / Fingerprint Applications	2 years		Mag, Ppr			GC§ 34090 et seq.

RECORDS RETENTION SCHEDULE: POLICE

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Police / Records	663	73	LiveScan Responses or Logs (CORI Responses) for Business Licensees, Employees of City contractors , (e.g. Adult Related Businesses)	2 years		Mag, Ppr			Department Preference (DOJ allows retention for legitimate business needs); must be maintained in a secure and confidential file; DOJ Information Bulletin No. 02-17-BCII; GC§ 34090 et seq.
Police / Records	664	73	LiveScan Responses or Logs (CORI Responses) for Sworn Peace Officers and Volunteers (Human Resources keeps all employee responses)	50 years		Mag, Ppr			Department Preference to cover the possible length of employment of any employee or volunteer (DOJ allows retention for legitimate business needs); must be maintained in a secure and confidential file; DOJ Information Bulletin No. 02-17-BCII; GC§ 34090 et seq.
Police / Records	665	73	Narcotic Registrants – City	5-years		Mag, Mfr, OD, Ppr	S / I	Yes: After 5 years	Department Preference; Registration is required for 5 years; GC §34090, H&S §11590 et seq., H&S §11594(a)
Court	666	73	Order after Hearing (Restraining Order, Emergency Protective Orders (EPO), Temporary Restraining Order (TRO))	Life of the Order		Mag			Court records - originals retained by the Court; GC §34090 et seq.
Police / Records	050	73	Records Destruction and Storage Lists / Certificates of Records Destruction - Police Records only (contains privileged information)	<u>10 years</u> P		Mag, Mfr, OD, Ppr	S	Yes: After <u>QC & OD-2</u> years	Department Preference; GC §34090 et. seq.
Police / Records	667	73	RMS Database	Indefinite	Yes	Mag			Data Fields / Records are interrelated; GC §34090
Police / Records	668	73	Sex Offender Registrations: Adults	P or <u>Deceased</u>		Mag, Mfr, OD, Ppr	S / I	Yes: After <u>QC & OD-5</u> years	Department Preference; Pursuant to PC §290 et seq.
Police / Records	669	73	Sex Offender Registrations: Juveniles	P or Sealing Date + 5 years (or Court Order) or <u>Deceased</u>		Mag, Ppr			Pursuant to PC §290 et seq.; W&I §781

RECORDS RETENTION SCHEDULE: POLICE

Divisions: Admin.(68), [Animal Control \(11\)](#), Dispatch (69), Investig. (70), Operations (71), Property Evid. (72),
Records (73), Training (74)

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Police / Records			STOP Source Data, Audit Log / Racial and Identity Profiling Act (RIPA) Annual Report	3 years		Mag, Ppr			11 CCR 999.228; 11 CCR 999.229; GC §34090
Police / Records	670	73	Subpoenas (all)	2 years		Mag, Ppr			GC §34090
Police / Records	671	73	Traffic Collisions / Accident Reports - Fatalities	P		Mag, Ppr			Department Preference (Fatal collisions are retained by CHP for 5 years); GC §34090
Police / Records	672	73	Traffic Collisions / Accident Reports - Injuries, no fatalities	5 years		Mag, Ppr	S/M/I	Yes: After QC & OD	Department Preference (Fatal collisions are retained by CHP for 5 years); GC §34090
Police / Records	673	73	Traffic Collisions / Accident Reports (No Injuries)	5 years		Mag, Ppr	S/M/I	Yes: After QC & OD	Department Preference to be consistent with CHP requirements (Fatal collisions are retained by CHP for 5 years); GC §34090
Police / Records	674	73	Video Recordings - Interview Room, etc.	1 years		Mag			Records regular and ongoing operations; GC §34090.6(a)
Police / Records	675	73	Warrants (Served)	2 years		Mag, Ppr	S/M/I	Yes: After QC & OD	GC §34090
Police / Records	676	73	Weapons Database / Department Weapons	Indefinite	Yes	Mag			Data Fields / Records are interrelated; GC §34090
TRAINING (74)									
Police / Training	677	74	Personnel Training File - Officer Training - BY EMPLOYEE (Includes POST printouts) Includes Retiree Fire Arson Qualifications	Separation + 10 years		Mag, Ppr			Department preference; Rosters are sent to POST; OSHA requires safety training 5 years; EEOC/FLSA/ADEA (Age) requires 3 years for promotion, demotion, transfer, selection, or discharge; State Law requires 2 -3 years; ; 8 CCR §3203 et seq., 8 CCR 14300.33(a); 29 CFR 1627.3(b)(2), 29 CFR 1904.33, 29 CFR 1904.44; LC §6429(c); GC §§12946, 12960 , 34090, 53235.2(b) , 53237.2(b)

RECORDS RETENTION SCHEDULE: POLICE

Divisions: Admin.(68), Animal Control (11), Dispatch (69), Investig. (70), Operations (71), Property Evid. (72), Records (73), Training (74)

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Lead Dept.	064	74	Training - Department Training Records - COURSE RECORDS (Attendance Rosters, Outlines and Materials; includes Use of Force training, safety training, etc.)	When No-Longer-Required— Minimum 7 years		Mag, Ppr			Rosters are sent to POST; Statewide guidelines propose 7 years ; Calif. Labor Division is required to keep their records 7 years; OSHA requires safety training 5 years; EEOC/FLSA/ADEA (Age) requires 3 years for promotion, demotion, transfer, selection, or discharge; State Law requires 2 -3 years; 29 CFR 1627.3(b)(ii), 8 CCR §3204(d)(1) et seq., GC §§12946, <u>12960</u> , 34090
City Clerk	065	74	Training Course Records: City-Sponsored Training that is Attended by Employees from Outside Agencies (e.g., other Police or Fire Departments) Examples: SEMS, NIMS, Incident Action Plans (IAP), After Action Reports (AAR), Plans, Preparedness Training & Exercises, Resource Management, Communications, etc.	Send to City Clerk		Mag, Mfr, OD, Ppr	S	Yes: After QC & OD When Inactive	City Preference for courses that are attended by employees outside the City; See City Clerk for applicable class list; GC §34090.7

RECORDS RETENTION SCHEDULE: PUBLIC WORKS

Divisions: Admin Engineering (78), Fleet Management (79), [Hazardous Material \(91\)](#), [Solid Waste \(92\)](#), Stormwater (80), Streets (81), Transit (82)

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PUBLIC WORKS ADMINISTRATION & ENGINEERING (78)									
Public Works / Admin & Engineering	700	78	Abandonments / Vacations (Streets) - Capital Improvement Projects / City-owned Property	P	Yes (all)	Mag, Mfr, OD, Ppr	S	Yes: After <u>QC & OD</u> 2-years	GC §34090 et seq.
Public Works / Admin & Engineering	701	78	Aerial Maps / Photographs - Analog or Digital	P		Mag, Mfr, OD, Ppr	S/I	Yes: After <u>QC & OD</u> 1-year	Department Preference (Information Systems maintains digital aerials); GC §34090
Public Works / Admin & Engineering or Parks & Recreation	702	78	Capital Improvement Projects (CIP) / Jobs: Administration File Project Administration, Certified Payrolls, Inspections, Project Schedules, Progress meetings, Real Estate Appraisals, etc.	Completion + 10 years or After Funding Agency Audit, if required, whichever is longer	Yes: Until Completed	Mag, Mfr, OD, Ppr	S/I	Yes: After <u>QC & OD</u> 1-year	Some grant funding agencies require audits; Statute of Limitations for Errors & Omissions is 10 years; Published Audit Standards=4-7 years; Statute of Limitations: Contracts & Spec's=4 years, Wrongful Death=comp. + 5 years, Developers=comp. + 10 years; Statewide guidelines propose termination + 5 years ; CCP §§336(a), 337 et. seq., GC §34090
Public Works / Admin & Engineering or Parks & Recreation	703	78	Capital Improvement Projects (CIP) / Jobs: Permanent File Plans, Specifications, Bids/RFPs, Successful Proposal, Change Orders, Materials Testing Reports, Grading Permits, Hazardous Materials Plans, Notice of Completion, Construction Manager's Logs, Photos, Soils Reports, Studies, Submittals, Surveys, etc.	P	Yes: Until Completed	Mag, Mfr, OD, Ppr	S/I	Yes: After <u>QC & OD</u> 1-year	All permanent project files are maintained in Engineering no matter what department was involved in the project; retained for disaster preparedness purposes (City Clerk does not maintain Plans, Materials Testing Reports, etc.) Statewide guidelines propose Permanent for Infrastructure plans ; GC §34090
Public Works / Admin & Engineering	704	78	Engineering Studies / Surveys - Preliminary Studies / Project Assessments (Not Acquired or Developed)	When No Longer Required— Minimum 10 years		Mag, Mfr, OD, Ppr	S/I	Yes: After <u>QC & OD</u> Inactive	Department Preference; GC §34090

RECORDS RETENTION SCHEDULE: PUBLIC WORKS

Divisions: Admin Engineering (78), Fleet Management (79), [Hazardous Material \(91\)](#), [Solid Waste \(92\)](#), Stormwater (80), Streets (81), Transit (82)

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Public Works / Admin & Engineering	705	78	Engineering Studies / Surveys (City Built Projects)	P		Mag, Mfr, OD, Ppr	S/I	Yes: After QC & OD Inactive	Department Preference; GC §34090
Public Works / Admin & Engineering	706	78	Geotechnical Reports	P		Mag Ppr			Department Preference; GC §34090 et seq.
Public Works / Admin & Engineering	707	78	Maps, Plans and Drawings (Final Maps, Parcel Maps, Record of Survey, Right of Way, Tract Maps, "As-Builts", Record Drawings, etc.)	P	Yes (all)	Mag, Mfr, OD, Ppr	S	Yes: After QC & OD 1-year	Drafts should be destroyed; Some maps are also retained by Planning; Selected maps are retained in Public Works for administrative purposes; GC §34090, 34090.7
Public Works / Admin & Engineering			Private Development / Land Development: Permanent Files Certificate of Acceptance / Approval (copy) , Dedications, Abandonments, Drainage, Driveway, Private Lab Verifications, Testing Lab Final Reports, Studies, Reports, Geotechnical and Soil Reports / Hydrology Reports, etc.	P	Yes: Until Completed	Mag, Mfr, OD, Ppr	S/I	Yes: After QC & OD	Department preference; retained for disaster preparedness purposes; GC §34090
Public Works / Admin & Engineering			Private Development / Land Development : Administration File / Construction Inspection Construction Inspections, Correspondence, Daily Logs, Inspector's Records, Photos, etc.	Completion + 10 years	Yes: Until Completed	Mag, Mfr, OD, Ppr	S/I	Yes: After QC & OD	Statute of Limitations for Errors & Omissions is 10 years; Statute of Limitations: Contracts & Spec's=4 years, Wrongful Death=comp. + 5 years, Developers=comp. + 10 years; CCP §337 et. seq., GC §34090
Public Works / Admin & Engineering	059	78	Special Projects / Studies / Issues	When No- Longer- Required- Minimum 10 years		Mag, Mfr, OD, Ppr	S	Yes: After QC & OD 10 years	Department preference; GC §34090

RECORDS RETENTION SCHEDULE: PUBLIC WORKSDivisions: Admin Engineering (78), Fleet Management (79), [Hazardous Material \(91\)](#), [Solid Waste \(92\)](#), Stormwater (80), Streets (81), Transit (82)

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Public Works / Admin & Engineering	708	78	Survey Books / Field Notebooks	P		Mag, Ppr			Department preference; GC §34090
Public Works / Admin & Engineering	709	78	Traffic Speed Surveys	10-5 years		Mag, Ppr			Department preference (required every 5 years); GC §34090
Public Works / Admin & Engineering	710	78	Traffic Studies / Traffic Counts / Schools / Traffic Calming Requests	When No Longer Required — Minimum 10 years		Mag, Mfr, OD, Ppr	S	Yes: After QC & OD 10 years	Department preference; GC §34090
FLEET MANAGEMENT (79)									
Public Works / Fleet Manage. Lead Depart.	711	79	AQMD Permits (Generators, etc.)	5-2 years		Mag, Ppr			40 CFR 70.6; Department preference; GC §34090
Public Works / Fleet Manage.	712	79	Fueling (meter readings, consumption reports)	5 years		Mag Ppr			Consistent with Accounts Payable; statewide guidelines propose Audit + 3 years; GC §34090
Lead Dept.	713	79	Pressure Vessel Certifications or Permits (Air Compressors, Propane, etc.)	Expiration of Certificate or Permit		Mag, Mfr, OD, Ppr	S	Yes: After QC & OD 1 year	Department preference; GC §34090 et. seq.
Public Works / Fleet Manage.	714	79	Used Oil Disposal	3 years		Mag Ppr			22 CCR 66266.130(c)(5), H&S §25250.18(b), 25250.19(a)(3) et seq.
Public Works / Fleet Manage.	715	79	Vehicle & Equipment History Files	Disposal of Vehicle or Equipment + 2 years		Mag, Ppr			Department preference; If a motor carrier, required for 18 months after vehicle is sold; CHP requires life of vehicle; OSHA requires 1 year; 8 CCR § 3203(b)(1); 49 CFR 396.21(b)(1); 49 CFR 396.3(c); CCP §337 et. seq., 13 CCR 1234(f); GC §34090

RECORDS RETENTION SCHEDULE: PUBLIC WORKS

Divisions: Admin Engineering (78), Fleet Management (79), [Hazardous Material \(91\)](#), [Solid Waste \(92\)](#), Stormwater (80), Streets (81), Transit (82)

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Public Works / Fleet Manage.	716	79	Vehicle Titles ("Pink Slips")	Sale or Disposal		Ppr			Given to Auction House / New Owner; GC §34090
Public Works / Fleet Manage.	717	79	Vehicles - Replacement Schedules & Specs. Disposal at Auctions / Sales	2 years		Mag, Ppr			GC § 34090
HAZARDOUS MATERIAL (91)									
Public Works Utilities / Hazardous Material	809	91	Accounts Receivable / Checks for Grants for Disposable Recyclable Hazardous Waste, including Electronic Waste	Audit + 5 years		Mag, Mfr, OD, Ppr	S	Yes: After QC & OD When-Inactive	Department Preference; GC §34090; 14 CCR 18660.8(d)
Public Works Utilities / Solid Waste or Hazardous Material	810	91	Disposal Receipts / Manifests -- Hazardous Waste	30 years		Mag, Mfr, OD, Ppr	S/I	Yes: After QC & OD	Department Preference; Consistent with statute of limitations for employee exposure to hazardous materials (test results for hazardous waste generators are required for 3 years); 8 CCR §3204(d)(1) et seq., 8 CCR 5144 , 8 CCR 15400.2 ; 29 CFR 1910.1020(d)(1)(i), GC §§12946, 12960 , 34090; 22 CCR § 66262.40
Public Works Utilities / Hazardous Material	811	91	Employee Training Records (Haz Mat Employees)	Separation + 3 years		Mag, Mfr, OD, Ppr	S	Yes: After QC & OD When-Inactive	Department Preference to comply with permit requirements; GC §§12946, 12960 , 34090
Public Works Utilities / Hazardous Material	812	91	Household Hazardous Waste Collection Facility - Permit, Operating Plans, Waste Analysis Plan, Contingency plan, etc.	P	Yes	Mag, Mfr, OD, Ppr	S/I	Yes: After QC & OD	Department Preference to comply with Permit requirements; GC §34090 et seq.
Public Works Utilities / Hazardous Material	813	91	Household Hazardous Waste Collection Facility - Spills or Chemical Exposures	P		Mag, Mfr, OD, Ppr	S	Yes: After QC & OD When-Inactive	Department Preference to comply with Permit requirements; GC §34090 et seq.

RECORDS RETENTION SCHEDULE: PUBLIC WORKS

Divisions: Admin Engineering (78), Fleet Management (79), [Hazardous Material \(91\)](#), [Solid Waste \(92\)](#), Stormwater (80), Streets (81), Transit (82)

Office of Record (OFR)	Record Series No.	Div No.	Record Series Title	Total Retention	Vital?	Media Options	Image: I=Import M=Mfr S=Scan	Destroy Paper after Imaged & QC'd?	Description/Comments / Reference
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<i>Retentions begin when the act is completed, and imply a full file folder (e.g. last document + 2 years), since destruction is normally performed by file folder.</i>									
<i>HOLDS: Litigation, complaints, claims, public records act requests, audits and/or investigations suspend normal retention periods (retention resumes after settlement or completion).</i>									
Public Works Utilities / Hazardous Material	814	91	Investigations into Environmental Contamination (Hazardous Materials)	P		Mag, Mfr, OD, Ppr	S/I	Yes: After QC & OD When-Inactive	Department preference; GC §34090
Public Works Utilities / Hazardous Material	815	91	Recycling Events	When No Longer Required Minimum 2 years		Mag, Ppr			Department preference; GC §34090
Public Works / Hazardous Material Fleet Manage-	714	79	Used Oil Disposal	3 years		Mag Ppr			22 CCR 66266.130(c)(5), H&S §25250.18(b), 25250.19(a)(3) et seq.
SOLID WASTE (92)									
Public Works Utilities / Solid Waste	816	92	AB 939 Compliance / SB 1383 Compliance (Organic Waste Collection and Recycling)	10 years		Mag, Ppr			Department preference; SB 1383 compliance is required for 5 years; 14 CCR § 18995.2 ; GC §34090
Public Works Utilities / Solid Waste	817	92	Contaminated Sites	P		Mag, Mfr, OD, Ppr	S/I	Yes: After QC & OD When-Inactive	Department preference; GC §34090 et seq.
Public Works Utilities / Solid Waste	818	92	Contract Administration: Green waste, etc.	Completion + 5 years	Yes (before completion)	Mag, Mfr, OD, Ppr	S/I	Yes: After QC & OD After Completion	Statute of limitations is 4 years for contracts; Errors and Omissions does not apply; statewide guidelines propose Completion + 5 years for non-capital improvement contracts and Completion + 4 years for transportation and concessionaire agreements ; CCP §§337. 337.1(a), 337.15, 343; GC §34090

RECORDS RETENTION SCHEDULE: PUBLIC WORKS

Divisions: Admin Engineering (78), Fleet Management (79), [Hazardous Material \(91\)](#), [Solid Waste \(92\)](#), Stormwater (80), Streets (81), Transit (82)

Office of Record (OFR)	Record Series No.	Div No.	Record Series Title	Total Retention	Vital?	Media Options	Image: I=Import M=Mfr S=Scan	Destroy Paper after Imaged & QC'd?	Description/Comments / Reference
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<i>Retentions begin when the act is completed, and imply a full file folder (e.g. last document + 2 years), since destruction is normally performed by file folder.</i>									
<i>HOLDS: Litigation, complaints, claims, public records act requests, audits and/or investigations suspend normal retention periods (retention resumes after settlement or completion).</i>									
Public Works Utilities / Solid Waste or Hazardous Material	819	92	Disposal Receipts -- Hazardous Waste / Household Hazardous Waste (HHW)	3 30 years		Mag, Mfr, OD, Ppr	S/I	Yes: After QC & OD	14 CCR 18812.4, GC §34090 et. seq. Department Preference; Consistent with statute of limitations for employee exposure to hazardous materials (test results for hazardous waste generators are required for 3 years); 40 CFR 262.40, 8 CCR 3204(d)(1)(A), 22 CCR 66262.40
Public Works Utilities / Solid Waste	820	92	Disposal Receipts / Manifests -- Non-Hazardous Waste	3 years		Mag, Ppr			Department Preference; Solid Waste Transfer / Processing is 3 years; Non-hazardous Ash Disposal is 5 years; 14 CCR 17379(a); 14 CCR 18660.8(d); 14 CCR 17414(b); GC §34090 et. seq.
Public Works Utilities / Solid Waste	821	92	DMV Pull Notices (Solid Waste Employees Only)	When Superseded or Upon Separation		Mag Ppr			Department preference: Transitory or source records not retained in the ordinary course of business; CHP audits every 2 years; GC §34090
Public Works Utilities / Solid Waste	822	92	Integrated Waste Reports / Daily Records / Weight Records / Hazardous Material Screening / Tonnage Report	10-3 years		Mag, Mfr, OD, Ppr	S/I	Yes: After QC & OD No	Department preference (becomes part of waste stream); GC §34090 et seq.
Public Works Utilities / Solid Waste	823	92	Landfill Monitoring (Groundwater, Methane, etc.)	P		Mag, Mfr, OD, Ppr	S/I	Yes: After QC & OD When Inactive	Department preference; GC §34090 et seq.
Public Works Utilities / Solid Waste	824	92	Quarterly Monitoring Reports	Superseded		Mag, Ppr			Reports are cumulative and are considered a draft when the new one is produced; GC §34090 et seq.
Public Works Utilities / Solid Waste	825	92	Recycling Facility / PIA / CERF	5 years		Mag, Ppr			Department Preference; GC §34090

RECORDS RETENTION SCHEDULE: PUBLIC WORKS

Divisions: Admin Engineering (78), Fleet Management (79), [Hazardous Material \(91\)](#), [Solid Waste \(92\)](#), Stormwater (80), Streets (81), Transit (82)

Office of Record (OFR)	Record Series No.	Div No.	Record Series Title	Total Retention	Vital?	Media Options	Image: I=Import M=Mfr S=Scan	Destroy Paper after Imaged & QC'd?	Description/Comments / Reference
<i>If the record is not listed here, refer to the Retention for City-Wide Standards</i>									
<i>Retentions begin when the act is completed, and imply a full file folder (e.g. last document + 2 years), since destruction is normally performed by file folder.</i>									
<i>HOLDS: Litigation, complaints, claims, public records act requests, audits and/or investigations suspend normal retention periods (retention resumes after settlement or completion).</i>									
Public Works Utilities / Solid Waste	826	92	Reports to Regulatory Agencies (CalRecycle California integrated Waste Management Board , etc.)	10 years		Mag, Ppr			Department Preference; GC §34090
Public Works Utilities / Solid Waste or Hazardous Material	827	92	Solid Waste Management Databases: Residential service orders and bulky waste appointments, Commercial service orders, recycling compliance, and customer history, Hauling records, Roll-off / Debris Box, etc. Database (Access)	Indefinite	Yes	Mag			Data Fields / Records are interrelated; GC §34090
Public Works Utilities / Solid Waste or Hazardous Material	828	92	Roll-off Contracts (Contracts to provide roll-offs for construction sites)	Completion + 5 years	Yes: Until Completion	Mag, Mfr, OD, Ppr	S //	Yes: After QC & OD When Inactive	The statute of limitation for errors and omissions is not applicable; Statewide guidelines propose completion + 5 years for non-capital improvement contracts & completion + 4 years for transportation and concessionaire agreements ; CCP §§336(a), 337 et. seq., GC §34090
Public Works Utilities / Solid Waste	829	92	Waste Hauler Permits	Expiration + 2 years		Mag, Ppr			Department Preference; GC §34090
Public Works Utilities / Solid Waste	830	92	Waste Management Plans (Recycling of construction materials during building of private projects)	5 years		Mag, Ppr			Department Preference; GC §34090
STORMWATER (80)									
Public Works / Stormwater	718	80	NPDES Monitoring Reports	7 years		Mag, Ppr			Department preference to comply with RWQD's NPDES order; Monitoring records required for 3 years in Federal law; 40 CFR §§122.21, 122.41, 122.44 ; GC §34090
Public Works / Stormwater	719	80	NPDES Permits - Stormwater	Expiration + 7 years	Yes: Until Expiration	Mag, Ppr			Department Preference; Monitoring records required for 3 years; 40 CFR §§122.21, 122.41, 122.44 ; CCP §337 et seq. ; GC §34090

RECORDS RETENTION SCHEDULE: PUBLIC WORKSDivisions: Admin Engineering (78), Fleet Management (79), [Hazardous Material \(91\)](#), [Solid Waste \(92\)](#), Stormwater (80), Streets (81), Transit (82)

Office of Record (OFR)	Record Series No.	Div No.	Record Series Title	Total Retention	Vital?	Media Options	Image: I=Import M=Mfr S=Scan	Destroy Paper after Imaged & QC'd?	Description/Comments / Reference
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<i>Retentions begin when the act is completed, and imply a full file folder (e.g. last document + 2 years), since destruction is normally performed by file folder.</i>									
HOLDS: <i>Litigation, complaints, claims, public records act requests, audits and/or investigations suspend normal retention periods (retention resumes after settlement or completion).</i>									
Public Works / Stormwater	720	80	Stormwater Program: Unauthorized Discharges / Violations	Resolution + 3 years		Mag, Ppr			Department preference; NPDES records are required for 3 years; 40 CFR 122.41(j)(2); 122.44; GC §34090
Public Works / Stormwater	721	80	Stormwater Annual Reports	3 years		Mag, Ppr			Department preference; Monitoring records required for 3 years; 40 CFR §§122.21, 122.41; 122.44; GC §34090
STREETS (81)									
Public Works / Streets	722	81	Inspection Logs: Sidewalks, Streets, etc.	10 years		Mag, Ppr			Department preference; GC §34090
Depart. Providing Service / Work	723	81	Work Orders / Service Requests CMMS DATABASE (Computerized Maintenance Management System)	Indefinite		Mag			Data is interrelated; GC §34090
Depart. Providing Service / Work	724	81	Work Orders / Service Requests - All Information Entered in CMMS Database	When No Longer Required		Mag Ppr			Preliminary drafts (the database is the original); GC §34090
Depart. Providing Service / Work	725	81	Work Orders / Service Requests - NOT entered in CMMS Database (or partial information entered into CMMS Database) (Division providing service retains originals; Division requesting service is considered a copy)	5 years		Mag Ppr			City preference; CCP §§338 et seq., 340 et seq., 342, GC §§945.6 , GC §34090
TRANSIT (82) Note: Was Transferred to Regional Transit Agency. Remove this section after all records have been destroyed.									
Public Works / Transit	726	82	Audits & Bit Inspections (CHP Commercial Vehicle Inspection): DMV & CHP	5 years	S	Mag Ppr		Yes: After QC & OD Inactive	Department Preference; Consistent with CHP requirements; OSHA requires 1 year; 8-Ca. Code Reg. § 3203(b)(1); 49 CFR 396.11 et seq. ; GC §34090
Public Works / Transit	727	82	Customer Comments	2 years		Mag Ppr			GC § 34090

RECORDS RETENTION SCHEDULE: PUBLIC WORKS

Divisions: Admin Engineering (78), Fleet Management (79), [Hazardous Material \(91\)](#), [Solid Waste \(92\)](#), Stormwater (80), Streets (81), Transit (82)

Office of Record (OFR)	Record Series No.	Div No.	Record Series Title	Total Retention	Vital?	Media Options	Image: I=Import M=Mfr S=Scan	Destroy Paper after Imaged & QC'd?	Description/Comments / Reference
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<i>HOLDS: Litigation, complaints, claims, public records act requests, audits and/or investigations suspend normal retention periods (retention resumes after settlement or completion).</i>									
Public Works / Transit	728	82	Dial-A-Ride Applications	5 years		Mag Ppr			Meets municipal government auditing standards; GC § 34090
Public Works / Transit	729	82	Grants - FTA: Capital Equipment - Buses, Computers	After Funding Agency Audit, if required - Minimum 5 years		Mag Ppr			Department preference; Uniform Admin. Requirements for Grants to Local Governments is 3 years from expenditure report or final payment of grantee or subgrantee; statewide guidelines propose 4 years; 2 CFR 200.334; 7 CFR 3016.42; 21 CFR 1403.36 & 1403.42(b); 24 CFR 85.42; 91.105(h), 92.505, & 570.502(a), 28 CFR 66.42; 29 CFR 97.42; 40 CFR 31.42; 44 CFR 13.42; 45 CFR 92.42; OMB Circular A-110 & A-133.320(g); GC §34090; GC §8546.7
Public Works / Transit	730	82	Guidelines: Federal, Local, State	Superseded + 2 years		Mag Ppr			GC §34090
Public Works / Transit	731	82	Licenses & Permits	Expiration + 2 years		Mag Ppr			GC §34090
Public Works / Transit	732	82	Passenger Counts	5 years		Mag Ppr			Department Preference; Consistent with Accounts Receivable and Cash Receipts; GC §34090
Public Works / Transit	733	82	Personnel Testing and Training Programs (Attendance Rosters, Outlines and Materials for Specialized Training)	Separation + 7 years		Mag Ppr			CHP audits take place up to 5 years; Consistent with proposed statewide guidelines ; EEOC/FLSA/ADEA (Age) requires 3 years for promotion, demotion, transfer, selection, or discharge; 29 CFR 1672.3(b)(ii), 8 CCR §3204(d)(1) et seq., GC §§12946, 12960 , 34090
Public Works / Transit	734	82	Pre-Trip Inspections	5 years		Mag Ppr			Consistent with CHP requirements; OSHA requires 1 year; 8 Ca. Code Reg. § 3203(b)(1); GC §34090; 13 CCR 1234(c) ;

RECORDS RETENTION SCHEDULE: PUBLIC WORKSDivisions: Admin Engineering (78), Fleet Management (79), [Hazardous Material \(91\)](#), [Solid Waste \(92\)](#), Stormwater (80), Streets (81), Transit (82)

Office of Record (OFR)	Record Series No.	Div No.	Record Series Title	Total Retention	Vital?	Media Options	Image: I=Import M=Mfr S=Scan	Destroy Paper after Imaged & QC'd?	Description/Comments / Reference
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HOLDS: <i>Litigation, complaints, claims, public records act requests, audits and/or investigations suspend normal retention periods (retention resumes after settlement or completion).</i>									
Public Works / Transit	735	82	Reports: Progress, State & Federal	5 years		Mag Ppr			Consistent with CHP requirements; OSHA requires 1 year; 8 Ca. Code Reg. § 3203(b)(1); GC §34090
Public Works / Transit	736	82	Ridership Data, Daily Reports, DAR / Dial-a-Ride Worksheets	5 years		Mag Ppr			Consistent with Fare & Passenger Counts, Accounts Receivable and Cash Receipts; GC §34090
Public Works / Transit	737	82	Route Service Adjustments (Blue Sheets) - Missed Miles / Hours	When No Longer Required		Mag Ppr			Drafts / source records entered into database and not retained in the ordinary course of business; GC §34090
Public Works / Transit	738	82	Safety Check Lists	5 years		Mag Ppr			Consistent with CHP requirements; OSHA requires 1 year; 8 Ca. Code Reg. § 3203(b)(1); GC §34090
Public Works / Transit			Special Event Transportation	2 years		Mag. Ppr			GC § 34090
Public Works / Transit	739	82	Surveyor Sheets / Random Counts	When No Longer Required		Mag Ppr			Drafts / source records entered into database and not retained in the ordinary course of business; GC §34090
Public Works / Transit	740	82	Surveys / Transfer Agreement Analysis (Passengers transfer to another transit system)	2 years		Mag Ppr			GC §34090
Public Works / Transit			Terminal Inspections	10 years		Mag. Ppr			Department preference; GC § 34090
Public Works / Transit			Transit Security Logs	2 years		Mag. Ppr			GC § 34090
Public Works / Transit			Transportation Management System Database	Minimum 5 years		Mag. Ppr			Department preference; GC §§ 34090
Public Works / Transit	741	82	Triennial Reviews	5 years		Mag Ppr			Consistent with other safety requirements; GC § 34090

RECORDS RETENTION SCHEDULE: PUBLIC WORKS

Divisions: Admin Engineering (78), Fleet Management (79), [Hazardous Material \(91\)](#), [Solid Waste \(92\)](#), Stormwater (80), Streets (81), Transit (82)

Office of Record (OFR)	Record Series No.	Div No.	Record Series Title	Total Retention	Vital?	Media Options	Image: I=Import M=Mfr S=Scan	Destroy Paper after Imaged & QC'd?	Description/Comments / Reference
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<i>HOLDS: Litigation, complaints, claims, public records act requests, audits and/or investigations suspend normal retention periods (retention resumes after settlement or completion).</i>									
Public Works / Transit			Vehicle & Equipment History Files (Transit Vehicles ONLY)	Disposal of Vehicle + 2 years		Mag, Ppr			Department preference; If a motor carrier, required for 18 months after vehicle is sold; CHP requires life of vehicle; OSHA requires 1 year; 8 CCR § 3203(b)(1); 49 CFR 396.21(b)(1); 49 CFR 396.3(c); CCP §337 et. Seq., 13 CCR 1234(f); GC §34090
Public Works / Transit			Videotapes of Vehicle Operations	When No Longer Required		Mag, Ppr			Preliminary drafts not retained in the ordinary course of business; (Records public activities); GC § 34090

Attachment 3

RESOLUTION NO. 8153**A RESOLUTION ADOPTING A RECORDS RETENTION SCHEDULE
FOR THE CITY OF FOLSOM AND
RESCINDING RESOLUTION NO'S 6951 AND 7743 (PREVIOUS RECORDS
RETENTION SCHEDULES)**

WHEREAS, the city desires to establish an orderly and routine method of record retention; and

WHEREAS, it has been determined that certain city records are out of date or no longer in use; and

WHEREAS, the City Council desires to establish procedures for the lawful, orderly and efficient retention and destruction of records,

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Folsom that:

1. Records shall be retained for the time period specified in the "City of Folsom Master Records Retention Schedule, October 2007";
2. Pursuant to Government Code Section 34090, a city department head, with the written consent of the City Manager or his/her designee and the written consent of the City Attorney or his/her designee, may destroy any city record, document, instrument, book or paper, under his/her charge, without making a copy thereof, after the same is no longer required and in compliance with the "City of Folsom Master Records Retention Schedule, October 2007".
3. Except as otherwise provided in this resolution and pursuant to Government Code Section 34090, this resolution does not authorize the destruction of:
 - (a) records affecting the title to real property or liens thereon;
 - (b) court records;
 - (c) records required to be kept by statute;
 - (d) records less than two years old;
 - (e) the minutes, ordinances, or resolutions of the legislative body or of a city board or commission.
4. Pursuant to the provisions of Government Code Section 34090.5, a city department head or his/her designee may authorize the destruction of records which have been imaged and stored as provided in Section 34090.5.
5. Pursuant to the provisions of Government Code Section 34090.7, a city department head or his/her designee may destroy duplicate records which are less than two years old if they are no longer required.

6. Prior to the destruction of any material pursuant to this resolution, the department head of the department generating the records or his/her designee shall examine the records to determine if the records contain anything of historical interest or value. If the department head deems the records to be of historic interest or value, the material shall be maintained in a safe and secure manner as directed by the City Clerk; and

7. Resolution No's. 6951 and 7743 are hereby rescinded.

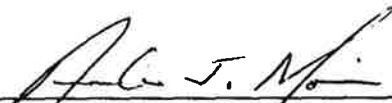
PASSED AND ADOPTED on this 9th day of October 2007, by the following roll-call vote:

AYES: Council Member(s): King, Miklos, Starsky, Howell, Morin

NOES: Council Member(s): None

ABSENT: Council Member(s): None

ABSTAIN: Council Member(s): None



Andrew J. Morin, MAYOR

ATTEST:



Christa Schmidt, CITY CLERK

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to facilitate double-sided printing.*



CITY OF
FOLSOM
DISTINCTIVE BY NATURE



CITY OF
FOLSOM
G. EVIDENCE BY MAYORS

Folsom City Council Staff Report

MEETING DATE:	12/13/2022
AGENDA SECTION:	Consent Calendar
SUBJECT:	Resolution No. 10951 – A Resolution Accepting Fiscal Year 2021-22 Enhancing Law Enforcement Activities Growth Special Account, Citizen’s Option for Public Safety (COPS) Grant for the Purchase of Technology and Equipment to Improve Police Operations in Accordance with State Requirements and Appropriation of Funds
FROM:	Police Department

RECOMMENDATION / CITY COUNCIL ACTION

Staff recommends that the City Council pass and adopt Resolution No.10951 - A Resolution Accepting Fiscal Year 2021-22 Enhancing Law Enforcement Activities Growth Special Account, Citizen’s Option for Public Safety (COPS) Grant for the Purchase of Technology and Equipment to Improve Police Operations in Accordance with State Requirements and Appropriation of Funds.

BACKGROUND / ISSUE

In fiscal year 1996/97 the State of California first enacted the Citizen’s Option for Public Safety (COPS) program under Assembly Bill 3229. Under this program, cities and counties receive state funds to augment front-line police services. The City of Folsom Growth grant award for FY 2021-22 is estimated at \$82,297.24.

Government Code Section 30061 requires that these funds shall be appropriated pursuant to a request from the Police Chief or the Chief Administrator of the law enforcement agency that provides police services for the respective city. The request for use of this funding shall specify the front-line law enforcement needs of the requesting entity including the personnel, equipment, and programs that are necessary to meet those needs.

POLICY / RULE

The Citizen's Option for Public Safety program is an on-going state program, but it requires a separate budget appropriation for continued funding. The funds must be used to supplement and not supplant existing local funding for law enforcement services.

ANALYSIS

The Enhancing Law Enforcement Activities Growth Special Account, Citizen's Option for Public Safety (COPS) Funds cannot be used for administrative overhead allocations in excess of 0.5 percent, nor can the allocation be used to fund the costs of any capital project or construction project that does not directly support front-line law enforcement services.

The City of Folsom and the Folsom Police Department are committed to utilizing technology to identify and deter criminals. The Folsom Police Department is also committed to acquiring and updating equipment in the department in order to provide services to the public as well as to be as efficient with staff time as possible.

The Chief of Police requests approval to utilize AB3229 Citizen's Option for Public Safety state growth funds in the amount of \$82,297.24 for the purchase of technology and equipment to improve police operations.

FINANCIAL IMPACT

There are no matching requirements for the AB3229 funds and no direct impact on the General Fund. Because Supplemental Law Enforcement Services Funds are required to be separately appropriated, staff is also requesting an appropriation of \$82,297.24 to be added to the police department budget as COPS funding installments for fiscal year 2021/22 are received from the County of Sacramento Department of Finance. The additional appropriation will be applied the fiscal year 2022/23 budget in the Police Department in the General Fund (Fund 010).

ATTACHMENTS

Resolution No. 10951 - A Resolution Accepting Fiscal Year 2021/2022 Enhancing Law Enforcement Activities Growth Special Account, Citizen's Option for Public Safety (COPS) Grant for the Purchase of Technology and Equipment to Improve Police Operations in Accordance with State Requirements and Appropriation of Funds

Submitted,

Richard Hillman, Chief of Police

RESOLUTION NO. 10951

A RESOLUTION ACCEPTING FISCAL YEAR 2021-22 ENHANCING LAW ENFORCEMENT ACTIVITIES GROWTH SPECIAL ACCOUNT, CITIZEN’S OPTION FOR PUBLIC SAFETY (COPS) GRANT FOR THE PURCHASE OF TECHNOLOGY AND EQUIPMENT TO IMPROVE POLICE OPERATIONS IN ACCORDANCE WITH STATE REQUIREMENTS AND APPROPRIATION OF FUNDS

WHEREAS, the State of California enacted the Citizen’s Option for Public Safety (COPS) program, under Assembly Bill 3229, to fund front-line law enforcement services; and

WHEREAS, the COPS Growth funding available to the City of Folsom for fiscal year 2022-23 is \$82,297.24; and

WHEREAS, these state funds are separate and apart from the proposed allocations from the City’s general fund and an additional appropriation is needed; and

WHEREAS, the Chief of Police has requested to allocate and appropriate these funds for the purchase of technology and equipment to improve police operations; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Folsom hereby authorizes the use of the AB3229, Citizen’s Option for Public Safety (COPS) state funding in accordance with the request of the Chief of Police to purchase technology and equipment to improve police operations.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Finance Director is authorized to appropriate an additional \$82,297.24 as expenditures and as intergovernmental revenue in the General Fund (Fund 010) to the Police Department budget in fiscal year 2022/23.

PASSED AND ADOPTED this 13th day of December 2022, by the following roll-call vote:

- AYES:** Councilmember(s):
- NOES:** Councilmember(s):
- ABSENT:** Councilmember(s):
- ABSTAIN:** Councilmember(s):

MAYOR

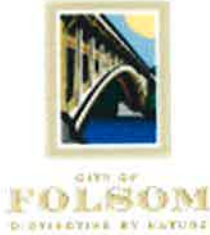
ATTEST:

Christa Freemantle, CITY CLERK

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CITY OF
FOLSOM
DISTINCTIVE BY NATURE



Folsom City Council Staff Report

MEETING DATE:	12/13/2022
AGENDA SECTION:	Consent Calendar
SUBJECT:	Resolution No. 10952 – A Resolution Accepting Fiscal Year 2022-23, Citizen’s Option for Public Safety (COPS) Grant for the Purchase of Technology and Equipment to Improve Police Operations in Accordance with State Requirements and Appropriation of Funds
FROM:	Police Department

RECOMMENDATION / CITY COUNCIL ACTION

Staff recommends that the City Council pass and adopt Resolution No. 10952 - A Resolution Accepting Fiscal Year 2022-23, Citizen’s Option for Public Safety (COPS) Grant for the Purchase of Technology and Equipment to Improve Police Operations in Accordance with State Requirements and Appropriation of Funds.

BACKGROUND / ISSUE

In fiscal year 1996/97 the State of California first enacted the Citizen’s Option for Public Safety (COPS) program under Assembly Bill 3229. Under this program, cities and counties receive state funds to augment front-line police services. Grant awards are based on per capita population, with \$100,000 being the minimum guaranteed award. The City of Folsom grant award for FY 2022-23 is estimated at \$130,651.

Government Code Section 30061 requires that these funds shall be appropriated pursuant to a request from the Police Chief or the Chief Administrator of the law enforcement agency that provides police services for the respective city. The request for use of this funding shall specify the front-line law enforcement needs of the requesting entity including the personnel, equipment, and programs that are necessary to meet those needs.

POLICY / RULE

The Citizen’s Option for Public Safety program is an on-going state program, but it requires a separate budget appropriation for continued funding. The funds must be used to supplement and not supplant existing local funding for law enforcement services.

ANALYSIS

The Citizen's Option for Public Safety Funds cannot be used for administrative overhead allocations in excess of 0.5 percent, nor can the allocation be used to fund the costs of any capital project or construction project that does not directly support front-line law enforcement services.

The City of Folsom and the Folsom Police Department are committed to utilizing technology to identify and deter criminals. The Folsom Police Department is also committed to acquiring and updating equipment in the department in order to provide services to the public as well as to be as efficient with staff time as possible.

The Chief of Police requests approval to utilize AB3229 Citizen's Option for Public Safety state funds in the amount of \$130,651 for the purchase of technology and equipment to improve police operations.

FINANCIAL IMPACT

There are no matching requirements for the AB3229 funds and no direct impact on the General Fund. Because COPS Funds are required to be separately appropriated, staff is also requesting an appropriation of \$130,651 to be added to the police department budget as COPS funding installments for fiscal year 2022/23 are received from the County of Sacramento Department of Finance. The additional appropriation will be applied to the Fiscal Year 2022/23 Budget in the Police Department in the General Fund (Fund 010).

ATTACHMENTS

Resolution No. 10952 - A Resolution Accepting Fiscal Year 2022-23 Citizen's Option for Public Safety (COPS) grant for the Purchase of Technology and Equipment to Improve Police Operations in Accordance with State Requirements and Appropriation of Funds

Submitted,

Richard Hillman, Chief of Police

RESOLUTION NO. 10952

A RESOLUTION ACCEPTING FISCAL YEAR 2022-23 CITIZEN’S OPTION FOR PUBLIC SAFETY (COPS) GRANT FOR THE PURCHASE OF TECHNOLOGY AND EQUIPMENT TO IMPROVE POLICE OPERATIONS IN ACCORDANCE WITH STATE REQUIREMENTS AND APPROPRIATION OF FUNDS

WHEREAS, the State of California enacted the Citizen’s Option for Public Safety (COPS) program, under Assembly Bill 3229, to fund front-line law enforcement services; and

WHEREAS, the COPS funding available to the City of Folsom for fiscal year 2022-23 is \$130,651; and

WHEREAS, these state funds are separate and apart from the proposed allocations from the City’s general fund and an additional appropriation is needed; and

WHEREAS, the Chief of Police has requested to allocate and appropriate these funds for the purchase of technology to improve police operations; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Folsom hereby authorizes the use of the AB3229, Citizen’s Option for Public Safety (COPS) state funding in accordance with the request of the Chief of Police to purchase technology and equipment to improve police operations.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Finance Director is authorized to appropriate an additional \$130,651 as expenditures and as intergovernmental revenue in the General Fund (Fund 010) to the Police Department budget in fiscal year 2022-23.

PASSED AND ADOPTED this 13th day of December 2022, by the following roll-call vote:

- AYES:** Councilmember(s):
- NOES:** Councilmember(s):
- ABSENT:** Councilmember(s):
- ABSTAIN:** Councilmember(s):

MAYOR

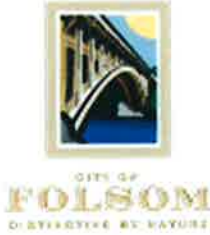
ATTEST:

Christa Freemantle, CITY CLERK

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CITY OF
FOLSOM
DISTINCTIVE BY NATURE



Folsom City Council Staff Report

MEETING DATE:	12/13/2022
AGENDA SECTION:	Consent Calendar
SUBJECT:	Resolution No. 10953 - A Resolution Authorizing the City Manager to Execute a Renewal of the Service Agreement with Dropcountr, Inc. for Use of the Dropcountr Base Platform, Dropcountr Business and the HOME+ Irrigation Module for Two Years
FROM:	Environmental and Water Resources Department

RECOMMENDATION / CITY COUNCIL ACTION

The Environmental and Water Resources Department recommends the City Council pass and adopt Resolution No. 10953 - A Resolution Authorizing the City Manager to Execute a Renewal of the Service Agreement with Dropcountr, Inc. for Use of the Dropcountr Base Platform, Dropcountr Business and the HOME+ Irrigation Module for Two Years.

BACKGROUND / ISSUE

In April 2014, the City executed Agreement No. 173-21 14-075 to begin working with Dropcountr, Inc. to provide a digital platform to City of Folsom residents to support water management initiatives. The software allows users access to their water use data, provides notification of leaks, supports rebate programs and assists the City in its efforts in water conservation education. In June 2018, the City executed Agreement No. 173-21 18-030, extending the original service agreement for an additional three years through June 2021. In June 2020, the agreement was amended to include Dropcountr BUSINESS, a commercially friendly feature set, to support Folsom's non-residential water customers.

In June 2021, through Resolution 10652, the City Council authorized execution of a one year agreement with DropCountr, Inc. for use of the continued use of the platform plus the addition of the HOME+ Irrigation module to help monitor water use associated with irrigation. This service agreement expired on June 30, 2022.

More than 4,000 City of Folsom water customers are registered to use the Dropcountr platform and they have achieved an average 7% reduction in water use. The participation rate continues to increase as the City grows and State regulations for water use associated with drought mitigation and increased water use efficiency continue to be enforced.

Digital systems that support water management are part of a growing market, and new smart water applications offering more flexibility and different features are being developed. The Environmental and Water Resources Department wishes to continue providing the valuable services of the Dropcountr platform to Folsom water customers, but also wants the flexibility to take advantage of new technology in the future. The Department therefore recommends renewing the service agreement with Dropcountr, Inc. for two years.

POLICY / RULE

In accordance with Chapter 2.36 of the Folsom Municipal Code, supplies, equipment, services, and construction with a value of \$66,141 or greater shall be awarded by City Council.

ANALYSIS

The Dropcountr platform provides customers with convenient access to their specific water use data, either via an app or on the web. Dropcountr users are no longer limited to viewing monthly water usage on bills, but instead can view their daily and hourly use data. Information provided by Dropcountr enables customers to better understand data, monitor consumption and take action to save water and reduce their monthly bills. In addition to rebate information and water saving tips, users can receive notifications of burst or continuous flow leaks, enabling much faster leak identification and resolution. This product supports the customer service role of the Water Conservation division in its endeavors to assist customers conserve water.

The current service agreement with Dropcountr, Inc. expired on June 30, 2022. To continue providing service to the City of Folsom, Dropcountr, Inc. requires that a subscription agreement is signed. The proposed service agreement will support ongoing initiatives of the City of Folsom, Environmental and Water Resources Department during a period of increasing need for water management due to drought conditions and on-going State regulation. Two payments of \$63,000, one for Fiscal Year 2022-2023 and one for Fiscal Year 2023-2024) will ensure Folsom citizens have access to water use data, with enhanced features, for the remainder of this fiscal year.

FINANCIAL IMPACT

Renewal of the current service agreement with Dropcountr, Inc. costs \$63,000 per year for the next two years, for a total of \$126,000. Sufficient funds have been budgeted in the Water Operating Fund (Fund 520) for FY 2022-23 and will be included in the FY 2023-24 budget process.

ENVIRONMENTAL REVIEW

The customer information system is not considered a project and therefore, is exempt from environmental review under the California Environmental Quality Act as noted in Chapter 2.5 - Definitions, Section 21065 - Project.

ATTACHMENT

Resolution 10953 - A Resolution Authorizing the City Manager to Execute a Renewal of the Service Agreement with Dropcountr, Inc. for Use of the Dropcountr Base Platform, Dropcountr Business and the HOME+ Irrigation Module for Two Years.

Submitted,

Marcus Yasutake, Director
ENVIRONMENTAL AND WATER RESOURCES DEPARTMENT

RESOLUTION NO. 10953

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A RENEWAL OF THE SERVICE AGREEMENT WITH DROPCOUNTR, INC. FOR USE OF THE DROPCOUNTR BASE PLATFORM, DROPCOUNTR BUSINESS AND THE HOME+ IRRIGATION MODULE FOR TWO YEARS

WHEREAS, the Environmental and Water Resources Department currently utilizes Dropcountr software to support water conservation initiatives; and

WHEREAS, the current service agreement expired at the end of June 2022; and

WHEREAS, current drought conditions mean that there are ongoing State regulations associated with drought mitigation and increased water use efficiency; and

WHEREAS, the Environmental and Water Resources Department wishes to continue providing the Dropcountr platform to Folsom water customers at a two year cost of \$126,000; and

WHEREAS, sufficient funds are budgeted and available in the Water Operating Fund (Fund 520) in FY 2022-23 will be included during the FY2023-24 budget process; and

WHEREAS, the agreement will be in a form acceptable to the City Attorney:

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Folsom authorizes the City Manager to execute a renewal of the Service Agreement with Dropcountr, Inc. for Use of the Dropcountr Base Platform, Dropcountr Business and the HOME+ Irrigation Module for Two Years.

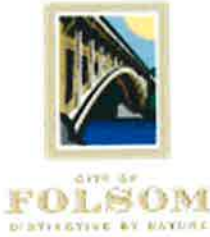
PASSED AND ADOPTED this 13th day of December, 2022, by the following roll-call vote:

- AYES:** Councilmember(s):
- NOES:** Councilmember(s):
- ABSENT:** Councilmember(s):
- ABSTAIN:** Councilmember(s):

MAYOR

ATTEST:

Christa Freemantle, CITY CLERK



Folsom City Council Staff Report

MEETING DATE:	12/13/2022
AGENDA SECTION:	Consent Calendar
SUBJECT:	Resolution No. 10954 - A Resolution Authorizing the City Manager to Execute an Agreement with Peterson Brustad Inc. for the Water Storage Tank and Cathodic Protection Systems Inspection Program
FROM:	Environmental and Water Resources Department

RECOMMENDATION / CITY COUNCIL ACTION

The Environmental and Water Resources Department recommends the City Council pass and adopt Resolution No. 10954 – A Resolution Authorizing the City Manager to Execute an Agreement with Peterson Brustad Inc. for the Water Storage Tank and Cathodic Protection Systems Inspection Program.

BACKGROUND / ISSUE

The Environmental and Water Resources Department (EWR) operates and maintains fourteen large water storage tanks, each storing 1.2 million to 4 million gallons of potable water, three small water tanks storing below 15,000 gallons each, and a 131 acre foot open water reservoir. As part of the City's routine maintenance schedules, regular inspection and maintenance services are necessary that require specialty technical expertise and equipment.

This resolution will authorize the City Manager to execute an agreement with Peterson Brustad Inc. for the Water Storage Tank and Cathodic Protection Systems Inspection Program for a not-to-exceed amount of \$175,461.

POLICY / RULE

In accordance with Chapter 2.36 of the Folsom Municipal Code, supplies, equipment, services, and construction with a value of \$66,141 or greater shall be awarded by City Council.

ANALYSIS

On August 3, 2022, the City requested proposals from consultants for cleaning, structural inspection, coating/lining inspection, cathodic protection systems inspections, and reporting for various water storage sites throughout the City of Folsom over a five year period as part of the Water Storage Tank and Cathodic Protection Systems Inspection Program. On August 26, 2022, EWR received proposals from Peterson Brustad Inc., Alisto Engineering Group, Water Works Engineers, LLC, and CSI Services, Inc. On September 9, 2022, EWR staff requested additional information from the four proposers to provide sample reports from previous projects including a structural assessment report, below ground cathodic protection inspection report, and a water storage tank cathodic protection report. Peterson Brustad, Inc., Alisto Engineering Group, and Water Works Engineers, LLC, provided the requested documentation including a representative sample of a desktop structural inspection using field generated data.

CSI responded to the request for additional documents stating “Our decade long experience with the City’s tanks and their proper maintenance approaches indicates that this extensive type of analysis is not required. However, should the City’s intent be to complete this type of formal analysis (desktop structural analysis), we respectfully withdraw our proposal”. Therefore, CSI’s proposal was removed from consideration. Peterson Brustad Inc., Alisto Engineering Group, and Water Works Engineers, LLC all provided desktop structural analyses including prioritization schedules for any recommended or required repairs as part of the submitted scope and fees.

The proposals were evaluated by three EWR staff members for technical evaluation prior to reviewing project costs. The proposals were reviewed and scored for project understanding, project team staffing, and recent relevant experience. The technical evaluations were scored as shown in Table 1.

Consultant	EWR 1	EWR 2	EWR 3	Total	Average
Peterson Brustad Inc.	75	60	55	190	63.3
Alisto Engineering Group	75	48	54	177	59.0
Water Works Engineers, LLC	74	65	67	206	68.7
CSI Services, Inc.	N/A	N/A	N/A	N/A	N/A

Table 1: Consultant Technical Scores without Costs

After reviewing each proposal for project understanding, project team staffing, and recent relevant project experience, the proposals were reviewed for project costs. The fee schedules for the scope of work outlined in the request for proposal from each consultant are shown in Table 2.

Consultant	Fee Amount
Peterson Brustad Inc.	\$175,461.00
Alisto Engineering Group	\$249,430.00
Water Works Engineers, LLC	\$376,887.71
CSI Services, Inc.	N/A

Table 2: Consultant Project Costs

Peterson Brustad Inc. was determined to provide the best value to the City based on the fee amount, past municipal project experience involving work of similar scope and complexity including staff coordination and technical knowledge and expertise for these types of inspections. Table 3 shows the overall total scores including project costs.

Consultant	Technical Score (Avg.)	Cost Score	Total Score
Peterson Brustad Inc.	63.3	25.0	88.3
Alisto Engineering Group	59.0	17.6	76.6
Water Works Engineers, LLC	68.7	11.6	80.3
CSI Services, Inc.	N/A	N/A	N/A

Table 3: Consultant Overall Scoring Including Project Costs

This resolution will authorize the City Manager to execute an agreement with Peterson Brustad Inc. for the Water Storage Tank and Cathodic Protection Systems Inspection Program in the amount of \$175,461.

FINANCIAL IMPACT

Sufficient funds are available in the Water Operating Fund (Fund 520) for the Water Storage Tank and Cathodic Protection Systems Inspection Program. The following table summarizes the total project cost over the 5-year period outlined in the request for proposals:

Fiscal Year	Contract Amount
FY 2022-23	\$37,646.40
FY 2023-24	\$37,624.40
FY 2024-25	\$34,269.40
FY 2025-26	\$34,247.40
FY 2026-27	\$31,673.40
Total	\$175,461.00

EWR recommends that an agreement be executed with Peterson Brustad Inc. for a total contract amount of \$175,461.

ENVIRONMENTAL REVIEW

This project is routine maintenance of existing infrastructure and therefore, is categorically exempt from environmental review under the California Environmental Quality Act as noted in Title 14 – California Code of Regulations, Chapter 3 – Guidelines for Implementation of the California Environmental Quality Act, Article 19 – Categorical Exemptions, Section 15301 – Existing Facilities.

ATTACHMENT

Resolution No. 10954 – A Resolution Authorizing the City Manager to Execute an Agreement with Peterson Brustad Inc. for Water Storage Tank and Cathodic Protection Systems Inspection Program.

Submitted,

Marcus Yasutake, Director
ENVIRONMENTAL AND WATER RESOURCES DEPARTMENT

RESOLUTION NO. 10954

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH PETERSON BRUSTAD INC. FOR THE WATER STORAGE TANK AND CATHODIC PROTECTION SYSTEMS INSPECTION PROGRAM

WHEREAS, the City operates and maintains fourteen large water storage tanks, each storing 1.2 million to 4 million gallons of potable water, three small water tanks storing below 15,000 gallons each, and a 131 acre foot open water reservoir; and

WHEREAS, regular inspection and maintenance services are necessary that require specialty technical expertise and equipment; and

WHEREAS, the City of Folsom has developed a scope of work to obtain the services for underwater tank maintenance inspection which includes inspection, condition assessment and maintenance of all sixteen tanks and the open water reservoir including tank and pipeline cathodic protection systems over a five year period; and

WHEREAS, Peterson Brustad Inc. by reason of their past experience and abilities for performing these types of services, is qualified to perform the required engineering and administration services for the project and provide the best value to the City; and

WHEREAS, sufficient funds have been budgeted and are available in the Water Operating Fund (Fund 520); and

WHEREAS, the agreement will be in a form acceptable to the City Attorney:

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Folsom authorizes the City Manager to execute an Agreement with Peterson Brustad Inc. for the Water Storage Tank and Cathodic Protection Systems Inspection Program for a not-to-exceed amount of \$175,461 over five years.

PASSED AND ADOPTED this 13th day of December, 2022, by the following roll-call vote:

- AYES:** Councilmember(s):
- NOES:** Councilmember(s):
- ABSENT:** Councilmember(s):
- ABSTAIN:** Councilmember(s):

MAYOR

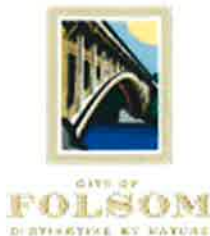
ATTEST:

Christa Freemantle, CITY CLERK

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CITY OF
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Folsom City Council Staff Report

MEETING DATE:	12/13/2022
AGENDA SECTION:	Consent Calendar
SUBJECT:	Resolution No. 10955– A Resolution Authorizing the City Manager to Execute a Contract with The Permanente Medical Group, Inc. (TPMG) to Provide the Folsom Fire Department a Medical Director
FROM:	Fire Department

RECOMMENDATION / CITY COUNCIL ACTION

The Fire Department recommends that the City Council adopt Resolution No. 10955 – A Resolution Authorizing the City Manager to Execute a Contract with The Permanente Medical Group, Inc. (TPMG) to provide Folsom Fire Department a Medical Director.

BACKGROUND / ISSUE

The Folsom Fire Department provides a paramedicine based level of pre-hospital emergency care for sick and injured persons throughout all areas of the City. The Fire Department provides this level of service by having paramedics on all fire apparatus including fire engines, fire trucks, and ambulances. To provide this advanced level of service, some medications, such as narcotics, require a physician to order (California Code of Regulations, Title 22, 100168). A physician also provides general medical oversight, directs EMS training direction to field personnel, provides input and direction for county EMS protocols, and provides medical expertise coordinated with the Fire Department EMS Chief.

The previous Medical Director contract expired the month of June 2022 and services were shared with four other agencies (Sacramento Metropolitan Fire District, Cosumnes Fire Department, Sacramento City Fire Department, and Sacramento Regional Fire Emergency Communications Center). The cost of the Medical Director’s contract was built into the annual cost for each agency to the Sacramento Regional Fire Emergency Communication Center. The

five-way split of services was no longer viable as demand for services dramatically increased. An assessment was done and a need for each agency to have its own Medical Director was identified.

Staff is recommending that the City approve an agreement with The Permanente Medical Group, Inc. naming Bryan Sloane, MD as the Folsom Fire Department Medical Director. The total three-year contract price is \$115,200 (\$38,400 per year).

POLICY / RULE

Section 2.36.080, Award of Contracts of the Folsom Municipal Code states, in part, that contracts for supplies, equipment, services, and construction with an estimated value of \$66,141 or greater shall be awarded by City Council.

Section 2.36.120 Contracting for designated professional services of the Folsom Municipal Code does not require a competitive bid process.

ANALYSIS

The previous Fire Service Medical Director contract expired in June of 2022. That contract provided one physician to be shared between five agencies (Sacramento Metropolitan Fire District, Cosumnes Fire Department, Sacramento City Fire Department, Sacramento Regional Fire Emergency Communication Center, and Folsom Fire Department). As demand for the Fire Service Medical Director began to increase between the five agencies, and with individualized needs of each department, one Medical Director was no longer efficient. Individual agencies were not receiving the guidance, oversight, training, or medical direction required.

The Medical Director is an advocate for the Fire Services agency they represent at the Sacramento County Emergency Medical Services Agency (SCEMSA). The Medical Director has direct input in discussion of paramedic scope of practice, training, and steering the region to modern and advanced medical care. The Medical Director not only assists in creating new protocols but is also instrumental in providing department specific training to the paramedics on these new protocols.

With a dedicated Medical Director to the Folsom Fire Department, training can be specialized to meet the needs of Folsom Fire Department. Folsom Fire Department specific EMS data can be analyzed to determine areas where improvement can be made. Additional training can be made available such as cadaver labs sponsored by the Medical Director. This allows for hands-on training of actual high-risk, low frequency procedures in real time on real “patients”. This type of training is highly valuable and was not possible under the previous medical director system.

The Folsom Fire Medical Director will provide medical oversight and expertise to continuous quality improvement (CQI) programs by reviewing and analyzing EMS effectiveness, system trends and needs to ensure EMS system excellence. In addition, the Folsom Fire Medical Director develops and assists in the formulation of policies and procedures; participates in call reviews with firefighter/paramedics, and firefighter/EMTs; assists in problem solving in field clinical decision making; and participates in investigations/disciplinary actions of EMS personnel.

The Folsom Fire Medical Director would also oversee all EMS exposure and post exposure prophylaxis programs for infectious diseases.

FINANCIAL IMPACT

The cost for the Medical Director services was included in the Fiscal Year 2022-23 Operating Budget of the Fire Department as the combined cost to the Sacramento Regional Fire Emergency Communications Center. The contract for the Medical Director services will be for a three-year period in the amount of \$115,200 or \$38,400 per year. The contract amount will cover Medical Director services exclusively for the Folsom Fire Department.

ENVIRONMENTAL REVIEW

This action is not considered a project under Section 15061(b)(3) of the California Environmental Quality Act Guidelines, and as such is exempt from environmental review.

ATTACHMENTS

1. Resolution No. 10955 – A Resolution Authorizing the City Manager to Execute a Contract with The Permanente Medical Group, Inc. (TPMG) to Provide Folsom Fire Department a Medical Director.

Submitted,

Ken Cusano, Fire Chief

RESOLUTION NO. 10955

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH THE PERMANENTE MEDICAL GROUP, INC. (TPMG) TO PROVIDE THE FOLSOM FIRE DEPARTMENT A MEDICAL DIRECTOR

WHEREAS, City of Folsom desires to engage a licensed physician to provide Medical Director services to the Fire Department; and,

WHEREAS, the Fire Department staff has completed extensive research and validated through an interviews process to determine a qualified Medical Director; and,

WHEREAS, the agreement will be for the amount of \$38,400 annually for a three year period for a total of \$115,200; and,

WHEREAS, the three-year agreement will be in a form acceptable to the City Attorney:

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Folsom that the City Manager is authorized to execute a three-year agreement with The Permanente Medical Group, Inc. representing Bryan Sloane, MD, for a total amount not to exceed \$115,200.

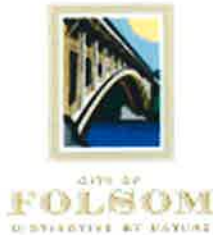
PASSED AND ADOPTED on this 13th day of December 2022, by the following roll-call vote:

AYES:	Councilmembers:
NOES:	Councilmembers:
ABSTAIN:	Councilmembers:
ABSENT:	Councilmembers:

MAYOR

ATTEST:

Christa Freemantle, CITY CLERK



Folsom City Council Staff Report

MEETING DATE:	12/13/2022
AGENDA SECTION:	Consent Calendar
SUBJECT:	Resolution No. 10956 – A Resolution Authorizing the City Manager to Execute an Agreement with National Auto Fleet Group for the Purchase of a Dump Truck and Appropriation of Funds
FROM:	Environmental and Water Resources Department

RECOMMENDATION / CITY COUNCIL ACTION

The Environmental and Water Resources Departments recommends that the City Council pass and adopt Resolution No. 10956 – A Resolution Authorizing the City Manager to Execute an Agreement with National Auto Fleet Group for the Purchase of a Dump Truck and Appropriation of Funds.

BACKGROUND / ISSUE

The Environmental and Water Resources Department (EWR) recognizes the need to maintain a fleet of vehicles that will be able to provide reliable, efficient and responsive service. In coordination with Fleet staff, current department vehicles are reviewed to help identify priority vehicles for replacement based on service life, mileage and purpose. This agreement will facilitate replacement of a dump truck used by the Utility Maintenance division that, based on this review, has exceeded its' expected service life in terms of age, mileage and ongoing maintenance costs.

This resolution will authorize the City Manager to execute an agreement with National Auto Fleet Group for the purchase of a dump truck for a not-to-exceed amount of \$97,277.93.

POLICY / RULE

Section 2.36.120 of the Folsom Municipal Code states, in part, that contracts for supplies, equipment, services, and construction with an estimated value of \$66,141 or greater shall be awarded by the City Council.

Section 2.36.170 of the Folsom Municipal Code permits cooperative purchasing agreements for the procurement of any supplies, equipment, service, or construction with one or more public procurement units in accordance with an agreement entered into or between the participants.

ANALYSIS

EWR staff coordinated with the Fleet staff to review current department vehicles, to help identify priority vehicles for replacement based on service life, mileage and purpose.

A vehicle identified as high priority for replacement is the dump truck used by the Utility Maintenance, Water Division. This is an essential piece of equipment used by Utility Maintenance for carrying product and materials necessary for infrastructure repair work. The current dump truck was purchased in 2002, the hydraulics are failing, and the bed cannot be lifted when there is a full load. The truck is therefore unable to be used to its full potential, which in turn reduces overall efficiency of the division. This resolution allows for purchase of a replacement vehicle.

EWR staff coordinated with Fleet staff to obtain a quote from Sourcewell, previously known as the National Joint Powers Agency, for the required vehicle. Sourcewell is a national cooperative purchasing entity of which the City of Folsom is a member. The City has purchased numerous items through Sourcewell.

National Auto Fleet Group has a current contract with Sourcewell and provided a quote for the requested dump truck for a total of \$97,277.93.

The Environmental and Water Resources Department recommends that the City Council authorize the City Manager to execute an agreement with National Auto Fleet Group for the purchase of a dump truck for a total amount not to exceed \$97,277.93.

FINANCIAL IMPACT

An appropriation in the amount of \$97,280 will be required for the purchase of this vehicle. Staff proposes to transfer \$97,280 from the Capital Replacement Fund (Fund 602) to the Water Operating Fund (Fund 520) as a transfer out from the Capital Replacement Fund.

The replaced vehicles will be sold in accordance with Folsom Municipal Code, section 2.36.220, Disposition of surplus personal property.

ENVIRONMENTAL REVIEW

This action is exempt from environmental review under the California Environmental Quality Act (CEQA).

ATTACHMENT

Resolution No. 10956 – A Resolution Authorizing the City Manager to Execute an Agreement with National Auto Fleet Group for the Purchase of a Dump Truck and Appropriation of Funds

Submitted,

Marcus Yasutake, Director
ENVIRONMENTAL AND WATER RESOURCES DEPARTMENT

RESOLUTION NO. 10956**A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH NATIONAL AUTO FLEET GROUP FOR THE PURCHASE OF A DUMP TRUCK AND APPROPRIATION OF FUNDS**

WHEREAS, Environmental and Water Resources Department staff has validated the need to purchase a dump truck based on an approved replacement schedule; and

WHEREAS, this purchase will be made through Sourcewell, which used its recognized cooperative purchasing agreement to award a contract to National Auto Fleet Group in an amount not to exceed \$97,277.93; and

WHEREAS, an additional appropriation will be required in the Water Operating Fund (Fund 520) for this purchase; and

WHEREAS, staff is proposing to transfer from the Capital Replacement Fund (Fund 602) the additional funds needed, in the amount of \$97,280; and

WHEREAS, sufficient funds are available in the Capital Replacement Fund (Fund 602) for this transfer; and

WHEREAS, replaced equipment will be sold in accordance with Folsom Municipal Code section 2.36.220, Disposition of surplus personal property; and

WHEREAS, the agreement will be in a form acceptable to the City Attorney:

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Folsom authorizes the City Manager to execute an Agreement with National Auto Fleet Group for the purchase of a dump truck for a not-to exceed amount of \$97,277.93.

BE IT FURTHER RESOLVED that the Finance Director is authorized to appropriate \$97,280 in the Capital Replacement Fund (Fund 602) as a transfer to the Water Operating Fund (Fund 520) and to appropriate an additional expense and revenue in the Water Operating Fund (Fund 520) in the amount of \$97,280.

PASSED AND ADOPTED this 13th day of December, 2022, by the following roll-call vote:

AYES: Councilmember(s):
NOES: Councilmember(s):
ABSENT: Councilmember(s):
ABSTAIN: Councilmember(s):

MAYOR

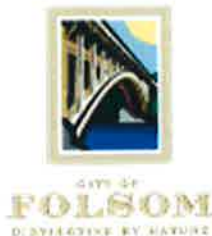
ATTEST:

Christa Freemantle, CITY CLERK

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to facilitate double-sided printing.*



CITY OF
FOLSOM
DISTINCTIVE BY NATURE



Folsom City Council Staff Report

MEETING DATE:	12/13/2022
AGENDA SECTION:	Consent Calendar
SUBJECT:	Resolution No. 10957 – A Resolution Authorizing the City Manager to Execute an Agreement with National Auto Fleet Group for the Purchase of a Valve Truck and Appropriation of Funds
FROM:	Environmental and Water Resources Department

RECOMMENDATION / CITY COUNCIL ACTION

The Environmental and Water Resources Departments recommends that the City Council pass and adopt Resolution No. 10957 – A Resolution Authorizing the City Manager to Execute an Agreement with National Auto Fleet Group for the Purchase of a Valve Truck and Appropriation of Funds.

BACKGROUND / ISSUE

The Environmental and Water Resources Department (EWR) recognizes the need to maintain a fleet of vehicles that will be able to provide reliable, efficient and responsive service. In coordination with the Fleet staff, current department vehicles are reviewed to help identify priority vehicles for replacement based on service life, mileage and purpose. This agreement will facilitate replacement of a valve truck used by the Water Quality division that, based on this review, has exceeded its' expected service life in terms of age, mileage and ongoing maintenance costs.

This resolution will authorize the City Manager to execute an agreement with National Auto Fleet Group for the purchase of a valve truck for a not-to-exceed amount of \$75,556.78.

POLICY / RULE

In accordance with Chapter 2.36 of the Folsom Municipal Code, supplies, equipment, services, and construction with a value of \$66,141 or greater shall be awarded by City Council.

ANALYSIS

EWR staff coordinated with the Fleet staff to review current department vehicles, to help identify priority vehicles for replacement based on service life, mileage and purpose.

A vehicle identified as high priority for replacement is the valve truck used by the Water Quality Division. This is an essential piece of equipment used for exercising valves within the water distribution system, which is a requirement of the California code of regulations. The current valve truck was purchased in 2006 and has already undergone various repairs, resulting in the vehicle and equipment being out of service for a total of at least 10 weeks during the past year. Separate purchase of the truck bed and equipment has already been approved by City Council through Resolution 10929. This resolution allows for purchase of the vehicle on which the truck bed and equipment will be assembled.

EWR staff coordinated with Fleet staff to obtain a quote from Sourcewell, previously known as the National Joint Powers Agency, for the required vehicle. Sourcewell is a national cooperative purchasing entity of which the City of Folsom is a member. The City has purchased numerous items through Sourcewell.

National Auto Fleet Group has a current contract with Sourcewell and provided a quote for the requested valve truck for a total of \$75,556.78.

The Environmental and Water Resources Department recommends that the City Council authorize the City Manager to execute an agreement with National Auto Fleet Group for the purchase of a valve truck for a total amount not to exceed \$75,556.78.

FINANCIAL IMPACT

An appropriation in the amount of \$75,557 will be required for the purchase of this vehicle. Staff proposes to transfer \$75,557 from the Capital Replacement Fund (Fund 602) to the Water Operating Fund (Fund 520) as a transfer out from the Capital Replacement Fund.

The replaced vehicles will be sold in accordance with Folsom Municipal Code, section 2.36.220, Disposition of surplus personal property.

ENVIRONMENTAL REVIEW

This action is exempt from environmental review under the California Environmental Quality Act (CEQA).

ATTACHMENT

Resolution No. 10957 – A Resolution Authorizing the City Manager to Execute an Agreement with National Auto Fleet Group for the Purchase of a Valve Truck and Appropriation of Funds

Submitted,

Marcus Yasutake, Director
ENVIRONMENTAL AND WATER RESOURCES DEPARTMENT

RESOLUTION NO. 10957**A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH NATIONAL AUTO FLEET GROUP FOR THE PURCHASE OF A VALVE TRUCK AND APPROPRIATION OF FUNDS**

WHEREAS, Environmental and Water Resources Department staff has validated the need to purchase a valve truck based on an approved replacement schedule; and

WHEREAS, this purchase will be made through Sourcewell, which used its recognized cooperative purchasing agreement to award a contract to National Auto Fleet Group in an amount not to exceed \$75,556.78; and

WHEREAS, an additional appropriation will be required in the Water Operating Fund (Fund 520) for this purchase; and

WHEREAS, staff is proposing to transfer from the Capital Replacement Fund (Fund 602) the additional funds needed, in the amount of \$75,557; and

WHEREAS, sufficient funds are available in the Capital Replacement Fund (Fund 602) for this transfer; and

WHEREAS, replaced equipment will be sold in accordance with Folsom Municipal Code section 2.36.220, Disposition of surplus personal property; and

WHEREAS, the agreement will be in a form acceptable to the City Attorney:

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Folsom authorizes the City Manager to execute an Agreement with National Auto Fleet Group for the purchase of a dump truck for a not-to exceed amount of \$75,556.78.

BE IT FURTHER RESOLVED that the Finance Director is authorized to appropriate \$75,557 in the Capital Replacement Fund (Fund 602) as a transfer to the Water Operating Fund (Fund 520) and to appropriate an additional expense and revenue in the Water Operating Fund (Fund 520) in the amount of \$75,557.

PASSED AND ADOPTED this 13th day of December, 2022, by the following roll-call vote:

AYES: Councilmember(s):
NOES: Councilmember(s):
ABSENT: Councilmember(s):
ABSTAIN: Councilmember(s):

MAYOR

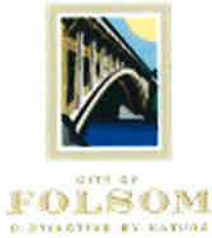
ATTEST:

Christa Freemantle, CITY CLERK

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CITY OF
FOLSOM
DISTINCTIVE BY NATURE



Folsom City Council Staff Report

MEETING DATE:	12/13/2022
AGENDA SECTION:	Consent Calendar
SUBJECT:	Resolution No. 10958 – A Resolution Authorizing the City Manager to Execute Amendment No. 1 to the Agreement (Contract No. 173-21 22-060) with Bender Rosenthal, Inc. for Right of Way Services for the Natoma Alley Rehabilitation and Replacement Project and Appropriation of Funds
FROM:	Environmental and Water Resources Department

RECOMMENDATION / CITY COUNCIL ACTION

The Environmental and Water Resources Department recommends the City Council pass and adopt Resolution No. 10958 – A Resolution Authorizing the City Manager to Execute Amendment No. 1 to the Agreement (Contract No. 173-21 22-060) with Bender Rosenthal, Inc. for Right of Way Services for the Natoma Alley Rehabilitation and Replacement Project and Appropriation of Funds.

BACKGROUND / ISSUE

The Environmental and Water Resources Department identifies sewer infrastructure rehabilitation and replacement projects through sewer master plans and ongoing sewer condition assessment programs. As a condition of the City’s State permit for its wastewater collection system, the Environmental and Water Resources Department is required to perform ongoing condition assessments on the wastewater system and correct any defects/deficiencies identified through this process.

Through these efforts, portions of the water and wastewater system in the City have been identified as needing rehabilitation or replacement (R&R). A comprehensive plan has been developed for the R&R of these aging or failing systems and much of this work has been completed in recent years. The next phase of the R&R program includes the replacement and

relocation of sewer lines within Natoma Street and the Persifer and Mormon Alleys, between Stafford Street and Coloma Street.

This project will rehabilitate approximately 5,000 feet of sewer infrastructure along Natoma Street and the Persifer and Mormon Alleys between Stafford Street and Coloma Street, as well as relocate private sewer laterals. Through the City's sewer condition assessment program, City staff has had to perform continual maintenance in this area in order to sustain operations of these systems. These pipes are beyond their serviceable life and require rehabilitation and replacement.

During the 70% design phase of the new sewer system, it was determined that the best design option would be to construct multiple portions of the sewer mainline on three (3) separate parcels of private property. If a sewer mainline is located within private property, a Right of Way Easement is required which gives the City permission to access the private property to make any necessary repairs to the mainline. On October 27, 2022, the City entered into Agreement No. 173-21 22-060 with Bender Rosenthal, Inc in the amount of \$56,880 to provide three Right of Way Easements.

During the 100% design phase, City staff conducted further field investigations and determined that a portion of the new sewer mainline should be relocated to optimize the layout for design and construction and future operation of the sewer system. The final design called for constructing the new sewer mainline onto an additional three (3) separate parcels of private property. This requires obtaining three additional Right of Way Easements from Bender Rosenthal, Inc. Bender Rosenthal, Inc. will work with City staff to prepare the necessary surveying and documentation to obtain right of way easements for three (3) private properties. These easements will allow the City to access the sewer mainline and sewer lateral for any repairs or replacements that are needed in the future.

POLICY / RULE

In accordance with Chapter 2.36 of the Folsom Municipal Code, supplies, equipment, services, and construction with a value of \$66,141 or greater shall be awarded by City Council.

ANALYSIS

Amendment No. 1 includes the following tasks to complete the right of way easements:

- Right of Way Project Management
- Appraisal Services
- Acquisition Services
- Title and Escrow Services
- Memorandum of Appraisal Update
- Boundary Survey (Land Net)
 - Obtaining records, field surveying, documents, and record maps
- Plat and Legal Descriptions

This resolution will authorize the City Manager to execute Amendment No. 1 to the Agreement (Contract No. 173-21 22-060) with Bender Rosenthal, Inc. for Right of Way Services for the Natoma Alley Rehabilitation and Replacement Project. Amendment No. 1 will be in the amount of \$37,380 and the new contract amount, including Amendment No. 1 is \$94,260.

FINANCIAL IMPACT

The Natoma Alley Rehabilitation and Replacement Project was included in the FY 2022-23 Capital Improvement Plan with a total project budget of \$4,990,000. Staff is now projecting the total project costs to be approximately \$5,145,000. With this new projection of costs an additional appropriation will be needed. Staff is requesting an appropriation of \$155,000 for the total project budget of \$5,145,000. This appropriation will be in the Sewer Operating Fund (Fund 530) and funds are available for this appropriation. Sufficient funds are available in the Wastewater Operating Fund (Fund 530) for this amendment.

ENVIRONMENTAL REVIEW

This project is replacement and/or improvement of existing infrastructure with negligible or no expansion of use and therefore is categorically exempt from environmental review under the California Environmental Quality Act as noted in Title 14 – California Code of Regulations, Chapter 3 – Guidelines for Implementation of the California Environmental Quality Act, Article 19 – Categorical Exemptions, Sections 15301 (Existing Facilities), 15302 (Replacement or Reconstruction), and/or 15304 (Minor Alterations to Land).

ATTACHMENT

Resolution No. 10958 – A Resolution Authorizing the City Manager to Execute Amendment No. 1 to the Agreement (Contract No. 173-21 22-060) with Bender Rosenthal, Inc. for Right of Way Services for the Natoma Alley Rehabilitation and Replacement Project and Appropriation of Funds.

Submitted,

Marcus Yasutake, Director
ENVIRONMENTAL AND WATER RESOURCES DEPARTMENT

RESOLUTION NO. 10958**A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AMENDMENT NO. 1 TO THE AGREEMENT (CONTRACT NO. 173-21 22-060) WITH BENDER ROSENTHAL, INC. FOR RIGHT OF WAY SERVICES FOR THE NATOMA ALLEY REHABILITATION AND REPLACEMENT PROJECT AND APPROPRIATION OF FUNDS**

WHEREAS, the City is currently implementing its Sewer System Management Plan (SSMP) which consists of condition assessment, as well as operation and system improvements; and

WHEREAS, the City has identified this project as a priority to maintain integrity and operation of the sanitary sewer collection system; and

WHEREAS, the project is categorically exempt from environmental review under the California Environmental Quality Act; and

WHEREAS, Bender Rosenthal, Inc. by reason of their past experience and abilities for performing these types of services, are qualified to perform the required right of way services for the project; and

WHEREAS, the Natoma Alley Rehabilitation and Replacement Project was included in the FY 2022-23 Capital Improvement Plan; and

WHEREAS, an additional appropriation will be required in the amount of \$155,000; and

WHEREAS, sufficient funds are available in the Wastewater Operating Fund (Fund 530) for the appropriation; and

WHEREAS, the agreement will be in a form acceptable to the City Attorney:

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Folsom authorizes the City Manager to execute Amendment No. 1 to the Agreement (Contract No. 173-21 22-060) with Bender Rosenthal, Inc. for Right of Way Services for the Natoma Alley Rehabilitation and Replacement Project for a not-to-exceed amount of \$37,380 increasing the total contract not-to-exceed amount to \$94,260;

BE IT FURTHER RESOLVED that the Finance Director is authorized to appropriate \$155,00 in the Wastewater Operating (Fund 530) from available fund balance.

PASSED AND ADOPTED this 13th day of December, 2022, by the following roll-call vote:

AYES: Councilmember(s):
NOES: Councilmember(s):
ABSENT: Councilmember(s):
ABSTAIN: Councilmember(s):

MAYOR

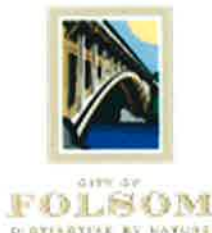
ATTEST:

Christa Freemantle, CITY CLERK

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CITY OF
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Folsom City Council Staff Report

MEETING DATE:	12/13/2022
AGENDA SECTION:	Consent Calendar
SUBJECT:	Resolution No. 10959 – A Resolution Authorizing the City Council to Cancel the Invitation for Bids for the Water Meter Replacement Program
FROM:	Environmental and Water Resources Department

RECOMMENDATION / CITY COUNCIL ACTION

The Environmental and Water Resources Department recommends the City Council pass and adopt Resolution No. 10959 – A Resolution Authorizing the City Council to Cancel the Invitation for Bids for the Water Meter Replacement Program.

BACKGROUND / ISSUE

The Environmental and Water Resources Department (EWR) has identified the need to purchase water meters of various types and sizes for installation on new homes and to replace older water meters that may be reaching the end of their serviceable life. As required by State Law, water meters have been installed on all new homes since 1992, with metered rate billing for all the City's water customers beginning in 2013. Water meters are used for water metering, water conservation and are an integral part of the water billing process.

The City currently has approximately 22,500 installed water meters, which range in size from 5/8-inch to 12-inch. It is anticipated that approximately 175 of these need to be replaced annually. To meet this demand of the most widely used meters, staff issued a request for bids for the supply of 5/8-inch, 3/4-inch, and 1.5-inch to 10-inch water meters.

During the time of the bid when potential bidders could ask questions regarding the bid, questions were received by EWR staff about the type of meters required in the bid package. Several potential bidders indicated that water meter manufacturers would be transitioning to

water meters incorporating newer technology or alternate types of water meters that were not included in the bid package specifications. Based on review of these questions, staff considers that there is good cause, and it is in the best interest of the City to cancel the invitation for bids.

Canceling the bid allows staff time to research new water meter technology to determine the best value for the city regarding accuracy requirements, longevity, and reliability of the various water meter types. On completion of this research, EWR will issue a new, more comprehensive, meter bid package with revised specifications and opportunity to allow proposers to bid specific meter types.

This resolution authorizes the City Council to cancel the invitation for bids for the Water Meter Replacement Program

POLICY / RULE

In accordance with Chapter 2.36.180 of the Folsom Municipal Code, where stated in the invitation for bid, the city council may cancel an invitation for bid, a request for proposal, or other solicitations, or may reject any or all bids or proposals when it is for good cause and in the best interests of the city (Ord. 723 §3 (part), 1991).

ANALYSIS

Bids were solicited by advertising in the October 11, 2022, edition of the Sacramento Bee, on the City of Folsom website, and online at www.CIPList.com. Due to the questions received from proposers during the bid process, staff recognized the need for a more comprehensive meter bid and further research to encompass multiple meter styles and technologies. EWR recommends the City Council pass and adopt Resolution No. 00000 – A Resolution Authorizing the City Council to Cancel the Invitation for Bids for the Water Meter Replacement Program.

FINANCIAL IMPACT

Canceling the invitation for bids for the City of Folsom Water Meter Replacement Program will have no financial impact to the City.

ENVIRONMENTAL REVIEW

This action is exempt from environmental review under the California Environmental Quality Act (CEQA).

ATTACHMENT

Resolution No. 10959 – A Resolution Authorizing the City Council to Cancel the Invitation for Bids for the Water Meter Replacement Program.

Submitted,

Marcus Yasutake, Director
ENVIRONMENTAL AND WATER RESOURCES DEPARTMENT

ATTACHMENT 1

RESOLUTION NO. 10959

A RESOLUTION AUTHORIZING THE CITY COUNCIL TO CANCEL THE INVITATION FOR BIDS FOR THE WATER METER REPLACEMENT PROGRAM

WHEREAS, staff has identified the need to purchase water meters for installing on new homes as required by State Law and to replace older water meters that may be reaching the end of their serviceable life; and

WHEREAS, a Request for Bids for the supply of water meters of various sizes was issued on October 11, 2022; and

WHEREAS, based on questions received from proposers during the bid process, staff recognized the need for a more comprehensive meter bid and further research to encompass multiple meter styles and technologies used by meter manufacturers; and

WHEREAS, based on the information received during the bid process, the City Council finds good cause and in the best interest of the City to cancel the invitation for bids for the Water Meter Replacement Program.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Folsom that the invitation for bids for the Water Meter Replacement Program is hereby canceled.

PASSED AND ADOPTED this 13th day of December 2022, by the following roll-call vote:

- AYES:** Councilmember(s):
- NOES:** Councilmember(s):
- ABSENT:** Councilmember(s):
- ABSTAIN:** Councilmember(s):

MAYOR

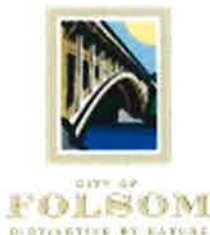
ATTEST:

Christa Freemantle, CITY CLERK

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CITY OF
FOLSOM
DISTINCTIVE BY NATURE



Folsom City Council Staff Report

MEETING DATE:	12/13/2022
AGENDA SECTION:	Consent Calendar
SUBJECT:	Resolution No. 10960 - A Resolution Authorizing the Public Works Department to Install All-Way Stop Sign Control at the Intersection of Montrose Drive and Lowe's/Trader Joe's Shopping Center and Home Goods/Target Shopping Center
FROM:	Public Works Department

RECOMMENDATION / CITY COUNCIL ACTION

The Public Works Department recommends that the City Council pass and adopt Resolution No. 10960 - A Resolution Authorizing the Public Works Department to Install All-Way Stop Sign Control at the Intersection of Montrose Drive and Lowe's/Trader Joe's Shopping Center and Home Goods/Target Shopping Center.

BACKGROUND / ISSUE

The Public Works Department received a request to evaluate the safety of the intersection of Montrose Drive and Lowe's/Trader Joe's shopping center and Home Goods/Target shopping center. Montrose Drive is classified as a local roadway and serves as a north-south connection between East Bidwell Street and Natoma Street. Most of the concerns are related to vehicle speeds of approaching traffic southbound from School Street and a concern about the line of sight of approaching vehicles when turning out from the Lowe's/Trader Joe's shopping center.

Staff requested that an all way stop sign analysis be performed by the City's on-call traffic engineering consultant, Kimley-Horn and Associates, Inc. Their conclusion was that "the intersection of Montrose Drive at Target/Trader Joe's Shopping Center Driveway satisfies AWSC (All-Way Stop Control) warrant guidance specified by CMUTCD (California Manual of Uniform Traffic Control Devices) methodologies. Furthermore, based on the vehicle speeds along Montrose Drive and field observations, there are two turning movement (eastbound turning left and right) with substandard intersection sight distance and stopping sight distance.

Based on these findings, it is recommended that the City consider the conversion to AWSC control at this intersection.”

POLICY / RULE

Chapter 10.12 of the Folsom Municipal Code grants the City Council final authority with respect to the placement of new stop signs.

ANALYSIS

This item was considered by the Traffic Safety Committee at its October 27, 2022, meeting which the Committee voted unanimously to recommend an all-way stop control. A copy of the Action Summary from that meeting is attached to this report.

The Kimley-Horn and Associates, Inc. Multi-Way Stop Sign Analysis warrant analysis is also attached to this report.

FINANCIAL IMPACT

Installation of new signs and markings should not exceed \$6,000 and will be paid out of the Traffic Safety Projects, Project No. 8023, which is funded through Measure A (Fund 276).

ENVIRONMENTAL REVIEW

This project has been deemed categorically exempt from environmental review.

ATTACHMENTS

1. Resolution No. 10960 - A Resolution Authorizing the Public Works Department to Install All-Way Stop Sign Control at the Intersection of Montrose Drive and Lowe's/Trader Joe's Shopping Center and Home Goods/Target Shopping Center
2. Action Summary – Traffic Safety Committee, October 27, 2022
3. CMUTCD Multi-Way Stop Sign Warrant Analysis performed by Kimley-Horn and Associates, Inc.
4. Map of Intersection

Submitted,

Mark Rackovan, PUBLIC WORKS DIRECTOR

Attachment 1
Resolution No. 10960

RESOLUTION NO. 10960

A RESOLUTION AUTHORIZING THE PUBLIC WORKS DEPARTMENT TO INSTALL ALL-WAY STOP SIGN CONTROL AT THE INTERSECTION OF MONTROSE DRIVE AND LOWE'S/TRADER JOE'S SHOPPING CENTER AND HOME GOODS/TARGET SHOPPING CENTER

WHEREAS, the Public Works Department received a request to evaluate traffic safety at the intersection of Montrose Drive and Lowe's/Trader Joe's Shopping Center and Home Goods/Target Shopping Center; and

WHEREAS, the intersection is currently side street stop controlled; and

WHEREAS, Kimley-Horn and Associates, Inc. assessed the intersection and determined that all-way stop control is warranted based on line of sight and traffic volume; and

WHEREAS, the Traffic Safety Committee reviewed the request at its October 27, 2022 meeting and voted unanimously to recommend all-way stop control; and

WHEREAS, sufficient funds are budgeted and available in the Traffic Safety Projects, Project No. 8023, utilizing the Measure A Fund (Fund 276); and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Folsom authorizes the Public Works Department to install all-way stop sign control at the intersection of Montrose Drive and Lowe's/Trader Joe's Shopping Center and Home Goods/Target Shopping Center.

PASSED AND ADOPTED this 13th day of December 2022, by the following roll-call vote:

- AYES:** Councilmember(s):
- NOES:** Councilmember(s):
- ABSENT:** Councilmember(s):
- ABSTAIN:** Councilmember(s):

MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

Attachment 2

Draft Action Summary – Traffic Safety Committee, August 26, 2021

City of Folsom
TRAFFIC SAFETY COMMITTEE
MEETING MINUTES
 4:00 p.m., Thursday, October 27th, 2022

Effective July 7, 2022, the City of Folsom is returning to all in-person City Council, Commission, and Committee meetings. Remote participation for the public will no longer be offered. Everyone is invited and encouraged to attend and participate in City meetings in person.

1. MEETING CALLED TO ORDER

Meeting called to order 4:08 pm

2. ROLL CALL:

Bailey, Bosch, Delp, Galovich, McGee, Soulsby, Washburn

Present: Bailey, Bosch, Galovich, Soulsby Absent: Delp, Washburn

3. APPROVE ACTION SUMMARY

Action Summary of the regular September 22nd, 2022, meeting will stand approved unless any Committee member requests a revision.

Bosch moved to approve Bailey seconded. Committee unanimous.

4. BUSINESS FROM FLOOR/GOOD OF THE ORDER

Discuss any items not on the agenda that a member of the public wishes to bring to the Committee's attention. The Committee cannot take formal action on the item but can request that it be placed on a future agenda for further discussion if necessary.

A resident asked for an update regarding the new Pedestrian Signs coming on East Natoma and Bosch gave an update.

5. ACTION ITEMS

1. NEIGHBORHOOD ISSUES

a. MONTROSE DRIVE STOP SIGN

Soulsby moved and Bailey seconded, committee unanimous. Traffic safety recommends that City Council approve an all -way stop sign at the intersection of Montrose Drive and Lowe's/Trader Joe's Shopping Center and Home Goods/Target Shopping Center.

b. PARKSHORE DRIVE & PLAZA DRIVE STOP SIGN REQUEST

Bosch moved and Soulsby seconded, committee unanimous. This item was recommended to be postponed to a future agenda

c. RANDALL DRIVE & SANTANA WAY STOP SIGN REQUEST

Bailey moved and Soulsby seconded, committee unanimous. They recommend that the Public Works Department request that the petition submitter request additional signatures of support from the two homes on the corner closest to the proposed single stop sign and that they get more signatures from residents on Santana way.

6. DISCUSSION ITEMS

- a. **PROJECT UPDATE FOR MEDIAN BARRIER
PROJECT ON EAST NATOMA**

Bosch provided an update and answered questions.

- b. **LIST OF FUTURE AGENDA ITEMS**

7. ADJOURNMENT

Meeting adjourned at 5:52

Attachment 3

CMUTCD Multi-way Stop Sign Warrant Analysis

Memorandum

To: Zach Bosch, City of Folsom

From: Amy Butler, EI
Robert Paderna, P.E., RSP₁

Re: **Intersection Evaluation**
Montrose Drive at Target/Trader Joe's Shopping Center Driveway

Date: October 7, 2022

The purpose of this memorandum is to document the results of a traffic engineering evaluation of the intersection of Montrose Drive at Target/Trader Joe's Shopping Center Driveway (the "study intersection") in the City of Folsom, California. Kimley-Horn understands that the City of Folsom has received requests to evaluate the existing traffic conditions at the study intersection and to perform an All-Way Stop Control (AWSC) warrant analysis. The study intersection is currently a Side-Street Stop Control (SSSC) intersection with free movements along Montrose Drive. This evaluation has been completed to evaluate the need for intersection traffic control or other safety modifications based on observed existing conditions and traffic volume data.

Data Collection

A site visit was completed on September 14, 2022, to observe intersection lane configurations, existing traffic control, speed limits, lane utilization, adjacent land uses, and other readily apparent features that were deemed by Kimley-Horn to be relevant to the Scope of Services.

Four (4) roadway segment volume counts were collected from 6:00am to 10:00pm on a Thursday, Friday, and Saturday (September 8th, 16th, and August 27th, respectively), due to the hours of operation of the businesses that access the study intersection's driveways. These counts were conducted along the approaches to the study intersection and speed data was also collected along the Montrose approaches. Site location can be seen in **Exhibit 1**. The traffic count sheets are provided in **Attachment A**.

Traffic Control Warrants

An All-Way Stop Control (AWSC) warrant evaluation was completed for the study intersection based on the methodologies noted in Section 2B.07 of the *California Manual on Uniform Traffic Control Devices (CMUTCD), 2014 Edition (Revision 6, March 30, 2021)*. The evaluation of the AWSC warrant requirements determined that the warrant is satisfied for the study intersection. Summary sheets for the warrant evaluation are included as **Attachment B** to this memorandum.

Intersection Sight Distance

An evaluation of sight distance for the study intersection was completed based on observed horizontal and vertical geometric conditions. These evaluations were performed in accordance with the guidelines presented in the *Geometric Design of Highways and Streets, 2011*, published by the American Association of State Highway and Transportation Officials (AASHTO), and the *Highway Design Manual*, published by Caltrans. The results of this evaluation are presented in **Table 1** (see **Exhibit 1** for a graphical depiction of the sight distance observations).



Table 1 – Summary of Sight Distance Observations

ID	Approach	Movement Direction	Observed SD (ft.)		Required Intersection Sight Distance (ft.) ¹	Status ²	Achievable SD (ft.) ³
			Looking Left	Looking Right			
A	Eastbound (Trader Joe's Driveway)	Left	214	>500	250	Obstructed	>400
B		Right	214		250	Obstructed	>400
C	Westbound (Target Driveway)	Left	>500	>500	250	Acceptable	-
D		Right	>500		250	Acceptable	-

Notes: SD = Sight Distance, ISD = Intersection Sight Distance
¹ Passenger Vehicles, assumed design speed of 35 mph due to 85th % 32 mph for southbound/northbound approaches
² Obstructed indicates that an object at a height above the elevation of the adjacent roadway blocks the drivers' view
³ Achievable Sight Distance refers to the condition anticipated to be achieved with removal or maintenance of roadside vegetation, including the mentioned intermediate obstructions.

The intersection sight distance for the eastbound Trader Joe's Driveway approach looking to the left (vehicles looking toward southbound Montrose Drive) is insufficient. Currently, there is vegetation obstructing views for these motorists. If these obstructions were to be removed it would be possible to achieve acceptable intersection sight distance requirements. Caltrans' Highway Design Manual states that "the minimum value for corner sight distance at both signalized and unsignalized intersections shall be equal to the stopping sight distance as given in Table 201.1, measured as previously described." Table 201.1¹ presents the Stopping Sight Distance (SSD) based on design speed. Due to an 85th percentile speed of 32 mph for the northbound approach, the design speed used to determine the SSD was 35 mph. The SSD associated with 35 mph is 250 feet.

Summary and Recommendations

The intersection of Montrose Drive at Target/Trader Joe's Shopping Center Driveway satisfies AWSC warrant guidance specified by CMUTCD methodologies. Furthermore, based on the vehicle speeds along Montrose Drive and field observations, there are two turning movement (eastbound turning left and right) with substandard intersection sight distance and stopping sight distance. Based on these findings, it is recommended that the City consider the conversion to AWSC control at this intersection.

Attachments:

Exhibit 1 – Sight Distance Observations

Attachment A – Traffic Count Sheets

Attachment B – AWSC Warrant Analysis Worksheets

¹ Caltrans Highway Design Manual. May 7, 2012. Page 200-1



NOT TO SCALE





Attachment A
Traffic Count Sheets

Prepared by NDS/ATD
Prepared by National Data & Surveying Services

VOLUME

Montrose Dr N/O Target/Trader Joe's Shopping Center Dwy

Day: Thursday
Date: 9/8/2022

City: Folsom
Project #: CA22_070181_002

DAILY TOTALS					NB	SB	EB	WB	Total		
					2,283	2,687	0	0	4,970		
AM Period	NB	SB	EB	WB	TOTAL	PM Period	NB	SB	EB	WB	TOTAL
00:00	0	0	0	0		12:00	60	60	0	0	120
00:15	0	0	0	0		12:15	47	86	0	0	133
00:30	0	0	0	0		12:30	37	50	0	0	87
00:45	0	0	0	0		12:45	56	200	46	242	102 442
01:00	0	0	0	0		13:00	50	40	0	0	90
01:15	0	0	0	0		13:15	47	63	0	0	110
01:30	0	0	0	0		13:30	42	43	0	0	85
01:45	0	0	0	0		13:45	43	182	49	195	92 377
02:00	0	0	0	0		14:00	51	43	0	0	94
02:15	0	0	0	0		14:15	47	46	0	0	93
02:30	0	0	0	0		14:30	53	33	0	0	86
02:45	0	0	0	0		14:45	40	191	59	181	99 372
03:00	0	0	0	0		15:00	42	36	0	0	78
03:15	0	0	0	0		15:15	34	39	0	0	73
03:30	0	0	0	0		15:30	35	61	0	0	96
03:45	0	0	0	0		15:45	56	167	45	181	101 348
04:00	0	0	0	0		16:00	37	49	0	0	86
04:15	0	0	0	0		16:15	53	46	0	0	99
04:30	0	0	0	0		16:30	39	37	0	0	76
04:45	0	0	0	0		16:45	52	181	66	198	118 379
05:00	0	0	0	0		17:00	67	57	0	0	124
05:15	0	0	0	0		17:15	51	49	0	0	100
05:30	0	0	0	0		17:30	57	39	0	0	96
05:45	0	0	0	0		17:45	37	212	44	189	81 401
06:00	3	19	0	0	22	18:00	41	40	0	0	81
06:15	12	16	0	0	28	18:15	41	29	0	0	70
06:30	7	17	0	0	24	18:30	34	36	0	0	70
06:45	9	31	20	72	29 103	18:45	40	156	32	137	72 293
07:00	9	27	0	0	36	19:00	35	22	0	0	57
07:15	22	34	0	0	56	19:15	29	26	0	0	55
07:30	43	40	0	0	83	19:30	26	27	0	0	53
07:45	56	130	92	193	148 323	19:45	23	113	22	97	45 210
08:00	34	104	0	0	138	20:00	32	29	0	0	61
08:15	41	62	0	0	103	20:15	22	29	0	0	51
08:30	32	50	0	0	82	20:30	28	21	0	0	49
08:45	24	131	56	272	80 403	20:45	19	101	13	92	32 193
09:00	23	56	0	0	79	21:00	14	15	0	0	29
09:15	30	31	0	0	61	21:15	11	12	0	0	23
09:30	28	53	0	0	81	21:30	15	11	0	0	26
09:45	33	114	49	189	82 303	21:45	13	53	9	47	22 100
10:00	27	42	0	0	69	22:00	0	0	0	0	
10:15	31	56	0	0	87	22:15	0	0	0	0	
10:30	32	33	0	0	65	22:30	0	0	0	0	
10:45	41	131	37	168	78 299	22:45	0	0	0	0	
11:00	47	50	0	0	97	23:00	0	0	0	0	
11:15	40	66	0	0	106	23:15	0	0	0	0	
11:30	43	73	0	0	116	23:30	0	0	0	0	
11:45	60	190	45	234	105 424	23:45	0	0	0	0	
TOTALS	727	1128			1855	TOTALS	1556	1559			3115
SPLIT %	39.2%	60.8%			37.3%	SPLIT %	50.0%	50.0%			62.7%

DAILY TOTALS					NB	SB	EB	WB	Total
					2,283	2,687	0	0	4,970
AM Peak Hour	11:30	07:45		11:30	PM Peak Hour	16:45	12:00		12:00
AM Pk Volume	210	308		474	PM Pk Volume	227	242		442
Pk Hr Factor	0.875	0.740		0.891	Pk Hr Factor	0.847	0.703		0.831
7 - 9 Volume	261	465		726	4 - 6 Volume	393	387		780
7 - 9 Peak Hour	07:30	07:45		07:30	4 - 6 Peak Hour	16:45	16:45		16:45
7 - 9 Pk Volume	174	308		472	4 - 6 Pk Volume	227	211		438
Pk Hr Factor	0.777	0.740		0.797	Pk Hr Factor	0.847	0.799		0.883

Prepared by NDS/ATD
Prepared by National Data & Surveying Services

VOLUME

Montrose Dr N/O Target/Trader Joe's Shopping Center Dwy

Day: Friday
Date: 9/16/2022

City: Folsom
Project #: CA22_070181_002

DAILY TOTALS						NB	SB	EB	WB	Total	
						2,529	3,030	0	0	5,559	
AM Period	NB	SB	EB	WB	TOTAL	PM Period	NB	SB	EB	WB	TOTAL
00:00	0	0	0	0		12:00	39	60	0	0	99
00:15	0	0	0	0		12:15	44	52	0	0	96
00:30	0	0	0	0		12:30	56	56	0	0	112
00:45	0	0	0	0		12:45	38	177	53	221	91 398
01:00	0	0	0	0		13:00	52	51	0	0	103
01:15	0	0	0	0		13:15	51	39	0	0	90
01:30	0	0	0	0		13:30	60	47	0	0	107
01:45	0	0	0	0		13:45	42	205	70	207	112 412
02:00	0	0	0	0		14:00	57	43	0	0	100
02:15	0	0	0	0		14:15	65	72	0	0	137
02:30	0	0	0	0		14:30	74	50	0	0	124
02:45	0	0	0	0		14:45	70	266	92	257	162 523
03:00	0	0	0	0		15:00	70	103	0	0	173
03:15	0	0	0	0		15:15	52	52	0	0	104
03:30	0	0	0	0		15:30	52	83	0	0	135
03:45	0	0	0	0		15:45	53	227	50	288	103 515
04:00	0	0	0	0		16:00	62	50	0	0	112
04:15	0	0	0	0		16:15	55	58	0	0	113
04:30	0	0	0	0		16:30	55	65	0	0	120
04:45	0	0	0	0		16:45	57	229	64	237	121 466
05:00	0	0	0	0		17:00	52	51	0	0	103
05:15	0	0	0	0		17:15	54	47	0	0	101
05:30	0	0	0	0		17:30	52	54	0	0	106
05:45	0	0	0	0		17:45	39	197	58	210	97 407
06:00	5	20	0	0	25	18:00	47	46	0	0	93
06:15	10	15	0	0	25	18:15	37	48	0	0	85
06:30	7	17	0	0	24	18:30	51	38	0	0	89
06:45	9	31	27	79	36 110	18:45	45	180	36	168	81 348
07:00	8	25	0	0	33	19:00	42	26	0	0	68
07:15	12	33	0	0	45	19:15	35	29	0	0	64
07:30	41	31	0	0	72	19:30	39	28	0	0	67
07:45	53	114	82	171	135 285	19:45	25	141	30	113	55 254
08:00	36	97	0	0	133	20:00	37	45	0	0	82
08:15	23	56	0	0	79	20:15	30	19	0	0	49
08:30	37	50	0	0	87	20:30	20	11	0	0	31
08:45	33	129	51	254	84 383	20:45	22	109	15	90	37 199
09:00	29	63	0	0	92	21:00	17	13	0	0	30
09:15	34	46	0	0	80	21:15	22	14	0	0	36
09:30	27	49	0	0	76	21:30	13	5	0	0	18
09:45	28	118	42	200	70 318	21:45	18	70	7	39	25 109
10:00	44	44	0	0	88	22:00	0	0	0	0	
10:15	20	53	0	0	73	22:15	0	0	0	0	
10:30	29	55	0	0	84	22:30	0	0	0	0	
10:45	42	135	46	198	88 333	22:45	0	0	0	0	
11:00	58	66	0	0	124	23:00	0	0	0	0	
11:15	51	83	0	0	134	23:15	0	0	0	0	
11:30	40	87	0	0	127	23:30	0	0	0	0	
11:45	52	201	62	298	114 499	23:45	0	0	0	0	
TOTALS	728	1200			1928	TOTALS	1801	1830			3631
SPLIT %	37.8%	62.2%			34.7%	SPLIT %	49.6%	50.4%			65.3%

DAILY TOTALS						NB	SB	EB	WB	Total
						2,529	3,030	0	0	5,559
AM Peak Hour	11:00	11:00			11:00	PM Peak Hour	14:15	14:45		14:15
AM Pk Volume	201	298			499	PM Pk Volume	279	330		596
Pk Hr Factor	0.866	0.856			0.931	Pk Hr Factor	0.943	0.801		0.861
7 - 9 Volume	243	425			668	4 - 6 Volume	426	447		873
7 - 9 Peak Hour	07:30	07:45			07:45	4 - 6 Peak Hour	16:00	16:15		16:00
7 - 9 Pk Volume	153	285			434	4 - 6 Pk Volume	229	238		466
Pk Hr Factor	0.722	0.735			0.804	Pk Hr Factor	0.923	0.915		0.963

Prepared by NDS/ATD
Prepared by National Data & Surveying Services

VOLUME

Montrose Dr N/O Target/Trader Joe's Shopping Center Dwy

Day: Saturday
Date: 8/27/2022

City: Folsom
Project #: CA22_070181_002

DAILY TOTALS					NB	SB	EB	WB	Total		
					2,124	2,398	0	0	4,522		
AM Period	NB	SB	EB	WB	TOTAL	PM Period	NB	SB	EB	WB	TOTAL
00:00	0	0	0	0		12:00	50	62	0	0	112
00:15	0	0	0	0		12:15	48	61	0	0	109
00:30	0	0	0	0		12:30	45	70	0	0	115
00:45	0	0	0	0		12:45	52	195	49	242	101 437
01:00	0	0	0	0		13:00	56	37	0	0	93
01:15	0	0	0	0		13:15	55	58	0	0	113
01:30	0	0	0	0		13:30	47	57	0	0	104
01:45	0	0	0	0		13:45	56	214	58	210	114 424
02:00	0	0	0	0		14:00	43	53	0	0	96
02:15	0	0	0	0		14:15	42	46	0	0	88
02:30	0	0	0	0		14:30	45	51	0	0	96
02:45	0	0	0	0		14:45	36	166	42	192	78 358
03:00	0	0	0	0		15:00	50	57	0	0	107
03:15	0	0	0	0		15:15	45	51	0	0	96
03:30	0	0	0	0		15:30	52	44	0	0	96
03:45	0	0	0	0		15:45	44	191	39	191	83 382
04:00	0	0	0	0		16:00	46	44	0	0	90
04:15	0	0	0	0		16:15	52	43	0	0	95
04:30	0	0	0	0		16:30	54	40	0	0	94
04:45	0	0	0	0		16:45	49	201	37	164	86 365
05:00	0	0	0	0		17:00	51	33	0	0	84
05:15	0	0	0	0		17:15	38	40	0	0	78
05:30	0	0	0	0		17:30	39	41	0	0	80
05:45	0	0	0	0		17:45	45	173	32	146	77 319
06:00	2	6	0	0	8	18:00	37	72	0	0	109
06:15	9	11	0	0	20	18:15	30	41	0	0	71
06:30	4	8	0	0	12	18:30	34	27	0	0	61
06:45	9	24	12	37	21 61	18:45	31	132	34	174	65 306
07:00	9	16	0	0	25	19:00	35	38	0	0	73
07:15	7	19	0	0	26	19:15	24	31	0	0	55
07:30	5	12	0	0	17	19:30	27	22	0	0	49
07:45	7	28	12	59	19 87	19:45	34	120	18	109	52 229
08:00	9	40	0	0	49	20:00	19	20	0	0	39
08:15	19	28	0	0	47	20:15	29	6	0	0	35
08:30	26	39	0	0	65	20:30	15	11	0	0	26
08:45	20	74	34	141	54 215	20:45	15	78	17	54	32 132
09:00	34	43	0	0	77	21:00	18	14	0	0	32
09:15	20	45	0	0	65	21:15	17	7	0	0	24
09:30	34	47	0	0	81	21:30	10	13	0	0	23
09:45	43	131	30	165	73 296	21:45	13	58	10	44	23 102
10:00	50	49	0	0	99	22:00	0	0	0	0	
10:15	25	55	0	0	80	22:15	0	0	0	0	
10:30	30	62	0	0	92	22:30	0	0	0	0	
10:45	63	168	64	230	127 398	22:45	0	0	0	0	
11:00	44	54	0	0	98	23:00	0	0	0	0	
11:15	39	67	0	0	106	23:15	0	0	0	0	
11:30	40	58	0	0	98	23:30	0	0	0	0	
11:45	48	171	61	240	109 411	23:45	0	0	0	0	
TOTALS	596	872			1468	TOTALS	1528	1526			3054
SPLIT %	40.6%	59.4%			32.5%	SPLIT %	50.0%	50.0%			67.5%

DAILY TOTALS					NB	SB	EB	WB	Total
					2,124	2,398	0	0	4,522
AM Peak Hour	11:45	11:45		11:45	PM Peak Hour	13:00	12:00		12:00
AM Pk Volume	191	254		445	PM Pk Volume	214	242		437
Pk Hr Factor	0.955	0.907		0.967	Pk Hr Factor	0.955	0.864		0.950
7 - 9 Volume	102	200		302	4 - 6 Volume	374	310		684
7 - 9 Peak Hour	08:00	08:00		08:00	4 - 6 Peak Hour	16:15	16:00		16:00
7 - 9 Pk Volume	74	141		215	4 - 6 Pk Volume	206	164		365
Pk Hr Factor	0.712	0.881		0.827	Pk Hr Factor	0.954	0.932		0.961

Prepared by NDS/ATD
 Prepared by National Data & Surveying Services

VOLUME

Montrose Dr S/O Target/Trader Joe's Shopping Center Dwy

Day: Thursday
 Date: 9/8/2022

City: Folsom
 Project #: CA22_070181_001

DAILY TOTALS					NB	SB	EB	WB	Total		
					2,228	3,286	0	0	5,514		
AM Period	NB	SB	EB	WB	TOTAL	PM Period	NB	SB	EB	WB	TOTAL
00:00	0	0	0	0		12:00	66	71	0	0	137
00:15	0	0	0	0		12:15	36	113	0	0	149
00:30	0	0	0	0		12:30	37	55	0	0	92
00:45	0	0	0	0		12:45	53	192	56	295	109 487
01:00	0	0	0	0		13:00	42	65	0	0	107
01:15	0	0	0	0		13:15	32	72	0	0	104
01:30	0	0	0	0		13:30	40	63	0	0	103
01:45	0	0	0	0		13:45	47	161	59	259	106 420
02:00	0	0	0	0		14:00	46	59	0	0	105
02:15	0	0	0	0		14:15	41	68	0	0	109
02:30	0	0	0	0		14:30	45	46	0	0	91
02:45	0	0	0	0		14:45	44	176	72	245	116 421
03:00	0	0	0	0		15:00	37	56	0	0	93
03:15	0	0	0	0		15:15	49	62	0	0	111
03:30	0	0	0	0		15:30	28	68	0	0	96
03:45	0	0	0	0		15:45	54	168	48	234	102 402
04:00	0	0	0	0		16:00	40	66	0	0	106
04:15	0	0	0	0		16:15	50	62	0	0	112
04:30	0	0	0	0		16:30	36	62	0	0	98
04:45	0	0	0	0		16:45	48	174	71	261	119 435
05:00	0	0	0	0		17:00	63	62	0	0	125
05:15	0	0	0	0		17:15	55	56	0	0	111
05:30	0	0	0	0		17:30	50	48	0	0	98
05:45	0	0	0	0		17:45	37	205	55	221	92 426
06:00	4	18	0	0	22	18:00	44	52	0	0	96
06:15	16	21	0	0	37	18:15	44	41	0	0	85
06:30	7	18	0	0	25	18:30	38	48	0	0	86
06:45	6	33	18	75	24 108	18:45	32	158	40	181	72 339
07:00	11	30	0	0	41	19:00	41	41	0	0	82
07:15	22	42	0	0	64	19:15	35	41	0	0	76
07:30	42	43	0	0	85	19:30	29	42	0	0	71
07:45	58	133	86	201	144 334	19:45	23	128	36	160	59 288
08:00	35	96	0	0	131	20:00	32	38	0	0	70
08:15	41	60	0	0	101	20:15	30	32	0	0	62
08:30	39	53	0	0	92	20:30	28	30	0	0	58
08:45	27	142	64	273	91 415	20:45	12	102	25	125	37 227
09:00	30	59	0	0	89	21:00	11	20	0	0	31
09:15	27	44	0	0	71	21:15	12	20	0	0	32
09:30	27	58	0	0	85	21:30	17	12	0	0	29
09:45	34	118	55	216	89 334	21:45	7	47	14	66	21 113
10:00	28	51	0	0	79	22:00	0	0	0	0	
10:15	29	72	0	0	101	22:15	0	0	0	0	
10:30	32	42	0	0	74	22:30	0	0	0	0	
10:45	40	129	54	219	94 348	22:45	0	0	0	0	
11:00	44	50	0	0	94	23:00	0	0	0	0	
11:15	30	72	0	0	102	23:15	0	0	0	0	
11:30	40	78	0	0	118	23:30	0	0	0	0	
11:45	48	162	55	255	103 417	23:45	0	0	0	0	
TOTALS	717	1239			1956	TOTALS	1511	2047			3558
SPLIT %	36.7%	63.3%			35.5%	SPLIT %	42.5%	57.5%			64.5%

DAILY TOTALS					NB	SB	EB	WB	Total
					2,228	3,286	0	0	5,514
AM Peak Hour	11:30	11:30		11:30	PM Peak Hour	16:45	12:00		12:00
AM Pk Volume	190	317		507	PM Pk Volume	216	295		487
Pk Hr Factor	0.720	0.701		0.851	Pk Hr Factor	0.857	0.653		0.817
7 - 9 Volume	275	474		749	4 - 6 Volume	379	482		861
7 - 9 Peak Hour	07:30	07:45		07:45	4 - 6 Peak Hour	16:45	16:00		16:15
7 - 9 Pk Volume	176	295		468	4 - 6 Pk Volume	216	261		454
Pk Hr Factor	0.759	0.768		0.813	Pk Hr Factor	0.857	0.919		0.908

Prepared by NDS/ATD
Prepared by National Data & Surveying Services

VOLUME

Montrose Dr S/O Target/Trader Joe's Shopping Center Dwy

Day: Friday
Date: 9/16/2022

City: Folsom
Project #: CA22_070181_001

DAILY TOTALS						NB	SB	EB	WB	Total	
						2,483	3,613	0	0	6,096	
AM Period	NB	SB	EB	WB	TOTAL	PM Period	NB	SB	EB	WB	TOTAL
00:00	0	0	0	0		12:00	39	70	0	0	109
00:15	0	0	0	0		12:15	42	62	0	0	104
00:30	0	0	0	0		12:30	46	67	0	0	113
00:45	0	0	0	0		12:45	34	161	70	269	430
01:00	0	0	0	0		13:00	48	60	0	0	108
01:15	0	0	0	0		13:15	51	58	0	0	109
01:30	0	0	0	0		13:30	58	55	0	0	113
01:45	0	0	0	0		13:45	39	196	69	242	438
02:00	0	0	0	0		14:00	57	63	0	0	120
02:15	0	0	0	0		14:15	73	88	0	0	161
02:30	0	0	0	0		14:30	71	64	0	0	135
02:45	0	0	0	0		14:45	67	268	93	308	576
03:00	0	0	0	0		15:00	54	98	0	0	152
03:15	0	0	0	0		15:15	57	57	0	0	114
03:30	0	0	0	0		15:30	44	103	0	0	147
03:45	0	0	0	0		15:45	57	212	64	322	534
04:00	0	0	0	0		16:00	62	76	0	0	138
04:15	0	0	0	0		16:15	57	73	0	0	130
04:30	0	0	0	0		16:30	49	86	0	0	135
04:45	0	0	0	0		16:45	53	221	73	308	529
05:00	0	0	0	0		17:00	49	60	0	0	109
05:15	0	0	0	0		17:15	59	66	0	0	125
05:30	0	0	0	0		17:30	44	69	0	0	113
05:45	0	0	0	0		17:45	39	191	64	259	450
06:00	6	22	0	0	28	18:00	47	70	0	0	117
06:15	10	17	0	0	27	18:15	36	61	0	0	97
06:30	11	19	0	0	30	18:30	47	51	0	0	98
06:45	11	38	22	80	33	18:45	34	164	53	235	399
07:00	10	29	0	0	39	19:00	40	38	0	0	78
07:15	12	37	0	0	49	19:15	37	44	0	0	81
07:30	44	33	0	0	77	19:30	35	38	0	0	73
07:45	53	119	75	174	128	19:45	27	139	38	158	297
08:00	37	84	0	0	121	20:00	37	56	0	0	93
08:15	30	62	0	0	92	20:15	28	39	0	0	67
08:30	38	50	0	0	88	20:30	20	22	0	0	42
08:45	35	140	51	247	86	20:45	20	105	17	134	239
09:00	25	75	0	0	100	21:00	20	16	0	0	36
09:15	33	53	0	0	86	21:15	22	20	0	0	42
09:30	33	57	0	0	90	21:30	14	7	0	0	21
09:45	29	120	51	236	80	21:45	10	66	12	55	121
10:00	32	49	0	0	81	22:00	0	0	0	0	
10:15	34	57	0	0	91	22:15	0	0	0	0	
10:30	36	56	0	0	92	22:30	0	0	0	0	
10:45	50	152	60	222	110	22:45	0	0	0	0	
11:00	57	88	0	0	145	23:00	0	0	0	0	
11:15	54	96	0	0	150	23:15	0	0	0	0	
11:30	38	98	0	0	136	23:30	0	0	0	0	
11:45	42	191	82	364	124	23:45	0	0	0	0	
TOTALS	760	1323			2083	TOTALS	1723	2290			4013
SPLIT %	36.5%	63.5%			34.2%	SPLIT %	42.9%	57.1%			65.8%

DAILY TOTALS						NB	SB	EB	WB	Total
						2,483	3,613	0	0	6,096

AM Peak Hour	10:45	11:00	11:00	PM Peak Hour	14:00	14:45	14:15
AM Pk Volume	199	364	555	PM Pk Volume	268	351	608
Pk Hr Factor	0.873	0.929	0.925	Pk Hr Factor	0.918	0.852	0.944
7 - 9 Volume	259	421	680	4 - 6 Volume	412	567	979
7 - 9 Peak Hour	07:30	07:45	07:45	4 - 6 Peak Hour	16:00	16:00	16:00
7 - 9 Pk Volume	164	271	429	4 - 6 Pk Volume	221	308	529
Pk Hr Factor	0.774	0.807	0.838	Pk Hr Factor	0.891	0.895	0.958

Prepared by NDS/ATD
 Prepared by National Data & Surveying Services

VOLUME

Montrose Dr S/O Target/Trader Joe's Shopping Center Dwy

Day: Saturday
 Date: 8/27/2022

City: Folsom
 Project #: CA22_070181_001

DAILY TOTALS					NB	SB	EB	WB	Total		
					2,096	3,034	0	0	5,130		
AM Period	NB	SB	EB	WB	TOTAL	PM Period	NB	SB	EB	WB	TOTAL
00:00	0	0	0	0		12:00	50	67	0	0	117
00:15	0	0	0	0		12:15	47	69	0	0	116
00:30	0	0	0	0		12:30	38	75	0	0	113
00:45	0	0	0	0		12:45	46	181	65	276	111 457
01:00	0	0	0	0		13:00	59	52	0	0	111
01:15	0	0	0	0		13:15	58	70	0	0	128
01:30	0	0	0	0		13:30	44	73	0	0	117
01:45	0	0	0	0		13:45	50	211	77	272	127 483
02:00	0	0	0	0		14:00	51	63	0	0	114
02:15	0	0	0	0		14:15	41	68	0	0	109
02:30	0	0	0	0		14:30	46	72	0	0	118
02:45	0	0	0	0		14:45	39	177	59	262	98 439
03:00	0	0	0	0		15:00	64	63	0	0	127
03:15	0	0	0	0		15:15	46	67	0	0	113
03:30	0	0	0	0		15:30	56	54	0	0	110
03:45	0	0	0	0		15:45	42	208	57	241	99 449
04:00	0	0	0	0		16:00	47	58	0	0	105
04:15	0	0	0	0		16:15	48	57	0	0	105
04:30	0	0	0	0		16:30	52	49	0	0	101
04:45	0	0	0	0		16:45	51	198	62	226	113 424
05:00	0	0	0	0		17:00	49	53	0	0	102
05:15	0	0	0	0		17:15	34	62	0	0	96
05:30	0	0	0	0		17:30	38	54	0	0	92
05:45	0	0	0	0		17:45	39	160	54	223	93 383
06:00	2	3	0	0	5	18:00	34	86	0	0	120
06:15	9	9	0	0	18	18:15	32	49	0	0	81
06:30	2	7	0	0	9	18:30	27	46	0	0	73
06:45	10	23	9	28	19 51	18:45	35	128	37	218	72 346
07:00	10	13	0	0	23	19:00	31	57	0	0	88
07:15	9	19	0	0	28	19:15	23	36	0	0	59
07:30	5	17	0	0	22	19:30	28	26	0	0	54
07:45	7	31	13	62	20 93	19:45	28	110	26	145	54 255
08:00	9	36	0	0	45	20:00	17	32	0	0	49
08:15	12	30	0	0	42	20:15	21	13	0	0	34
08:30	25	39	0	0	64	20:30	14	19	0	0	33
08:45	21	67	42	147	63 214	20:45	14	66	21	85	35 151
09:00	33	42	0	0	75	21:00	13	23	0	0	36
09:15	20	50	0	0	70	21:15	16	11	0	0	27
09:30	33	51	0	0	84	21:30	13	18	0	0	31
09:45	47	133	49	192	96 325	21:45	12	54	11	63	23 117
10:00	50	69	0	0	119	22:00	0	0	0	0	
10:15	32	65	0	0	97	22:15	0	0	0	0	
10:30	44	69	0	0	113	22:30	0	0	0	0	
10:45	52	178	72	275	124 453	22:45	0	0	0	0	
11:00	36	72	0	0	108	23:00	0	0	0	0	
11:15	45	82	0	0	127	23:15	0	0	0	0	
11:30	45	90	0	0	135	23:30	0	0	0	0	
11:45	45	171	75	319	120 490	23:45	0	0	0	0	
TOTALS	603	1023			1626	TOTALS	1493	2011			3504
SPLIT %	37.1%	62.9%			31.7%	SPLIT %	42.6%	57.4%			68.3%

DAILY TOTALS					NB	SB	EB	WB	Total
					2,096	3,034	0	0	5,130
AM Peak Hour	11:30	11:00		11:15	PM Peak Hour	13:00	13:15		13:15
AM Pk Volume	187	319		499	PM Pk Volume	211	283		486
Pk Hr Factor	0.935	0.886		0.924	Pk Hr Factor	0.894	0.919		0.949
7 - 9 Volume	98	209		307	4 - 6 Volume	358	449		807
7 - 9 Peak Hour	08:00	08:00		08:00	4 - 6 Peak Hour	16:15	16:45		16:00
7 - 9 Pk Volume	67	147		214	4 - 6 Pk Volume	200	231		424
Pk Hr Factor	0.670	0.875		0.836	Pk Hr Factor	0.962	0.931		0.938

Prepared by NDS/ATD

VOLUME

Target Dwy E/O Montrose Dr

Day: Thursday
Date: 9/8/2022

City: Folsom
Project #: CA22_070181_003

DAILY TOTALS						NB	SB	EB	WB	Total	
						0	0	1,022	985	2,007	
AM Period	NB	SB	EB	WB	TOTAL	PM Period	NB	SB	EB	WB	TOTAL
00:00					0	12:00			34	19	53
00:15					0	12:15			10	25	35
00:30					0	12:30			20	19	39
00:45					0	12:45			21	85	25
									88		46
01:00					0	13:00			27	18	45
01:15					0	13:15			21	23	44
01:30					0	13:30			23	25	48
01:45					0	13:45			23	94	18
									84		41
02:00					0	14:00			16	25	41
02:15					0	14:15			15	18	33
02:30					0	14:30			17	11	28
02:45					0	14:45			25	73	20
									74		45
03:00					0	15:00			18	12	30
03:15					0	15:15			24	17	41
03:30					0	15:30			22	19	41
03:45					0	15:45			18	82	14
									62		32
04:00					0	16:00			28	25	53
04:15					0	16:15			27	22	49
04:30					0	16:30			14	20	34
04:45					0	16:45			24	93	22
									89		46
05:00					0	17:00			23	14	37
05:15					0	17:15			35	25	60
05:30					0	17:30			27	21	48
05:45					0	17:45			16	101	19
									79		35
06:00			4	2	6	18:00			22	25	47
06:15			6	5	11	18:15			22	18	40
06:30			3	4	7	18:30			25	19	44
06:45			1	14	2	18:45			14	83	16
				13	3				78		30
07:00			3	3	6	19:00			19	20	39
07:15			2	7	9	19:15			13	14	27
07:30			1	5	6	19:30			11	14	25
07:45			11	17	4	19:45			11	54	18
				19	15				66		29
08:00			13	6	19	20:00			13	16	29
08:15			3	7	10	20:15			14	10	24
08:30			13	4	17	20:30			12	13	25
08:45			16	45	14	20:45			4	43	9
				31	30				48		13
09:00			19	10	29	21:00			7	8	15
09:15			10	12	22	21:15			4	6	10
09:30			14	13	27	21:30			5	3	8
09:45			12	55	16	21:45			1	17	9
				51	28				26		10
10:00			17	21	38	22:00					0
10:15			20	29	49	22:15					0
10:30			13	22	35	22:30					0
10:45			23	73	30	22:45					0
				102	53						0
11:00			22	13	35	23:00					0
11:15			21	17	38	23:15					0
11:30			26	19	45	23:30					0
11:45			24	93	26	23:45					0
				75	50						0
TOTALS			297	291	588	TOTALS			725	694	1419
SPLIT %			50.5%	49.5%	29.3%	SPLIT %			51.1%	48.9%	70.7%

DAILY TOTALS						NB	SB	EB	WB	Total	
						0	0	1,022	985	2,007	
AM Peak Hour			11:15	10:00	11:15	PM Peak Hour			16:45	12:45	16:45
AM Pk Volume			105	102	186	PM Pk Volume			109	91	191
Pk Hr Factor			0.772	0.850	0.877	Pk Hr Factor			0.779	0.910	0.796
7 - 9 Volume			62	50	112	4 - 6 Volume			194	168	362
7 - 9 Peak Hour			08:00	08:00	08:00	4 - 6 Peak Hour			16:45	16:00	16:45
7 - 9 Pk Volume			45	31	76	4 - 6 Pk Volume			109	89	191
Pk Hr Factor			0.703	0.554	0.633	Pk Hr Factor			0.779	0.890	0.796

Prepared by NDS/ATD

VOLUME

Target Dwy E/O Montrose Dr

Day: Friday
Date: 9/16/2022

City: Folsom
Project #: CA22_070181_003

DAILY TOTALS						NB	SB	EB	WB	Total	
						0	0	1,077	992	2,069	
AM Period	NB	SB	EB	WB	TOTAL	PM Period	NB	SB	EB	WB	TOTAL
00:00					0	12:00			23	18	41
00:15					0	12:15			26	20	46
00:30					0	12:30			27	29	56
00:45					0	12:45			19	95	18
01:00					0	13:00			28	27	55
01:15					0	13:15			16	18	34
01:30					0	13:30			19	15	34
01:45					0	13:45			31	94	22
02:00					0	14:00			19	26	45
02:15					0	14:15			34	26	60
02:30					0	14:30			21	25	46
02:45					0	14:45			33	107	20
03:00					0	15:00			33	28	61
03:15					0	15:15			27	20	47
03:30					0	15:30			22	18	40
03:45					0	15:45			24	106	17
04:00					0	16:00			28	32	60
04:15					0	16:15			24	25	49
04:30					0	16:30			25	17	42
04:45					0	16:45			25	102	17
05:00					0	17:00			30	19	49
05:15					0	17:15			20	18	38
05:30					0	17:30			20	22	42
05:45					0	17:45			22	92	16
06:00			4	5	9	18:00			18	19	37
06:15			2	2	4	18:15			21	19	40
06:30			3	3	6	18:30			15	18	33
06:45			5	14	1	11	18:45		12	66	16
07:00			2	4	6	19:00			10	18	28
07:15			2	4	6	19:15			16	19	35
07:30			5	4	9	19:30			11	19	30
07:45			6	15	5	17	19:45		17	54	12
08:00			5	3	8	20:00			7	16	23
08:15			15	5	20	20:15			9	14	23
08:30			13	6	19	20:30			13	10	23
08:45			14	47	11	25	20:45		5	34	5
09:00			12	11	23	21:00			8	3	11
09:15			17	14	31	21:15			4	5	9
09:30			14	16	30	21:30			2	4	6
09:45			14	57	15	56	21:45		0	14	8
10:00			16	17	33	22:00					0
10:15			22	10	32	22:15					0
10:30			29	23	52	22:30					0
10:45			20	87	15	65	22:45				0
11:00			18	35	53	23:00					0
11:15			32	23	55	23:15					0
11:30			22	14	36	23:30					0
11:45			21	93	28	100	23:45				0
TOTALS			313	274	587	TOTALS			764	718	1482
SPLIT %			53.3%	46.7%	28.4%	SPLIT %			51.6%	48.4%	71.6%

DAILY TOTALS						NB	SB	EB	WB	Total
						0	0	1,077	992	2,069
AM Peak Hour		10:30	11:00	10:30	PM Peak Hour		14:15	13:45	14:15	
AM Pk Volume		99	100	195	PM Pk Volume		121	99	220	
Pk Hr Factor		0.773	0.714	0.886	Pk Hr Factor		0.890	0.952	0.902	
7 - 9 Volume		62	42	104	4 - 6 Volume		194	166	360	
7 - 9 Peak Hour		08:00	08:00	08:00	4 - 6 Peak Hour		16:15	16:00	16:00	
7 - 9 Pk Volume		47	25	72	4 - 6 Pk Volume		104	91	193	
Pk Hr Factor		0.783	0.568	0.720	Pk Hr Factor		0.867	0.711	0.804	

Prepared by NDS/ATD

VOLUME

Target Dwy E/O Montrose Dr

Day: Saturday
Date: 8/27/2022

City: Folsom
Project #: CA22_070181_003

DAILY TOTALS					NB	SB	EB	WB	Total			
					0	0	1,022	913	1,935			
AM Period	NB	SB	EB	WB	TOTAL	PM Period	NB	SB	EB	WB	TOTAL	
00:00					0	12:00			29	22	51	
00:15					0	12:15			22	12	34	
00:30					0	12:30			19	22	41	
00:45					0	12:45			25	95	26	82
01:00					0	13:00			34	21	55	
01:15					0	13:15			25	23	48	
01:30					0	13:30			21	27	48	
01:45					0	13:45			31	111	30	101
02:00					0	14:00			27	17	44	
02:15					0	14:15			21	22	43	
02:30					0	14:30			31	19	50	
02:45					0	14:45			26	105	23	81
03:00					0	15:00			40	23	63	
03:15					0	15:15			28	20	48	
03:30					0	15:30			28	24	52	
03:45					0	15:45			27	123	23	90
04:00					0	16:00			26	20	46	
04:15					0	16:15			14	23	37	
04:30					0	16:30			20	17	37	
04:45					0	16:45			19	79	20	80
05:00					0	17:00			18	18	36	
05:15					0	17:15			12	17	29	
05:30					0	17:30			19	24	43	
05:45					0	17:45			11	60	9	68
06:00			1	0	1	18:00			17	14	31	
06:15			2	0	2	18:15			12	16	28	
06:30			0	0	0	18:30			4	18	22	
06:45			6	9	2	2	8	11	17	50	10	58
07:00			3	0	3	19:00			9	10	19	
07:15			4	1	5	19:15			14	9	23	
07:30			1	3	4	19:30			10	13	23	
07:45			2	10	3	7	5	17	13	46	12	44
08:00			6	9	15	20:00			9	4	13	
08:15			12	7	19	20:15			9	5	14	
08:30			9	9	18	20:30			8	12	20	
08:45			7	34	4	29	11	63	9	35	4	25
09:00			17	11	28	21:00			4	7	11	
09:15			18	15	33	21:15			1	2	3	
09:30			21	12	33	21:30			4	3	7	
09:45			24	80	22	60	46	140	1	10	3	15
10:00			12	19	31	22:00					0	
10:15			23	24	47	22:15					0	
10:30			28	19	47	22:30					0	
10:45			24	87	22	84	46	171			0	
11:00			15	24	39	23:00					0	
11:15			30	22	52	23:15					0	
11:30			23	16	39	23:30					0	
11:45			20	88	25	87	45	175			0	
TOTALS				308	269	577	TOTALS		714	644	1358	
SPLIT %				53.4%	46.6%	29.8%	SPLIT %		52.6%	47.4%	70.2%	

DAILY TOTALS					NB	SB	EB	WB	Total
					0	0	1,022	913	1,935

AM Peak Hour	11:15	10:15	11:15	PM Peak Hour	14:30	13:00	15:00
AM Pk Volume	102	89	187	PM Pk Volume	125	101	213
Pk Hr Factor	0.850	0.927	0.899	Pk Hr Factor	0.781	0.842	0.845
7 - 9 Volume	44	36	80	4 - 6 Volume	139	148	287
7 - 9 Peak Hour	08:00	08:00	08:00	4 - 6 Peak Hour	16:00	16:00	16:00
7 - 9 Pk Volume	34	29	63	4 - 6 Pk Volume	79	80	159
Pk Hr Factor	0.708	0.806	0.829	Pk Hr Factor	0.760	0.870	0.864

Prepared by NDS/ATD

VOLUME

Trader Joe's Shopping Center Dwy W/O Montrose Dr

Day: Thursday
Date: 9/8/2022

City: Folsom
Project #: CA22_070181_004

DAILY TOTALS					NB	SB	EB	WB	Total			
					0	0	1,829	1,138	2,967			
AM Period	NB	SB	EB	WB	TOTAL	PM Period	NB	SB	EB	WB	TOTAL	
00:00					0	12:00			47	27	74	
00:15					0	12:15			48	25	73	
00:30					0	12:30			33	27	60	
00:45					0	12:45			44	172	35	114
01:00					0	13:00			59	17	76	
01:15					0	13:15			46	24	70	
01:30					0	13:30			44	24	68	
01:45					0	13:45			38	187	27	92
02:00					0	14:00			44	32	76	
02:15					0	14:15			50	25	75	
02:30					0	14:30			45	18	63	
02:45					0	14:45			48	187	34	109
03:00					0	15:00			45	14	59	
03:15					0	15:15			38	23	61	
03:30					0	15:30			36	19	55	
03:45					0	15:45			35	154	26	82
04:00					0	16:00			46	29	75	
04:15					0	16:15			47	23	70	
04:30					0	16:30			44	22	66	
04:45					0	16:45			33	170	22	96
05:00					0	17:00			34	16	50	
05:15					0	17:15			42	29	71	
05:30					0	17:30			41	19	60	
05:45					0	17:45			32	149	24	88
06:00			1	1	2	18:00			28	22	50	
06:15			3	1	4	18:15			28	15	43	
06:30			4	4	8	18:30			31	17	48	
06:45			2	10	2	8	18:45		27	114	13	67
07:00			2	1	3	19:00			27	15	42	
07:15			4	1	5	19:15			23	15	38	
07:30			2	2	4	19:30			21	12	33	
07:45			4	12	5	9	19:45		16	87	9	51
08:00			12	14	26	20:00			16	10	26	
08:15			12	18	30	20:15			11	12	23	
08:30			24	19	43	20:30			17	9	26	
08:45			29	77	22	73	20:45		15	59	1	32
09:00			30	25	55	21:00			8	1	9	
09:15			27	13	40	21:15			5	0	5	
09:30			28	21	49	21:30			1	0	1	
09:45			19	104	18	77	21:45		3	17	0	1
10:00			34	30	64	22:00					0	
10:15			43	34	77	22:15					0	
10:30			36	36	72	22:30					0	
10:45			38	151	27	127	22:45				0	
11:00			38	26	64	23:00					0	
11:15			46	26	72	23:15					0	
11:30			48	33	81	23:30					0	
11:45			47	179	27	112	23:45				0	
TOTALS			533	406	939	TOTALS			1296	732	2028	
SPLIT %			56.8%	43.2%	31.6%	SPLIT %			63.9%	36.1%	68.4%	

DAILY TOTALS					NB	SB	EB	WB	Total
					0	0	1,829	1,138	2,967
AM Peak Hour		11:30	10:00	11:30	PM Peak Hour		12:45	12:00	14:00
AM Pk Volume		190	127	302	PM Pk Volume		193	114	296
Pk Hr Factor		0.990	0.882	0.932	Pk Hr Factor		0.818	0.814	0.902
7 - 9 Volume		89	82	171	4 - 6 Volume		319	184	503
7 - 9 Peak Hour		08:00	08:00	08:00	4 - 6 Peak Hour		16:00	16:00	16:00
7 - 9 Pk Volume		77	73	150	4 - 6 Pk Volume		170	96	266
Pk Hr Factor		0.664	0.830	0.735	Pk Hr Factor		0.904	0.828	0.887

Prepared by NDS/ATD

VOLUME

Trader Joe's Shopping Center Dwy W/O Montrose Dr

Day: Friday
Date: 9/16/2022

City: Folsom
Project #: CA22_070181_004

DAILY TOTALS						NB	SB	EB	WB	Total				
						0	0	2,067	1,353	3,420				
AM Period	NB	SB	EB	WB	TOTAL	PM Period	NB	SB	EB	WB	TOTAL			
00:00					0	12:00			50	35	85			
00:15					0	12:15			46	28	74			
00:30					0	12:30			55	36	91			
00:45					0	12:45			50	201	28	127	78	328
01:00					0	13:00			53	39	92			
01:15					0	13:15			44	27	71			
01:30					0	13:30			50	36	86			
01:45					0	13:45			53	200	42	144	95	344
02:00					0	14:00			39	26	65			
02:15					0	14:15			55	39	94			
02:30					0	14:30			43	30	73			
02:45					0	14:45			48	185	31	126	79	311
03:00					0	15:00			52	36	88			
03:15					0	15:15			39	32	71			
03:30					0	15:30			60	28	88			
03:45					0	15:45			39	190	22	118	61	308
04:00					0	16:00			55	33	88			
04:15					0	16:15			48	36	84			
04:30					0	16:30			60	25	85			
04:45					0	16:45			46	209	25	119	71	328
05:00					0	17:00			44	21	65			
05:15					0	17:15			40	24	64			
05:30					0	17:30			46	25	71			
05:45					0	17:45			35	165	23	93	58	258
06:00			1	1	2	18:00			39	16	55			
06:15			2	0	2	18:15			34	18	52			
06:30			0	2	2	18:30			31	17	48			
06:45			0	3	3	18:45			33	137	9	60	42	197
07:00			1	1	2	19:00			26	20	46			
07:15			4	2	6	19:15			28	18	46			
07:30			1	1	2	19:30			22	16	38			
07:45			5	11	16	19:45			22	98	11	65	33	163
08:00			7	19	26	20:00			17	15	32			
08:15			26	17	43	20:15			23	6	29			
08:30			28	22	50	20:30			23	9	32			
08:45			30	91	29	20:45			8	71	4	34	12	105
09:00			34	17	51	21:00			7	2	9			
09:15			31	20	51	21:15			5	0	5			
09:30			29	29	58	21:30			1	2	3			
09:45			22	116	15	21:45			7	20	2	6	9	26
10:00			39	23	62	22:00					0			
10:15			33	31	64	22:15					0			
10:30			35	35	70	22:30					0			
10:45			39	146	28	22:45					0			
11:00			51	45	96	23:00					0			
11:15			64	45	109	23:15					0			
11:30			54	33	87	23:30					0			
11:45			55	224	32	23:45					0			
TOTALS				591	461	1052	TOTALS		1476	892	2368			
SPLIT %				56.2%	43.8%	30.8%	SPLIT %		62.3%	37.7%	69.2%			

DAILY TOTALS						NB	SB	EB	WB	Total
						0	0	2,067	1,353	3,420

AM Peak Hour	11:00	11:00	11:00	PM Peak Hour	16:00	13:00	13:00
AM Pk Volume	224	155	379	PM Pk Volume	209	144	344
Pk Hr Factor	0.875	0.861	0.869	Pk Hr Factor	0.871	0.857	0.905
7 - 9 Volume	102	102	204	4 - 6 Volume	374	212	586
7 - 9 Peak Hour	08:00	08:00	08:00	4 - 6 Peak Hour	16:00	16:00	16:00
7 - 9 Pk Volume	91	87	178	4 - 6 Pk Volume	209	119	328
Pk Hr Factor	0.758	0.750	0.754	Pk Hr Factor	0.871	0.826	0.932

Prepared by NDS/ATD

VOLUME

Trader Joe's Shopping Center Dwy W/O Montrose Dr

Day: Saturday
Date: 8/27/2022

City: Folsom
Project #: CA22_070181_004

DAILY TOTALS						NB	SB	EB	WB	Total				
						0	0	2,161	1,388	3,549				
AM Period	NB	SB	EB	WB	TOTAL	PM Period	NB	SB	EB	WB	TOTAL			
00:00					0	12:00			49	37	86			
00:15					0	12:15			44	25	69			
00:30					0	12:30			50	41	91			
00:45					0	12:45			53	196	32	135	85	331
01:00					0	13:00			56	31	87			
01:15					0	13:15			52	41	93			
01:30					0	13:30			52	39	91			
01:45					0	13:45			65	225	39	150	104	375
02:00					0	14:00			52	40	92			
02:15					0	14:15			57	35	92			
02:30					0	14:30			55	23	78			
02:45					0	14:45			53	217	36	134	89	351
03:00					0	15:00			42	33	75			
03:15					0	15:15			56	33	89			
03:30					0	15:30			50	40	90			
03:45					0	15:45			54	202	30	136	84	338
04:00					0	16:00			54	35	89			
04:15					0	16:15			47	38	85			
04:30					0	16:30			42	28	70			
04:45					0	16:45			50	193	28	129	78	322
05:00					0	17:00			43	21	64			
05:15					0	17:15			44	23	67			
05:30					0	17:30			42	33	75			
05:45					0	17:45			42	171	12	89	54	260
06:00			0	2	2	18:00			40	20	60			
06:15			1	1	2	18:15			27	25	52			
06:30			1	0	1	18:30			26	14	40			
06:45			3	5	3	6	18:45		23	116	17	76	40	192
07:00			2	3	5	19:00			35	13	48			
07:15			2	1	3	19:15			25	14	39			
07:30			7	4	11	19:30			15	15	30			
07:45			4	15	4	12	8	27	28	103	13	55	41	158
08:00			10	17	27	20:00			30	11	41			
08:15			25	11	36	20:15			25	6	31			
08:30			16	15	31	20:30			16	11	27			
08:45			21	72	11	54	32	126	14	85	4	32	18	117
09:00			28	22	50	21:00			13	2	15			
09:15			30	22	52	21:15			4	0	4			
09:30			39	25	64	21:30			4	1	5			
09:45			35	132	18	87	53	219	1	22	1	4	2	26
10:00			46	33	79	22:00					0			
10:15			36	34	70	22:15					0			
10:30			44	42	86	22:30					0			
10:45			54	180	33	142	87	322			0			
11:00			55	38	93	23:00					0			
11:15			56	39	95	23:15					0			
11:30			65	31	96	23:30					0			
11:45			51	227	39	147	90	374			0			
TOTALS			631	448	1079	TOTALS			1530	940	2470			
SPLIT %			58.5%	41.5%	30.4%	SPLIT %			61.9%	38.1%	69.6%			

DAILY TOTALS						NB	SB	EB	WB	Total
						0	0	2,161	1,388	3,549

AM Peak Hour	10:45	10:30	11:00	PM Peak Hour	13:45	13:15	13:15
AM Pk Volume	230	152	374	PM Pk Volume	229	159	380
Pk Hr Factor	0.885	0.905	0.974	Pk Hr Factor	0.881	0.970	0.913
7 - 9 Volume	87	66	153	4 - 6 Volume	364	218	582
7 - 9 Peak Hour	08:00	08:00	08:00	4 - 6 Peak Hour	16:00	16:00	16:00
7 - 9 Pk Volume	72	54	126	4 - 6 Pk Volume	193	129	322
Pk Hr Factor	0.720	0.794	0.875	Pk Hr Factor	0.894	0.849	0.904

Spot Speed Study

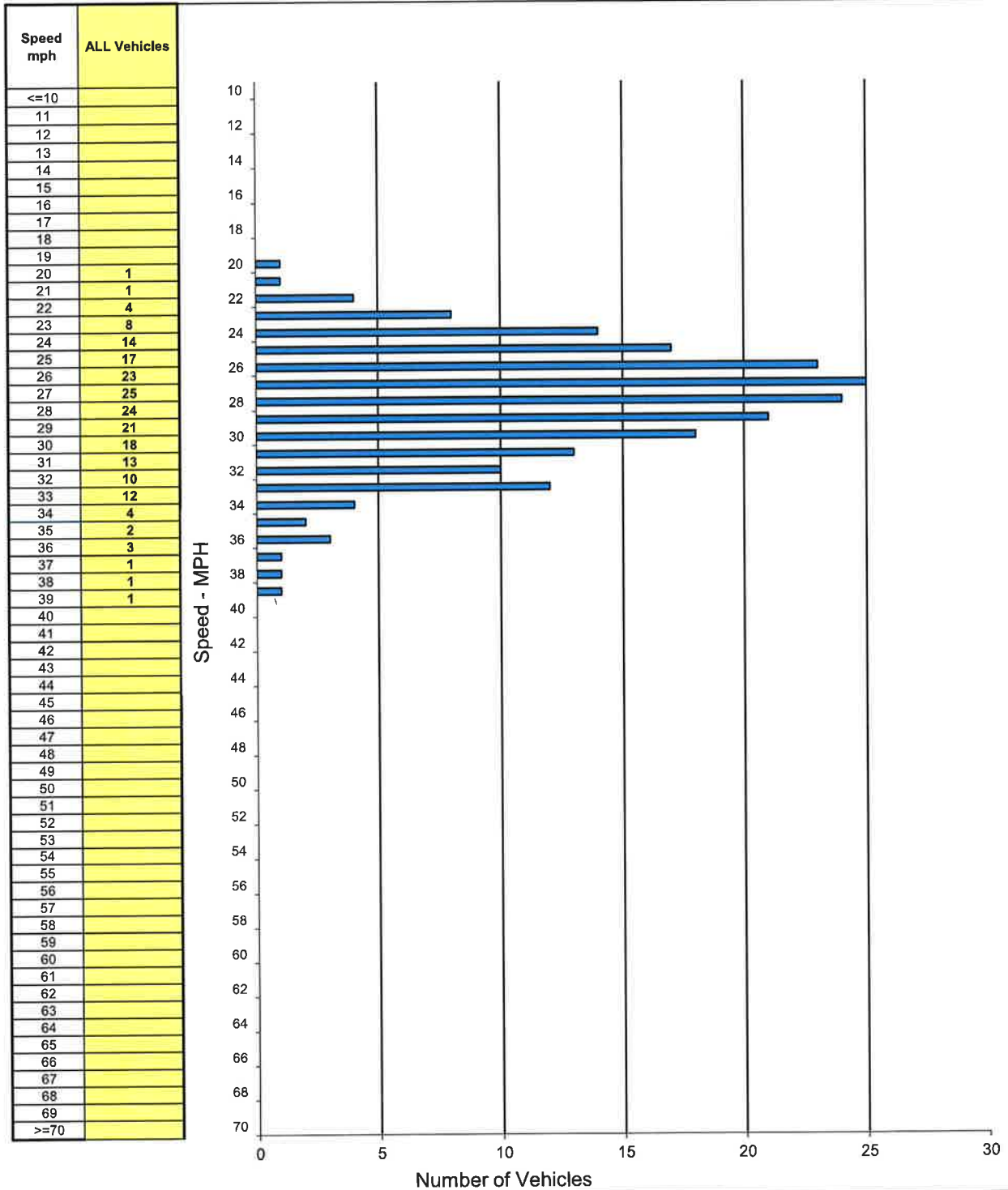
Prepared by: National Data & Surveying Services

City of Folsom

DATE: 8/24/2022
TIME: 13:15-14:15

Location: Montrose Dr & Target/Trader Joe's Shopping Center Dwy
Posted Speed: 25 MPH Clear/Dry Project #: 22-070180-001

Northbound & Southbound Spot Speeds



SPEED PARAMETERS									
Class	Count	Range	50th Percentile	85th Percentile	10 MPH Pace	# in Pace	Percent in Pace	% / # Below Pace	% / # Above Pace
ALL	203	20 - 39	28 mph	32 mph	24 - 33	177	87%	6% / 14	6% / 12



Attachment B
Warrant Analysis Worksheets

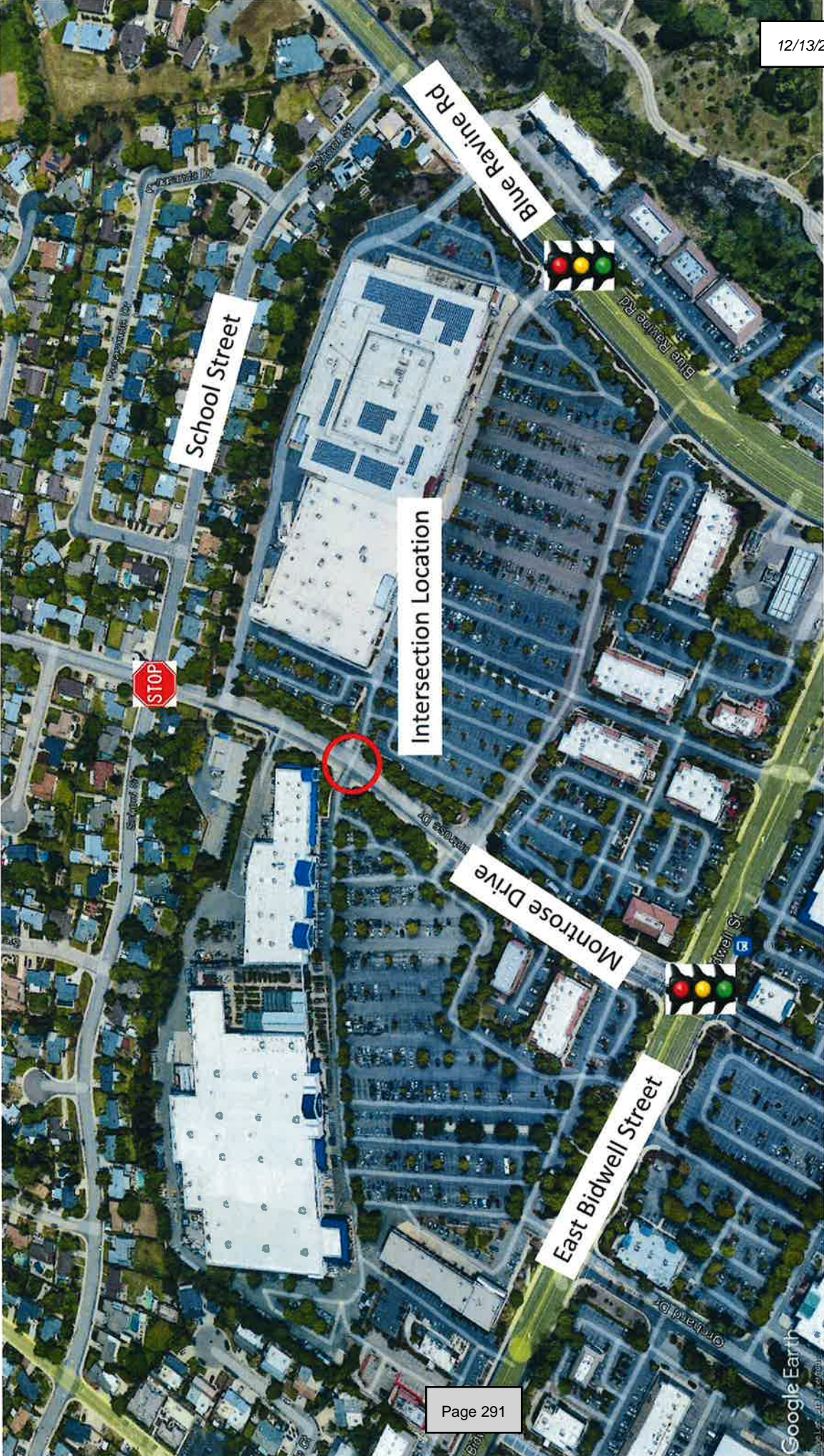
Multiway Stop Warrant Analysis (100%)

Hours	Hourly Volumes (veh/hr)	
	Major Street Approach	Minor Street Approach
	Montrose Dr	Target/Trader Joe's Shopping Center Driveway
6:00 AM	95	16
7:00 AM	239	29
8:00 AM	341	110
9:00 AM	311	174
10:00 AM	354	244
11:00 AM	433	298
12:00 PM	417	276
1:00 PM	396	294
2:00 PM	420	281
3:00 PM	419	262
4:00 PM	400	279
5:00 PM	370	237
6:00 PM	313	193
7:00 PM	235	157
8:00 PM	173	113
9:00 PM	101	42
Daily	5017	3005

Highest 8 Hours Average	401	271
Threshold	300	200
Threshold Met	Yes	Yes
Warrant Met?	YES	

Attachment 4

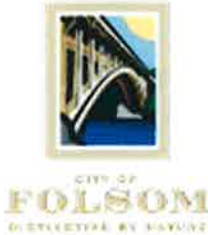
Map of Intersection



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to facilitate double-sided printing.*



CITY OF
FOLSOM
DISTINCTIVE BY NATURE



Folsom City Council Staff Report



MEETING DATE:	12/13/2022
AGENDA SECTION:	Consent Calendar
SUBJECT:	Resolution No. 10962 – A Resolution Authorizing the City Manager to Execute a Subdivision Improvement Agreement and Accept Offers of Dedication for the Toll Brothers at Folsom Ranch Phase 1F Subdivision, and Approval of the Final Map for the Toll Brothers at Folsom Ranch Phase 1F Subdivision
FROM:	Community Development Department

RECOMMENDATION / CITY COUNCIL ACTION

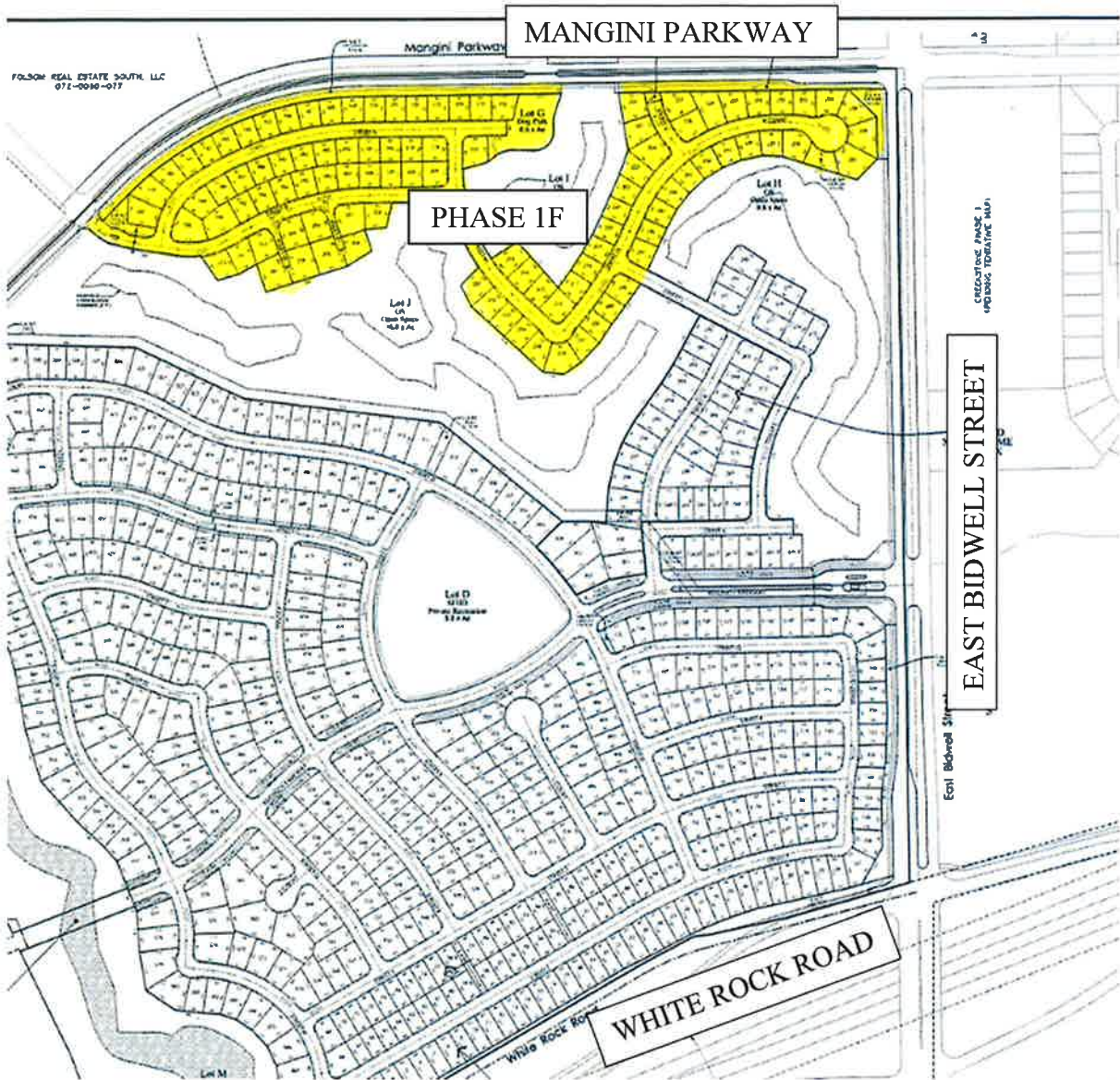
Staff recommends that the City Council move to adopt:

Resolution No. 10962 – A Resolution Authorizing the City Manager to Execute a Subdivision Improvement Agreement and Accept Offers of Dedication for the Toll Brothers at Folsom Ranch Phase 1F Subdivision, and Approval of the Final Map for the Toll Brothers at Folsom Ranch Phase 1F Subdivision.

BACKGROUND / ISSUE

The Vesting Tentative Subdivision Map (VTSM) for the Toll Brothers at Folsom Ranch Phase 1F Subdivision was approved by the City Council on March 10, 2020.

The action for consideration by the City Council is the approval of the Final Map and Subdivision Improvement Agreement for the Toll Brothers at Folsom Ranch Phase 1F Subdivision. The Final Map for the Toll Brothers at Folsom Ranch Phase 1F Subdivision will create a total of 99 single-family high density (SFHD) residential lots. With the approval of the Final Map, the subdivision process for this phase will be complete.



The Toll Brothers at Folsom Ranch Phase 1F Subdivision is located on the north side of White Rock Road, west of East Bidwell Street, south of Mangini Parkway and east of the future Toll Brothers at Folsom Ranch Phase 2 subdivision in the Folsom Plan Area (FPA) (see above).

POLICY / RULE

The Subdivision Map Act of the State of California and the City’s Subdivision Ordinance require that the City Council approve Final Maps and Subdivision Improvement Agreements.

ANALYSIS

The Final Map and conditions of approval for the Toll Brothers at Folsom Ranch Phase 1F Subdivision have been reviewed by the Community Development Department and other City departments. The Final Map has been found to be in substantial compliance with the approved Vesting Tentative Subdivision Map, and all conditions pertaining to the map have been satisfied.

Attached is a table which includes the conditions of approval for the Toll Brothers at Folsom Ranch Phase 1F Vesting Tentative Subdivision Map. The tables include information concerning when the condition is required to be satisfied (e.g. at Final Map, building permit, etc.), which City department is responsible to verify that it has been satisfied, and comments or an explanation on how the condition was satisfied. This subdivision is consistent with the Folsom Plan Area Specific Plan (FPASP) in regards to zoning and unit count.

ENVIRONMENTAL REVIEW

An Addendum to the Folsom Plan Area Environmental Impact Report was previously approved for the Toll Brothers at Folsom Ranch Phase 1F Subdivision (PN 19-091) on March 10, 2020 in accordance with the California Environmental Quality Act (CEQA). The project is consistent with this Addendum to the Folsom Plan Area Specific Plan EIR/EIS, and all mitigation measures have been applied as conditions of approval for this project. In addition, none of the conditions described in Section 21166 of the Public Resources Code or Section 15162 of the CEQA Guidelines calling for the preparation of a subsequent EIR have occurred. Therefore, no additional environmental review is required under CEQA.

ATTACHMENTS

1. Resolution No. 10962 - A Resolution Authorizing the City Manager to Execute a Subdivision Improvement Agreement and Accept Offers of Dedication for the Toll Brothers at Folsom Ranch Phase 1F Subdivision, and Approval of the Final Map for the Toll Brothers at Folsom Ranch Phase 1F Subdivision
2. Toll Brothers at Folsom Ranch Phase 1F Subdivision Improvement Agreement
3. Toll Brothers at Folsom Ranch Phase 1F Subdivision Final Map
4. Toll Brothers at Folsom Ranch Phase 1F Vesting Tentative Subdivision Map
5. Table of Conditions of Approval for the Toll Brothers at Folsom Ranch Phase 1F Vesting Tentative Subdivision Map

Submitted



PAM JOHNS, Community Development Director

ATTACHMENT 1

**RESOLUTION NO. 10962 - A RESOLUTION AUTHORIZING
THE CITY MANAGER TO EXECUTE A SUBDIVISION
IMPROVEMENT AGREEMENT AND ACCEPT OFFERS OF
DEDICATION FOR THE TOLL BROTHERS AT FOLSOM
RANCH PHASE 1F SUBDIVISION, AND APPROVAL OF THE
FINAL MAP FOR THE TOLL BROTHERS AT FOLSOM
RANCH PHASE 1F SUBDIVISION**

RESOLUTION NO. 10962

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A SUBDIVISION IMPROVEMENT AGREEMENT AND ACCEPT OFFERS OF DEDICATION FOR THE TOLL BROTHERS AT FOLSOM RANCH PHASE 1F SUBDIVISION, AND APPROVAL OF THE FINAL MAP FOR THE TOLL BROTHERS AT FOLSOM RANCH PHASE 1F SUBDIVISION

WHEREAS, the Final Map for the Toll Brothers at Folsom Ranch Phase 1F subdivision has been reviewed and approved by the City Engineer as complying with the approved or conditionally approved Vesting Tentative Subdivision Map for the subdivision; and,

WHEREAS, the City Council has reviewed the Final Map for the Toll Brothers at Folsom Ranch Phase 1F subdivision; and,

WHEREAS, the City Council agrees to accept, subject to improvement, any and all offers of dedication as shown on the Final Map for the Toll Brothers at Folsom Ranch Phase 1F subdivision.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Folsom that the Final Map for the Toll Brothers at Folsom Ranch Phase 1F subdivision is hereby approved.

BE IT FURTHER RESOLVED that the City Manager is hereby authorized to execute the Subdivision Improvement Agreement with Toll West, Inc. which will do business in California as Toll Brothers West, Inc. in a form acceptable to the City Attorney and accept the offers of dedication for the Toll Brothers at Folsom Ranch Phase 1F subdivision.

PASSED AND ADOPTED this 13th day of December 2022, by the following roll-call vote:

AYES: Councilmember(s)

NOES: Councilmember(s)

ABSENT: Councilmember(s)

ABSTAIN: Councilmember(s)

MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

ATTACHMENT 2

TOLL BROTHERS AT FOLSOM RANCH PHASE 1F SUBDIVISION IMPROVEMENT AGREEMENT

No Fee Document Pursuant to Government Code Section 6103.

RECORDING REQUESTED BY:

City of Folsom

WHEN RECORDED MAIL TO:

NAME	City of Folsom City Clerk
MAILING ADDRESS	50 Natoma Street
CITY, STATE, ZIP CODE	Folsom, CA 95630

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

CITY OF FOLSOM

SUBDIVISION IMPROVEMENT AGREEMENT

This Agreement is made and entered into this _____ day of _____, 2022, by and between the **City of Folsom**, hereinafter referred to as "City", and **Toll West, Inc. which will do business in California as Toll Brothers West, Inc., a Delaware Corporation** hereinafter referred to as "Subdivider".

RECITALS

- A. Subdivider has presented to the City a certain Final Map of a proposed subdivision of land located within the corporate limits of the City that has been prepared in accordance with the Subdivision Map Act of the State of California, the subdivision ordinances of the City, and the Tentative Subdivision Map, if any, of the subdivision previously approved by the City Council of the City.
- B. The proposed subdivision of land is commonly known and described as **Toll Brothers at Folsom Ranch Phase 1F Subdivision** and is herein referred to as the "subdivision".
- C. Subdivider has requested approval of the Final Map prior to the construction and completion of the public improvements (as shown on the approved improvement plans and listed in Exhibit A), including, but not limited to streets, highways, public ways, sidewalks, curbs, gutters, bikeways, storm drainage facilities, sanitary sewer facilities, domestic water facilities, public utility facilities, landscaping, public lighting facilities, park or recreational improvements and appurtenances thereto, in or required by the Subdivision Map Act, the subdivision ordinances of the City, the Tentative Subdivision Map and development agreement, if any, approved by the City. The foregoing improvements, more specifically listed on Exhibit A attached hereto, are hereinafter referred to as "the required improvements".

- D. City Council has required as a condition precedent to the approval of the Final Map, the Subdivider first enters into and executes this subdivision improvement agreement with the City.

NOW, THEREFORE, the parties agree as follows:

1. Performance of Work. Subdivider agrees to furnish, construct, and install at his own expense the required improvements as shown on the approved plans and specifications of the subdivision, a copy of which is on file in the Community Development Department, and is incorporated herein by reference, along with any changes or modifications as may be required by the City Engineer due to errors, omissions, changes in conditions, or changes in facilities as required by the City Engineer. The approved plans and specifications of the required improvements may be modified by the Subdivider as the development progresses, provided that any modification is approved in writing by the City Engineer. The total estimated cost of the required improvements, as shown on Exhibit A, is **THREE MILLION EIGHTY-NINE THOUSAND SIX HUNDRED THIRTY-FOUR AND 00/100 DOLLARS (\$3,089,634.00)**.
2. Work; Satisfaction of City Engineer. All of the work on the required improvements is to be done at the places, of the materials, and in the manner and at the grades, all as shown upon the approved plans and specifications and as required by the City's Improvement Standards and Standard Construction Specifications and any applicable City ordinances or state and federal laws, and to the satisfaction of the City Engineer.
3. Work; Time for Commencement and Performance. Work on the required improvements shall be completed by the Subdivider on or before twelve (12) months from the date of this Agreement. At least fifteen (15) calendar days prior to the commencement of such work, the Subdivider shall notify the City Engineer in writing of the date fixed by Subdivider for commencement of the work.
4. Time of Essence; Extension.
 - a. Time is of the essence of this Agreement. The date for completion of the work of construction may not be extended, except as provided in Section 16.36.110 of the Folsom Municipal Code.
5. Improvement Security. Concurrently with the execution of this Agreement, the Subdivider shall furnish the City:
 - a. Improvement security in the sum of **THREE MILLION EIGHTY-NINE THOUSAND SIX HUNDRED THIRTY-FOUR AND 00/100 DOLLARS (\$3,089,634.00)**, which sum is equal to one hundred percent of the total estimated cost of constructing the required improvements and the cost of any other obligation to be performed by Subdivider under this Agreement, conditioned upon the faithful performance of this Agreement; and
 - b. Separate improvement security in the sum of **THREE MILLION EIGHTY-NINE THOUSAND SIX HUNDRED THIRTY-FOUR AND 00/100 DOLLARS (\$3,089,634.00)**, which sum is equal to one hundred percent of the

estimated cost of constructing the required improvements, securing payment to the contractor, subcontractor and to persons furnishing labor, materials, or equipment to them for the construction of the required improvements.

- c. The Subdivider shall deposit with the City **THREE THOUSAND AND NO/100 DOLLARS (\$3,000.00)** for the Final Map. The deposit may be used at the discretion of the City to correct deficiencies and conditions caused by the Subdivider, contractor, or subcontractors that may arise during or after the construction of the subdivision.
 - d. The estimated total cost of required improvements includes a ten percent (10%) construction cost contingency, the cost of the installation of survey monuments in the Subdivision to guarantee and secure the placement of such monuments as provided by Section 66496 of the Government Code of the State of California, and an estimated utility cost in addition to ensure installation of public utilities. In lieu of providing the estimate of total utility costs, the Subdivider may submit, in a form acceptable to the City Engineer, certification from the utility companies that adequate security has been deposited to ensure installation.
6. Plan Checking and Inspection Fees. The Subdivider shall pay to the City fees for the checking, filing, and processing of improvement plans and specifications, and for inspecting the construction of the required improvements in the amounts and at the times established by the City.
 7. Indemnification and Hold Harmless. The Subdivider shall indemnify, protect, defend, save and hold the City harmless from any and all claims or causes of action for death or injury to persons, or damage to property resulting from intentional or negligent acts, errors, or omissions of Subdivider or Subdivider's officers, employees, volunteers, and agents during performance of this Agreement, or in connection with Subdivider's work, or from any violation of any federal, state, or municipal law or ordinance, to the extent caused, in whole or in part, by the willful misconduct, negligent acts, or omissions of Subdivider or its employees, subcontractors, or agents, or by the quality or character of Subdivider's work. It is understood that the duty of Subdivider to indemnify and hold harmless includes the duty to defend as set forth in Section 2778 of the California Civil Code. Acceptance by City of insurance certificates and endorsements required under this Agreement does not relieve Subdivider from liability under this indemnification and hold harmless clause. This indemnification and hold harmless clause shall apply to any damages or claims for damages whether or not such insurance policies shall have been determined to apply, and shall further survive the expiration or termination of this Agreement. By execution of this Agreement, Subdivider acknowledges and agrees to the provisions of this Section and that it is a material element of consideration. Subdivider shall, at his own cost and expense, defend any and all actions, suits, or legal proceedings that may be brought or instituted against the City, its officers and employees, on any such claim or demand, and pay or satisfy any judgement that may be rendered against the City in any such actions, suits or legal proceedings, or result thereof.

8. Insurance. Subdivider and any contractors hired by Subdivider to perform any of the Required Improvements shall, at their expense, maintain in effect for the duration of this Agreement or until the required improvements are accepted by the City, whichever first occurs, not less than the following coverage and limits of insurance, which shall be maintained with insurers and under forms of policy satisfactory to the City. The maintenance by Subdivider and its contractors of the following coverage and limits of insurance is a material element of this Agreement. The failure of Subdivider or any of its contractors to maintain or renew coverage or to provide evidence of renewal may be treated by the City as a material breach of this Agreement.

a. Minimum Limits of Insurance. Subdivider shall maintain limits not less than:

1. Comprehensive General Liability: \$1,000,000 combined single limit per occurrence for bodily injury, personal injury and property damage.
2. Automobile Liability: \$1,000,000 combined single limit per accident for bodily injury, personal injury and property damage.
3. Worker's Compensation and Employers Liability: Worker's Compensation limits as required by the Labor Code of the State of California and Employers Liability limits of \$1,000,000 per accident.

b. Deductibles and Self-Insured Retentions. Any deductibles or self-insured retentions shall be declared to and approved by the City. At the option of the City, either: the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects to a bond guaranteeing payment of losses and related investigations, claim administration and defense expenses.

c. Other Insurance Provisions. The policies are to contain, or be endorsed to contain, the following provisions:

1. General Liability and Automobile Liability Coverages
 - A. The City, its officers, officials, employees and volunteers are to be covered as insureds as respects: liability arising out of activities performed by or on behalf of the Subdivider; products and completed operations of the Subdivider; premises owned, leased or used by the Subdivider; or automobiles owned, leased, hired or borrowed by the Subdivider. The coverage shall contain no special limitations on the scope of protection afforded to the City, its officers, officials, employees or volunteers.
 - B. The Subdivider's insurance coverage shall be primary insurance as respects the City, its officers, officials, employees and volunteers. Any insurance of self-insurance maintained by the City, its officials, employees or volunteers shall be excess of the Subdivider's insurance and shall not contribute with it.

- C. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the City, its officers, officials, employees or volunteers.
 - D. The Subdivider's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.
2. Worker's Compensation and Employers Liability Coverage. The insurer shall agree to waive all rights or subrogation against the City, its officers, officials, employees and volunteers for losses arising from work performed by Subdivider for the City.
 3. All Coverages. Each insurance policy required by this clause shall be endorsed to state that coverage shall not be suspended, voided or cancelled by either party, reduced in coverage or in limits except after thirty (30) days prior written notice by certified mail, return receipt requested, has been given to the City.
 - d. Acceptability of Insurers. Insurance is to be placed with insurers with a Best's rating of not less than A: VII.
 - e. Verification of Coverage. Concurrently with the execution of this Agreement, the Subdivider shall furnish the City with original endorsements affecting coverage required by this clause. The endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The City reserves the right to require complete, certified copies of all required insurance policies at any time.
9. Title to Improvements. Title to and ownership of the required public improvements constructed under this Agreement by Subdivider shall vest absolutely in the City upon completion and written acceptance of such improvements by the City Engineer. The City Engineer shall not accept the required improvements unless Subdivider certifies that such improvements have been constructed in conformity with the approved plans and specifications, approved modifications, if any, the approved Final Map, City Improvement Standards and Standard Construction Specifications, any applicable City Ordinances or State and Federal laws and after 35 days from the date of filing of a Notice of Completion.
 10. Warranty Security. Prior to acceptance of the required improvements by the City Engineer, the Subdivider shall provide security in the amount and in the form as required by the City Engineer to guarantee the improvements against any defective work or labor done or defective materials used in the performance of the required improvements (Warranty Security) throughout the warranty security period which shall be the period of one year following completion and written acceptance of the improvements (Warranty Security Period). The amount of the Warranty Security shall not be less than 10 percent of the cost of the construction of the improvements, including the cash deposit required in paragraph 5C of this agreement, which shall be retained for the Warranty Security Period.

11. Repair or Reconstruction of Defective Work or Materials. If, within the Warranty Security Period or the applicable statute of limitations, whichever is longer, any improvement or part of any improvement furnished and/or installed or constructed by Subdivider or any of the work done under this Agreement fails to fulfill any of the requirements of the Agreement or the specifications referred to herein as determined by the City, Subdivider shall without delay and without any cost to the City, repair, replace, or reconstruct any defective or otherwise unsatisfactory part or parts of the required improvements. If the Subdivider fails to act promptly or in accordance with this requirement, or if the exigencies of the situation require repairs or replacements to be made before the Subdivider can be notified, then the City may, at its option, make the necessary repairs or replacements or perform the necessary work, and Subdivider shall pay to City the actual cost of such repairs plus fifteen percent (15%) within thirty (30) days of the date of billing for such work by City. The parties further understand and agree that the Warranty Security furnished pursuant to paragraph 10 of this Agreement shall guarantee and secure the faithful performance and payment of the provisions of this paragraph during the Warranty Security Period.
12. Subdivider Not Agent of City. Neither Subdivider nor any of Subdivider's agents or contractors are or shall be considered to be agents of City in connection with the performance of Subdivider's obligations under this Agreement.
13. Notice of Breach and Default. If Subdivider refuses or fails to prosecute the work, or any part thereof, with such diligence as will ensure its completion within the time specified, or any extension thereof, or fails to complete the work within such time, or if Subdivider should be adjudged a bankruptcy, or Subdivider should make a general assignment for the benefit of his creditors, or if a receiver should be appointed in the event of Subdivider's insolvency, or if Subdivider or any of Subdivider's contractors, subcontractors, agents or employees should violate any of the provisions of this Agreement and the City may, but is under no obligation to, serve written notice upon Subdivider and Subdivider's surety, if any, of breach of this Agreement, or of any portion thereof.
14. Breach of Agreement; Performance By Surety or City. In the event of any such notice, Subdivider's surety, if any, shall have the duty to take over and complete the work and the required improvements; provided, however, that if the surety within fifteen (15) days after the serving of such notice of breach upon it does not give the City written notice of its intention to take over the performance thereof within fifteen (15) days after notice to the City of such election, then the City may take over the work and prosecute the same to completion by contract, or by any other method the City may deem advisable, for the account and at the expense of the Subdivider, and the Subdivider's surety shall be liable to City for any excess costs of damages incurred by the City; and in such event, the City, without liability for so doing, may take possession of and utilize in completing the work, such materials, appliances, plant or other property belonging to Subdivider as may be on the site of the work and necessary therefor.

If the form of improvement security is other than a bond, then the City, after giving notice of breach of the Agreement, may proceed to collect against the improvement security in the manner provided by law and by the terms of the security instrument.

- 15. Notices. All notices required under this Agreement shall be in writing, and delivered in person or sent by registered or certified mail, postage prepaid.

Notices required to be given to City shall be addressed as follows:

**City of Folsom
Community Development Department
50 Natoma Street
Folsom, CA 95630
ATTN: City Engineer**

Notices required to be given to Subdivider shall be addressed as follows:

**Toll West, Inc. which will do business in California as Toll Brothers West, Inc., a
Delaware Corporation
2330 East Bidwell Street, Suite 201
Folsom, CA 95630
ATTN; Greg Van Dam, Vice President – Land Development**

Notices required to be given surety, if any, of Subdivider shall be addressed as follows:

Any party of the surety may change such address by notice in writing to the other party and thereafter notices shall be addressed and transmitted to the new address.

- 16. Attorney’s Fees. In the event any legal action is brought to enforce or interpret this Agreement, the prevailing party shall be entitled to an award of reasonable attorney’s fees, in addition to any other relief to which he may be entitled.

- 17. Assignment. This Agreement shall bind and inure to the benefit of the assigns, successors in interest, heirs, executors, and administrators of the parties, and the parties agree that the City may cause a copy of this Agreement to be recorded in the Sacramento County Recorder’s Office.

IN WITNESS WHEREOF, the parties have executed this Agreement as follows:

SUBDIVIDER

**Toll West, Inc. which will do business in California as Toll Brothers West, Inc.,
A Delaware Corporation**

BY: _____ BY: _____

Print Name: _____ Print Name: _____

Title: _____ Title: _____

DATE _____ DATE: _____

CITY OF FOLSOM, a Municipal Corporation

Elaine Andersen
CITY MANAGER
DATE _____

ATTEST:

Christa Freemantle
CITY CLERK
DATE _____

APPROVED AS TO CONTENT:

Pam Johns
COMMUNITY DEVELOPMENT DIRECTOR
DATE _____

APPROVED AS TO FORM:

Steven Wang
CITY ATTORNEY
DATE _____

NOTICE: SIGNATURE(S) ON BEHALF OF "SUBDIVIDER" MUST BE NOTARIZED
Certificate of Acknowledgement pursuant to Civil Code, Section 1189, must be attached.
SUBDIVISION AGREEMENT – Toll Brothers at Folsom Ranch Phase 1F Subdivision

Exhibit A
FOLSOM PLAN AREA
Cost Estimate Summary
for
Toll Brothers - Phase 1F



	Total Cost	Cost to Complete
Total Costs Phase 1F	<u>\$ 4,423,606</u>	<u>\$ 3,089,634</u>



FOLSOM PLAN AREA
 Cost Estimate for
 Toll Brothers - Phase 1F

Item No	Quantity	Unit	Description	Unit Price	Total	% Complete	Cost to Complete
Site Preparation & Earthwork							
1	33.3	AC	Clearing & Grubbing	\$ 200.00	\$ 6,660.00	100%	\$ -
2	33.3	AC	Erosion Control	\$ 1,000.00	\$ 33,300.00	50%	\$ 16,650.00
Subtotal Grading & Site Prep					\$ 39,960.00		\$ 16,650.00
Sanitary Sewer System							
1	799	LF	6" Sanitary Sewer, PVC SDR 26	\$ 50.00	\$ 39,950.00	80%	\$ 7,990.00
2	3,327	LF	8" Sanitary Sewer, PVC SDR 26	\$ 70.00	\$ 232,890.00	80%	\$ 46,578.00
3	20	EA	48" Standard Sanitary Sewer Manhole	\$ 4,500.00	\$ 90,000.00	80%	\$ 18,000.00
4	101	EA	4" Sanitary Sewer Service	\$ 1,000.00	\$ 101,000.00	80%	\$ 20,200.00
5	1	EA	6" Flushing Branch	\$ 1,500.00	\$ 1,500.00	80%	\$ 300.00
6	1	EA	Connect to Existing Sewer Main	\$ 500.00	\$ 500.00	80%	\$ 100.00
Subtotal Sewer					\$ 465,840.00		\$ 93,168.00
Storm Drain System							
1	1,030	LF	12" Storm Drain, RCP CL III	\$ 45.00	\$ 46,350.00	50%	\$ 23,175.00
2	431	LF	15" Storm Drain, RCP CL III	\$ 55.00	\$ 23,705.00	50%	\$ 11,852.50
3	293	LF	18" Storm Drain, RCP CL III	\$ 60.00	\$ 17,580.00	50%	\$ 8,790.00
4	369	LF	24" Storm Drain, RCP CL III	\$ 65.00	\$ 23,985.00	50%	\$ 11,992.50
5	466	LF	30" Storm Drain, RCP CL III	\$ 70.00	\$ 32,620.00	50%	\$ 16,310.00
6	1,381	LF	36" Storm Drain, RCP CL III	\$ 80.00	\$ 110,480.00	50%	\$ 55,240.00
7	11	EA	48" Standard Storm Drain Manhole	\$ 5,000.00	\$ 55,000.00	50%	\$ 27,500.00
8	11	EA	60" Standard Storm Drain Manhole	\$ 7,000.00	\$ 77,000.00	50%	\$ 38,500.00
9	3	EA	72" Standard Storm Drain Manhole	\$ 9,000.00	\$ 27,000.00	50%	\$ 13,500.00
10	1	EA	84" Storm Drain Manhole	\$ 11,000.00	\$ 11,000.00	50%	\$ 5,500.00
11	11	EA	Type GOL-7 (On-Grade) Drainage Inlet	\$ 4,500.00	\$ 49,500.00	50%	\$ 24,750.00
12	20	EA	Modified Type 'B' Drainage Inlet	\$ 3,500.00	\$ 70,000.00	50%	\$ 35,000.00
13	2	EA	Connect to Existing Storm Drain Main	\$ 500.00	\$ 1,000.00	50%	\$ 500.00
Subtotal Storm Drain					\$ 545,220.00		\$ 272,610.00
Potable Water Distribution System							
1	4,505	LF	8" Water Main, PVC C900 CL 235	\$ 55.00	\$ 247,775.00	0%	\$ 247,775.00
2	213	LF	6" Water Main, PVC C900 CL 235	\$ 50.00	\$ 10,650.00	0%	\$ 10,650.00
3	23	EA	8" Gate Valve	\$ 2,000.00	\$ 46,000.00	0%	\$ 46,000.00
4	15	EA	Fire Hydrant Assembly (6" Lead & Appurtenances)	\$ 5,000.00	\$ 75,000.00	0%	\$ 75,000.00
5	101	EA	1" Water Service	\$ 1,000.00	\$ 101,000.00	0%	\$ 101,000.00
6	3	EA	4" Blow-Off Valve & Box	\$ 2,500.00	\$ 7,500.00	0%	\$ 7,500.00
7	1	EA	2" Irrigation Service	\$ 3,500.00	\$ 3,500.00	0%	\$ 3,500.00
8	2	EA	Connection to Existing Water Main	\$ 2,500.00	\$ 5,000.00	0%	\$ 5,000.00
Subtotal Potable Water					\$ 496,425.00		\$ 496,425.00



FOLSOM PLAN AREA

Cost Estimate for
Toll Brothers - Phase 1F

Item No	Quantity	Unit	Description	Unit Price	Total	% Complete	Cost to Complete
Concrete							
1	1,028	LF	Modified Type 2 Vertical Curb & Gutter (w/ 6" AB)	\$ 20.00	\$ 20,560.00	0%	\$ 20,560.00
2	722	LF	Modified Type 2 8" Vertical Curb & Gutter (w/ 6" AB)	\$ 25.00	\$ 18,050.00	0%	\$ 18,050.00
3	7,110	LF	Modified Type 1 Rolled Curb & Gutter	\$ 20.00	\$ 142,200.00	0%	\$ 142,200.00
4	206	LF	8" Type 5 Curb	\$ 17.00	\$ 3,502.00	0%	\$ 3,502.00
5	30,027	SF	Sidewalk (6" PCC/ 6" AB)	\$ 6.00	\$ 180,162.00	0%	\$ 180,162.00
6	138	LF	Modified Type 5 Median Curb	\$ 30.00	\$ 4,140.00	0%	\$ 4,140.00
7	7	EA	Concrete Survey Monument	\$ 300.00	\$ 2,100.00	0%	\$ 2,100.00
8	14	EA	Sidewalk Curb Ramp	\$ 2,500.00	\$ 35,000.00	0%	\$ 35,000.00
				Subtotal Concrete	\$ 405,714.00		\$ 405,714.00
Streetwork							
1	2,816	Ton	Asphalt Concrete (Type 'B')	\$ 80.00	\$ 225,280.00	0%	\$ 225,280.00
2	9,385	Ton	Aggregate Base (Class 2)	\$ 20.00	\$ 187,700.00	0%	\$ 187,700.00
3	176	SF	Pavement Markings	\$ 5.00	\$ 880.00	0%	\$ 880.00
4	5	EA	Street Name Sign Post	\$ 200.00	\$ 1,000.00	0%	\$ 1,000.00
5	5	EA	Stop Sign (R1-1) on Street Name Post (Sign Only)	\$ 300.00	\$ 1,500.00	0%	\$ 1,500.00
6	96	LF	12" White Stripes Limit Line (Stop Line)	\$ 2.00	\$ 192.00	0%	\$ 192.00
7	198	LF	4" Irrigation Sleeve, Schedule 80 PVC	\$ 15.00	\$ 2,970.00	0%	\$ 2,970.00
				Subtotal Streetwork	\$ 419,522.00		\$ 419,522.00
Street Lights & Joint Trench							
1	101	LOT	Joint Trench Excavation & Backfill	\$ 8,000.00	\$ 808,000.00	0%	\$ 808,000.00
2	1	EA	Streetlight Service Point	\$ 5,000.00	\$ 5,000.00	0%	\$ 5,000.00
3	20	EA	LED Streetlight (Including conduit, wiring & appurtenances)	\$ 11,600.00	\$ 232,000.00	0%	\$ 232,000.00
				Subtotal Street Lights & Joint Trench	\$ 1,045,000.00		\$ 1,045,000.00



FOLSOM PLAN AREA
 Cost Estimate for
 Tall Brothers - Phase 1F

Item No	Quantity	Unit	Description	Unit Price	Total	% Complete	Cost to Complete
Landscaping & Sound walls							
1	11,933	SF	Landscape & Irrigation	\$ 5.00	\$ 59,665.00	0%	\$ 59,665.00
2	15,546	SF	Masonry Sound Walls	\$ 35.00	\$ 544,110.00	100%	\$ -
Subtotal Landscaping & Sound walls					\$ 603,775.00		\$ 59,665.00
Total					\$ 4,021,456.00		\$ 2,808,754.00
Contingency					10% \$ 402,150.00		\$ 280,880.00
Total Cost Estimate					\$ 4,423,606.00		\$ 3,089,634.00

Summary Phase 1F

	Total Cost	Cost to Complete
Site Preparation & Earthwork	\$ 39,960.00	\$ 16,650.00
Sanitary Sewer System	\$ 465,840.00	\$ 93,168.00
Storm Drain System	\$ 545,220.00	\$ 272,610.00
Potable Water Distribution System	\$ 496,425.00	\$ 496,425.00
Concrete	\$ 405,714.00	\$ 405,714.00
Streetwork	\$ 419,522.00	\$ 419,522.00
Street Lights & Joint Trench	\$ 1,045,000.00	\$ 1,045,000.00
Landscaping & Sound walls	\$ 603,775.00	\$ 59,665.00
Contingency (10%)	\$ 402,150.00	\$ 280,880.00
TOTALS	\$ 4,423,606.00	\$ 3,089,634.00

BOND # _____
 PREMIUM: _____

PERFORMANCE BOND
 for
Subdivision Improvement Agreement

WHEREAS, The City Council of the City of Folsom, a Municipal Corporation in the State of California, and **Toll West, Inc. which will do business in California as Toll Brothers West, Inc., a Delaware Corporation**, (hereinafter designated as "Principal") have entered into an agreement where by principal agrees to install and complete certain designated public improvements, which said agreement, dated _____ 2022, and identified as the **Toll Brothers at Folsom Ranch Phase 1F Subdivision Improvement Agreement** is hereby referred to and made a part hereof; and,

WHEREAS, Said Principal is required under the terms of said agreement to furnish a bond for the faithful performance of said agreement;

NOW THEREFORE, We, the principal, and _____, as surety, are held and firmly bound unto the City of Folsom, hereinafter referred to as the City; in the penal sum of **THREE MILLION EIGHTY-NINE THOUSAND SIX HUNDRED THIRTY-FOUR AND 00/100 DOLLARS (\$3,089,634.00)**, lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, successors, executors, and administrators, jointly and severally firmly by these presents.

The condition of this obligation is such that if the above bounded principal, its heirs, executors, administrators, successors or assigns, shall in all things stand to and abide by, and well and truly keep and perform the covenants, conditions, and provisions in the said agreement and any alteration thereof made as therein provided, on its part, to be kept and performed at the time and in the manner therein specified, and in all respects according to their true intent and meaning, and shall indemnify and save harmless the City, its officers, agents, and employees, as therein stipulated, then this obligation shall become null and void; otherwise it shall be and remain in full force and effect.

As a part of the obligation secured hereby and in addition to the face amount specified therefor, there shall be included costs and reasonable expenses and fees, including reasonable attorney's fees, incurred by City in successful enforcing such obligation, all to be taxed as costs and included in any judgment rendered.

The surety hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the agreement or to the work to be performed thereunder or the specifications accompanying the same shall in any way affect its obligations on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the agreement or to the work or to the specifications.

IN WITNESS WHEREOF, this instrument has been duly executed by the principal and surety above named, on _____, 2022.

BY _____
(PRINCIPAL)

BY _____
(PRINCIPAL)

BY _____
(SURETY)

(ADDRESS)

(CITY, STATE, ZIP)

(TELEPHONE)

APPROVED AS TO FORM

CITY ATTORNEY

BOND # _____
 PREMIUM: _____

LABOR & MATERIALS BOND
 for
Subdivision Improvement Agreement

WHEREAS, The City Council of the City of Folsom, a Municipal Corporation of the State of California, and **Toll West, Inc. which will do business in California as Toll Brothers West, Inc., a Delaware Corporation** (hereinafter designated as “Principal”), have entered into an agreement whereby principal agrees to install and complete certain designated public improvements, which said agreement, dated _____ 2022, and identified as the **Toll Brothers at Folsom Ranch Phase 1F Subdivision Improvement Agreement** is hereby referred to and made a part hereof; and,

WHEREAS, under the terms of said agreement, principal is required before entering upon the performance of the work, to file a good and sufficient payment bond with the City of Folsom to secure the claims to which reference is made in Title 15 (commencing with Section 3082) of Part 4 of Division 3 of the Civil Code of the State of California;

NOW THEREFORE, said principal and the undersigned as corporate surety, are held firmly bound unto the City of Folsom and all contractors, subcontractors, laborers, materialmen and other persons employed in the performance of the aforesaid agreement and referred to in the aforesaid Code of Civil Procedure, in the sum of **THREE MILLION EIGHTY-NINE THOUSAND SIX HUNDRED THIRTY-FOUR AND 00/100 DOLLARS (\$3,089,634.00)** for materials furnished or labor thereon of any kind, or for amounts due under the Unemployment Insurance Act with respect to such work or labor, that said surety will pay the same in an amount not exceeding the amount hereinabove set forth, and also in case suit is brought upon this bond, will pay, in addition to the face amount thereof, cost and reasonable expenses and fees, including reasonable attorney’s fees, incurred by City in successfully enforcing such obligation, to be awarded and fixed by the court, and to be taxed as costs and to be included in the judgment therein rendered.

It is hereby expressly stipulated and agreed that this bond shall inure to the benefit of any and all persona, companies and corporations entitled to file claims under Title 15 (commencing with Section 3082) of Part 4 of Division 3 of the Civil Code, so as to give a right of action to them or their assigns in any suit brought upon this bond.

Should the condition of this bond be fully performed, then this obligation shall become null and void, otherwise it shall be and remain in full force and effect.

The surety hereby stipulates and agrees that no change, extension of time, alteration, or addition to the terms of said agreement or the specifications accompanying the same shall in any manner affect its obligations on this bond, and it does hereby waive notice of any such change, extension, alteration, or addition.

IN WITNESS WHEREOF, this instrument has been duly executed by the principal and surety above named, on _____, 2022.

BY _____
(PRINCIPAL)

BY _____
(PRINCIPAL)

BY _____
(SURETY)

(ADDRESS)

(CITY, STATE, ZIP)

(TELEPHONE)

APPROVED AS TO FORM

CITY ATTORNEY

ATTACHMENT 3

TOLL BROTHERS AT FOLSOM RANCH PHASE 1F SUBDIVISION FINAL MAP

OWNER'S STATEMENT

THE UNDERSIGNED DOES HEREBY STATE THAT WE ARE THE ONLY PARTIES HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE BOUNDARIES OF THIS FINAL MAP OF "TOLL BROTHERS AT FOLSOM RANCH PHASE 1F" AND DO HEREBY DECLARE THE CONSENT FROM NO OTHER PERSON IS NECESSARY, AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP AND DO HEREBY DEDICATE AS PUBLIC RIGHTS-OF-WAY AND AS PUBLIC UTILITY EASEMENTS TO THE CITY OF FOLSOM, MANGINI PARKWAY, EAST BIDWELL STREET AND A PORTION OF TIMBER LAKE.

WE DO HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

- 1. A PUBLIC EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF DRAIN, GAS, SEWER AND WATER PIPES AND FOR UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEVISION AND COMMUNICATIONS SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS LOTS AT, Y, Z AND AA AND THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "PUBLIC UTILITY EASEMENT" (PUE).
2. A PUBLIC EASEMENT FOR PEDESTRIAN ACCESS ON, OVER AND ACROSS LOTS Y, AA, Z, AND A PORTION OF LOTS AT & J AND THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "PEDESTRIAN ACCESS EASEMENT" (PAE).
3. A PUBLIC EASEMENT AND RIGHT-OF-WAY FOR THE INSTALLATION, REPAIR, REMOVAL OR REPLACEMENT OF LANDSCAPING TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER, ACROSS AND ABOVE LOTS Y, AA, Z AND A PORTION OF LOT J AND THOSE STRIPS OF LANDS SHOWN HEREON AND DESIGNATED "LANDSCAPE EASEMENT" (LE).
4. AN EASEMENT FOR INGRESS AND EGRESS FOR SUPPORT AND USE BY LAW ENFORCEMENT, FIRE PROTECTION, WELFARE AND OTHER PUBLIC AGENCIES, THEIR VEHICLES AND PERSONNEL OVER LOTS A, B AND STRIPS OF LAND ACROSS LOTS J & Z SHOWN HEREON AND DESIGNATED "EMERGENCY VEHICLE ACCESS EASEMENT" (EVA).
5. A PUBLIC EASEMENT FOR CONSTRUCTION AND MAINTAINING CENTRALIZED MAIL DELIVERY BOXES, PEDESTALS AND SLABS TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO INCLUDING PEDESTRIAN ACCESS FOR DELIVERY AND RECEIPT OF MAIL ON, OVER AND ACROSS STRIPS OF LAND FIVE (5) FEET IN WIDTH CONTIGUOUS AND OUTSIDE THE PROPERTY LINE OF LOTS A & B (PRIVATE ROADS).

TOLL WEST INC. WHICH WILL DO BUSINESS IN CALIFORNIA AS TOLL BROTHERS WEST INC., A DELAWARE CORPORATION

BY: NAME: GREGORY S. VAN DAM TITLE: VICE PRESIDENT DATE

BY: NAME: SCOTT ESPING TITLE: ASSISTANT SECRETARY DATE

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF FOLSOM REAL ESTATE SOUTH, LLC, A DELAWARE LIMITED LIABILITY COMPANY IN JANUARY 2020. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP; THAT THE MONUMENTS WILL BE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS AS INDICATED AND WILL BE SET BY DECEMBER 31, 2024, AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

MACKAY & SOMPS CIVIL ENGINEERS, INC.



FOR REVIEW ONLY

PAUL FERGUSON, JR., PLS 9265 EXPIRATION DATE: MARCH 31, 2024

DATE: 11-04-2022

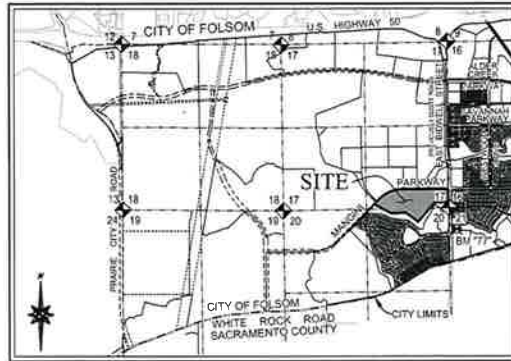
NAVD88 BENCHMARK-CITY OF FOLSOM

BENCHMARK 777 ELEVATION = 380.28 NAVD88

BRASS DISK STAMPED "CITY OF FOLSOM BM 77" ON THE NORTHWEST CORNER OF A CONCRETE DRAINAGE STRUCTURE. LOCATION OF SITE IS APPROXIMATELY 1300 FEET SOUTH OF THE INTERSECTION OF MANGINI PARKWAY AND E BIDWELL STREET ON THE EAST SIDE OF E BIDWELL STREET, APPROXIMATE LATITUDE: N38D 37' 30.01" LONGITUDE: W121D 06' 48.04"

ELEVATION OF 380.28 WAS ESTABLISHED BY A DIFFERENTIAL LEVEL CIRCUIT FROM COUNTY BENCHMARK U01B-009 STAMPED "K-656" IN FEBRUARY 2014 BY MACKAY AND SOMPS CIVIL ENGINEERS, INC.

SEE SHEET 2 FOR TRUSTEE'S STATEMENT AND ACKNOWLEDGMENT



VICINITY MAP N.T.S.

NOTARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA COUNTY OF ON, BEFORE ME, A NOTARY PUBLIC

PERSONALLY APPEARED WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/their AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/their SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE PRINTED NAME

MY PRINCIPAL PLACE OF BUSINESS IS COUNTY

MY COMMISSION EXPIRES: MY COMMISSION NUMBER:

NOTARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA COUNTY OF ON, BEFORE ME, A NOTARY PUBLIC

PERSONALLY APPEARED WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/their AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/their SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE PRINTED NAME

MY PRINCIPAL PLACE OF BUSINESS IS COUNTY

MY COMMISSION EXPIRES: MY COMMISSION NUMBER:

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "TOLL BROTHERS AT FOLSOM RANCH PHASE 1F" AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP APPROVED BY THE CITY COUNCIL OF THE CITY OF FOLSOM, AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH.

STEVEN R. KRAHN, RCE 49281 CITY ENGINEER CITY OF FOLSOM LICENSE EXPIRES: 09/30/2024

DATE:

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "TOLL BROTHERS AT FOLSOM RANCH PHASE 1F" AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

GERALD A. YOUNG, L.S. 3852 CITY SURVEYOR LICENSE EXPIRES: 06/30/2024

DATE:

CITY CLERK'S STATEMENT

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF FOLSOM HAS APPROVED THIS FINAL MAP OF "TOLL BROTHERS AT FOLSOM RANCH PHASE 1F", AND HAS ACCEPTED, ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENTS, ALL RIGHTS-OF-WAY AND EASEMENTS OFFERED HEREON FOR DEDICATION IN ACCORDANCE WITH THE TERMS OF THAT OFFER AND HAS APPROVED THE ABANDONMENT OF THE EASEMENTS LISTED HEREON.

CHRISTA FREEMANTLE CITY CLERK

DATE:

RECORDER'S STATEMENT

FILED THIS DAY OF 2022, AT M. IN BOOK OF MAPS, AT PAGE AT THE REQUEST OF MACKAY & SOMPS CIVIL ENGINEERS, INC. TITLE TO THE LAND INCLUDED IN THIS FINAL MAP BEING VESTED AS PER CERTIFICATE NO. ON FILE IN THIS OFFICE.

BY: DEPUTY FEE: \$ DOCUMENT NO.

DONNA ALLRED SACRAMENTO COUNTY RECORDER STATE OF CALIFORNIA

FINAL MAP (PN 19-091) TOLL BROTHERS AT FOLSOM RANCH PHASE 1F

BEING PARCEL 2 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN MAP TITLED "PARCEL MAP" FILED FOR RECORD ON JUNE 3, 2019 IN BOOK 236 OF PARCEL MAPS AT PAGE 9, SACRAMENTO COUNTY RECORDS, BEING A PORTION OF SECTIONS 17 & 20, TOWNSHIP 9 NORTH, RANGE 8 EAST, M.D.B.M.

CITY OF FOLSOM • SACRAMENTO COUNTY • CALIFORNIA



DECEMBER 2022

SHEET 1 OF 9

TRUSTEE'S STATEMENT

FIRST AMERICAN TITLE COMPANY, AS TRUSTEE UNDER THAT CERTAIN DEED OF TRUST AND ASSIGNMENT OF RENTS WITH FIXTURE FILING, RECORDED AUGUST 24, 2020, AS DOCUMENT NUMBER 202008240892 AND AMENDED BY DOCUMENT NUMBER 202101220064, RECORDED JANUARY 22, 2021, OFFICIAL RECORDS, HEREBY CONSENTS TO THE RECORDED OF THIS MAP AND THE SUBDIVISION OF THE LANDS SHOWN HEREON.

NAME: _____ DATE: _____
TITLE: _____

NOTARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF _____
ON _____ BEFORE ME _____, A NOTARY PUBLIC

PERSONALLY APPEARED _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) (S/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HIS/HE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/HEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE _____ PRINTED NAME _____

MY PRINCIPAL PLACE OF BUSINESS IS _____ COUNTY _____

MY COMMISSION EXPIRES: _____ MY COMMISSION NUMBER: _____

LEGEND

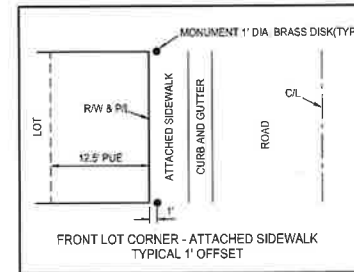
- ◆ SECTION CORNER AS NOTED
- SECTION ONE-QUARTER CORNER AS NOTED
- FOUND MONUMENT AS NOTED
- ⊗ STANDARD CITY OF FOLSOM MONUMENT WELL STAMPED 'LS 9265' TO BE SET PER (3)/4
- ⊙ 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED 'LS 9265' TO BE SET PER (3)
- ⊗ 5/8" REBAR WITH PLASTIC CAP STAMPED 'LS 5760' TO BE SET PER (1)
- ⊗ 5/8" REBAR WITH PLASTIC CAP STAMPED 'LS 9171' TO BE SET PER (6)
- ⊗ SET STANDARD CITY OF FOLSOM MONUMENT WELL STAMPED 'LS 9265'
- ⊙ SET 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED 'LS 9265'
- ⊗ SET 5/8" REBAR, 4" OFFSET WITH PLASTIC CAP STAMPED 'LS 9265' PER NOTE 5 ON THIS SHEET
- ⊗ SET 5/8" REBAR WITH PLASTIC CAP STAMPED 'LS 9265'
- ⊗ SET 3/4" BRASS TAG STAMPED 'LS 9265'
- DIMENSION POINT
- () RECORD DATA PER REFERENCE
- AC ACRES
- BM BOOK OF MAPS
- BNDY BOUNDARY
- CL CENTERLINE
- DCR DECLARATION OF CONVENTS AND RESTRICTIONS
- DN DOCUMENT NUMBER, O.R.
- EVA EMERGENCY VEHICLE ACCESS EASEMENT
- HOA HOMEOWNERS ASSOCIATION
- IRREVOCABLE OFFER DEDICATION
- LE LANDSCAPE EASEMENT
- (O) OVERALL
- OR OFFICIAL RECORDS OF SACRAMENTO COUNTY
- PAE PEDESTRIAN ACCESS EASEMENT
- PLE PRIVATE LANDSCAPE EASEMENT (SEE NOTE 11)
- PM PARCEL MAP
- PPA PRIVATE PEDESTRIAN ACCESS (SEE NOTE 10)
- PRE PRIVATE ROADWAY EASEMENT (SEE NOTE 11)
- PUE PUBLIC UTILITY EASEMENT
- (R) RADIAL BEARING
- R/W RIGHT-OF-WAY
- SF SQUARE FEET
- (X) SHEET INDEX NUMBER

- LEGEND** CONTINUED
- BOUNDARY
 - LOT LINE
 - LOT LINE & RIGHT OF WAY
 - EXISTING RIGHT-OF-WAY
 - CENTER LINE
 - EASEMENT LINE
 - SECTION LINE
 - ADJACENT PROPERTY LINE
 - SHEET INDEX LINES

NOTES

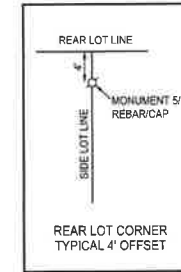
1. ALL CURVE DIMENSIONS ARE RADIUS, DELTA AND ARC LENGTH. ALL DISTANCES SHOWN ARE GROUND DISTANCES AND ARE IN FEET AND DECIMALS THEREOF. DUE TO ROUNDING THE SUM OF INDIVIDUAL DIMENSIONS MAY NOT EQUAL THE OVERALL DIMENSION.
2. THIS FINAL MAP CONTAINS 34.2134 ACRES GROSS CONSISTING OF 103 RESIDENTIAL LOTS AND 8 LETTERED LOTS. THE RESIDENTIAL LOTS ARE NUMBERED WITH THE FOLLOWING SEQUENCES: 444 - 543. THE LETTERED LOTS ARE: AA, AT, A, B, G, J, Y AND Z.
3. 'GEO-TECHNICAL ENGINEERING STUDY - UPDATE FOR REGENCY AT FOLSOM RANCH' (PROJECT NO. E17053.042) WAS PREPARED BY YOUNGDAHL CONSULTING GROUP, INC. IN MAY, 2019, AND IS AVAILABLE FOR PUBLIC INSPECTION AT THE CITY OF FOLSOM COMMUNITY DEVELOPMENT DEPARTMENT.
4. ALL FRONT LOT CORNERS WILL BE SET WITH A 1" DIAMETER BRASS DISC STAMPED 'LS 9265' ON THE SIDEWALK WITH A 1.00 FOOT OFFSET ON THE SIDE PROPERTY LINE EXTENDED. (SEE DETAILS HEREON).
5. REAR CORNERS WILL BE SET AS FOLLOWS (UNLESS SHOWN OTHERWISE)
 - 5.1. FOR LOTS 463 - 498, 499 - 503, 527, 528, 538 - 541 AND COMMON LINES OF 495/496 & 509/510/511 WILL BE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED 'LS 9265'
 - 5.2. FOR LOTS 444 - 482, 487, 504 - 509, 515 - 522, 524 - 526, 529 - 537, 542 AND COMMON LINES OF 519/515 WILL BE SET WITH A 4.00 FOOT OFFSET ON THE SIDE LOT LINE WITH A 5/8" REBAR AND PLASTIC CAP STAMPED 'LS 9265' (SEE DETAIL THIS SHEET).
 - 5.3. FOR LOTS 498, 512, 523 AND 543 WHICH FALL WITHIN A MASONRY SOUND/RETAINING WALL, WILL BE SET WITH A 3/4" BRASS TAG STAMPED 'LS 9265' TO THE FACE OF WALL 2.00 FOOT ABOVE GROUND OR ON TOP OF THE WALL.
6. LOTS A AND B (PRIVATE ROAD) SHOWN HEREON SHALL BE GRANTED IN FEE SIMPLE TO THE REGENCY AT FOLSOM RANCH OWNERS ASSOCIATION FILED WITH SECRETARY OF STATE, STATE OF CALIFORNIA ON 2/4/2021, FILING # 4659707 AS A PRIVATE ROAD FOR THE BENEFIT AND GENERAL USE OF THE LOTS SHOWN HEREON.
7. LOT G AND LOT AT SHOWN HEREON SHALL BE GRANTED IN FEE SIMPLE TO THE REGENCY AT FOLSOM RANCH OWNERS ASSOCIATION AS COMMON AREAS FOR THE BENEFIT AND GENERAL USE OF THE LOTS SHOWN HEREON.
8. LOTS Y, Z, AND AA ARE LANDSCAPE LOTS TO BE DEEDED IN FEE TO THE CITY OF FOLSOM AND MAINTAINED BY THE CITY OF FOLSOM.
9. LOT J IS AN OPEN SPACE LOT AND WILL BE DEEDED IN FEE TO THE CITY OF FOLSOM BY SEPARATE DOCUMENT AND SUBJECT TO THE PRIVATE ROAD EASEMENT (PRE) SHOWN HEREON. THE PRIVATE ROAD EASEMENT (PRE) SHOWN ON LOT J IS APPURTENANT TO LOT 1A, OF 431 BM 1, SHOWN HEREON AND WILL BE MAINTAINED BY THE REGENCY AT FOLSOM RANCH OWNERS ASSOCIATION.
10. A PRIVATE PEDESTRIAN ACCESS EASEMENT FOR THE BENEFIT AND GENERAL USE OF THE MEMBERS OF THE REGENCY AT FOLSOM RANCH OWNERS ASSOCIATION ON, OVER AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "PRIVATE PEDESTRIAN ACCESS" (PPA).
11. THE PRIVATE ROAD EASEMENT (PRE) AND PRIVATE LANDSCAPE EASEMENT (PLE) SHOWN ON LOT J ARE APPURTENANT TO LOTS A AND B, SHOWN HEREON AND WILL BE MAINTAINED BY THE REGENCY AT FOLSOM RANCH OWNERS ASSOCIATION.
12. THIS MAP IS A PORTION OF THE VESTING TENTATIVE MAP SUBDIVISION, TOLL BROTHERS AT FOLSOM RANCH RESOLUTION NO. 10400 PASSED AND ADOPTED BY THE CITY COUNCIL, CITY OF FOLSOM, MARCH 10, 2020.
13. PROPERTY SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN THE DEED FROM CATHERINE HOLTHOUSE MANGINI AND ALBERT D. MANGINI (WHO ACQUIRED TITLE AS ALBERT D. MANGINI), WIFE AND HUSBAND, RECORDED SEPTEMBER 12, 2002, (BOOK) 20020912 (PAGE) 282, OFFICIAL RECORDS AND RE-RECORDED MAY 9, 2007, (BOOK) 20070509 (PAGE) 325, OFFICIAL RECORDS.
14. PROPERTY SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "FIRST AMENDED AND RESTATED TIER 1 DEVELOPMENT AGREEMENT" RECORDED JULY 15, 2014 AS BOOK 20140715, PAGE 344 OF OFFICIAL RECORDS.
 - DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED JANUARY 29, 2016 AS BOOK 20160128, PAGE 0360 OF OFFICIAL RECORDS.
 - "PARTIAL ASSIGNMENT AND ASSUMPTION AGREEMENT RELATIVE TO THE FOLSOM SPECIFIC PLAN AMENDED AND RESTATED TIER 1 DEVELOPMENT AGREEMENT" RECORDED AUGUST 24, 2020, AS INSTRUMENT NO. 202008240896 OF OFFICIAL RECORDS.
 - DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED OCTOBER 6, 2020 AS BOOK 20201026, PAGE 1911 OF OFFICIAL RECORDS.
15. PROPERTY SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS AND STIPULATIONS AS CONTAINED IN THE AGREEMENT ENTITLED "WATER SUPPLY AND FACILITIES FINANCING PLAN AND AGREEMENT" BY AND BETWEEN THE CITY OF FOLSOM AND FOLSOM REAL ESTATE SOUTH LLC, ET AL, RECORDED JANUARY 24, 2013, (BOOK) 20130124 (PAGE) 1382, OFFICIAL RECORDS; AMENDMENT TO THE WATER SUPPLY AND FACILITIES FINANCING PLAN AND AGREEMENT, RECORDED JUNE 3, 2014, BOOK 20140603, PAGE 969, OFFICIAL RECORDS; AND AMENDMENT TO THE WATER SUPPLY AND FACILITIES FINANCING PLAN AND AGREEMENT, RECORDED JUNE 3, 2014, BOOK 20140603, PAGE 960, OFFICIAL RECORDS.
16. THE LAND DESCRIBED HEREIN LIES WITHIN THE BOUNDARY OF THE CITY OF FOLSOM COMMUNITY FACILITIES DISTRICT 2013-1 (WATER FACILITIES & SUPPLY), AS DISCLOSED BY THAT CERTAIN ASSESSMENT MAP, RECORDED DECEMBER 30, 2013, AS (BOOK) 20121230 (PAGE) 311, AND IS SUBJECT TO ANY FUTURE ASSESSMENT THEREOF.
17. PROPERTY SUBJECT TO AN EASEMENT OVER SAID LAND FOR AVIGATION AND INCIDENTAL PURPOSES, AS GRANTED TO THE COUNTY OF SACRAMENTO AND THE CITY OF FOLSOM, IN DEED RECORDED JULY 15, 2014, (BOOK) 20140715 (PAGE) 360, OFFICIAL RECORDS.
18. THE LAND DESCRIBED HEREIN LIES WITHIN THE BOUNDARY OF THE CITY OF FOLSOM COMMUNITY FACILITIES DISTRICT NO. 17 (WILLOW HILL PIPELINE), AS DISCLOSED BY THAT CERTAIN ASSESSMENT MAP, RECORDED FEBRUARY 10, 2015, AND RECORDED MARCH 25, 2015 (BOOK) 20150325 (PAGE) 353, AND IS SUBJECT TO ANY FUTURE ASSESSMENT THEREOF.
19. THE LAND LIES WITH THE BOUNDARIES OF PROPOSED SCHOOL FACILITIES IMPROVEMENT DISTRICT NO. 2.
20. PROPERTY SUBJECT TO FOLSOM CORDOVA UNIFIED SCHOOL DISTRICT SCHOOL FACILITIES IMPROVEMENT DISTRICT NO. 3 PER 2000707 O.R. 0662.

21. PROPERTY SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT AFFECTING REAL PROPERTY (INCLUSIONARY HOUSING AGREEMENT)" PER DN 20210420615.
22. THE LAND DESCRIBED HEREIN LIES WITHIN THE BOUNDARY OF THE CITY OF FOLSOM COMMUNITY FACILITIES DISTRICT NO. 18 (FOLSOM PLAN AREA - WIDE IMPROVEMENTS AND SERVICES), AS DISCLOSED BY THAT CERTAIN ASSESSMENT MAP, RECORDED DECEMBER 9, 2015, AS (BOOK) 20151209 (PAGE) 427, AND IS SUBJECT TO ANY FUTURE ASSESSMENT THEREOF.
 - DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED NOVEMBER 16, 2016 AS BOOK 20161116, PAGE 0465 OF OFFICIAL RECORDS.
23. THE LAND DESCRIBED HEREIN LIES WITHIN THE BOUNDARY OF THE CITY OF FOLSOM COMMUNITY FACILITIES DISTRICT NO. 22 (FOLSOM RANCH) IMPROVEMENT AREA NO. 3, RECORDED JUNE 8, 2020 AS (BOOK) 20200608 (PAGE) 1611 AS DISCLOSED BY THAT CERTAIN ASSESSMENT MAP (BOOK) 1130 OF MAPS AT (PAGE) 17, RECORDED APRIL 20, 2020 OF OFFICIAL RECORDS.
 - DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED DECEMBER 20, 2021 AS BOOK 20211220, PAGE 0372 OF OFFICIAL RECORDS.
24. LOT J SHOWN HEREON IS SUBJECT TO THE PHASE 1 - REGENCY AT FOLSOM RANCH FUEL MODIFICATION PLAN, PREPARED BY MACKAY AND SOMPS, ON FILE IN THE CITY OF FOLSOM COMMUNITY DEVELOPMENT DEPARTMENT.
25. ANY EASEMENT FOR WATER COURSE OVER THAT PORTION OF THE LAND LYING WITHIN ALDER CREEK, TOGETHER WITH ANY RIGHTS IN FAVOR OF THE PUBLIC FOR FISHING AND RECREATION PURPOSES OVER THE PORTION OF THE LAND THAT IS PRESENTLY COVERED BY WATER DISCLOSED ON ASSESSOR PLAT BOOK 72 PAGE 6.
26. PURSUANT TO SECTION 6643(G) OF THE SUBDIVISION ACT THE FILING OF THIS FINAL MAP SHALL CONSTITUTE ABANDONMENT OF THE EASEMENTS LISTED BELOW, NOT SHOWN HEREON:
 - A. RIGHTS-OF-WAY AND LE/PAE/PUE ADJACENT TO OR WITHIN EAST BIDWELL STREET AND MANGINI PARKWAY AS SHOWN ON PARCEL 2 PER 236 PM 9 (NEW RIGHTS-OF-WAY AND LE/PAE/PUE DEDICATED WITH THIS MAP)
 - B. PREVIOUSLY DEDICATED RIGHT-OF-WAY FOR ROAD AND UTILITIES (MANGINI PARKWAY) PER 20170329 OR 0540 AND DN 202204151002 (NEW RIGHT-OF-WAY AND EASEMENTS DEDICATED WITH THIS MAP)



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS THE NORTHEASTERLY LINE OF LOT H AS SHOWN ON THAT CERTAIN FINAL MAP TITLED "TOLL BROTHERS AT FOLSOM RANCH PHASE 1B & 1C" FILED FOR RECORD ON SEPTEMBER 13, 2021 IN BOOK 431 OF MAPS, AT PAGE 1, SACRAMENTO COUNTY RECORDS AND HAVING A BEARING OF NORTH 81°16'34" WEST BETWEEN THE FOUND MONUMENTS SHOWN HEREON.



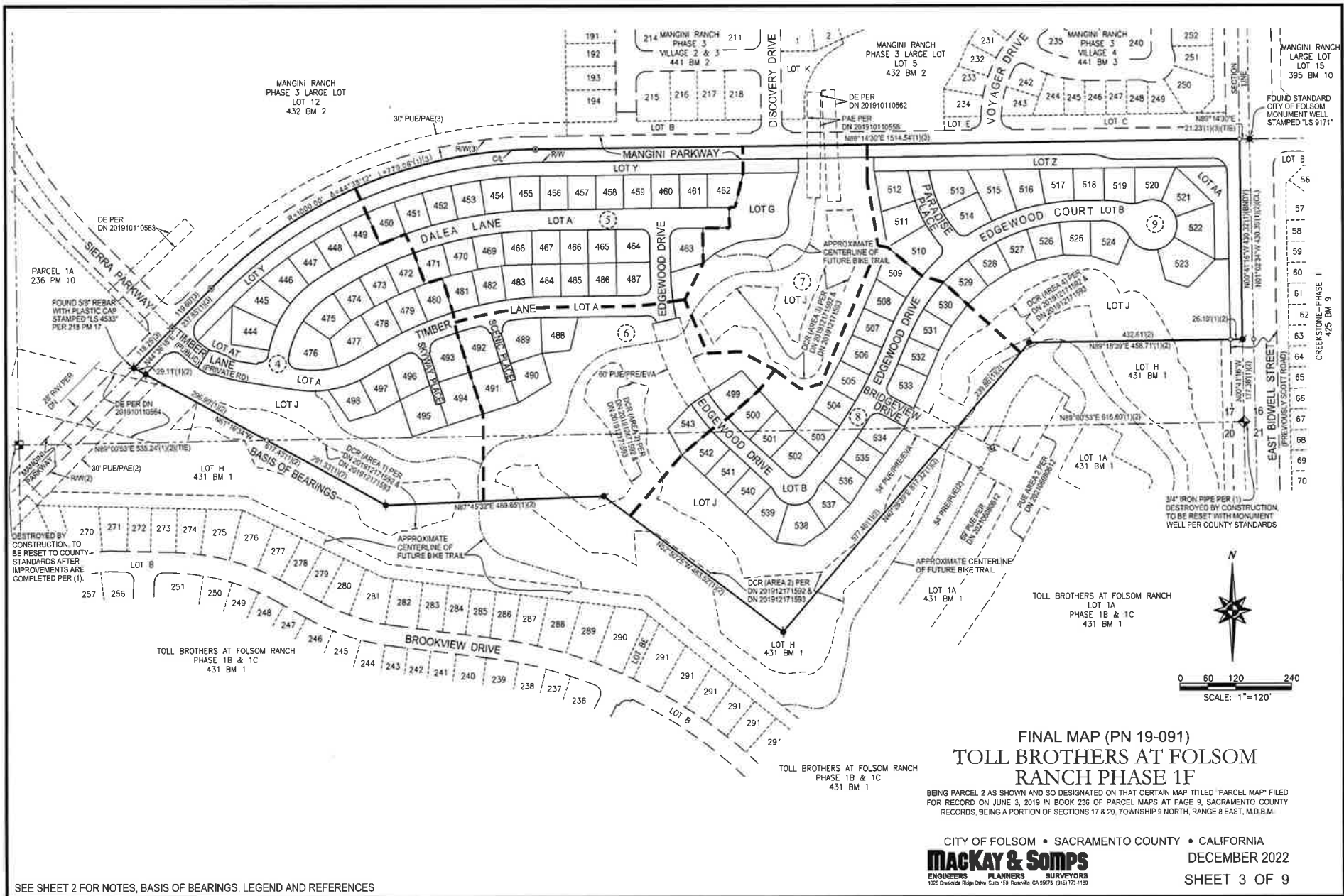
REFERENCES

- (1) 236 PM 9
- (2) 431 BM 1 (TB PHASE 1B & 1C)
- (3) 432 BM 2 (MR PHASE 3 LARGE LOT)
- (4) 441 BM 3 (MR PHASE 3 VILLAGE 4)
- (5) DN 201912171590
- (6) DN 202204110367 (CERTIFICATE OF CORRECTION)
- (7) 441 BM 2 (MR PHASE 3 VILLAGE 2 & 3)

**FINAL MAP (PN 19-091)
TOLL BROTHERS AT FOLSOM
RANCH PHASE 1F**

BEING PARCEL 2 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN MAP TITLED "PARCEL MAP" FILED FOR RECORD ON JUNE 3, 2019 IN BOOK 236 OF PARCEL MAPS AT PAGE 9, SACRAMENTO COUNTY RECORDS, BEING A PORTION OF SECTIONS 17 & 20, TOWNSHIP 9 NORTH, RANGE 6 EAST, M.D.B.M.

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DECEMBER 2022
SHEET 2 OF 9



**FINAL MAP (PN 19-091)
TOLL BROTHERS AT FOLSOM
RANCH PHASE 1F**

BEING PARCEL 2 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN MAP TITLED "PARCEL MAP" FILED FOR RECORD ON JUNE 3, 2019 IN BOOK 236 OF PARCEL MAPS AT PAGE 9, SACRAMENTO COUNTY RECORDS, BEING A PORTION OF SECTIONS 17 & 20, TOWNSHIP 9 NORTH, RANGE 8 EAST, M.D.B.M.

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SHEET 3 OF 9

SEE SHEET 2 FOR NOTES, BASIS OF BEARINGS, LEGEND AND REFERENCES

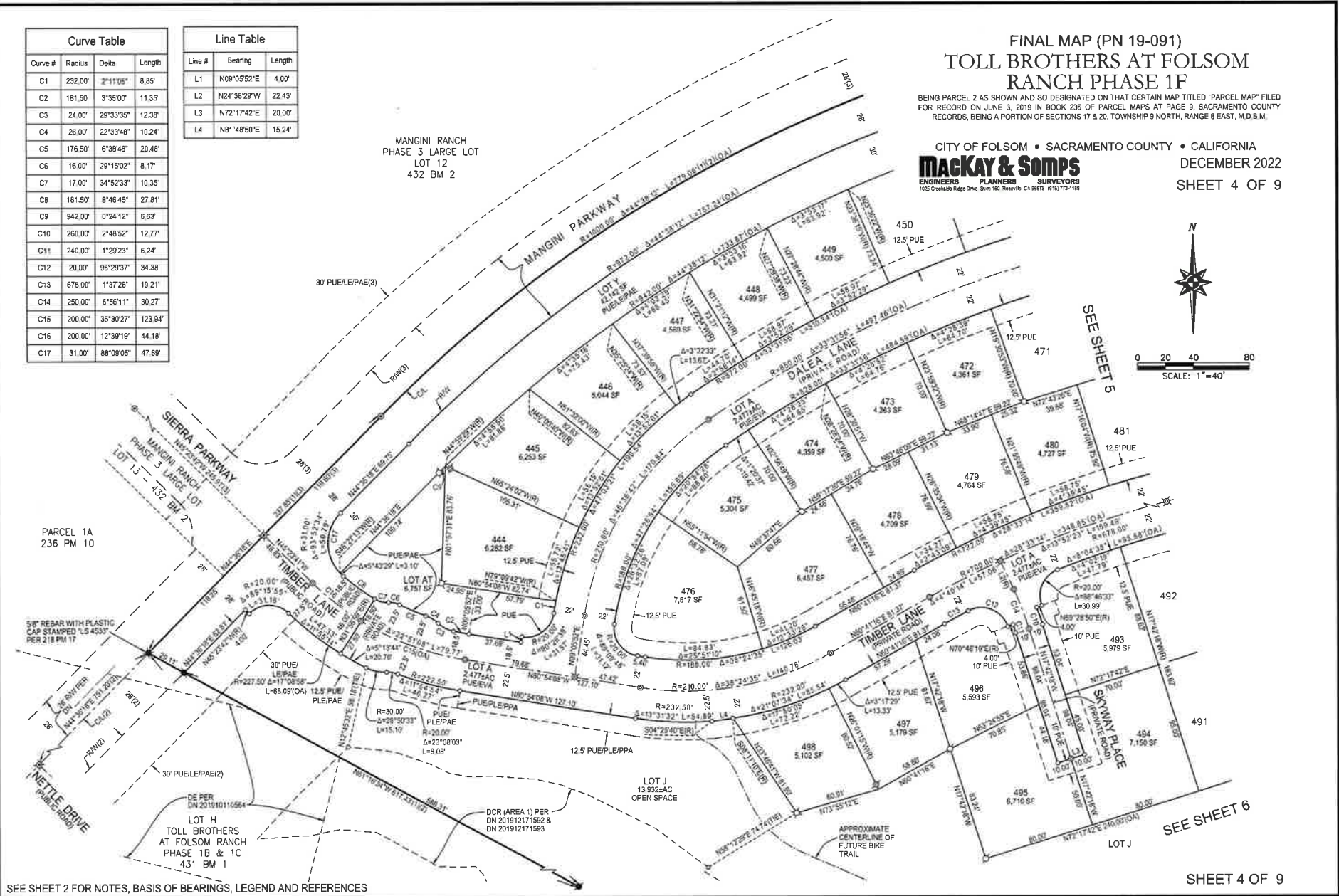
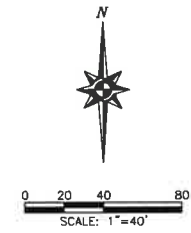
Curve Table			
Curve #	Radius	Delta	Length
C1	232.00'	2°11'05"	8.85'
C2	181.50'	3°35'00"	11.35'
C3	24.00'	29°33'35"	12.38'
C4	26.00'	22°33'48"	10.24'
C5	176.50'	6°39'48"	20.48'
C6	16.00'	29°15'02"	8.17'
C7	17.00'	34°52'33"	10.35'
C8	181.50'	8°46'45"	27.81'
C9	942.00'	0°24'12"	5.63'
C10	260.00'	2°48'52"	12.77'
C11	240.00'	1°29'23"	6.24'
C12	20.00'	96°29'37"	34.38'
C13	678.00'	1°37'26"	19.21'
C14	250.00'	6°56'11"	30.27'
C15	200.00'	35°30'27"	123.94'
C16	200.00'	12°39'19"	44.18'
C17	31.00'	88°09'05"	47.69'

Line Table		
Line #	Bearing	Length
L1	N09°05'52"E	4.00'
L2	N24°38'29"W	22.43'
L3	N72°17'42"E	20.00'
L4	N81°48'50"E	15.24'

FINAL MAP (PN 19-091)
TOLL BROTHERS AT FOLSOM RANCH PHASE 1F

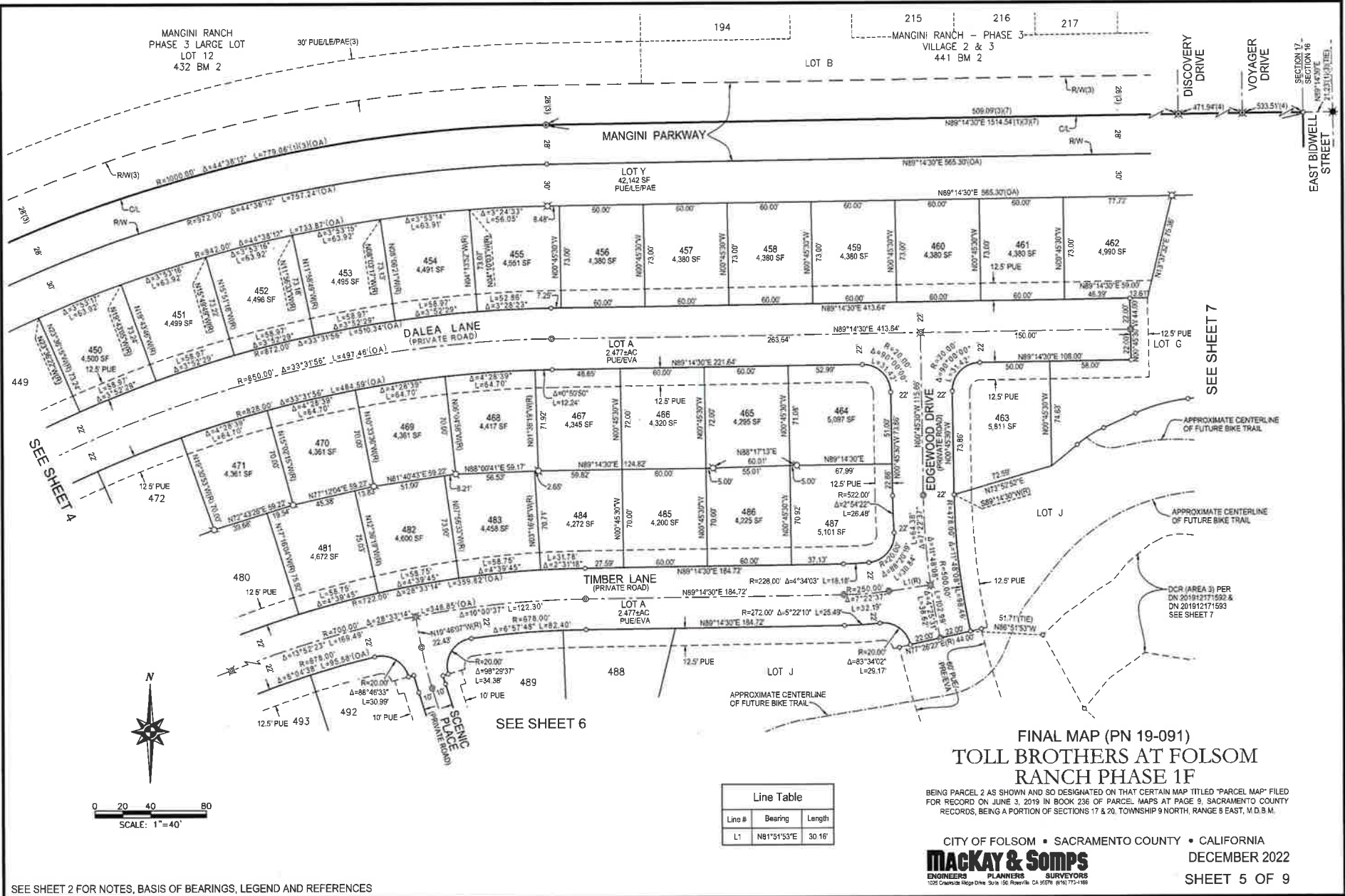
BEING PARCEL 2 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN MAP TITLED "PARCEL MAP" FILED FOR RECORD ON JUNE 3, 2019 IN BOOK 236 OF PARCEL MAPS AT PAGE 9, SACRAMENTO COUNTY RECORDS, BEING A PORTION OF SECTIONS 17 & 20, TOWNSHIP 9 NORTH, RANGE 8 EAST, M.D.B.M.

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SEE SHEET 2 FOR NOTES, BASIS OF BEARINGS, LEGEND AND REFERENCES

SHEET 4 OF 9



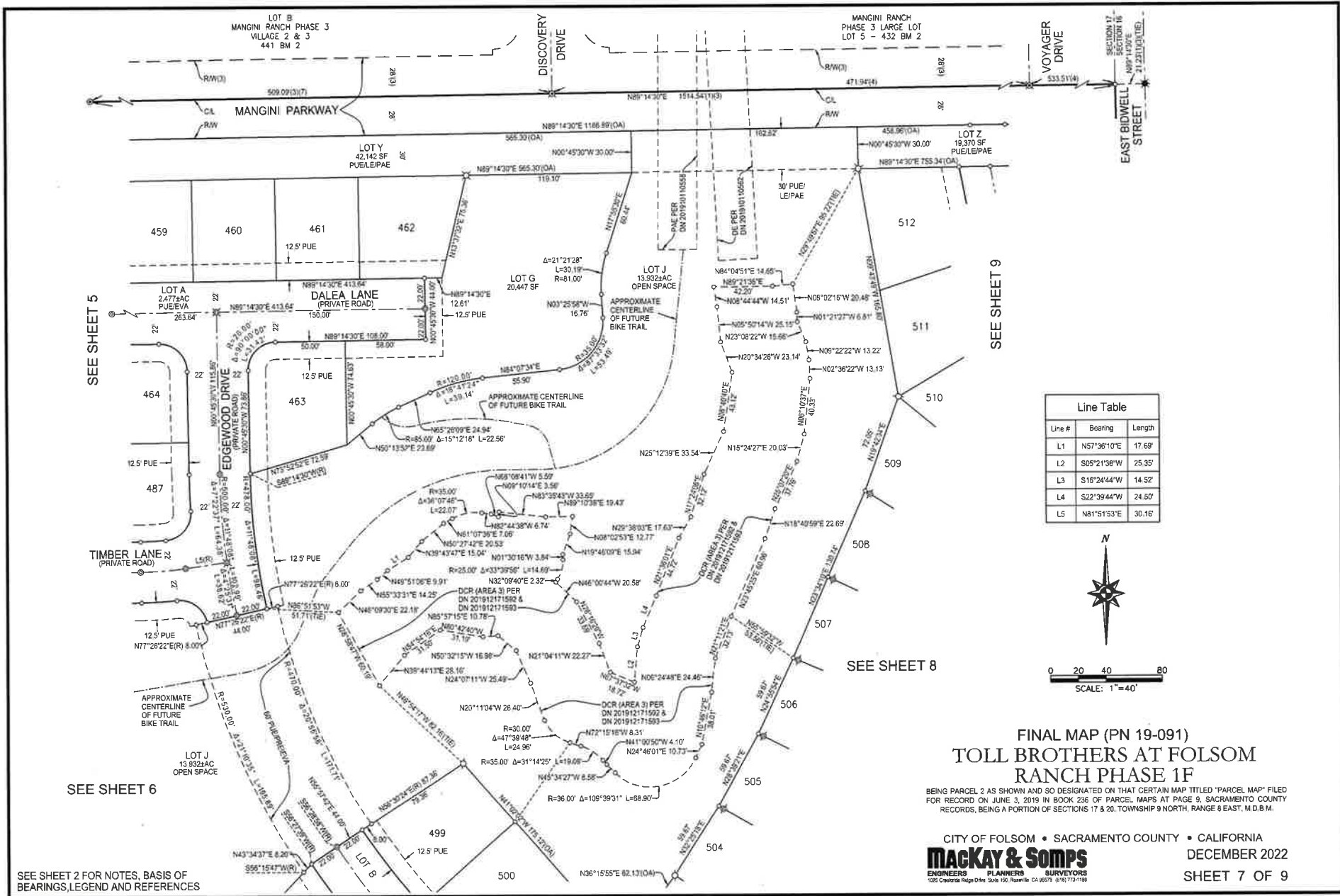
**FINAL MAP (PN 19-091)
TOLL BROTHERS AT FOLSOM
RANCH PHASE 1F**

BEING PARCEL 2 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN MAP TITLED "PARCEL MAP" FILED FOR RECORD ON JUNE 3, 2019 IN BOOK 236 OF PARCEL MAPS AT PAGE 9, SACRAMENTO COUNTY RECORDS, BEING A PORTION OF SECTIONS 17 & 20, TOWNSHIP 9 NORTH, RANGE 8 EAST, M.D.B.M.

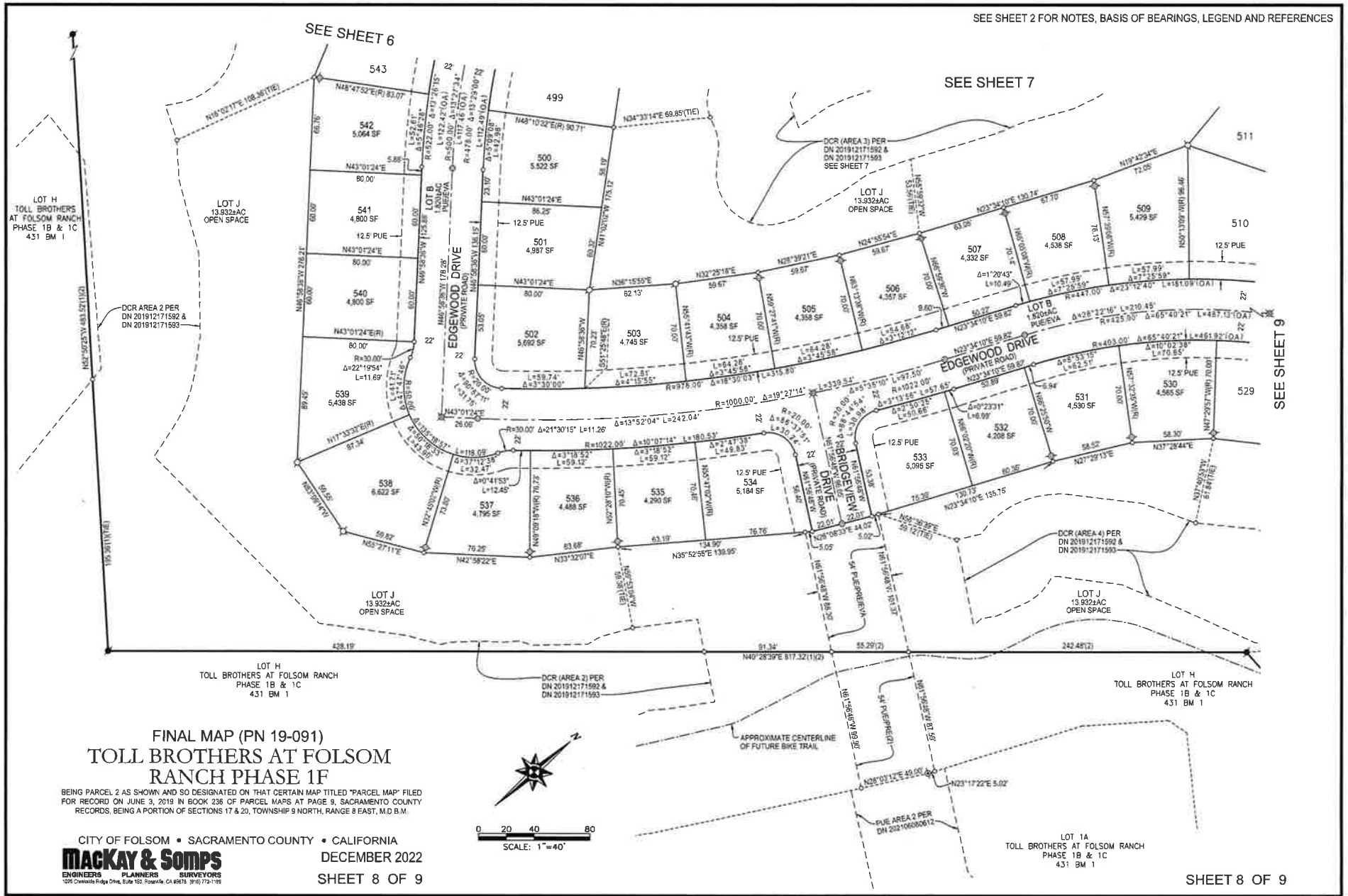
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SHEET 5 OF 9

Line Table		
Line #	Bearing	Length
L1	N81°51'53"E	30.16'

SEE SHEET 2 FOR NOTES, BASIS OF BEARINGS, LEGEND AND REFERENCES



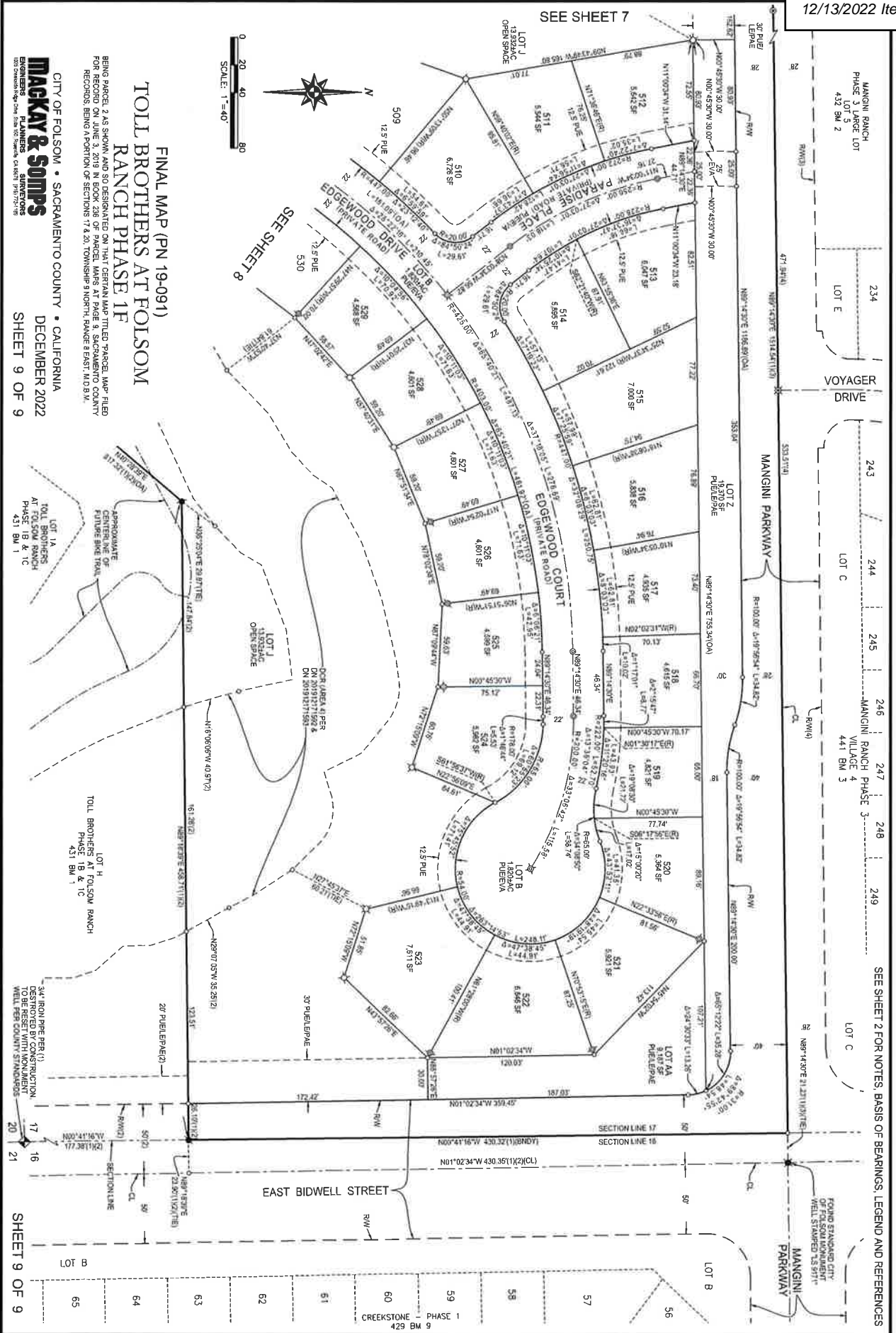
SEE SHEET 2 FOR NOTES, BASIS OF BEARINGS, LEGEND AND REFERENCES



FINAL MAP (PN 19-091)
TOLL BROTHERS AT FOLSOM RANCH PHASE 1F

BEING PARCEL 2 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN MAP TITLED "PARCEL MAP" FILED FOR RECORD ON JUNE 3, 2019 IN BOOK 236 OF PARCEL MAPS AT PAGE 9, SACRAMENTO COUNTY RECORDS, BEING A PORTION OF SECTIONS 17 & 20, TOWNSHIP 9 NORTH, RANGE 8 EAST, M.D.B.M.

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 SHEET 8 OF 9



FINAL MAP (PN 19-091)
TOLL BROTHERS AT FOLSOM RANCH PHASE 1F
 CITY OF FOLSOM • SACRAMENTO COUNTY • CALIFORNIA
 DECEMBER 2022
 SHEET 9 OF 9

BEING PARCEL 2 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN MAP TITLED 'PARCEL MAP' FILED FOR RECORD ON JUNE 3, 2019 IN BOOK 256 OF PARCEL MAPS AT PAGE 9, SACRAMENTO COUNTY RECORDS, BEING A PORTION OF SECTIONS 17 & 20, TOWNSHIP 9 NORTH, RANGE 8 EAST, M.D.B.M.

Mackay & Samps
 REGISTERED PROFESSIONAL LAND SURVEYORS
 1000 Sacramento Street, Suite 200, Sacramento, CA 95811
 TEL: 916.441.1111 FAX: 916.441.1112
 WWW.MACKAYANDSAMPS.COM

APPROXIMATE CENTERLINE OF FUTURE BIKE TRAIL
 TOLL BROTHERS AT FOLSOM RANCH PHASE 1B & 1C 431 BM 1
 TOLL BROTHERS AT FOLSOM RANCH PHASE 1B & 1C 431 BM 1

34" IRON PIPE PER (1) DESTROYED BY CONSTRUCTION WELL PER COUNTY STANDARDS
 20" PUE/LEP/EP
 30" PUE/LEP/EP

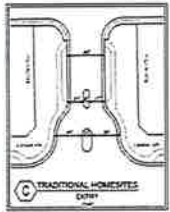
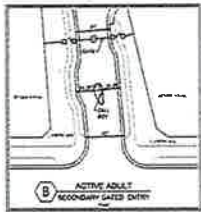
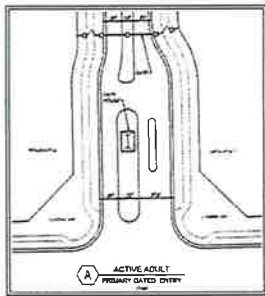
SECTION LINE 17
 SECTION LINE 18
 EAST BIDWELL STREET

LOT B
 LOT C
 LOT D
 LOT E
 LOT F
 LOT G
 LOT H
 LOT I
 LOT J

SEE SHEET 2 FOR NOTES, BASIS OF BEARINGS, LEGEND AND REFERENCES

ATTACHMENT 4

TOLL BROTHERS AT FOLSOM RANCH PHASE 1F VESTING TENTATIVE SUBDIVISION MAP



BENCHMARK

1. THE BENCHMARK SHALL BE THE POINT OF BEGINNING OF THE SUBDIVISION. THE BENCHMARK SHALL BE A PERMANENTLY MARKED POINT OF BEGINNING OF THE SUBDIVISION. THE BENCHMARK SHALL BE A PERMANENTLY MARKED POINT OF BEGINNING OF THE SUBDIVISION. THE BENCHMARK SHALL BE A PERMANENTLY MARKED POINT OF BEGINNING OF THE SUBDIVISION.

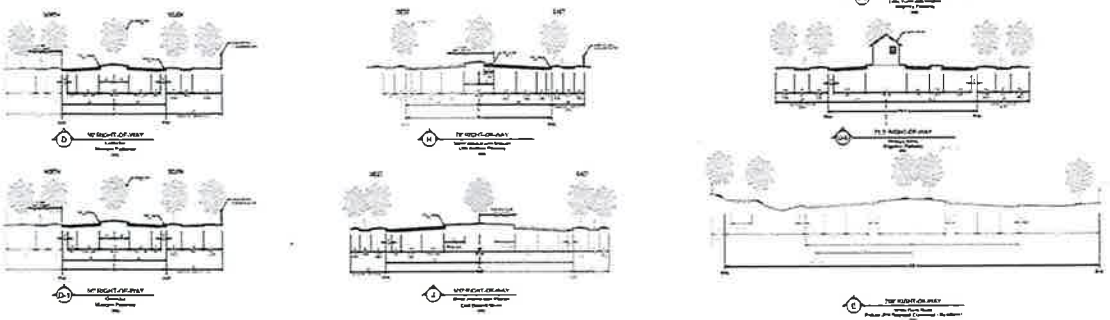
TENTATIVE MAP INFORMATION

OWNER: TOLL BROTHERS DEVELOPMENT, LLC
PROJECT: TOLL BROTHERS AT FOLSOM RANCH, PHASE 1
APPLICANT: TOLL BROTHERS DEVELOPMENT, LLC
LOCAL OFFICIAL: CITY OF FOLSOM, CALIFORNIA
DATE: FEBRUARY 5, 2020
SCALE: AS SHOWN
DATE: FEBRUARY 5, 2020
SCALE: AS SHOWN

NOTES

1. THIS TENTATIVE MAP IS A PRELIMINARY MAP. IT IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY.
2. THE INFORMATION CONTAINED HEREIN IS BASED ON THE INFORMATION PROVIDED BY THE APPLICANT. THE APPLICANT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.
3. THE INFORMATION CONTAINED HEREIN IS SUBJECT TO CHANGE WITHOUT NOTICE. THE APPLICANT SHALL BE RESPONSIBLE FOR KEEPING THIS TENTATIVE MAP UP TO DATE.
4. THE INFORMATION CONTAINED HEREIN IS SUBJECT TO THE APPROVAL OF THE LOCAL OFFICIAL. THE LOCAL OFFICIAL SHALL BE RESPONSIBLE FOR THE APPROVAL OF THIS TENTATIVE MAP.
5. THE INFORMATION CONTAINED HEREIN IS SUBJECT TO THE APPROVAL OF THE STATE OF CALIFORNIA. THE STATE OF CALIFORNIA SHALL BE RESPONSIBLE FOR THE APPROVAL OF THIS TENTATIVE MAP.

Lot	Area	Location	Area	Area	Area
1	0.12	Lot 1	0.12	0.12	0.12
2	0.12	Lot 2	0.12	0.12	0.12
3	0.12	Lot 3	0.12	0.12	0.12
4	0.12	Lot 4	0.12	0.12	0.12
5	0.12	Lot 5	0.12	0.12	0.12
6	0.12	Lot 6	0.12	0.12	0.12
7	0.12	Lot 7	0.12	0.12	0.12
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12	0.12	Lot 12	0.12	0.12	0.12
13	0.12	Lot 13	0.12	0.12	0.12
14	0.12	Lot 14	0.12	0.12	0.12
15	0.12	Lot 15	0.12	0.12	0.12
16	0.12	Lot 16	0.12	0.12	0.12
17	0.12	Lot 17	0.12	0.12	0.12
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29	0.12	Lot 29	0.12	0.12	0.12
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63	0.12	Lot 63	0.12	0.12	0.12
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69	0.12	Lot 69	0.12	0.12	0.12
70	0.12	Lot 70	0.12	0.12	0.12
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72	0.12	Lot 72	0.12	0.12	0.12
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74	0.12	Lot 74	0.12	0.12	0.12
75	0.12	Lot 75	0.12	0.12	0.12
76	0.12	Lot 76	0.12	0.12	0.12
77	0.12	Lot 77	0.12	0.12	0.12
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84	0.12	Lot 84	0.12	0.12	0.12
85	0.12	Lot 85	0.12	0.12	0.12
86	0.12	Lot 86	0.12	0.12	0.12
87	0.12	Lot 87	0.12	0.12	0.12
88	0.12	Lot 88	0.12	0.12	0.12
89	0.12	Lot 89	0.12	0.12	0.12
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91	0.12	Lot 91	0.12	0.12	0.12
92	0.12	Lot 92	0.12	0.12	0.12
93	0.12	Lot 93	0.12	0.12	0.12
94	0.12	Lot 94	0.12	0.12	0.12
95	0.12	Lot 95	0.12	0.12	0.12
96	0.12	Lot 96	0.12	0.12	0.12
97	0.12	Lot 97	0.12	0.12	0.12
98	0.12	Lot 98	0.12	0.12	0.12
99	0.12	Lot 99	0.12	0.12	0.12
100	0.12	Lot 100	0.12	0.12	0.12



COVER SHEET
VESTING TENTATIVE SUBDIVISION MAP
Toll Brothers at Folsom Ranch
 Folsom, California

Revised: February 5, 2020
 Project No. 2019-0001
 Sheet No. 1 of 1

Mackay & Somp
 Surveyors

ATTACHMENT 5

TABLE OF CONDITIONS OF APPROVAL FOR THE TOLL BROTHERS AT FOLSOM RANCH PHASE 1F VESTING TENTATIVE SUBDIVISION MAP

**CONDITIONS OF APPROVAL FOR THE TOLL BROTHERS AT FOLSOM RANCH PROJECT (PN 19-091)
WEST OF EAST BIDWELL ROAD, NORTH OF WHITE ROCK ROAD, EAST OF OAK AVENUE PARKWAY, AND
SOUTH OF MANGINI PARKWAY
GPA, SPA, DA AMENDMENTS, SLVTSM, PD PERMIT, AND INCLUSIONARY HOUSING PLAN**

#	Mitigation Measure	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
1.		<p><i>Final Development Plans</i> The owner/applicant shall submit final site development plans to the Community Development Department that shall substantially conform to the exhibits referenced below:</p> <ol style="list-style-type: none"> 1. General Plan/Specific Plan Amendment Exhibit, dated January 24, 2020 2. Illustrative Master Plan Exhibit, dated January 24, 2020 3. Small-Lot Vesting Tentative Subdivision Maps, dated February 5, 2020 4. Backbone Infrastructure Exhibit, dated February 5, 2020 5. Conceptual Phasing Exhibit, dated January 24, 2020 6. Preliminary Grading and Drainage Plan, dated February 5, 2020 7. Preliminary Utility Plan, dated February 5, 2020 8. Preliminary Tree Preservation/Removal Plan, dated February 5, 2020 9. Preliminary Landscape Plan and Details, dated January 24, 2020 10. Wall and Fence Exhibit and Details, dated January 24, 2020 11. Local Road Section Exhibit, dated January 24, 2020 12. Trail System Modification Exhibit, dated January 24, 2020 13. Walkability Exhibit, dated January 24, 2020 14. Trailhead and Signage Exhibit, dated January 24, 2020 15. Dog Park Exhibit, dated January 24, 2020 16. Model Home Complex Exhibit, dated January 24, 2020 17. Product Mix Exhibit, dated January 24, 2020 18. Streetscene Exhibit, dated August 30, 2019 19. Building Elevations and Floor Plans, dated August 30, 2019 20. Residential Design Details, dated August 30, 2019 21. Color and Materials Board, dated August 30, 2019 22. Inclusionary Housing Plan, dated March 7, 2019 <p>The General Plan Amendment, Specific Plan Amendment, Development Agreement Amendments, Planned Development Permit, Design Review, and Inclusionary Housing Plan are approved for the development of a 804-unit single-family residential subdivision (Toll Brothers at Folsom Ranch). Implementation of the project shall be consistent with the above referenced items and these conditions of approval.</p>	G, I, M, B	CD (P)(E)	<p>The Community Development Department has reviewed and approved the improvement plans and the final map for the project. The approved improvement plans are in substantial compliance with the preliminary grading and drainage plans, the preliminary site and utility plans, the tree preservation/removal plans, the preliminary landscape plans and the community design guidelines.</p> <p>The final map for this subdivision is in substantial compliance with the approved Vesting Tentative Subdivision Map.</p>	Yes

**CONDITIONS OF APPROVAL FOR THE TOLL BROTHERS AT FOLSOM RANCH PROJECT (PN 19-091)
WEST OF EAST BIDWELL ROAD, NORTH OF WHITE ROCK ROAD, EAST OF OAK AVENUE PARKWAY, AND
SOUTH OF MANGINI PARKWAY
GPA, SPA, DA AMENDMENTS, SLVTSM, PD PERMIT, AND INCLUSIONARY HOUSING PLAN**

#	Mitigation Measure	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
2.		Plan Submittal All civil engineering, improvement, and landscape and irrigation plans, shall be submitted to the Community Development Department for review and approval to ensure conformance with this approval and with relevant codes, policies, standards and other requirements of the City of Folsom.	G, I	CD (P)(E)	Improvement plans for East Bidwell Street, Mangini Parkway, Regency Parkway and the subdivision have been approved by the City and these improvements are currently under construction.	Yes
3.		Validity This approval of the Small-Lot Vesting Tentative Subdivision Map shall be valid for a period of twenty four months pursuant to Section 16.16.110A of the Folsom Municipal Code and the Subdivision Map Act. The term of the approved Inclusionary Housing Agreement shall track the term of the Small-Lot Vesting Tentative Subdivision Map, as may be extended from time to time pursuant to Section 16.16.110.A and 16.16.120 of the Folsom Municipal Code and the Subdivision Map Act.	M	CD (P)	The small-lot vesting tentative subdivision map for the Toll Brothers at Folsom Ranch Phase 1F subdivision was approved by the City Council on March 10, 2020.	Yes
4.		FMC Compliance The Small-Lot Final Map shall comply with the Folsom Municipal Code and the Subdivision Map Act.	M	CD (E)	The small-lot vesting tentative subdivision map for the Toll Brothers at Folsom Ranch Phase 1F subdivision was approved by the City Council on March 10, 2020.	Yes
5.		Development Rights The approval of this Small-Lot Vesting Tentative Subdivision Map conveys the right to develop. As noted in these conditions of approval for the Small-Lot Vesting Tentative Subdivision Map, the City has identified improvements necessary to develop the subject parcels. These improvements include on and off-site roadways, water, sewer, storm drainage, landscaping, sound-walls, and other improvements.	OG	CD (P)(E)(B) PW, PR, FD, PD	The Community Development Department has reviewed and approved the improvement plans for the both the required on-site and off-site improvements for the Phase 1F subdivision.	Yes

**CONDITIONS OF APPROVAL FOR THE TOLL BROTHERS AT FOLSOM RANCH PROJECT (PN 19-091)
WEST OF EAST BIDWELL ROAD, NORTH OF WHITE ROCK ROAD, EAST OF OAK AVENUE PARKWAY, AND
SOUTH OF MANGINI PARKWAY
GPA, SPA, DA AMENDMENTS, SLVTSM, PD PERMIT, AND INCLUSIONARY HOUSING PLAN**

#	Mitigation Measure	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
6.		<p>Public Right of Way Dedication As provided for in the First Amended and Restated Development Agreement (ARDA) and the Amendments No. 1 and 2 thereto, and any approved amendments thereafter, the owner/applicant shall dedicate all public rights-of-way and corresponding public utility easements such that public access is provided to each and every lot within the traditional home portion of the Toll Brothers at Folsom Ranch project as shown on the Small-Lot Vesting Tentative Subdivision Map (Lots 1-214). In addition, public utility easements shall be provided for public utilities within private streets to the satisfaction of the Community Development Department.</p>	M	CD (E)(P)	The final map for the Phase 1F subdivision includes all required public right-of-way and public utility easements necessary to serve all lots in the subdivision. The public right-of-way and public utility easements are shown on the final map. The residential streets serving the lots in this subdivision are private and are shown on the final map.	Yes
7.		<p>Street Names The street names identified below shall be used for the Final Small-Lot Maps: Avazedo, Black Sage, Blue Oak, Blue Sky, Boulder Creek, Bridgeview, Brookview, Clearview, Clubhouse, Cold Creek, Copperwood, Coyote Ridge, Creekwood, Crestview, Dalea, Dawn Light, Deer Park, Eagle View, Edgewood, Emerald Glen, Fallen Leaf, Fountain Heights, Fox Hollow, Gateway, Glenbrook, Glenridge, Goldenrod, Granite Point, Grey Hawk, Gully, Heather Glen, Heritage Oaks, Iron Oak, Japanese Maple, Knollbrook, Lone Tree, Longview, Manzanita, Maple, Meadow Crest, Midway, Monument, Nettle, Oak Bridge, Oakridge, Olive Orchard, Pacific Wren, Panorama, Paradise, Patina, Pinyon Pine, Quail Run, Rainbow Ridge, Ravine, Redtail, Regency Parkway, Rimrock, Robinwood, Rock Ridge, Rocky Creek, Rocky Point, Sagewood, Salvia, Scenic, Skymeadow, Skyway, Springcreek, Starling, Sundown, Sunny Oaks, Sunnyview, Sweetwater, Timber, Upland, Vale, Valley View, White Cedar, Wildwood.</p>	M	CD (E)(P)	The required street names are shown on the final map for the subdivision.	Yes

**CONDITIONS OF APPROVAL FOR THE TOLL BROTHERS AT FOLSOM RANCH PROJECT (PN 19-091)
WEST OF EAST BIDWELL ROAD, NORTH OF WHITE ROCK ROAD, EAST OF OAK AVENUE PARKWAY, AND
SOUTH OF MANGINI PARKWAY
GPA, SPA, DA AMENDMENTS, SLVTSM, PD PERMIT, AND INCLUSIONARY HOUSING PLAN**

#	Mitigation Measure	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
8.		<p>Indemnity for City The owner/applicant shall protect, defend, indemnify, and hold harmless the City and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul any approval by the City or any of its agencies, departments, commissions, agents, officers, employees, or legislative body concerning the project, which claim, action or proceeding is brought within the time period provided therefore in Government Code Section 66499.37 or other applicable statutes of limitation. The City will promptly notify the owner/applicant of any such claim, action or proceeding, and will cooperate fully in the defense. If the City should fail to cooperate fully in the defense, the owner owner/applicant shall not thereafter be responsible to defend, indemnify and hold harmless the City or its agents, officers, and employees, pursuant to this condition. The City may, within its unlimited discretion, participate in the defense of any such claim, action or proceeding if both of the following occur:</p> <ul style="list-style-type: none"> • The City bears its own attorney’s fees and costs; and • The City defends the claim, action or proceeding in good faith <p>The owner/applicant shall not be required to pay or perform any settlement of such claim, action or proceeding unless the settlement is approved by the owner/applicant. The owner/applicant’s obligations under this condition shall apply regardless of whether a Final Map is ultimately recorded with respect to this project.</p>	OG	CD (P)(E)(B) PW, PR, FD, PD	The City standard subdivision improvement agreement includes language that satisfies this condition. The subdivision improvement agreement will be executed by the City Manager upon approval by the City Council.	Yes
9.		<p>Small-Lot Vesting Tentative Subdivision Map The Small-Lot Vesting Tentative Subdivision map is expressly conditioned upon compliance with all environmental mitigation measures identified in the Folsom Plan Area Specific Plan (FEIR/EIS) as amended by the Toll Brothers at Folsom Ranch CEQA Addendum dated February-2020 (Attachment 31 to the staff report)</p>	OG	CD	The owner/applicant complied with all applicable mitigation measures from the FPASP FEIR/EIS and other approved environmental documents prior to the issuance of a grading permit. Additionally, construction inspection and monitoring is being conducted throughout construction by the City and/or its Consultants.	Yes

**CONDITIONS OF APPROVAL FOR THE TOLL BROTHERS AT FOLSOM RANCH PROJECT (PN 19-091)
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GPA, SPA, DA AMENDMENTS, SLVTSM, PD PERMIT, AND INCLUSIONARY HOUSING PLAN**

#	Mitigation Measure	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
10.		<p>ARDA and Amendments The owner/applicant shall comply with all provisions of Amendments No. 1 and 2 to the First Amended and Restated Tier 1 Development Agreement and any approved amendments thereafter by and between the City and the owner/applicant of the project including but not limited to Amendment No. 2 to the First Amended and Restated Tier 1 Development Agreement by and between the City of Folsom and Easton Valley Holdings, LLC, Amendment No. 2 to the First Amended and Restated Tier 1 Development Agreement by and between the City of Folsom and West Scott Road, LLC/Toll West Coast, LLC, Amendment No. 2 to the First Amended and Restated Tier 1 Development Agreement by and between the City of Folsom and Oak Avenue Holdings, LLC, and Amendment No. 3 to the First Amended and Restated Tier 1 Development Agreement by and between the City of Folsom and Folsom Real Estate South, LLC/Toll West Coast, LLC.</p>	M	CD (E)	The Community Development Department has reviewed the subdivision and verified that it is in compliance with Amendment No. 1 and No. 2 to the First Amended and Restated Tier 1 Development Agreement.	Yes
11.	✓	<p>Mitigation Monitoring The owner/applicant shall participate in a mitigation monitoring and reporting program pursuant to City Council Resolution No. 2634 and Public Resources Code 21081.6. The mitigation monitoring and reporting measures identified in the Folsom Plan Area Specific Plan FEIR/EIS and the Toll Brothers at Folsom Ranch Addendum to the FPASP EIR/EIS have been incorporated into these conditions of approval in order to mitigate or avoid significant effects on the environment. These mitigation monitoring and reporting measures are identified in the mitigation measure column. Applicant shall fund on a Time and Materials basis all mitigation monitoring (e.g., staff and consultant time).</p>	OG	CD (P)	The owner/applicant has funded and participated in a MMRP reporting program performed by the City's consultant (Helix) and/or City staff.	Yes

**CONDITIONS OF APPROVAL FOR THE TOLL BROTHERS AT FOLSOM RANCH PROJECT (PN 19-091)
WEST OF EAST BIDWELL ROAD, NORTH OF WHITE ROCK ROAD, EAST OF OAK AVENUE PARKWAY, AND
SOUTH OF MANGINI PARKWAY
GPA, SPA, DA AMENDMENTS, SLVTSM, PD PERMIT, AND INCLUSIONARY HOUSING PLAN**

#	Mitigation Measures	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
POLICE/SECURITY REQUIREMENT						
12.		<p>The owner/applicant shall consult with the Police Department in order to incorporate all reasonable crime prevention measures. The following security/safety measures shall be considered:</p> <ul style="list-style-type: none"> • A security guard on-duty at all times at the site or a six-foot security fence shall be constructed around the perimeter of construction areas. • Security measures for the safety of all construction equipment and unit appliances. • Landscaping shall not cover exterior doors or windows, block line-of-sight at intersections or screen overhead lighting. 	G, I, B	PD	The owner/applicant provided onsite security during construction and has incorporated line of sight guidelines into landscaping plans at intersections which have been reviewed and approved by the City.	Yes
DEVELOPMENT COSTS AND FEE REQUIREMENTS						
13.		<p>Taxes and Fees The owner/applicant shall pay all applicable taxes, fees and charges for the project at the rate and amount required by the Public Facilities Financing Plan and Amendment No. 1 to the Amended and Restated Tier 1 Development Agreement.</p>	M	CD (P)(E)	The owner/applicant has paid all current taxes and fees associated with this subdivision.	Yes
14.		<p>Assessments If applicable, the owner/applicant shall pay off any existing assessments against the property, or file necessary segregation request and pay applicable fees.</p>	M	CD (E)	The owner/applicant has paid all taxes and fees associated with this subdivision and filed a tax segregation request for applicable taxes.	Yes

**CONDITIONS OF APPROVAL FOR THE TOLL BROTHERS AT FOLSOM RANCH PROJECT (PN 19-091)
WEST OF EAST BIDWELL ROAD, NORTH OF WHITE ROCK ROAD, EAST OF OAK AVENUE PARKWAY, AND
SOUTH OF MANGINI PARKWAY
GPA, SPA, DA AMENDMENTS, SLVTSM, PD PERMIT, AND INCLUSIONARY HOUSING PLAN**

#	Mitigation Measures	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
15.		<p><i>FPASP Development Impact Fees</i> The owner/applicant shall be subject to all Folsom Plan Area Specific Plan Area development impact fees in place at the time of approval or subsequently adopted consistent with the Public Facilities Financing Plan (PFFP), Development Agreement and amendments thereto, unless exempt by previous agreement. The owner/applicant shall be subject to all applicable Folsom Plan Area plan-wide development impact fees in effect at such time that a building permit is issued. These fees may include, but are not limited to, the Folsom Plan Area Specific Plan Fee, Specific Plan Infrastructure Fee (SPIF), Solid Waste Fee, Corporation Yard Fee, Transportation Management Fee, Transit Fee, Highway 50 Interchange Fee, General Park Equipment Fee, Housing Trust Fee, etc.</p> <p>Any protest to such for all fees, dedications, reservations or other exactions imposed on this project will begin on the date of final approval (March 10, 2020), or otherwise shall be governed by the terms of Amendments No. 1 and 2 to ARDA. The fees shall be calculated at the fee rate set forth in the PFFP and the ARDA.</p>	B	CD (P), PW, PK	The Owner/Applicant shall pay all required City fees and Folsom Plan Area wide fees prior to issuance of building permits.	Condition will be satisfied prior to issuance of a building permit.
16.		<p><i>Legal Counsel</i> The City, at its sole discretion, may utilize the services of outside legal counsel to assist in the implementation of this project, including, but not limited to, drafting, reviewing and/or revising agreements and/or other documentation for the project. If the City utilizes the services of such outside legal counsel, the City shall provide notice to the owner/applicant of the outside counsel selected, the scope of work and hourly rates, and the owner/applicant shall reimburse the City for all outside legal fees and costs incurred and documented by the City for such services. The owner/applicant may be required, at the sole discretion of the City Attorney, to submit a deposit to the City for these services prior to initiation of the services. The owner/applicant shall be responsible for reimbursement to the City for the services regardless of whether a deposit is required.</p>	OG	CD (P)(E)	The City has not yet utilized any outside services for any type of legal issues for this subdivision. If at any time during the development of this subdivision, any outside legal services were necessary, the owner/applicant would be required to comply with this condition.	Yes

**CONDITIONS OF APPROVAL FOR THE TOLL BROTHERS AT FOLSOM RANCH PROJECT (PN 19-091)
WEST OF EAST BIDWELL ROAD, NORTH OF WHITE ROCK ROAD, EAST OF OAK AVENUE PARKWAY, AND
SOUTH OF MANGINI PARKWAY
GPA, SPA, DA AMENDMENTS, SLVTSM, PD PERMIT, AND INCLUSIONARY HOUSING PLAN**

#	Mitigation Measures	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
17.		<p>Consultant Services If the City utilizes the services of consultants to prepare special studies or provide specialized design review or inspection services for the project, the City shall provide notice to the owner/applicant of the outside consultant selected, the scope of work and hourly rates, and the owner/applicant shall reimburse the City for actual costs incurred and documented in utilizing these services, including administrative costs for City personnel. A deposit for these services shall be provided prior to initiating review of the Grading Plan, Final Map, improvement plans, or beginning inspection, whichever is applicable.</p>	G, I, M, B	CD (P)(E)	The City has provided notice to the owner/applicant for various Consultants performing services for the development of this subdivision. The City has collected deposits in advance of such work for construction inspection related services for this subdivision.	Yes
GRADING PERMIT REQUIREMENTS						
18.		<p>Walls/Fences/Gates The final location, design, height, materials, and colors of the walls, fences, and gates shall consistent with the submitted Wall and Fence Exhibit and Details, dated January 24, 2020 subject to review and approval by the Community Development Department to ensure consistency with the Folsom Ranch Central District Design Guidelines.</p>	G, I, B	CD (P)(E)	The Community Development Department has verified that the proposed walls and fences for the subdivision are in compliance with the Folsom Ranch Central Design Guidelines.	Yes
19.		<p>Roadway Improvement Phasing The owner/applicant shall construct the following improvements as shown on the Small-Lot Vesting Tentative Subdivision Map with each applicable phase. Roadways shall be to the ultimate horizontal and vertical alignment unless otherwise noted.</p> <p>For the purposes of these conditions, phasing of the project is defined per Figure ES-6 of the Transportation Impact Analysis dated November 20, 2019 (Attachment 31 to the staff report) and the following:</p> <ul style="list-style-type: none"> Phase 1 consists of the first 305 age-restricted dwelling units within Regency Phase 1, all located on the eastern portion of the Project site and labeled as "2021" on Figure ES-6 of the Transportation Impact Analysis dated November 20, 2019 (Attachment 31 to the staff report). Phase 1 also includes an additional 45 model home units that would be used for sales and marketing purposes initially. Conditions of approval for Phase 1 shall be met before issuance of the first building permit. 	B	CD(E), PW, FD	The owner/applicant is currently constructing the on-site and off-site public and private improvements for the Phase 1F subdivision. The public and private improvements will serve all of the lots in the subdivision. The Phase 1F subdivision is a phased portion of the 593 age-restricted dwelling units which are included in the approved Regency Phase 1 vesting tentative subdivision map. The tentative subdivision map for the Phase 2 portion of the age-restricted Regency project has been approved by the City Council.	Yes

**CONDITIONS OF APPROVAL FOR THE TOLL BROTHERS AT FOLSOM RANCH PROJECT (PN 19-091)
WEST OF EAST BIDWELL ROAD, NORTH OF WHITE ROCK ROAD, EAST OF OAK AVENUE PARKWAY, AND
SOUTH OF MANGINI PARKWAY
GPA, SPA, DA AMENDMENTS, SLVTSM, PD PERMIT, AND INCLUSIONARY HOUSING PLAN**

#	Mitigation Measures	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
		<ul style="list-style-type: none"> • Phase 2 consists of the next 377 dwelling units (240 age-restricted dwelling units located within Regency Phase 1 on the eastern portion of the Project site, and 137 Traditional Subdivision units located on the western portion of the project site.) These units are labeled as “2022” on Figure ES-6 of the Transportation Impact Analysis dated November 20, 2019 (Attachment 31 to the staff report). Conditions of approval for Phase 2 shall be met before issuance of the 306th Regency Phase 1 building permit (excludes 45 model home units) or the first building permit for the Traditional Subdivision within the project site. • Phase 3 consists of the remaining 543 dwelling units (466 age-restricted dwelling units within Regency Phase 1 and 2 plus 77 Traditional Subdivision units) These units are labeled as “2023” and 2024 on Figure ES-6 of the Transportation Impact Analysis dated November 20, 2019 (Attachment 31 to the staff report). Conditions of approval for Phase 3 shall be met before issuance of the 546th age restricted building permit for Regency Phase 1/Phase 2 or the 138th building permit for the Traditional Subdivision within the Project site. <p>The following conditions defined the roadway improvements which shall be installed for each phase, as described above.</p>				

20.		<p>Phasing of Roadways</p> <p>Roadway construction shall be phased as described in the Transportation Impact Analysis and as shown on Figure ES-6 of the Transportation Impact Analysis dated November 20, 2019 (Attachment 31 to the staff report). Changes in the timing and/or progression of construction of homes may result in a change in the timing and/or sequencing of roadway construction subject to review and approval by the Community Development Department.</p> <p><u>Phase 1</u></p> <ul style="list-style-type: none"> Construct Mangini Parkway from East Bidwell Street to Driveway #4 located on the south side of Mangini Parkway as a two-lane roadway prior to issuance of the first building permit in Regency Phase 1. Construct Regency Parkway as a two-lane roadway from East Bidwell Street to Street F. Construct Mangini Parkway/Driveway #4 intersection, East Bidwell Street/Regency Parkway intersection, and internal project roads as required to access to new homes. <p><u>Phase 2</u></p> <ul style="list-style-type: none"> Construct Mangini Parkway from Driveway #4 to Oak Avenue Parkway as a two-lane roadway prior to issuance of the first Traditional Subdivision building permit within the project. Construct Oak Avenue Parkway from Mangini Parkway to Driveway #1 prior to issuance of the first Traditional Subdivision building permit within the project. Construct Oak Avenue Parkway from Driveway #1 to White Rock Road as an EVA access prior to issuance of the first Traditional Subdivision building permit within the Project. Construct Oak Avenue Parkway/Driveway #1 intersection, Mangini Parkway Driveway #2 intersection, Mangini Parkway Driveway #4 intersection, and internal project roads as required to access new homes. Construct Regency Parkway as a two-lane roadway from Street F to planned bridge over creek at the western of the Phase 2 active adult homes. <p><u>Phase 3</u></p> <ul style="list-style-type: none"> Construct Oak Avenue Parkway from Driveway #1 to White Rock Road as a two-lane roadway prior to issuance of the 138th Traditional Subdivision building permit within the project. 	B	CD (E), PW, FD	<p>The Community Development Department has reviewed and approved the improvement plans for the subdivision. The owner/applicant is currently constructing the on-site and off-site public and private improvements for the Phase 1F subdivision. The public and private improvements will serve all of the lots in the subdivision. The Phase 1F subdivision is a phased portion of the 593 age-restricted dwelling units which are included in the approved Regency Phase 1 vesting tentative subdivision map. The tentative subdivision map Phase 2 portion of the age-restricted Regency project has been approved by the City Council. The vesting tentative subdivision map for Phase 3 was approved by the City Council but has not yet moved forward into development at this time.</p>	<p>The condition will be satisfied prior to issuance of a building permit.</p>
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**CONDITIONS OF APPROVAL FOR THE TOLL BROTHERS AT FOLSOM RANCH PROJECT (PN 19-091)
WEST OF EAST BIDWELL ROAD, NORTH OF WHITE ROCK ROAD, EAST OF OAK AVENUE PARKWAY, AND
SOUTH OF MANGINI PARKWAY
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#	Mitigation Measures	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
		<ul style="list-style-type: none"> Construct Regency Parkway from prior terminus to Mangini Parkway prior to issuance of the 546th Regency Phase 1 building permit within the project. <p>All driveway intersections and the Oak Avenue Parkway/Mangini Parkway intersection shall be constructed as the corresponding portions of those roads are built.</p>				
21.		<p><i>Phasing of Improvements to Specific Intersections</i></p> <p>Improvements to specific intersections identified in the November 20, 2019, Transportation Impact Study (Attachment 31 to staff report) shall be constructed as follows in Condition Nos. 22-52:</p>	B	CD (E), PW, FD	The Community Development Department has reviewed and approved the public and private improvement plans for the subdivision and verified that these improvements are consistent with the approved Transportation Impact Study.	Condition will be satisfied prior to issuance of the first building permit.
22.		<p><i>Mangini Parkway (Segment 1)</i></p> <p>Construct Mangini Parkway from East Bidwell Street westerly to Driveway #4 ("Street C") as a two-lane roadway prior to issuance of the first Regency Phase 1 building permit.</p> <p>Timing: Prior to issuance of the first Regency Phase 1 building permit.</p>	B	CD (E), PW, FD	The Community Development Department has reviewed and approved the public and private improvement plans for the subdivision and verified that these improvements are consistent with the approved Transportation Impact Study. These required improvements are included in the approved plans for this roadway section and are currently under construction.	Condition will be satisfied prior to issuance of the first building permit.

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#	Mitigation Measures	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
23.		<p><i>Mangini Parkway (Segment 2)</i></p> <p>Construct Mangini Parkway from Driveway #4 (“Street C”) to Oak Avenue Parkway as a two-lane roadway prior to issuance of the first Traditional Subdivision building permit within the project.</p> <p>Timing: Prior to issuance of the first Traditional Subdivision building permit.</p>	B	CD (E), PW, FD	This condition will be satisfied prior to issuance of the first building permit in the Phase 3 portion (Traditional Lots) of the Toll Brothers at Folsom Ranch	Condition will be satisfied prior to issuance of the first building permit in Phase 3
24.		<p><i>Regency Parkway (Segment 1)</i></p> <p>Construct Regency Parkway as a two-lane roadway from East Bidwell Street to Street F.</p> <p>Timing: Prior to issuance of the first Regency Phase 1 building permit.</p>	B	CD (E), PW, FD	The Community Development Department has reviewed and approved the public and private improvement plans for the subdivision and verified that these improvements are consistent with the approved Transportation Impact Study. These required improvements are included in the approved plans for this roadway section and are currently under construction.	Condition will be satisfied prior to issuance of the first building permit.
25		<p><i>Regency Parkway (Segment 2)</i></p> <p>Construct Regency Parkway as a two-lane roadway from Street F to the planned bridge over creek at the western edge of the Regency Phase 1 Small-Lot Vesting Tentative Subdivision Map.</p> <p>Timing: Prior to issuance of 306th Regency Phase 1 building permit.</p>	.B	CD (E), PW, FD	This condition will be satisfied prior to issuance of the 306 th building permit in the Toll Brothers at Folsom Ranch Regency project.	Condition will be satisfied prior to issuance of the 306 th building permit.

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#	Mitigation Measures	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
26.		<p><i>Regency Parkway (Segment 3)</i></p> <p>Construct Regency Parkway as a two-lane roadway from the eastern edge of the planned bridge over the creek bisecting the project site to Mangini Parkway.</p> <p>Timing: Prior to issuance of the first Regency Phase 2 building permit (546th overall Regency Phase 1/2 building permit excluding the 45 model home building permits).</p>	B	CD (E), PW, FD	This condition will be satisfied prior to issuance of the 546 th building permit in the Phase 2 portion of the Toll Brothers at Folsom Ranch Regency project. The Phase 1 portion of the Regency project consists of 593 dwelling units, The VTSM for the Phase 2 portion of the Regency project has been approved by the City Council.	This condition will be satisfied prior to issuance of the 546 th building permit
27.		<p><i>Oak Avenue Parkway (Segment 1)</i></p> <p>Construct Oak Avenue Parkway as a two-lane roadway from Mangini Parkway to Driveway 1.</p> <p>Timing: Prior to issuance of the first Traditional Subdivision building permit.</p>	B	CD (E), PW, FD	This condition will be satisfied with the future development of the Phase 3 portion of the Toll Brothers at Folsom Ranch project (Traditional Subdivision)	Condition will be satisfied prior to issuance of the first building permit in Phase 3
28.		<p><i>Oak Avenue Parkway (Segment 2)</i></p> <p>Construct Oak Avenue Parkway as an EVA from Driveway 1 to White Rock Road.</p> <p>Timing: Prior to issuance of the first Traditional Subdivision building permit.</p>	B	CD (E), PW, FD	This condition will be satisfied with the future development of the Phase 3 portion of the Toll Brothers at Folsom Ranch project (Traditional Subdivision)	Condition will be satisfied prior to issuance of the first building permit in Phase 3

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#	Mitigation Measures	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
29.		<p><i>Oak Avenue Parkway (Segment 2)</i></p> <p>Construct Oak Avenue Parkway as a two-lane roadway from Driveway 1 to White Rock Road.</p> <p>Timing: Prior to issuance of the 138th Traditional Subdivision building permit.</p>	B	CD (E), PW, FD	This condition will be satisfied with the future development of the Phase 3 portion of the Toll Brothers at Folsom Ranch project (Traditional Subdivision).	Condition will be satisfied prior to issuance of the 138 th building permit in Phase 3
30.		<p><i>Oak Avenue Parkway/Driveway 1 (Stage 1)</i></p> <p>Construct Driveway as shown in (Figure 43 of the November 20, 2019 Transportation Impact Study):</p> <ul style="list-style-type: none"> • Northbound: Oak Ave Parkway shall be barricaded south of Driveway 1 and configured as an EVA; • Southbound: one shared through-left lane; • Westbound: one shared lane; • Control: side-street-stop-control. <p>Timing: Prior to issuance of first Traditional Subdivision building permit.</p>	B	CD (E), PW, FD	This condition will be satisfied with the future development of the Phase 3 portion of the Toll Brothers at Folsom Ranch project (Traditional Subdivision).	Condition will be satisfied prior to issuance of the first building permit in Phase 3

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#	Mitigation Measures	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
31.		<p><i>Oak Avenue Parkway/Driveway 1 (Stage 2)</i></p> <p>Construct driveway as shown in (Figure 44 of the November 20, 2019 Transportation Impact Study):</p> <ul style="list-style-type: none"> • Northbound: one shared through-right lane with a 150' right turn taper; • Southbound: one shared through-left lane; • Westbound: one shared lane; • Control: side-street-stop-control. <p>Timing: Prior to issuance of 138th Traditional Subdivision building permit.</p>	B	CD (E), PW, FD	This condition will be satisfied with the future development of the Phase 3 portion of the Toll Brothers at Folsom Ranch project (Traditional Subdivision).	Condition will be satisfied prior to issuance of the 138 th building permit in Phase 3
32.		<p><i>Oak Avenue Parkway/Driveway 1 (Cumulative Right-of-Way)</i></p> <p>Applicant shall dedicate right-of-way to City of Folsom for future construction of the ultimate Driveway 1 intersection (Figure 45 of the November 20, 2019 Transportation Impact Study):</p> <ul style="list-style-type: none"> • Northbound: one left-turn lane with 150' pocket plus 60'taper, one through, and one shared through-right lane with a 150' right turn taper; • Southbound: one left-turn lane with 150' pocket plus 60'taper, one through, and one shared through-right lane with a 150 right turn taper; • Westbound: one shared lane; • Eastbound: one shared lane; • Control: side-street-stop-control. <p>Timing: Prior to issuance of first Traditional Subdivision building permit.</p>	B	CD (E), PW, FD	This condition will be satisfied with the future development of the Phase 3 portion of the Toll Brothers at Folsom Ranch project (Traditional Subdivision).	Condition will be satisfied prior to issuance of the first building permit in Phase 3

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#	Mitigation Measures	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
33.		<p><i>Mangini Parkway/Driveway 2</i></p> <p>Construct driveway as shown in (Figure 46 of the November 20, 2019 Transportation Impact Study):</p> <ul style="list-style-type: none"> • Northbound: one shared lane; • Westbound: one through lane and one left turn lane in a 60' pocket with 60'taper; • Eastbound: one through lane and one right turn lane in a 150' pocket with 60'taper; • Control: side-street-stop-control. <p>Timing: Prior to issuance of first Traditional Subdivision building permit.</p>	B	CD (E), PW, FD	This condition will be satisfied with the future development of the Phase 3 portion of the Toll Brothers at Folsom Ranch project (Traditional Subdivision).	Condition will be satisfied prior to issuance of the first building permit in Phase 3
34.		<p><i>Mangini Parkway/Regency Parkway (Driveway 3)</i></p> <p>Construct driveway as shown in (Figure 47 of the November 20, 2019 Transportation Impact Study):</p> <ul style="list-style-type: none"> • Northbound: one shared lane; • Westbound: one through lane and one left turn lane in a 60' pocket with 60'taper; • Eastbound: one through lane and one right turn lane in a 150' pocket with 60'taper; • Control: side-street-stop-control. <p>Timing: Prior to issuance of the first Regency Phase 2 building permit (546th overall Regency Phase 1/2 building permit excluding the 45 model home building permits).</p>	B	CD (E), PW, FD	This condition will be satisfied prior to issuance of the 546 th building permit in the Phase 2 portion of the Toll Brothers at Folsom Ranch Regency project. The Phase 1 portion of the Regency project consists of 593 dwelling units, The VTSM for the Phase 2 portion of the Regency project has been approved by the City Council.	This condition will be satisfied prior to issuance of the 546 th building permit in Phase 2

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#	Mitigation Measures	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
35.		<p><i>Mangini Parkway/Driveway 4</i></p> <p>Construct driveway as shown in (Figure 48 of the November 20, 2019 Transportation Impact Study):</p> <ul style="list-style-type: none"> • Northbound: one shared lane; • Westbound: one through lane and one left turn lane in a 60' pocket with 60'taper; • Eastbound: one through lane and one right turn lane in a 150' pocket with 60'taper; • Control: side-street-stop-control. <p>Timing: Prior to issuance of first Regency Phase 1 building permit.</p>	B	CD (E), PW, FD	The Community Development Department has reviewed and approved the public and private improvement plans for the subdivision and verified that these improvements are consistent with the approved Transportation Impact Study. These required improvements are included in the approved plans for this intersection and are currently under construction.	Condition will be satisfied prior to issuance of the first building permit.
36.		<p><i>Mangini Parkway/Driveway 5 (Stage 1)</i></p> <p>Construct driveway as shown in (Figure 49 of the November 20, 2019 Transportation Impact Study):</p> <ul style="list-style-type: none"> • Northbound: one shared lane; • Westbound: one shared through-left turn lane; • Eastbound: one shared through-right turn lane; • Control: side-street-stop-control. <p>Timing: Prior to issuance of 306th Regency Phase 1 building permit (excludes 45 model home unit building permits).</p>	B	CD (E), PW, FD	This condition will be satisfied prior to issuance of the 306 th production building permit in the Toll Brothers at Folsom Ranch Regency project. The Phase 1 portion of the Regency project consists of 593 dwelling units.	This condition will be satisfied prior to issuance of the 306 th building permit in Phase 1

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37.		<p><i>Mangini Parkway/Driveway 5 Right-of-Way</i></p> <p>Applicant shall dedicate right-of-way to City of Folsom for future construction of the ultimate Mangini Parkway/Driveway 5 intersection (Figure 50 of the November 20, 2019 Transportation Impact Study):</p> <ul style="list-style-type: none"> • Northbound: one shared lane; • Southbound: one right turn lane in a 150' pocket plus 60' taper and one shared through-left lane; • Westbound: one through-right lane and one left turn lane in a 60' pocket with 60'taper; • Eastbound: one through-right lane and one left turn lane in a 60' pocket with 60'taper; • Control: side-street-stop-control. <p>Timing: Prior to issuance of 306th Regency Phase 1 building permit (excludes 45 model home unit building permits).</p>	B	CD (E), PW, FD	This condition will be satisfied prior to issuance of the 306 th building permit in the Toll Brothers at Folsom Ranch Regency project. The Phase 1 portion of the Regency project consists of 593 dwelling units.	This condition will be satisfied prior to issuance of the 306 th building permit in Phase 1
38.		<p><i>East Bidwell Street/Regency Parkway (Driveway 6) Stage 1</i></p> <p>Construct driveway as follows:</p> <ul style="list-style-type: none"> • Northbound: one through lane and one left turn lane in a 150' pocket with 60' taper; • Southbound: one through lane and one right turn lane in a 150' pocket with 60'taper; • Eastbound: one shared lane; • Westbound departure: two lanes separated by a median for two access gates shall be subject to City Engineers prior approval. • Control: side-street-stop-control. <p>Timing: Prior to issuance of first Regency Phase 1 building permit.</p>	B	CD (E), PW, FD	The Community Development Department has reviewed and approved the public and private improvement plans for the subdivision and verified that these improvements are consistent with the approved Transportation Impact Study. These required improvements are included in the approved plans for this intersection and are currently under construction.	Condition will be satisfied prior to issuance of the first building permit in Phase 1.

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#	Mitigation Measures	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
39.		<p><i>East Bidwell Street/Regency Parkway (Driveway 6)</i></p> <p>Modify driveway as shown in (Figure 51 of the November 20, 2019, Transportation Impact Study), unless intersection has been signalized:</p> <ul style="list-style-type: none"> • Northbound: one through lane and one left turn lane in a 150' pocket with 60' taper; • Southbound: one through lane and one right turn lane in a 150' pocket with 60' taper; • Eastbound: one shared lane, plus a 300' northbound acceleration lane on East Bidwell Street to receive left-turns from Regency Parkway (a second NB lane on East Bidwell Street starting from Regency Parkway is equivalent to the 300' acceleration lane); • Westbound departure: two lanes separated by a median for two access gates shall be subject to City Engineers prior approval. • Control: side-street-stop-control. <p>Timing: Prior to issuance of the first Regency Phase 2 building permit (546th overall Regency Phase 1/2 building permit excluding the 45 model home building permits).</p>	B	CD (E), PW, FD	This condition will be satisfied prior to issuance of the 546 th building permit in the Phase 2 portion of the Toll Brothers at Folsom Ranch Regency project. The Phase 1 portion of the Regency project consists of 593 dwelling units, The VTSM for the Phase 2 portion of the Regency project has been approved by the City Council.	This condition will be satisfied prior to issuance of the 546 th building permit in Phase 2

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#	Mitigation Measures	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
40.		<p><i>Mangini Parkway/Regency Parkway (Driveway 6) Right-of-Way</i></p> <p>The owner/applicant shall dedicate right-of-way to City of Folsom for future construction of the ultimate Mangini Parkway/Driveway 6 intersection (Figure 52 of the November 20, 2019, Transportation Impact Study):</p> <ul style="list-style-type: none"> • Northbound: one left turn lane in a 150' pocket with 60' taper, two through lanes, and a right turn lane in a 150' pocket with 60' taper; • Southbound: one right turn lane in a 150' pocket with 60' taper, two through lanes, and two left turn lanes in a 250' pocket with 120'taper. (Note that the FPASP assumed a single southbound left turn lane.); • Westbound: one shared left-through-right lane, and one right turn lane; • Westbound departure: two lanes separated by a median for two access gates shall be subject to City Engineers approval. • Eastbound: one shared lane <p>Timing: Prior to issuance of first Regency Phase 1 building permit</p>	B	CD (E), PW, FD	The final map for the subdivision includes the required right-of-way for the Mangini Parkway/Regency Parkway intersection. The right-of-way dedication is shown on the final map.	Yes

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#	Mitigation Measures	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
41.		<p><i>Phase 1 Internal Stop Control</i></p> <p>Stop Control shall be installed at the following five locations within the Regency Phase 1 portion of the Toll Brothers at Folsom Ranch project:</p> <ul style="list-style-type: none"> • Regency Parkway/Street A (two-way-stop-control). Stop on A, no control on Regency. • Regency Parkway/Street D (two-way-stop-control). Stop on D, no control on Regency. • Regency Parkway/Street E (all-way-stop-control). • Regency Parkway/Street F (two-way-stop-control). Stop on F, no control on Regency. • Street D/Street S (all-way-stop-control). <p>Roundabouts may replace stop control at internal intersections with authorization from the City Engineer. Location of Stop Control is shown in Figure 24, page 73 of the November 20, 2019, Transportation Impact Study.</p> <p>Timing: prior to issuance of the first Regency Phase 1 building permit.</p>	B	CD (E), PW, FD	The required stop control for the various street intersections are shown on the approved plans for the subdivision. The Community Development Department will verify compliance with this condition prior to building permit issuance.	Condition will be satisfied prior to issuance of a building permit.

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#	Mitigation Measures	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
42.		<p><i>Phase 1 Internal Stop Control (Regency Phase 1)</i></p> <p>Stop Control shall be installed at the following locations within the Regency Phase 1 portion of the Toll Brothers at Folsom Ranch project:</p> <ul style="list-style-type: none"> • Regency Parkway/Street G (two-way-stop-control). Stop on G, no control on Regency. • Regency Parkway/Street H (two-way-stop-control). Stop on H, no control on Regency. <p>Roundabouts may replace stop control at internal intersections with authorization from the City Engineer. Location of Stop Control is shown in Figure 24, Page 73 of the November 20, 2019, Transportation Impact Study.</p> <p>Timing: prior to issuance of the 306th Regency Phase 1 building permit (excludes 45 model home unit building permits).</p>	B	CD (E), PW, FD	The required stop control for the various street intersections is shown on the approved plans for the subdivision. The Community Development Department will verify compliance with this condition prior to issuance of the 306 th building permit in Phase 1.	Condition will be satisfied prior to issuance of the 306 th building permit in Phase 1.
43.		<p><i>Phase 2 Internal Stop Control (Traditional Subdivision)</i></p> <p>Stop Control shall be installed at the following locations:</p> <ul style="list-style-type: none"> • Street TA/Street TC (two-way-stop-control). Stop on TC, no control on TA. • Street TA/Street TG (two-way-stop-control). Stop on TG, no control on TA. • Street TB/Street TC (two-way-stop-control). Stop on TC, no control on TB. <p>Roundabouts may replace stop control at internal intersections with authorization from the City Engineer. Location of Stop Control is shown in preceding Figure 25, page 74.</p> <p>Timing: prior to issuance of the first Traditional Subdivision building permit.</p>	B	CD (E), PW, FD	The required stop control for the various street intersections will be shown on the approved plans for the future Phase 3 subdivision (Traditional Subdivision). The Community Development Department will verify compliance with this condition prior to building permit issuance in Phase 3.	Condition will be satisfied prior to issuance of the first building permit in Phase 3.

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44.		<p><i>Regency Phase 2 Internal Stop Control</i></p> <p>Stop Control shall be installed at any internal Regency Phase 2 intersections with four (or more) legs as directed by the City Engineer. Roundabouts may replace stop control at internal intersections with authorization from the City Engineer.</p> <p>Timing: Prior to issuance of the first Regency Phase 2 building permit (546th overall Regency Phase 1/2 building permit excluding the 45 model home building permits).</p>	B	CD (E), PW, FD	The required stop control for the various street intersections will be shown on the approved plans for the future Phase 2 subdivision. The Community Development Department will verify compliance with this condition prior to building permit issuance in Phase 2.	Condition will be satisfied prior to issuance of the 546 th building permit in Phase 2.

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#	Mitigation Measures	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
45.		<p><i>Oak Ave Parkway/White Rock Rd</i></p> <p>Implement either (A) or (B) below:</p> <p>(A) The Capital Southeast Connector Joint Powers Authority (JPA) has programmed to realign this portion of White Rock Road and building a partial signal to accommodate anticipated U-Turns. Expand or construct a signalized intersection as follows:</p> <ul style="list-style-type: none"> • SB: A single shared lane for left and right turns. • EB: A through lane and a left/U-turn in 300' pocket plus taper. • WB: A through lane and a right-turn in 300' pocket plus taper. • Signalize with protected phasing for left turns and U-turns. • Geometric design shall be consistent with Capital Southeast Connector Joint Powers Authority adopted standards. <p><i>OR</i></p> <p>(B) Channelize the intersection on the existing White Rock Road alignment to restrict turning movements to westbound right turns and southbound right turns. The westbound right turn requires a 365' deceleration lane, and the southbound right turn requires a 960' acceleration lane (Figure 53 of the November 20, 2019, Transportation Impact Study).</p> <p>Timing: Prior to opening the segment of Oak Avenue Parkway between Driveway 1 and White Rock Road, or prior to issuance of the 138th Traditional Subdivision building permit, whichever occurs first.</p>	B	CD (E), PW, FD	This condition will be satisfied with the development of the Phase 3 portion (Traditional Subdivision) of the Toll Brothers at Folsom Ranch project.	Condition will be satisfied prior to issuance of the 138 th building permit in Phase 3.

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#	Mitigation Measures	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
46.		<p><i>East Bidwell St./White Rock Road</i></p> <p>Signalize the existing White Rock Rd/East Bidwell Street intersection implementing either (A) or (B) below:</p> <p>(A) The Capital Southeast Connector Joint Powers Authority (JPA) project has programmed to relocate and signalize the East Bidwell Street/White Rock Road intersection as shown in the October 2017 geometric conceptual drawing , or equivalent improvements (i.e., three southbound approach lanes, four eastbound approach lanes, and three westbound approach lanes). Figure 54 of the November 20, 2019, Transportation Impact Study provides a conceptual intersection layout for this mitigation. Under option A, fair share is defined as the Toll Brothers at Folsom Ranch Project’s responsibility to the Sacramento County Transportation Development Fee. The Applicant is required to pay the Sacramento County Transportation Development Fee. Option A can be considered to be implemented once the JPA has let contracts for construction of the new intersection. This will ensure that the mitigation is constructed before project traffic adds 5 or more seconds of delay to the intersection.</p> <p><i>OR</i></p> <p>(B) Signalize the existing East Bidwell Street/White Rock Road intersection with the existing geometry. Figure 55 of the November 20, 2019, Transportation Impact Study provides a conceptual intersection layout for this mitigation.</p> <p>Timing: Prior to issuance of the first Regency Phase 1 building permit.</p>	B	CD (E), PW, FD	The Capital Southeast Connector -JPA has executed a construction contract with Goodfellow Brothers, Inc. to construct the Capital Southeast Connector from Prairie City Road to East Bidwell Street. The construction contract was executed in December of 2020. Grading and construction commenced in April 2021. The project will include the relocation and signalization of the existing White Rock Road/East Bidwell Street intersection. The project is expected to be complete in the Spring of 2022.The owner/applicant will pay the Sacramento County Transportation Development Fee prior to issuance of all building permits in the subdivision.	Condition will be satisfied prior to issuance of a building permit.

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47.		<p><i>East Bidwell St/Mangini Pkwy</i></p> <p>Signalize the intersection with the following geometry (Figure 56 of the November 20, 2019, Transportation Impact Study):</p> <ul style="list-style-type: none"> • NB: One left-turn lane in a 200' pocket with 60' taper, one through lane, and one right-turn lane in a 150' pocket with a 60' taper; • SB: One left-turn lane in a 200' pocket with 60' taper, one through lane, and one right-turn lane in a 150'pocket with 60'taper; • EB and WB: One left-turn lane in a 200' pocket with 60' taper, one through lane, and one right-turn lane in a 200'pocket with 60'taper. <p>Timing: prior to issuance of first Regency Phase 1 building permit.</p>	B	CD (E), PW, FD	The Community Development Department has reviewed and approved the improvement plans for the construction of these required improvements including the plans for the modification to the existing traffic signal. These improvements are currently under construction.	Condition will be satisfied prior to issuance of a building permit in the subdivision.
48.		<p><i>East Bidwell St/Mangini Pkwy</i></p> <p>Expand the intersection and update signal configuration as follows (Figure 57 of the November 20, 2019 Transportation Impact Study):</p> <ul style="list-style-type: none"> • NB: One left-turn lane in a 200' pocket with 60' taper, two through lanes, and one right-turn lane in a 150' pocket with a 60' taper (the second through lane should be developed 300' south of the intersection); • SB: One left-turn lane in a 200' pocket with 60' taper, one through lane, and one right-turn lane in a 150'pocket with 60'taper; • EB and WB: One left-turn lane in a 200' pocket with 60' taper, one through lane, and one right-turn lane in a 200'pocket with 60'taper. <p>Timing: Prior to issuance of the first Regency Phase 2 building permit (546th overall Regency Phase 1/2 building permit excluding the 45 model home building permits).</p>	B	CD (E), PW, FD	This condition of approval will be satisfied during the development of the future Phase 2 portion (Regency Phase 2) of the Toll Brothers at Folsom Ranch project. The vesting tentative subdivision map for the Phase 2 (Regency) portion of the project has been approved by the City Council.	Condition will be satisfied prior to issuance of the 546 th building permit in the Regency project.

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#	Mitigation Measures	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
49.		<p><i>East Bidwell St/Alder Creek Parkway</i></p> <p>Reconstruct and signalize the East Bidwell St/Alder Creek Parkway intersection as shown in Figure 58 of the November 20, 2019, Transportation Impact Study:</p> <ul style="list-style-type: none"> • NB Approach: One U-turn lane in a 150' pocket with a 60' taper, one through lane, and one right turn lane in a 150' pocket plus 60' taper. • SB Approach: One left turn lane in a 200' pocket plus 60' taper, and one through lane. • WB Approach: One right turn lane, plus one left-turn lane in a 200' pocket plus 60' taper. <p>Timing: Prior to issuance of the first Regency Phase 1 building permit.</p>	B	CD (E), PW, FD	The Community Development Department has approved the plans for the reconstruction and signalization of the East Bidwell Street/Alder Creek Parkway intersection in accordance with this condition.	Condition will be satisfied prior to issuance of a building permit in the subdivision.
50.		<p><i>East Bidwell St/Alder Creek Parkway</i></p> <p>Reconstruct and modify signal at the East Bidwell St/Alder Creek Parkway intersection as shown in Figure 59 of the November 20, 2019, Transportation Impact Study:</p> <ul style="list-style-type: none"> • NB Approach: One U-turn lane in a 150' pocket with a 60' taper, two through lanes, and one right turn lane in a 150' pocket plus 60' taper. • SB Approach: One left turn lane in a 240' pocket plus 60' taper, and two through lanes. The second SB through lane can be dropped south of Old Ranch Way, the estimated taper for merging the two southbound lanes into one should be 660 feet long based on a 55 mph design speed and 12-foot lane width. • WB Approach: One right turn lane, plus one left-turn lane in a 200' pocket plus 60' taper. <p>Timing: Prior to issuance of the first Regency Phase 2 building permit (546th overall Regency Phase 1/2 building permit excluding the 45 model home building permits).</p>	B	CD (E), PW, FD	The owner/applicant will be required to submit grading and improvement plans to the Community Development Department for review and approval to construct these required improvements. The required improvements will have to be constructed and accepted by the City prior to issuance of the 546 th building permit in the Regency Phase 2 portion of the project.	Condition will be satisfied prior to issuance of the 546 th building permit in Phase 2 of the Regency project.

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51.		<p><i>East Bidwell St/Savannah Parkway</i></p> <p>Reconstruct the East Bidwell St/Savannah Pkwy intersection with the following geometry (Figure 60 of the November 20, 2019, Transportation Impact Study):</p> <ul style="list-style-type: none"> • NB Approach: One shared through-right lane with a 150' taper; • SB Approach: One left turn lane in a 150' pocket plus 60' taper, and one through lane; • WB Approach: One left turn lane in a 60' pocket plus 60' taper, and one through lane; • SB departure: Construct a southbound receiving and acceleration lane for westbound left turn traffic. The acceleration lane shall be in a 300' pocket plus an appropriate taper. <p>Timing: Prior to issuance of the first Regency Phase 1 building permit.</p>	B	CD (E), PW, FD	The required improvements in this condition have been completed and accepted by the City. These improvements were constructed as part of the off-site improvements for the Mangini Ranch Phase 2, Village No. 7 subdivision.	Yes
52.		<p><i>East Bidwell St/Savannah Parkway</i></p> <p>Reconstruct the East Bidwell St/Savannah Pkwy intersection with the following geometry (Figure 61 of the November 20, 2019, Transportation Impact Study):</p> <ul style="list-style-type: none"> • NB Approach: One through lane and one shared through-right lane with a 150' taper; • SB Approach: One left turn lane in a 150' pocket plus 60' taper, and one through lane; • WB Approach: One left turn lane in a 60' pocket plus 60' taper, and one through lane; • SB departure: Construct a southbound receiving and acceleration lane for westbound left turn traffic. The acceleration lane shall be in a 300' pocket plus an appropriate taper. <p>Timing: Prior to issuance of the first Regency Phase 2 building permit (546th overall Regency Phase 1/2 building permit excluding the 45 model home building permits).</p>	B	CD (E), PW, FD	The owner/applicant will be required to submit grading and improvement plans to the Community Development Department for review and approval to construct these required improvements. The required improvements will have to be constructed and accepted by the City prior to issuance of the 546 th building permit in the Regency Phase 2 portion of the project.	Condition will be satisfied prior to issuance of the 546 th building permit in Phase 2 of the Regency project.

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53.		<p>Utility Infrastructure</p> <ul style="list-style-type: none"> • Utilities shall be constructed concurrent with the roadway phasing, as deemed appropriate and necessary to support the particular phase by the City Engineer. • A particular development phase may be developed into sub-phases in which the roadway and utility phasing may change. If sub-phasing is proposed, the City Engineer shall determine what roadway and utility improvements are appropriate and necessary to serve the sub-phase. 	G, I, M	CD (E), PW, FD	The Community Development Department has reviewed and approved the phasing plan for Phase 1 of the Toll Brothers at Folsom Ranch Regency project. The City Engineer has approved the phasing plan to verify that the proposed roadway and infrastructure is appropriate for each phase.	Yes
54.		<p>Off-site improvements / Rights of Entry</p> <p>For any improvements constructed on private property that are not under the ownership or control of the owner/applicant, all rights-of-entry, and if necessary, a permanent easement shall be obtained and provided to the City. All rights of entry, construction easements, either permanent or temporary and other easements shall be obtained as set forth in Amendments No. 1 and 2 to ARDA, which shall be fully executed by all affected parties and shall be recorded with the Sacramento County Recorder, where applicable, prior to approval of grading and/or improvement plans.</p>	G, I	CD (E)	The owner/applicant has provided copies of fully executed rights-of-entry from privately owned parcels that adjoin the Toll Brothers at Folsom Ranch project. The fully executed rights-of-entry are on file with the Community Development Department.	Yes
55.		<p>Mine Shaft Remediation</p> <p>The owner/applicant shall locate and remediate all antiquated mine shafts, drifts, open cuts, tunnels, and water conveyance or impoundment structures existing on the project site, with specific recommendations for the sealing, filling, or removal of each that meet all applicable health, safety and engineering standards. Recommendations shall be prepared by an appropriately licensed engineer or geologist. All remedial plans shall be reviewed and approved by the City prior to approval of grading plans.</p>	G	CD (E)	During the course of grading and construction for the subdivision no mine shafts or tunnels were located or discovered.	Yes

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56.		<p>Prepare Traffic Control Plan. Prior to construction, a Traffic Control Plan for roadways and intersections affected by construction shall be prepared by the owner/applicant. The Traffic Control Plan prepared by the owner/applicant shall, at minimum, include the following measures:</p> <ul style="list-style-type: none"> • Maintaining the maximum amount of travel lane capacity during non-construction periods, possible, and advanced notice to drivers through the provision of construction signage. • Maintaining alternate one-way traffic flow past the lay down area and site access when feasible. • Heavy trucks and other construction transport vehicles shall avoid the busiest commute hours (7 a.m. to 8 a.m. and 5 p.m. to 6 p.m. on weekdays). • A minimum 72-hour advance notice of access restrictions for residents, businesses, and local emergency response agencies. This shall include the identification of alternative routes and detours to enable for the avoidance of the immediate construction zone. • A phone number and City contact for inquiries about the schedule of the construction throughout the construction period. This information will be posted in a local newspaper, via the City's web site, or at City Hall and will be updated on a monthly basis. 	G	CD (E)	The Community Development Department has reviewed and approved and will review and approve all proposed traffic control plans necessary to construct the required subdivision improvements. Grading and construction of the subdivision improvements commenced in August of 2020 and will continue through to the second quarter of 2022.	Yes
57.		<p>State and Federal Permits The owner/applicant shall obtain all required State and Federal permits and provide evidence that said permits have been obtained, or that the permit is not required, subject to staff review prior to approval of any grading or improvement plan.</p>	G, I	CD (P)(E)	The owner/applicant has obtained all required State and Federal permits and copies are available from the Community Development Department.	Yes
58.		<p>Water Quality Certification A water quality certification pursuant to Section 401 of the Clean Water Act is required before issuance of the record of decision and before issuance of the Section 404 permit. Before construction in any areas containing wetland features, the owner/applicant shall obtain water quality certification for the project. Any measures required as part of the issuance of water quality certification shall be implemented pursuant to the permit conditions.</p>	G	CD (E)	The owner/applicant has obtained all required State and Federal permits including Section 401 water quality certification and copies are available from the Community Development Department.	Yes

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59.		<p><i>Landslide /Slope Failure</i> The owner/applicant shall retain an appropriately licensed engineer during the grading activities to identify existing landslides and potential slope failure hazards. The said engineer shall be notified a minimum of two days prior to any site clearing or grading to facilitate meetings with the grading contractor in the field.</p>	G	CD (E) PW	The owner/applicant retained a geotechnical engineer and implemented recommendations for this mitigation measure. A geotechnical report outlining these recommendations is available from Community Development Department.	Yes
IMPROVEMENT PLAN REQUIREMENTS						
60.		<p><i>Improvement Plans</i> The improvement plans for the required public and private subdivision improvements necessary to serve any and all phases of development shall be reviewed and approved by the Community Development Department prior to approval of a Final Map.</p>	M	CD (E)	The owner/applicant submitted improvement plans for all infrastructure improvements required to serve this subdivision. The City Engineer has reviewed and approved all required improvement plans to serve this subdivision. Copies of the improvement plans are available from the Community Development Department.	Yes
61.		<p><i>Standard Construction Specifications and Details</i> Public and private improvements, including roadways, curbs, gutters, sidewalks, bicycle lanes and trails, streetlights, underground infrastructure and all other improvements shall be provided in accordance with the latest edition of the City of Folsom <u><i>Standard Construction Specifications and Details</i></u> and the <u><i>Design and Procedures Manual and Improvement Standards</i></u>.</p>	I	CD (P)(E)	The owner/applicant submitted improvement plans in accordance with the City's Standard Specifications.	Yes

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62.		<p><i>Water and Sewer Infrastructure</i> All City-owned water and sewer infrastructure shall be placed within the street right of way. In the event that a City-maintained public water or sewer main needs to be placed in an area other than the public right of way, such as through an open space corridor, landscaped area, etc., the following criteria must be met;</p> <ul style="list-style-type: none"> • The owner/applicant shall provide public sewer and water main easements • An access road shall be designed and constructed to allow for the operations, maintenance and replacement of the public water or sewer line by the City along the entire water and/or sewer line alignment. However, no access road is required within the two pedestrian paseos (Lot BI and BJ) as shown on the Small-Lot Vesting Tentative Subdivision Map) • In no case shall a City-maintained public water or public sewer line be placed on private residential property. • The domestic water and irrigation system owned and maintained by the City shall be separately metered per City of Folsom <i>Standard Construction Specifications and Details</i>. 	I	CD (E)	The owner/applicant has installed all sewer and water infrastructure within the street right of way. The outfall sewer line has been installed within easements or planned right of way within future streets.	Yes

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63.		<p>Lighting Plan The owner/applicant of all project phases shall submit a lighting plan for the project to the Community Development Department. The lighting plan shall be consistent with the Folsom Ranch Central District Design Guidelines:</p> <ul style="list-style-type: none"> • Shield or screen lighting fixtures to direct the light downward and prevent light spill on adjacent properties; • Place and shield or screen flood and area lighting needed for construction activities, nighttime sporting activities, and/or security so as not to disturb adjacent residential areas and passing motorists; • For public lighting in residential neighborhoods, prohibit the use of light fixtures that are of unusually high intensity or that blink or flash; • Use appropriate building materials (such as low-glare glass, low-glare building glaze or finish, neutral, earth toned colored paint and roofing materials), shielded or screened lighting, and appropriate signage in the office/commercial areas to prevent light and glare from adversely affecting motorists on nearby roadways; and • Design exterior on-site lighting as an integral part of the building and landscaping design in the Specific Plan Area. Lighting fixtures shall be architecturally consistent with the overall site design. Lights used on signage should be directed to light only the sign face with no off-site glare. 	I	CD (P)	The owner/applicant submitted a Lighting Plan for all roadways and this subdivision in accordance with the Design Guidelines and City Standards for Street Lighting. A copy of the lighting plans are available from the Community Development Department.	Yes
64.		<p>Utility Coordination The owner/applicant shall coordinate the planning, development and completion of this project with the various utility agencies (i.e., SMUD, PG&E, etc.). The owner/applicant shall provide the City with written confirmation of public utility service prior to approval of all final maps.</p>	M	CD (P)(E)	The owner/applicant has coordinated with all various utility agencies. All required utility easements are shown on the final map for this subdivision.	Yes

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65.		<p>Replacing Hazardous Facilities The owner/applicant shall be responsible for replacing any and all damaged or hazardous public sidewalk, curb and gutter, and/or bicycle trail facilities along the site frontage and/or boundaries, including pre-existing conditions and construction damage, to the satisfaction of the Community Development Department.</p>	I, OG	CD (E)	The owner/applicant has reconstructed a portion of East Bidwell Street to the satisfaction of the Community Development Department. There is a general note on the approved improvements plans requiring compliance with this condition.	Yes
66.		<p>Future Utility Lines All future utility lines lower than 69 KV that are to be built within the project shall be placed underground within and along the perimeter of the project at the developer's cost. The owner/applicant shall dedicate to SMUD all necessary underground easements for the electrical facilities that will be necessary to service development of the project.</p>	M	CD (E)	All proposed utility service to the lots in this subdivision have been placed underground.	Yes
67.		<p>Water Meter Fixed Network System The owner owner/applicant shall pay for, furnish and install all infrastructure associated with the water meter fixed network system for any City-owned and maintained water meter within the project.</p>	I	CD (E), EWR	The Owner/applicant has completed the infrastructure allowing for the water meter fixed network system. Meters will be furnished and installed during home construction for each individual metered connection.	Yes
68.		<p>Vertical Curb All curbs located adjacent to landscaping, whether natural or manicured, and where parking is allowed shall be vertical.</p>	I	CD (P)(B)	The approved improvement plans for this subdivision include vertical concrete curb in compliance with this condition.	Yes

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#	Mitigation Measures	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
69.		<p><i>Class II Bike Lanes</i> All Class II bike lanes shall be striped, and the legends painted to the satisfaction of the Community Development Department. No parking shall be permitted within the Class II bike lanes.</p>	I	CD (E)(P)	All Class II bike lanes have been constructed in accordance with the Specific Plan, Design Guidelines and City standards.	Yes

70.	✓	<p>Noise Barriers Based on the Environmental Noise Assessment (the “2019 Noise Assessment”) prepared by Bollard Acoustical Consultants on November 24, 2019, the following measures shall be implemented to the satisfaction of the Community Development Department:</p> <ul style="list-style-type: none"> • 6-foot-tall solid noise barriers, relative to backyard elevations, shall be constructed along all residential property boundaries adjacent to East Bidwell Street, Mangini Parkway, and Oak Avenue Parkway prior to occupancy of any residences adjacent to the aforementioned streets. • For the proposed Traditional Subdivision portion of the project located at the northeast corner of White Rock Road and Oak Avenue Parkway , a 7-foot-tall solid noise barrier, relative to backyard elevations, shall be constructed along all property boundaries adjacent to White Rock Road prior to occupancy of any residences adjacent to White Rock Road. • For the proposed Regency Phase 1 and Phase 2 portions of the project (which are located at the northwest corner of the intersection of White Rock Road and East Bidwell Street and north of White Rock Road in the central portion of the Toll Brothers at Folsom Ranch project site), an 8-foot-tall solid noise barrier, relative to backyard elevations, shall be constructed along all residential property boundaries adjacent to White Rock Road. • Suitable materials for the traffic noise barriers include masonry and precast concrete panels. The overall barrier height may be achieved by utilizing a barrier and earthen berm combination. Other materials may be acceptable but shall be reviewed by an acoustical consultant and approved by the Community Development Department prior to use. • Mechanical ventilation (air conditioning) shall be provided for all residences in this development to allow the occupants to close doors and windows as desired to achieve compliance with the applicable interior noise level criteria. • For the first row of homes located within the Traditional Subdivision portion of the project located along White Rock Road, the west-, south-, and east-facing second-floor building facades shall maintain minimum window assembly STC ratings of 34. 	I, O	CD (E)(P)	<p>The approved landscape plans for East Bidwell Street, Mangini Parkway and White Rock Road include the required sound walls with the required heights.along all of these public streets in accordance with the recommendations of the noted acoustical study.</p> <p>The Community Development Department will review and approve all site plans for each and every lot in the subdivision to verify compliance with this condition.</p>	<p>Yes</p> <p>Condition will be satisfied prior to issuance of a building permit the various phase of development.</p>
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**CONDITIONS OF APPROVAL FOR THE TOLL BROTHERS AT FOLSOM RANCH PROJECT (PN 19-091)
WEST OF EAST BIDWELL ROAD, NORTH OF WHITE ROCK ROAD, EAST OF OAK AVENUE PARKWAY, AND
SOUTH OF MANGINI PARKWAY
GPA, SPA, DA AMENDMENTS, SLVTSM, PD PERMIT, AND INCLUSIONARY HOUSING PLAN**

#	Mitigation Measures	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
71.		<p>Master Plan Updates The City has approved the Folsom Plan Area Storm Drainage Master Plan, Wastewater Master Plan, and Water Master Plan. The owner/applicant shall submit complete updates to the approved master plans, if applicable, for the proposed changes to the master plans as a result of the proposed project. The updates to the master plans for the proposed project shall be reviewed and approved by the City prior to approval of grading and/or improvement plans.</p> <p>The plans shall be accompanied by engineering studies supporting the sizing, location, and timing of the proposed facilities. Improvements shall be constructed in phases as the project develops in accordance with the approved master plans, including any necessary off-site improvements to support development of a particular phase or phases, subject to prior approval by the City. Off-site improvements may include roadways to provide secondary access, water transmission lines or distribution facilities to provide a looped water system, sewer trunk mains and lift stations, water quality facilities, non-potable water pipelines and infrastructure, and drainage facilities including on or off-site detention. No changes in infrastructure from that shown on the approved master plan shall be permitted unless and until the applicable master plan has been revised and approved by the City. Final lot configurations may need to be modified to accommodate the improvements identified in these studies to the satisfaction of the City.</p> <p>The owner/applicant shall provide sanitary sewer, water and storm drainage improvements with corresponding easements, as necessary, in accordance with these studies and the latest edition of the City of Folsom <u>Standard Construction Specifications and Details, and the Design and Procedures Manual and Improvement Standards.</u></p> <p>The storm drainage design shall provide for no net increase in run-off under post-development conditions.</p>	G, I	CD(E), EWR, PW	The Owner/applicant has provided updated Master Plans for approval prior to the issuance of a grading permit. Copies of the Master Plans are available from the Community Development Department. The storm drainage system for the subdivision provides for no net increase in run-off under post development conditions.	Yes

**CONDITIONS OF APPROVAL FOR THE TOLL BROTHERS AT FOLSOM RANCH PROJECT (PN 19-091)
WEST OF EAST BIDWELL ROAD, NORTH OF WHITE ROCK ROAD, EAST OF OAK AVENUE PARKWAY, AND
SOUTH OF MANGINI PARKWAY
GPA, SPA, DA AMENDMENTS, SLVTSM, PD PERMIT, AND INCLUSIONARY HOUSING PLAN**

#	Mitigation Measures	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
72.		<p>Best Management Practices The storm drain improvement plans shall provide for “Best Management Practices” that meet the requirements of the water quality standards of the City’s National Pollutant Discharge Elimination System Permit issued by the State Regional Water Quality Control Board.</p> <p>In addition to compliance with City ordinances, the owner/applicant shall prepare a Stormwater Pollution Prevention Plan (SWPPP), and implement Best Management Practices (BMPs) that comply with the General Construction Stormwater Permit from the Central Valley RWQCB, to reduce water quality effects during construction. Detailed information about the SWPPP and BMPs are provided in Chapter 3A.9, “Hydrology and Water Quality.”</p> <p>Each proposed project development shall result in no net change to peak flows into Alder Creek and associated tributaries, or to Buffalo Creek, Carson Creek, and Coyote Creek. The owner/applicant shall establish a baseline of conditions for drainage on-site. The baseline-flow conditions shall be established for 2-, 5-, and 100-year storm events. These baseline conditions shall be used to develop monitoring standards for the stormwater system on the Specific Plan Area. The baseline conditions, monitoring standards, and a monitoring program shall be submitted to USACE and the City for their approval. Water quality and detention basins shall be designed and constructed to ensure that the performance standards, which are described in Chapter 3A.9, “Hydrology and Water Quality,” are met and shall be designed as off-stream detention basins.</p> <p>Discharge sites into Alder Creek and associated tributaries, as well as tributaries to Carson Creek, Coyote Creek, and Buffalo Creek, shall be monitored to ensure that pre-project conditions are being met. Corrective measures shall be implemented as necessary. The mitigation measures will be satisfied when the monitoring standards are met for 5 consecutive years without undertaking corrective measures to meet the performance standard.</p>	G, I	CD (E)	The Owner/applicant has received a NPDES permit from the State Regional Water Quality Control Board (SRWQCB). The NDES Permit requires the implementation of BMP’s, monitoring and reporting for stormwater runoff. The NPDES Permit includes a Storm Water Pollution Prevention Plan (SWPPP), which outlines monitoring standards, frequency and baseline modeling. The Owner/applicant has submitted monthly reports to the City and SRWQCB.	Yes

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WEST OF EAST BIDWELL ROAD, NORTH OF WHITE ROCK ROAD, EAST OF OAK AVENUE PARKWAY, AND
SOUTH OF MANGINI PARKWAY
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#	Mitigation Measures	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
73.		<p>Litter Control During Construction, the owner/applicant shall be responsible for litter control and sweeping of all paved surfaces in accordance with City standards. All on-site storm drains shall be cleaned immediately before the commencement of the rainy season (October 15).</p>	OG	CD (E)	The owner/applicant has complied with this provision and completed periodic on-site cleaning and sweeping of the project site.	Yes
FIRE DEPT REQUIREMENTS						
74.		<p>Prepare fuel modification plan (FMP). The owner/applicant shall submit a Fuel Modification Plan consistent with the FPA Open Space Management Plan to the City for review and approval by the City. Final approval of the plan shall occur prior to the issuance of a building permit for any new construction. A Fuel Modification Plan shall consist of a set of scaled plans showing fuel modification zones indicated with applicable assessment notes, a detailed landscape plan and an irrigation plan. A fuel modification plan submitted for approval shall be prepared by one of the following: a California state licensed landscape architect, or state licensed landscape contractor, or a landscape designed, or an individual with expertise acceptable to the Fire Code Official.</p> <p>Notification of fuel modification requirements are to be made upon sale to new property owners. Proposed changes to the approved Fuel Modification Plan shall be submitted to the City for approval prior to implementation.</p> <p>The owner/applicant shall dedicate a 30-foot-wide fuel modification easement(s) for all residential properties located adjacent to open space areas within the development. The owner/applicant shall dedicate easements, if applicable, for the required fuel modification buffer. The fuel modification easement(s) shall be shown on the Final Map. The owner/applicant shall be responsible for the maintenance of the fuel modification areas until such time that the City takes ownership of the open space areas that are to be deeded to the City within the project site.</p>	M, B	CD (P), FD	The Community Development Department, the Fire Department and the Parks & Recreation Department have reviewed and approved the Fuel Modification Plan (FMP) for the subdivision. The fuel modification easement, where applicable, is shown on the final map for this subdivision.	Yes

**CONDITIONS OF APPROVAL FOR THE TOLL BROTHERS AT FOLSOM RANCH PROJECT (PN 19-091)
WEST OF EAST BIDWELL ROAD, NORTH OF WHITE ROCK ROAD, EAST OF OAK AVENUE PARKWAY, AND
SOUTH OF MANGINI PARKWAY
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#	Mitigation Measures	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
75.		<p>All-Weather Access and Fire Hydrants The owner/applicant shall provide all-weather access and fire hydrants before combustible materials are allowed on any project site or other approved alternative method as approved by the Fire Department. All-weather emergency access roads and fire hydrants (tested and flushed) shall be provided before combustible material or vertical construction is allowed on any project site or other approved alternative method as approved by the Fire Department. (All-weather access is defined as six inches of compacted aggregate base from May 1 to September 30 and two inches asphalt concrete over six inches aggregate base from October to April 30). The building shall have illuminated addresses visible from the street or drive fronting the property. Size and location of address identification shall be reviewed and approved by the Fire Department.</p> <ul style="list-style-type: none"> Residential Fire-Flow with Automatic Fire Sprinkler System: The required fire-flow for the proposed residential portion of the project is determined to be 875 GPM for one hour. All public streets shall meet City of Folsom Street Standards. The maximum length of any dead-end street shall not exceed 500 feet in accordance with the Folsom Fire Code (unless approved by the Fire Department). All-weather emergency access roads and fire hydrants (tested and flushed) shall be provided before combustible material storage or vertical construction is allowed. All-weather access is defined as 6" of compacted AB from May 1 to September 30 and 2"AC over 6" AB from October 1 to April 30 The first Fire Station planned for the Folsom Plan Area may be required to be completed and operational at the time that the threshold of 1,500 occupied homes within the Folsom Plan Area is met. 	G, I, M, B	CD (P), FD	The owner/applicant has designed and received approval for all weather access improvements and fire hydrants for this subdivision. Permits for vertical construction will not be issued prior to these improvements being completed. As of October 1, 2022, the City has issued approximately 1800 Certificates of Occupancy in the Folsom Plan Area.	Yes

CONDITIONS OF APPROVAL FOR THE TOLL BROTHERS AT FOLSOM RANCH PROJECT (PN 19-091) WEST OF EAST BIDWELL ROAD, NORTH OF WHITE ROCK ROAD, EAST OF OAK AVENUE PARKWAY, AND SOUTH OF MANGINI PARKWAY GPA, SPA, DA AMENDMENTS, SLVTSM, PD PERMIT, AND INCLUSIONARY HOUSING PLAN						
#	Mitigation Measure	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
LANDSCAPE/TREE PRESERVATION REQUIREMENTS						

CONDITIONS OF APPROVAL FOR THE TOLL BROTHERS AT FOLSOM RANCH PROJECT (PN 19-091) WEST OF EAST BIDWELL ROAD, NORTH OF WHITE ROCK ROAD, EAST OF OAK AVENUE PARKWAY, AND SOUTH OF MANGINI PARKWAY GPA, SPA, DA AMENDMENTS, SLVTSM, PD PERMIT, AND INCLUSIONARY HOUSING PLAN						
#	Mitigation Measure	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
76.		<p>The owner/applicant shall obtain a tree removal permit, mitigate for removal of protected and heritage trees in accordance with Chapter 12.16 of the City of Folsom Municipal Code for Tree Preservation, and minimize indirect impacts to trees to be preserved. This shall include the following:</p> <ul style="list-style-type: none"> • A Tree Permit Application containing an application form, justification statement, site map, preservation program, and arborist’s report shall be submitted to the City of Folsom by the owner/applicant for issuance of a Tree Permit prior to commencement of any grading or site improvement activities. • A Mitigation Plan shall be prepared by the owner/applicant to mitigate for the removal of the protected Canopy Oak Trees and Isolated Oak Trees within the development site. The Mitigation Plan for the Isolated Oak Trees shall consist of replacement trees and/or payment of “In-Lieu” fees on a diameter inch bases consistent with 10-14, 10-15 of the FPASP. Replacement trees may be located within the boundaries of the development parcel, a natural parkway, landscape corridor or passive or preserve open space zone, preferably within the Folsom Plan Area. The Mitigation Plan for the Isolated Oak Trees shall be subject to review and approval by the City. The Mitigation Plan for the Canopy Oak Trees shall be consistent with the mitigation requirements established by the Folsom Plan Area Specific Plan. • The Conservation Areas shall be fenced prior to construction. In addition, oak trees to be preserved within the Passive Recreation Open Spaces shall be fenced with high-visibility fencing prior to starting construction. The fencing shall be installed outside the tree preservation zone of oak trees, and shall surround the entirety of the tree preservation zone area. Parking of vehicles, equipment, or storage of materials is prohibited within the Tree Protection Zone of Protected Trees at all times. Signs shall be posted on exclusion fencing stating that the enclosed trees are to be preserved. Signs shall state the penalty for damage to, or removal of, the protected tree. 	G, I	CD (P)(E)	<p>The owner/applicant obtained a Tree Permit from the Community Development Department for the removal of protected oak trees that were impacted by the grading and construction of Phase I of the Toll Brothers at Folsom Ranch project.</p> <p>The Tree Permit was approved prior to commencement of grading and construction in the Summer of 2020. The owner/applicant paid in-lieu fees for the removal of some trees, the City approved a Tree Replacement Plan for another portion of the tree that were removed and preserved existing oak trees in El Dorado County for the remaining mitigation for the total number of protected trees in accordance with this condition.</p> <p>The Conservation Easements within the Phase 1 portion of the subdivision were fenced off around their boundaries in advance of the commencement of grading and construction and the City verified compliance by inspecting the fence in advance of grading.</p>	Yes

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#	Mitigation Measure	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
77.		<ul style="list-style-type: none"> The owner/applicant shall retain an ISA certified project arborist for implementation of the project. The project arborist shall be responsible for overseeing onsite tree removal and tree preservation. Oak trees located adjacent to construction areas that may be indirectly impacted due to work within or near the Tree Protection Zone shall be identified and tagged by the project arborist during construction activities. The indirectly impacted trees shall be monitored by the project arborist for five years in accordance with the Conceptual Oak Plan and FPASP EIR/EIS Mitigation Measure 3A.3-5. Trees that appear to be dead or dying within five years of project implementation will be replaced as per the requirements of this Plan. 	G	CD (P)(E)	The owner/applicant has retained an ISA certified project arborist. The project arborist was on-site during the removal of all protected oak trees and was present during grading within the tree protection zone (TPZ) of those tree that were to be preserved. All of the preserved trees were identified, tagged and TPZ fencing was placed around them prior to commencement of grading in August of 2020.	Yes

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#	Mitigation Measure	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
78.		<p>Landscaping Plans Final landscape plans and specifications shall be prepared by a registered landscape architect and approved by the City prior to the approval of the first building permit. Said plans shall include all on-site landscape specifications and details including a tree planting exhibit demonstrating sufficient diversity and appropriate species selection to the satisfaction of the Community Development Department. The tree exhibit shall include all street trees, accent trees, parking lot shading trees, and mitigation trees proposed within the development. Said plans shall comply with all State and local rules, regulations, Governor’s declarations and restrictions pertaining to water conservation and outdoor landscaping.</p> <p>Landscaping shall meet shade requirements as outlined in the Folsom Plan Area Specific Plan where applicable. The landscape plans shall comply and implement water efficient requirements as adopted by the State of California (Assembly Bill 1881) (State Model Water Efficient Landscape Ordinance) until such time the City of Folsom adopts its own Water Efficient Landscape Ordinance at which time the owner/applicant shall comply with any new ordinance. Shade and ornamental trees shall be maintained according to the most current American National Standards for Tree Care Operations (ANSI A-300) by qualified tree care professionals. Tree topping for height reduction, view protection, light clearance or any other purpose shall not be allowed. Specialty-style pruning, such as pollarding, shall be specified within the approved landscape plans and shall be implemented during a 5-year establishment and training period. The owner/applicant shall comply with city-wide landscape rules or regulations on water usage. Owner/applicant shall comply with any state or local rules and regulations relating to landscape water usage and landscaping requirements necessitated to mitigate for drought conditions on all landscaping in the Toll Brothers project.</p>	B	CD (P)(E)	The Community Development Department is currently reviewing the landscape and streetscape plans for this subdivision. Prior to plan approval, the Community Development Department will review the plans for compliance with this condition.	Condition will be satisfied prior to issuance of a building permit in the subdivision.
79.		<p>Right of Way Landscaping Landscaping along all road rights of way and in public open space lots shall be installed when the adjoining road or lots are constructed.</p>	I, OG	CD (P)	The landscape and irrigation improvements for all open space parcels in the subdivision will be constructed upon completion of the roads and lots that adjoin them.	Yes

CONDITIONS OF APPROVAL FOR THE TOLL BROTHERS AT FOLSOM RANCH PROJECT (PN 19-091) WEST OF EAST BIDWELL ROAD, NORTH OF WHITE ROCK ROAD, EAST OF OAK AVENUE PARKWAY, AND SOUTH OF MANGINI PARKWAY GPA, SPA, DA AMENDMENTS, SLVTSM, PD PERMIT, AND INCLUSIONARY HOUSING PLAN						
#	Mitigation Measures	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
MAP REQUIREMENTS						
80.		<i>Subdivision Improvement Agreement</i> Prior to the approval of any Final Map, the owner/applicant shall enter into a subdivision improvement agreement with the City, identifying all required improvements, if any, to be constructed with each proposed phase of development. The owner/applicant shall provide security acceptable to the City, guaranteeing construction of the improvements.	M	CD (E)	The required subdivision improvement agreement is included as part of the City staff report accompanying the final map for City Council approval. The resolution approving the final map for this subdivision includes a statement authorizing the City Manager to execute the subdivision improvement agreement for the subdivision along with approval of the final map.	Yes
81.		<i>The Final Inclusionary Housing Plan</i> The Final Inclusionary Housing Plan shall be approved by the City Council, and the Inclusionary Housing Agreement approved by the City Attorney shall be executed prior to recordation of the first Small-Lot Final Map for the Toll Brothers at Folsom Ranch project.	M	CD (P)(E)	The owner/applicant has executed an Inclusionary Housing Agreement with the City. The agreement allows the owner/applicant to provide an in-lieu fee assigned to each building permit in the subdivision. The in-lieu housing fee will be paid at the time of building permit issuance.	Yes

82.		<p>Department of Real Estate Public Report The owner/applicant shall disclose to the homebuyers in the Department of Real Estate Public Report and the CC&R's for the Toll Brothers at Folsom Ranch project the following items:</p> <ol style="list-style-type: none"> 1) Future public parks and public schools are located in relatively close proximity to the proposed subdivision, and that the public parks may include facilities (basketball courts, a baseball field, softball fields, soccer fields, and playground equipment) that may generate noise impacts during various times, including but not limited to evening and nighttime hours. The owner/applicant shall also disclose that the existing public parks include nighttime sports lighting that may generate lighting impacts during evening and nighttime hours. 2) The soil in the subdivision may contain naturally occurring asbestos and naturally occurring arsenic. 3) The collecting, digging, or removal of any stone, artifact, or other prehistoric or historic object located in public or open space areas, and the disturbance of any archaeological site or historic property, is prohibited. 4) The project site is located within close proximity to the Mather Airport flight path and that overflight noise may be present at various times. 5) That all properties located within one mile of an on- or off-site area zoned or used for agricultural use (including livestock grazing) shall be accompanied by written disclosure from the transferor, in a form approved by the City of Folsom, advising any transferee of the potential adverse odor impacts from surrounding agricultural operations which disclosure shall direct the transferee to contact the County of Sacramento concerning any such property within the County zoned for agricultural uses within one mile of the subject property being transferred. 6) The project site is located adjacent to the future JPA Connector which may generate noise impacts during various times including but not limited to evening and nighttime hours. 	M	CD (P) PK	The Community Development Department has reviewed the subdivisions CC & R's and verified that all required disclosures in this condition of approval are included.	Yes
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CONDITIONS OF APPROVAL FOR THE TOLL BROTHERS AT FOLSOM RANCH PROJECT (PN 19-091) WEST OF EAST BIDWELL ROAD, NORTH OF WHITE ROCK ROAD, EAST OF OAK AVENUE PARKWAY, AND SOUTH OF MANGINI PARKWAY GPA, SPA, DA AMENDMENTS, SLVTSM, PD PERMIT, AND INCLUSIONARY HOUSING PLAN						
#	Mitigation Measures	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
83.		Public Utility Easements The owner/applicant shall dedicate public utility easements for underground facilities on properties adjacent to the public and private streets. A minimum of twelve and one-half-foot (12.5') wide Public Utility Easements for underground facilities (i.e., SMUD, Pacific Gas and Electric, cable television, telephone) shall be dedicated adjacent to all public and private street rights-of-way. The owner/applicant shall dedicate additional width to accommodate extraordinary facilities as determined by the City. The width of the public utility easements adjacent to public and private right of way may be reduced with prior approval from public utility companies.	M	CD (E)	The owner/applicant has dedicated a 12.5' PUE along all roadway utility corridors as well as internal streets within the subdivision. The public utility easements are shown on the final map.	Yes
84.		Final Map Phasing Should multiple Final Maps be filed by the owner/applicant, the phasing of maps shall be to the satisfaction of the Community Development Department.	M	CD (E)	The Community Development Department has reviewed and approved the phasing plan for Phase 1F of the Toll Brothers project.	Yes
85.		Backbone Infrastructure As provided for in the ARDA and the Amendment No. 1 thereto, the owner/applicant shall provide fully executed grant deeds, legal descriptions, and plats for all necessary Infrastructure to serve the project, including but not limited to lands, public rights of way, public utility easements, public water main easements, public sewer easements, irrevocable offers of dedication and temporary construction easements. All required easements as listed necessary for the Infrastructure shall be reviewed and approved by the City and recorded with the Sacramento County Recorder pursuant to the timing requirements set forth in Section 3.8 of the ARDA, and any amendments thereto.	M	CD (E)	The owner/applicant provided all necessary public utility easements, grant deeds, offers of dedication or temporary construction easements required to build all of the required Backbone Infrastructure needed to serve the subdivision. These were recorded with Sacramento County Recorder by separate instrument.	Yes
86.		New Permanent Benchmarks The owner/applicant shall provide and establish new permanent benchmarks on the (NAVD 88) datum in various locations within the subdivision or at any other locations in the vicinity of the project/subdivision as directed by the City Engineer. The type and specifications for the permanent benchmarks shall be provided by the City. The new benchmarks shall be placed by the owner/applicant within 6 months from the date of approval of the vesting tentative subdivision map.	M	CD (E)	The owner/applicant has installed new benchmarks per the direction of the City Engineer and the new benchmarks have been placed in compliance with this condition of approval.	Yes

CONDITIONS OF APPROVAL FOR THE TOLL BROTHERS AT FOLSOM RANCH PROJECT (PN 19-091) WEST OF EAST BIDWELL ROAD, NORTH OF WHITE ROCK ROAD, EAST OF OAK AVENUE PARKWAY, AND SOUTH OF MANGINI PARKWAY GPA, SPA, DA AMENDMENTS, SLVTSM, PD PERMIT, AND INCLUSIONARY HOUSING PLAN						
#	Mitigation Measures	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
87.		<i>Centralized Mail Delivery Units</i> All Final Maps shall show easements or other mapped provisions for the placement of centralized mail delivery units. The owner/applicant shall provide a concrete base for the placement of any centralized mail delivery unit. Specifications and location of such base shall be determined pursuant to the applicable requirements of the U. S. Postal Service and the City of Folsom Community Development Department, with due consideration for street light location, traffic safety, security, and consumer convenience.	M	CD (E)	The final map for this subdivision includes the required easement for the placement of centralized mail delivery units. The USPS will provide the owner/applicant with the location of the mail delivery unit and will provide a concrete pad for the placement is the specified location in the subdivision.	Yes
88.		<i>Recorded Final Map</i> Prior to the issuance of building permits, the owner/applicant shall provide a digital copy of the recorded Final Map (in AutoCAD format) to the Community Development Department. The exception to this requirement are model homes; subject to approval of the Community Development Department, building permits for model homes only may be issued prior to recording of the Final Map.	B	CD (E)	The Community Development Department shall verify that the owner/applicant has provided the required recorded copy of the final map to the CDD prior to building permit issuance in the subdivision.	Condition will be satisfied prior to issuance of a building permit.
89.		<i>Recorded Final Map</i> Prior to issuance of building permits, the owner/applicant shall provide the Folsom-Cordova Unified School District with a copy of the recorded Final Map.	B	CD (P), FCUSD	The Community Development Department shall verify that the owner/applicant has provided the required recorded copy of the final map to the FCUSD prior to building permit issuance in the subdivision.	Condition will be satisfied prior to issuance of a building permit.
90.		<i>Credit Reimbursement Agreement</i> Prior to the recordation of the first Small-Lot Final Map, the owner/applicant and City shall enter into a credit and reimbursement agreement for constructed improvements that are included in the Folsom Plan Area's Public Facilities Financing Plan.	M	CD (E)	The owner/applicant has executed all of the required Specific Plan Infrastructure Fee Credit/Reimbursement Agreements for the Phase 1 subdivision. The executed agreements are on file with the Community Development Department.	Yes

CONDITIONS OF APPROVAL FOR THE TOLL BROTHERS AT FOLSOM RANCH PROJECT (PN 19-091) WEST OF EAST BIDWELL ROAD, NORTH OF WHITE ROCK ROAD, EAST OF OAK AVENUE PARKWAY, AND SOUTH OF MANGINI PARKWAY GPA, SPA, DA AMENDMENTS, SLVTSM, PD PERMIT, AND INCLUSIONARY HOUSING PLAN						
#	Mitigation Measures	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
ARCHITECTURE/SITE DESIGN REQUIREMENTS						

91.	<p>The Regency Phase 1 portion of the Toll Brothers at Folsom Ranch project (Lots 1-590 as shown on the Small-Lot Vesting Tentative Subdivision Map) shall comply with the following architecture and design requirements:</p> <ol style="list-style-type: none"> 1. This approval is for five, one-story master plans in four architectural styles with three color and material options each for the Regency portion of the Toll Brothers project. The applicant shall submit building plans that comply with this approval and the attached building elevations dated August 30, 2019. 2. The design, materials, and colors of the proposed Regency single-family and townhome residential units shall be consistent with the submitted building elevations, materials samples, and color scheme to the satisfaction of the Community Development Department. 3. The Community Development Department shall approve the individual lot permits to assure no duplication or repetition of the same house, same roof-line, same elevation style, side-by-side, or across the street from each other. 4. All mechanical equipment shall be ground-mounted and concealed from view of public streets, neighboring properties and nearby higher buildings. For lots abutting the open space areas, mechanical equipment shall be located out of view from open space areas. 5. Decorative light fixtures, consistent with the Folsom Ranch Central District Design Guidelines and unique to each architectural design theme, shall be added to the front building elevation of each Master Plan to the satisfaction of the Community Development Department. 6. A minimum of one street shall be planted in the front yard of each residential lot within the subdivision. A minimum of two trees are required along the street-side of all corner lots. All front yard irrigation and landscaping shall be installed prior to a Building Permit Final. 7. A maximum of 25% of the townhome product located on interior lots shall be permitted to have a side entry at the primary entrance location to the residence. 	B	CD (P) (B)	The Community Development Department will review and approve all site and building plans in the subdivision to verify compliance with this condition prior to building permit issuance on all lots in the subdivision.	Condition will be satisfied prior to issuance of a building permit.
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**CONDITIONS OF APPROVAL FOR THE TOLL BROTHERS AT FOLSOM RANCH PROJECT (PN 19-091)
WEST OF EAST BIDWELL ROAD, NORTH OF WHITE ROCK ROAD, EAST OF OAK AVENUE PARKWAY, AND
SOUTH OF MANGINI PARKWAY
GPA, SPA, DA AMENDMENTS, SLVTSM, PD PERMIT, AND INCLUSIONARY HOUSING PLAN**

#	Mitigation Measures	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
92.		<p><i>Design Review Approval</i> Prior to issuance of a building permit for any residential units within the traditional Subdivisions (Lots 1-214 as shown on the Small-Lot Vesting Tentative Subdivision Map) and Regency Phase 2 (421 unmapped residential units) portions of the Toll Brothers at Folsom Ranch project, the owner/applicant shall obtain Design Review and/or Planned Development approval from the Planning Commission for all residences to be built within the aforementioned portions of the project area. If the architecture is not consistent with the Folsom Ranch Central District Design Guidelines, the owner applicant may modify the plans or apply for a modification to the Design Guidelines to be reviewed by the Planning Commission.</p> <p>In addition, the final design of the clubhouse within the Regency Phase 1 portion of the project shall be subject to review and approval by the Planning Commission. If other clubhouse structures are proposed with the Regency Phase 2 portion of the project or the traditional Subdivision portion of the project, they will also be subject to review and approval by the Planning Commission.</p>	B	CD (P) PR	This condition will be required as part of the Phase 2 or Phase 3 portion (Traditional Subdivision) of the Toll Brothers at Folsom Ranch project.	Condition will be satisfied prior to issuance of a building permit in Phase 2 or Phase 3
93.		<p><i>Mechanical Equipment Screening</i> All mechanical equipment shall be concealed from view of public and private streets, neighboring properties and nearby higher buildings where practicable to the satisfaction of the Community Development Department.</p>	B	CD (P) (E)	The Community Development Department will review and approve all site and building plans in the subdivision to verify compliance with this condition prior to building permit issuance on all lots in the subdivision.	Condition will be satisfied prior to issuance of a building permit.

CONDITIONS OF APPROVAL FOR THE TOLL BROTHERS AT FOLSOM RANCH PROJECT (PN 19-091) WEST OF EAST BIDWELL ROAD, NORTH OF WHITE ROCK ROAD, EAST OF OAK AVENUE PARKWAY, AND SOUTH OF MANGINI PARKWAY GPA, SPA, DA AMENDMENTS, SLVTSM, PD PERMIT, AND INCLUSIONARY HOUSING PLAN						
#	Mitigation Measures	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
PARKS AND RECREATION REQUIREMENTS						
94.		The owner/applicant shall modify the FPASP Land Use Plan and Parks Plan to identify the relocated public park lands that are outside of the project area prior to issuance of the first building permit for Regency Phase 1. The relocated parklands shall include 8 acres adjacent to the planned Local Park No. 4 (LP4) which is 2.3 acres in size, resulting in a 10.3-acre park site. The remaining 2 acres shall be relocated adjacent to Local Park No. 2 (LP2) which is 1.1 acres in size, resulting in a 3.1-acre park site. Final parkland location and size shall be approved by the Parks and Recreation Director.	B	CD (E) (P), PR	The owner/applicant has modified the FPASP Land Use Plan and Parks Plan for the required park land transfers and the modified plans are on file with the Community Development Department.	Yes
95.		The owner/applicant shall provide 7.5-acres of private recreation facilities within the “Regency” Phase 1 Subdivision (Lot D: 5.0-acres)(Lot G: 0.5-acres)(Lot F: 0.5-acres) and “Traditional Homes” Subdivision (Lot E: 1.5-acres) portions of the proposed project as shown on the Small Lot Vesting Tentative Subdivision Maps. The final size and location of the private amenity within the “Regency” Phase 2 Subdivision as shown on the Toll Brothers at Folsom Ranch Master Plan Exhibit will be determined with approval of the future entitlements associated with “Regency” Phase 2.	M, OG	CD (E) (P), PR	The final map for this subdivision includes the creation of Lot D (5 acres) and includes a note that Lot D will be granted to the Regency HOA by separate instrument. The other lots in Phase 1 will be created with future phased maps in the Regency project.	Yes The creation of the Phase 2 regency private amenity lots will be part of the future Phase 2 subdivision.
96.		Prior to issuance of the last building permit (342nd building permit) within Phase 1B of the Regency Phase 1 Active-Adult Community as shown on the Conceptual Phasing Exhibit, dated January 24, 2020, the owner/applicant shall begin construction of the private amenity and maintain continual progress until completion.	B, OG	CD (E) (P), PR	The Community Development Department will monitor the progress of development of the Regency age-restricted project to verify compliance with this condition.	Condition will be satisfied prior to issuance of the 342 nd building permit.
97.		Prior to issuance of the last building permit (590th building permit) in Phase 1C of the Regency Phase 1 Active-Adult Community as shown on the Conceptual Phasing Exhibit, dated January 24, 2029, the owner/applicant shall begin construction of the two private dog-park amenities and maintain continual progress until completion.	B, OG	CD (E) (P), PR	The Community Development Department will monitor the progress of development of the Regency age-restricted project to verify compliance with this condition.	Condition will be satisfied prior to issuance of the 590th building permit.

**CONDITIONS OF APPROVAL FOR THE TOLL BROTHERS AT FOLSOM RANCH PROJECT (PN 19-091)
WEST OF EAST BIDWELL ROAD, NORTH OF WHITE ROCK ROAD, EAST OF OAK AVENUE PARKWAY, AND
SOUTH OF MANGINI PARKWAY
GPA, SPA, DA AMENDMENTS, SLVTSM, PD PERMIT, AND INCLUSIONARY HOUSING PLAN**

#	Mitigation Measures	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
98.		Prior to issuance of the 137 th building permit within Traditional Subdivision portion of the Toll Brothers at Folsom Ranch project, the owner/applicant shall begin construction of the private amenity and maintain continual progress until completion.	B, OG	CD (E) (P), PR	The Community Development and Parks Departments will monitor the development of the project to verify compliance with this condition.	Condition will be satisfied prior to issuance of the 137 th building permit in Phase 3
99.		Prior to the issuance of the last building permit within Regency Phase 1, the owner/applicant shall complete grading of the public trails on Lots H, I, J, and N, and the Class 1 trail parallel to Mangini Parkway on Lots Q and R, as shown on the Toll Brothers Public Trails System Modification Exhibit and Vesting Tentative Subdivision Map, dated January 24, 2020.	B	CD (E) (P), PR	The Community Development and Parks Departments will monitor the development of the project to verify compliance with this condition.	Condition will be satisfied prior to issuance of the last building permit in Phase 1
100.		The owner/applicant shall include the maintenance of all graded subdivision trails and completed Class I trail parallel to Mangini Parkway within the responsibility of the development Homeowner's Association (HOA) until the Open Space is deeded to the City. The City shall not incur any maintenance responsibility or expense as a result of these trails until the transfer of Open Space ownership to the City is complete.	G, I, OG	CD (E) (P), PR	The Community Development and Parks Departments will monitor the development of the project to verify compliance with this condition.	Condition will be satisfied prior to City acceptance of Open Space
101.		The owner/applicant shall include the maintenance of all private trail connections within the responsibility of the development Homeowner's Association (HOA) in perpetuity. The City shall not incur any maintenance responsibility or expense as a result of these private trail connections to the public trails within the subdivision.	G, I, OG	CD (E) (P), PR	The Community Development and Parks Departments will monitor the development of the project to verify compliance with this condition.	Condition will be satisfied prior to City acceptance of Open Space

CONDITIONS OF APPROVAL FOR THE TOLL BROTHERS AT FOLSOM RANCH PROJECT (PN 19-091) WEST OF EAST BIDWELL ROAD, NORTH OF WHITE ROCK ROAD, EAST OF OAK AVENUE PARKWAY, AND SOUTH OF MANGINI PARKWAY GPA, SPA, DA AMENDMENTS, SLVTSM, PD PERMIT, AND INCLUSIONARY HOUSING PLAN						
#	Mitigation Measures	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
102.		The owner/applicant shall include the maintenance of all 86.1-acres of Open Space (Measure W Open Space) and fuel modification buffers, in accordance with the Folsom Plan Area Open Space Master Plan, within the responsibility of the development Homeowner’s Association (HOA) until the Open Space is deeded to the City. The City shall not incur any maintenance responsibility or expense as a result of this Open Space until the transfer of Open Space ownership to the City is complete. In addition, the Open Space shall not be deeded to the City until development on both sides adjacent to the Open Space are complete and at such a time the City is ready to take ownership.	OG	CD (E) (P), PR	The Community Development and Parks Departments will monitor the development of the project to verify compliance with this condition.	Condition will be satisfied prior to City acceptance of Open Space
103.		Parkland dedications shall be calculated as net acreage.	G, I	CD (E) (P), PR	The Community Development and Parks Departments will monitor the development of the project to verify compliance with this condition.	Condition shall be satisfied prior to City acceptance of Parkland.
MISCELLANEOUS REQUIREMENTS						
104.		The owner/applicant shall update the Folsom Plan Area Specific Plan to reflect all changes and modifications to the General Plan Land Use and Specific Plan Land Use diagrams, tables, and exhibits to reflect changes resulting from the Toll Brothers at Folsom Ranch project prior to issuance of the first building permit to the satisfaction of the Community Development Department.	B	CD (E) (P), PR	The owner/applicant has modified the FPASP Land Use Plan and Parks Plan for the required park land transfers and the modified plans are on file with the Community Development Department.	Yes
105.		The Regency Phase 1 (Lots 1-590 as shown on the Small-Lot Vesting Tentative Subdivision Map dated October 17, 2019) and the Regency Phase 2 unmapped portions of the Toll Brothers at Folsom Ranch project shall be limited to age-restricted (Age 55+) residential units.	OG	CD (E) (P)	The Community Development Department has reviewed and approved the CC&R’s for the subdivision that include this restriction and will monitor the project to ensure compliance.	Yes

Mitigation Measures						
19.	<p>Toll Brothers at Folsom Ranch Project Mitigation Monitoring Reporting Program (MMRP). Table 1 below describes the mitigation measures from the FPASP (May 2011) MMRP, as amended by the Revised Proposed Water Supply Facility Alternative (November 2012), Folsom South of U.S. Highway 50 Backbone Infrastructure Mitigated Negative Declaration (December 2014), the Westland Eagle Specific Plan Amendment (September 2015), and the Toll Brothers at Folsom Ranch Project.</p>					
<p>CONDITIONS OF APPROVAL FOR THE TOLL BROTHERS AT FOLSOM RANCH PROJECT (PN 19-091) WEST OF EAST BIDWELL ROAD, NORTH OF WHITE ROCK ROAD, EAST OF OAK AVENUE PARKWAY, AND SOUTH OF MANGINI PARKWAY GPA, SPA, DA AMENDMENTS, SLVTSM, PD PERMIT, AND INCLUSIONARY HOUSING PLAN</p>						
#	Mitigation Number (Source)	Mitigation Measures	Timing	Responsible Agency	Comments	Condition Satisfied?
Aesthetics						
106-1	3A.1-1 (FPASP EIR/EIS)	<p>Construct and Maintain a Landscape Corridor Adjacent to U.S. 50. The project applicant(s) for any particular discretionary development application adjacent to U.S. 50 shall fund, construct, and maintain a landscaped corridor within the SPA, south of U.S. 50. This corridor shall be 50 feet wide, except that the landscaped corridor width shall be reduced to 25 feet adjacent to the proposed regional mall. Landscaping plans and specifications shall be approved by Caltrans and the City of Folsom, and constructed by the project applicant(s) before the start of earthmoving activities associated with residential or commercial units. Landscaped areas would not be required within the preserved oak woodlands. As practicable, landscaping shall primarily contain native and/or drought tolerant plants. Landscaped corridors shall be maintained in perpetuity to the satisfaction of the City of Folsom.</p>	<p>1. Plans and specifications: before approval of grading plans and building permits 2. Construction: before the approval of occupancy permits associated with residential and commercial units 3. Maintenance: in perpetuity</p>	City of Folsom Community Development Department	The Toll Brothers at Folsom Ranch subdivision does not have any frontage along US HWY 50 and therefore this condition does not apply to the subdivision.	Yes
106-2	3A.1-4 (FPASP EIR/EIS)	<p>Screen Construction Staging Areas. The project applicant(s) for any particular discretionary development application shall locate staging and material storage areas as far away from sensitive biological resources and sensitive land uses (e.g., residential areas, schools, parks) as feasible. Staging and material storage areas shall be approved by the appropriate agency (identified below) before the approval of grading plans for all project phases and shall be screened from adjacent occupied land uses in earlier development phases to the maximum extent practicable. Screens may include, but are not limited to, the use of such visual barriers such</p>	Before approval of grading plans and during construction for all project phases.	City of Folsom Community Development Department.	The construction staging area for the subdivision is not located near any existing sensitive biological resources, land uses or existing residences. The construction area is shown on the plans for the subdivision and the plans have	Yes

		<p>as berms or fences. The screen design shall be approved by the appropriate agency to further reduce visual effects to the extent possible.</p> <p>Mitigation for the off-site elements outside of the City of Folsom’s jurisdictional boundaries shall be developed by the project applicant(s) of each applicable project phase in consultation with the affected oversight agency(ies) (i.e., El Dorado and/or Sacramento Counties, and Caltrans) to reduce to the extent feasible the visual effects of construction activities on adjacent project land uses that have already been developed.</p>			<p>been approved by the Community Development Department.</p>	
106-3	3A.1-5 (FPASP EIR/EIS)	<p>Establish and Require Conformance to Lighting Standards and Prepare and Implement a Lighting Plan.</p> <p>To reduce impacts associated with light and glare, the City shall:</p> <ul style="list-style-type: none"> ▶ Establish standards for on-site outdoor lighting to reduce high-intensity nighttime lighting and glare as part of the Folsom Specific Plan design guidelines/standards. Consideration shall be given to design features, namely directional shielding for street lighting, parking lot lighting, and other substantial light sources, that would reduce effects of nighttime lighting. In addition, consideration shall be given to the use of automatic shutoffs or motion sensors for lighting features to further reduce excess nighttime light. ▶ Use shielded or screened public lighting fixtures to prevent the light from shining off of the surface intended to be illuminated. <p>To reduce impacts associated with light and glare, the project applicant(s) of all project phases shall:</p> <ul style="list-style-type: none"> ▶ Shield or screen lighting fixtures to direct the light downward and prevent light spill on adjacent properties. ▶ Flood and area lighting needed for construction activities, nighttime sporting activities, and/or security shall be screened or aimed no higher than 45 degrees above straight down (half-way between straight down and straight to the side) when the source is visible from any off-site residential property or public roadway. ▶ For public lighting in residential neighborhoods, prohibit the use of light fixtures that are of unusually high intensity or brightness (e.g., harsh mercury vapor, low-pressure sodium, or fluorescent bulbs) or that blink or flash. ▶ Use appropriate building materials (such as low-glare glass, low-glare building glaze or finish, neutral, earth-toned colored paint and roofing materials), shielded or screened lighting, and appropriate signage in the office/commercial areas to prevent light and glare from adversely affecting motorists on nearby roadways. ▶ Design exterior on-site lighting as an integral part of the building and landscape design in the Folsom Specific Plan area. Lighting fixtures shall be architecturally consistent with the overall site design. 	<p>Before approval of building permits.</p>	<p>City of Folsom Community Development Department</p>	<p>The Community Development Department (CDD) has reviewed and approved lighting plans for subdivision. The plans are in compliance with the condition of approval.</p>	<p>Yes</p>

		<ul style="list-style-type: none"> ▶ Lighting of off-site facilities within the City of Folsom shall be consistent with the City’s General Plan standards. ▶ Lighting of the off-site detention basin shall be consistent with Sacramento County General Plan standards. ▶ Lighting of the two local roadway connections from Folsom Heights off-site into El Dorado Hills shall be consistent with El Dorado County General Plan standards. <p>A lighting plan for all on- and off-site elements within the each agency’s jurisdictional boundaries (specified below) shall be submitted to the relevant jurisdictional agency for review and approval, which shall include the above elements. The lighting plan may be submitted concurrently with other improvement plans, and shall be submitted before the installation of any lighting or the approval of building permits for each phase. The project applicant(s) for any particular discretionary development application shall implement the approved lighting plan.</p> <p>Mitigation for the off-site elements outside of the City of Folsom’s jurisdictional boundaries must be coordinated by the project applicant(s) of each applicable project phase with the affected oversight agency(ies) (i.e., El Dorado and/or Sacramento Counties).</p>				
Air Quality						
106-4	3A.2-1a (FPASP EIR/EIS)	<p>Implement Measures to Control Air Pollutant Emissions Generated by Construction of On-Site Elements. To reduce short-term construction emissions, the project applicant(s) for any particular discretionary development application shall require their contractors to implement SMAQMD’s list of Basic Construction Emission Control Practices, Enhanced Fugitive PM Dust Control Practices, and Enhanced Exhaust Control Practices (list below) in effect at the time individual portions of the site undergo construction. In addition to SMAQMD-recommended measures, construction operations shall comply with all applicable SMAQMD rules and regulations.</p> <p>Basic Construction Emission Control Practices</p> <ul style="list-style-type: none"> ▶ Water all exposed surfaces two times daily. Exposed surfaces include, but are not limited to soil piles, graded areas, unpaved parking areas, staging areas, and access roads. ▶ Cover or maintain at least two feet of free board space on haul trucks transporting soil, sand, or other loose material on the site. Any haul trucks that would be traveling along freeways or major roadways should be covered. ▶ Use wet power vacuum street sweepers to remove any visible trackout mud or dirt onto adjacent public roads at least once a day. Use of dry power sweeping is prohibited. ▶ Limit vehicle speeds on unpaved roads to 15 miles per hour (mph). 	Before the approval of all grading plans by the City and throughout project construction, where applicable, for all project phases.	City of Folsom Community Development Department	The City and its Environmental Compliance Consultant (Helix) have reviewed all MMRP conditions and verified compliance with this Mitigation Measure. Compliance was verified prior to commencement of grading and construction in the Summer of 2020. The compliance table is on file with the City.	Yes

	<ul style="list-style-type: none">▶ All roadways, driveways, sidewalks, parking lots to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.▶ Minimize idling time either by shutting equipment off when not in use or reducing the time of idling to 5 minutes (as required by the state airborne toxics control measure [Title 13, Section 2485 of the California Code of Regulations]). Provide clear signage that posts this requirement for workers at the entrances to the site.▶ Maintain all construction equipment in proper working condition according to manufacturer's specifications. The equipment must be checked by a certified mechanic and determine to be running in proper condition before it is operated. <p>Enhanced Fugitive PM Dust Control Practices – Soil Disturbance Areas</p> <ul style="list-style-type: none">▶ Water exposed soil with adequate frequency for continued moist soil. However, do not overwater to the extent that sediment flows off the site.▶ Suspend excavation, grading, and/or demolition activity when wind speeds exceed 20 mph.▶ Plant vegetative ground cover (fast-germinating native grass seed) in disturbed areas as soon as possible. Water appropriately until vegetation is established. <p>Enhanced Fugitive PM Dust Control Practices – Unpaved Roads</p> <ul style="list-style-type: none">▶ Install wheel washers for all exiting trucks, or wash off all trucks and equipment leaving the site.▶ Treat site accesses to a distance of 100 feet from the paved road with a 6 to 12-inch layer of wood chips, mulch, or gravel to reduce generation of road dust and road dust carryout onto public roads.▶ Post a publicly visible sign with the telephone number and person to contact at the construction site regarding dust complaints. This person shall respond and take corrective action within 48 hours. The phone number of SMAQMD and the City contact person shall also be posted to ensure compliance. <p>Enhanced Exhaust Control Practices</p> <ul style="list-style-type: none">▶ The project shall provide a plan, for approval by the City of Folsom Community Development Department and SMAQMD, demonstrating that the heavy-duty (50 horsepower [hp] or more) off-road vehicles to be used in the construction project, including owned, leased, and subcontractor vehicles, will achieve a project wide fleet-average 20% NOX reduction and 45% particulate reduction compared to the most current California Air Resources Board (ARB) fleet average that exists at the time of construction. Acceptable options for reducing emissions may include use of late-model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available. The project applicant(s) of each project phase or its representative shall submit to the City of Folsom Community Development Department and SMAQMD a comprehensive inventory of all off-road construction equipment, equal to or greater than 50 hp, that would be used an aggregate of 40 or				
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		<p>more hours during any portion of the construction project. The inventory shall include the horsepower rating, engine production year, and projected hours of use for each piece of equipment. The inventory shall be updated and submitted monthly throughout the duration of the project, except that an inventory shall not be required for any 30-day period in which no construction activity occurs. At least 48 hours prior to the use of heavy-duty off-road equipment, the project representative shall provide SMAQMD with the anticipated construction timeline including start date, and name and phone number of the project manager and on-site foreman. SMAQMD's Construction Mitigation Calculator can be used to identify an equipment fleet that achieves this reduction (SMAQMD 2007a). The project shall ensure that emissions from all off-road diesel powered equipment used on the SPA do not exceed 40% opacity for more than three minutes in any one hour. Any equipment found to exceed 40 percent opacity (or Ringelmann 2.0) shall be repaired immediately, and the City and SMAQMD shall be notified within 48 hours of identification of noncompliant equipment. A visual survey of all in-operation equipment shall be made at least weekly, and a monthly summary of the visual survey results shall be submitted throughout the duration of the project, except that the monthly summary shall not be required for any 30-day period in which no construction activity occurs. The monthly summary shall include the quantity and type of vehicles surveyed as well as the dates of each survey. SMAQMD staff and/or other officials may conduct periodic site inspections to determine compliance. Nothing in this mitigation measure shall supersede other SMAQMD or state rules or regulations.</p> <ul style="list-style-type: none"> ► If at the time of construction, SMAQMD has adopted a regulation or new guidance applicable to construction emissions, compliance with the regulation or new guidance may completely or partially replace this mitigation if it is equal to or more effective than the mitigation contained herein, and if SMAQMD so permits. 				
106-5	3A.2-1b (FPASP EIR/EIS)	<p>Pay Off-site Mitigation Fee to SMAQMD to Off-Set NO_x Emissions Generated by Construction of On-Site Elements.</p> <p>Implementation of the project or the other four other action alternatives would result in construction-generated NO_x emissions that exceed the SMAQMD threshold of significance, even after implementation of the SMAQMD Enhanced Exhaust Control Practices (listed in Mitigation Measure 3A.2-1a). Additionally, Mitigation Measure 3A.4-1 (Implement Additional Measures to Control Construction-Generated GHG Emissions, pages 3A.4-14 to 15) has the potential to both reduce and increase NO_x emissions, depending on the types of alternative fuels and engine types employed. Therefore, the project applicant(s) shall pay SMAQMD an off-site mitigation fee for implementation of any of the five action alternatives for the purpose of reducing NO_x emissions to a less-than-significant level (i.e., less than 85 lb/day). All NO_x emission reductions and increases associated with GHG mitigation shall be added to or subtracted from the amount above the construction threshold to determine off-site mitigation fees, when possible. The specific fee amounts shall be calculated when the daily construction emissions can be more accurately determined: that is, if the City/USACE select and certify the EIR/EIS and approves the Proposed Project or one of the other</p>	Before the approval of all grading plans by the City and throughout project construction for all project phases.	The City of Folsom Community Development Department shall not grant any grading permits to the respective project applicant(s) until the respective project applicant(s)	The City and its Environmental Compliance Consultant (Helix) have reviewed all MMRP conditions and verified compliance with this Mitigation Measure. Compliance was verified prior to commencement of grading and construction in the Summer of 2020. The compliance table is on file with the City.	Yes

		four other action alternatives, the City and the applicants must establish the phasing by which development would occur, and the applicants must develop a detailed construction schedule. Calculation of fees associated with each project development phase shall be conducted by the project applicant(s) in consultation with SMAQMD staff before the approval of grading plans by the City. The project applicant(s) for any particular discretionary development application shall pay into SMAQMD's off-site construction mitigation fund to further mitigate construction generated emissions of NO _x that exceed SMAQMD's daily emission threshold of 85 lb/day. The calculation of daily NO _x emissions shall be based on the cost rate established by SMAQMD at the time the calculation and payment are made. At the time of writing this EIR/EIS the cost rate is \$16,000 to reduce 1 ton of NO _x plus a 5% administrative fee (SMAQMD 2008c). The determination of the final mitigation fee shall be conducted in coordination with SMAQMD before any ground disturbance occurs for any project phase. Based on information available at the time of writing this EIR/EIS, and assuming that construction would be performed at a consistent rate over a 19-year period (and averaging of 22 work days per month), it is estimated that the off-site construction mitigation fees would range from \$517,410 to \$824,149, depending on which alternative is selected. Because the fee is based on the mass quantity of emissions that exceed SMAQMD's daily threshold of significance of 85 lb/day, total fees would be substantially greater if construction activity is more intense during some phases and less intense during other phases of the 19-year build out period, and in any event, based on the actual cost rate applied by SMAQMD. (This fee is used by SMAQMD to purchase off-site emissions reductions. Such purchases are made through SMAQMD's Heavy Duty Incentive Program, through which select owners of heavy-duty equipment in Sacramento County can repower or retrofit their old engines with cleaner engines or technologies.)		have paid the appropriate off-site mitigation fee to SMAQMD.		
106-6	3A.2-1c (FPASP EIR/EIS)	Analyze and Disclose Projected PM ₁₀ Emission Concentrations at Nearby Sensitive Receptors Resulting from Construction of On-Site Elements. Prior to construction of each discretionary development entitlement of on-site land uses, the project applicant shall perform a project-level CEQA analysis (e.g., supporting documentation for an exemption, negative declaration, or project-specific EIR) that includes detailed dispersion modeling of construction-generated PM ₁₀ to disclose what PM ₁₀ concentrations would be at nearby sensitive receptors. The dispersion modeling shall be performed in accordance with applicable SMAQMD guidance that is in place at the time the analysis is performed. At the time of writing this EIR/EIS, SMAQMD's most current and most detailed guidance for addressing construction-generated PM ₁₀ emissions is found in its Guide to Air Quality Assessment in Sacramento County (SMAQMD 2009a). The project-level analysis shall incorporate detailed parameters of the construction equipment and activities, including the year during which construction would be performed, as well as the proximity of potentially affected receptors, including receptors proposed by the project that exist at the time the construction activity would occur.	Before the approval of all grading plans by the City.	City of Folsom Community Development Department	The City and its Environmental Compliance Consultant (Helix) have reviewed all MMRP conditions and verified compliance with this Mitigation Measure. Compliance was verified prior to commencement of grading and construction in the Summer of 2020. The compliance table is on file with the City.	Yes
106-7	3A.2-2 (FPASP EIR/EIS)	Implement All Measures Prescribed by the Air Quality Mitigation Plan to Reduce Operational Air Pollutant Emissions. To reduce operational emissions, the project applicant(s) for any particular discretionary development application shall implement all measures prescribed in the SMAQMD-approved Folsom Plan Area Specific Plan Air Quality Mitigation Plan (AQMP) (Torrence Planning 2008), a copy of which is included in Appendix C2. The AQMP is intended to improve mobility, reduce vehicle miles traveled, and improve air	Before issuance of subdivision maps or improvement plans.	City of Folsom Community Development Department	The City and its Environmental Compliance Consultant (Helix) have reviewed all MMRP conditions and verified compliance with this Mitigation Measure. Compliance was verified prior	Yes

		quality as required by AB 32 and SB 375. The AQMP includes, among others, measures designed to provide bicycle parking at commercial land uses, an integrated pedestrian/bicycle path network, transit stops with shelters, a prohibition against the use the wood-burning fireplaces, energy star roofing materials, electric lawnmowers provided to homeowners at no charge, and on-site transportation alternatives to passenger vehicles (including light rail) that provide connectivity with other local and regional alternative transportation networks.			to commencement of grading and construction in the Summer of 2020. The compliance table is on file with the City.	
106-8	3A.2-4a (FPASP EIR/EIS)	<p>Develop and Implement a Plan to Reduce Exposure of Sensitive Receptors to Construction-Generated Toxic Air Contaminant Emissions. The project applicant(s) for any particular discretionary development application shall develop a plan to reduce the exposure of sensitive receptors to TACs generated by project construction activity associated with buildout of the selected alternative. Each plan shall be developed by the project applicant(s) in consultation with SMAQMD. The plan shall be submitted to the City for review and approval before the approval of any grading plans.</p> <p>The plan may include such measures as scheduling activities when the residences are the least likely to be occupied, requiring equipment to be shut off when not in use, and prohibiting heavy trucks from idling. Applicable measures shall be included in all project plans and specifications for all project phases.</p> <p>The implementation and enforcement of all measures identified in each plan shall be funded by the project applicant(s) for the respective phase of development.</p>	Before the approval of all grading plans by the City and throughout project construction, where applicable, for all project phases.	City of Folsom Community Development Department	The City and its Environmental Compliance Consultant (Helix) have reviewed all MMRP conditions and verified compliance with this Mitigation Measure. Compliance was verified prior to commencement of grading and construction in the Summer of 2020. The compliance table is on file with the City.	Yes
106-9	3A.2-4b (FPASP EIR/EIS)	<p>Implement Measures to Reduce Exposure of Sensitive Receptors to Operational Emissions of Toxic Air Contaminants. The following measures shall be implemented to reduce exposure of sensitive receptors to Toxic Air Contaminants.</p> <ul style="list-style-type: none"> ▶ Proposed commercial and industrial land uses that have the potential to emit TACs or host TAC-generating activity (e.g., loading docks) shall be located away from existing and proposed on-site sensitive receptors such that they do not expose sensitive receptors to TAC emissions that exceed an incremental increase of 10 in 1 million for the cancer risk and/or a noncarcinogenic Hazard Index of 1.0. ▶ The multi-family residences planned across from the off-site corporation yard near the southwest corner of the SPA shall be set back as far as possible from the boundary of the corporation yard and/or relocated to another area. ▶ Where necessary to reduce exposure of sensitive receptors to an incremental increase of 10 in 1 million for the cancer risk and/or a noncarcinogenic Hazard Index of 1.0, proposed commercial and industrial land uses that would host diesel trucks shall incorporate idle reduction strategies that reduce the main propulsion engine idling time through alternative technologies such as, IdleAire, electrification of truck parking, and alternative energy sources for TRUs, to allow diesel engines to be completely turned off. ▶ Signs shall be posted in at all loading docks and truck loading areas which indicate that diesel-powered delivery trucks must be shut off when not in use for longer than 5 minutes on the premises in order to reduce idling emissions. This measure is consistent with the ATCM to Limit Diesel-Fueled Commercial 	Before the approval of all grading plans by the SMAQMD and throughout project construction, where applicable, for all project phases.	City of Folsom Community Development Department	The City and its Environmental Compliance Consultant (Helix) have reviewed all MMRP conditions and verified compliance with this Mitigation Measure. Compliance was verified prior to commencement of grading and construction in the Summer of 2020. The compliance table is on file with the City.	Yes

		<p>Motor Vehicle Idling, which was approved by the California Office of Administrative Law in January 2005.</p> <ul style="list-style-type: none"> ▶ Implement the following additional guidelines, which are recommended in ARB’s Land Use Handbook: A Community Health Perspective (ARB 2005) and are considered to be advisory and not regulatory: <ul style="list-style-type: none"> ▪ Sensitive receptors, such as residential units and daycare centers, shall not be located in the same building as dry-cleaning operations that use perchloroethylene. Dry-cleaning operations that use perchloroethylene shall not be located within 300 feet of any sensitive receptor. A setback of 500 feet shall be provided for operations with two or more machines. ▪ Large gasoline stations (defined as facilities with a throughput of 3.6 million gallons per year or greater) and sensitive land uses shall not be sited within 300 feet of each other. Small gasoline-dispensing facilities (less than 3.6 million gallons of throughput per year) and sensitive land uses shall not be sited within 50 feet of each other. 				
106-10	3A.2-5 (FPASP EIR/EIS)	<p>Implement A Site Investigation to Determine the Presence of NOA and, if necessary, Prepare and Implement an Asbestos Dust Control Plan. A site investigation shall be performed to determine whether and where NOA is present in the soil and rock on the SPA. The site investigation shall include the collection of soil and rock samples by a qualified geologist. If the site investigation determines that NOA is present on the SPA then the project applicant shall prepare an Asbestos Dust Control Plan for approval by SMAQMD as required in Title 17, Section 93105 of the California Code of Regulations, “Asbestos Airborne Toxic Control Measure for Construction, Grading, Quarrying, and Surface Mining Operations.” The Asbestos Dust Control Plan shall specify measures, such as periodic watering to reduce airborne dust and ceasing construction during high winds. Measures in the Asbestos Dust Control Plan may include but shall not be limited to dust control measures required by Mitigation Measure 3A.2-1a. The project applicant shall submit the plan to the Folsom Community Development Department for review and SMAQMD for review and approval before construction of the first project phase. SMAQMD approval of the plan must be received before any asbestos-containing rock (serpentinite) can be disturbed. Upon approval of the Asbestos Dust Control Plan by SMAQMD, the applicant shall ensure that construction contractors implement the terms of the plan throughout the construction period.</p>	Before the approval of all grading plans by the City and throughout project construction, where applicable, for all project phases.	City of Folsom Community Development Department	The owner/applicant obtained approval for an Asbestos Dust Mitigation Plan from the SMAQMD prior to commencement of grading and construction in the Summer of 2020. The approved Asbestos Dust Mitigation Plan is on file with the Community Development Department.	Yes
106-11	3A.2-6 (FPASP EIR/EIS)	<p>Implement Measures to Control Exposure of Sensitive Receptors to Operational Odorous Emissions. The project applicant(s) for any particular discretionary development application shall implement the following measures:</p> <ul style="list-style-type: none"> ▶ The odor-producing potential of land uses shall be considered when the exact type of facility that would occupy areas zoned for commercial, industrial, or mixed-use land uses is determined. Facilities that have the potential to emit objectionable odors shall be located as far away as feasible from existing and proposed sensitive receptors. ▶ The multi-family residences planned across from the off-site corporation yard near the southwest corner of the SPA shall be set back as far as possible from the boundary of the corporation yard and/or relocated 	Before the approval of building permits by the City and throughout project construction, where	City of Folsom Community Development Department	The City and its Environmental Compliance Consultant (Helix) have reviewed all MMRP conditions and verified compliance with this Mitigation Measure. Compliance was verified prior to commencement of grading and construction in the Summer of 2020. This subdivision is residential and is not adjacent to any odorous land uses and is	Yes

		<p>to another area. (This measure is also required by Mitigation Measure 3A.2-4b to limit exposure to TAC emissions.)</p> <ul style="list-style-type: none"> ▶ Before the approval of building permits, odor control devices shall be identified to mitigate the exposure of receptors to objectionable odors if a potential odor-producing source is to occupy an area zoned for commercial, industrial, or mixed-use land uses. The identified odor control devices shall be installed before the issuance of certificates of occupancy for the potentially odor-producing use. The odor producing potential of a source and control devices shall be determined in coordination with SMAQMD and based on the number of complaints associated with existing sources of the same nature. ▶ The deeds to all properties located within the plan area that are within one mile of an on- or off-site area zoned or used for agricultural use (including livestock grazing) shall be accompanied by a written disclosure from the transferor, in a form approved by the City of Folsom, advising any transferee of the potential adverse odor impacts from surrounding agricultural operations, which disclosure shall direct the transferee to contact the County of Sacramento concerning any such property within the County zoned for agricultural uses within one mile of the subject property being transferred. ▶ Truck loading docks and delivery areas shall be located as far away as feasible from existing and proposed sensitive receptors. ▶ Signs shall be posted at all loading docks and truck loading areas which indicate that diesel-powered delivery trucks must be shut off when not in use for longer than 5 minutes on the premises in order to reduce idling emissions. This measure is consistent with the ATCM to Limit Diesel-Fueled Commercial Motor Vehicle Idling, which was approved by California's Office of Administrative Law in January 2005. (This measure is also required by Mitigation Measure 3A.2-4b to limit TAC emissions.) ▶ Proposed commercial and industrial land uses that have the potential to host diesel trucks shall incorporate idle reduction strategies that reduce the main propulsion engine idling time through alternative technologies such as, IdleAire, electrification of truck parking, and alternative energy sources for TRUs, to allow diesel engines to be completely turned off. (This measure is also required by Mitigation Measure 3A.2-4b to limit TAC emissions.) 	applicable, for all project phases.		not adjacent to the future Corporation Yard.	
Biological Resources						
106-12	3A.3-1a (FPASP EIR/EIS)	<p>Design Stormwater Drainage Plans and Erosion and Sediment Control Plans to Avoid and Minimize Erosion and Runoff to All Wetlands and Other Waters That Are to Remain on the SPA and Use Low Impact Development Features.</p> <p>To minimize indirect effects on water quality and wetland hydrology, the project applicant(s) for any particular discretionary development application shall include stormwater drainage plans and erosion and sediment control plans in their improvement plans and shall submit these plans to the City Public Works Department for review and approval. For off-site elements within Sacramento County or El Dorado County jurisdiction (e.g., off-site detention basin and off-site roadway connections to El Dorado Hills), plans shall be</p>	Before approval of improvement and drainage plans, and on an ongoing basis throughout and after project construction, as	City of Folsom Community Development Department	The Owner/applicant has received a NPDES permit from the State Regional Water Quality Control Board (SRWQCB). The NDES Permit requires the implementation of BMP's, monitoring and reporting for stormwater runoff. The NPDES Permit includes a Storm Water	Yes

	<p>submitted to the appropriate county planning department. Before approval of these improvement plans, the project applicant(s) for any particular discretionary development application shall obtain a NPDES MS4 Municipal Stormwater Permit and Grading Permit, comply with the City’s Grading Ordinance and County drainage and stormwater quality standards, and commit to implementing all measures in their drainage plans and erosion and sediment control plans to avoid and minimize erosion and runoff into Alder Creek and all wetlands and other waters that would remain on-site. Detailed information about stormwater runoff standards and relevant City and County regulation is provided in Chapter 3A.9, “Hydrology and Water Quality.”</p> <p>The project applicant(s) for any particular discretionary development entitlement shall implement stormwater quality treatment controls consistent with the Stormwater Quality Design Manual for Sacramento and South Placer Regions in effect at the time the application is submitted. Appropriate runoff controls such as berms, storm gates, off-stream detention basins, overflow collection areas, filtration systems, and sediment traps shall be implemented to control siltation and the potential discharge of pollutants. Development plans shall incorporate Low Impact Development (LID) features, such as pervious strips, permeable pavements, bioretention ponds, vegetated swales, disconnected rain gutter downspouts, and rain gardens, where appropriate. Use of LID features is recommended by the EPA to minimize impacts on water quality, hydrology, and stream geomorphology and is specified as a method for protecting water quality in the proposed specific plan. In addition, free spanning bridge systems shall be used for all roadway crossings over wetlands and other waters that are retained in the on-site open space. These bridge systems would maintain the natural and restored channels of creeks, including the associated wetlands, and would be designed with sufficient span width and depth to provide for wildlife movement along the creek corridors even during high-flow or flood events, as specified in the 404 permit.</p> <p>In addition to compliance with City ordinances, the project applicant(s) for any particular discretionary development application shall prepare a Stormwater Pollution Prevention Plan (SWPPP), and implement Best Management Practices (BMPs) that comply with the General Construction Stormwater Permit from the Central Valley RWQCB, to reduce water quality effects during construction. Detailed information about the SWPPP and BMPs are provided in Chapter 3A.9, “Hydrology and Water Quality.”</p> <p>Each project development shall result in no net change to peak flows into Alder Creek and associated tributaries, or to Buffalo Creek, Carson Creek, and Coyote Creek. The project applicant(s) shall establish a baseline of conditions for drainage on-site. The baseline-flow conditions shall be established for 2-, 5-, and 100-year storm events. These baseline conditions shall be used to develop monitoring standards for the stormwater system on the SPA. The baseline conditions, monitoring standards, and a monitoring program shall be submitted to USACE and the City for their approval. Water quality and detention basins shall be designed and constructed to ensure that the performance standards, which are described in Chapter 3A.9, “Hydrology and Water Quality,” are met and shall be designed as off-stream detention basins. Discharge sites into Alder Creek and associated tributaries, as well as tributaries to Carson Creek, Coyote Creek, and Buffalo Creek, shall be monitored to ensure that pre-project conditions are being met. Corrective measures shall be</p>	<p>required for all project phases.</p>		<p>Pollution Prevention Plan (SWPPP), which outlines monitoring standards, frequency and baseline modeling. The Owner/applicant has submitted monthly reports to the City and SRWQCB. There are no off-site elements outside the City limits for this subdivision.</p>	
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		<p>implemented as necessary. The mitigation measures will be satisfied when the monitoring standards are met for 5 consecutive years without undertaking corrective measures to meet the performance standard.</p> <p>See FEIR/FEIS Appendix S showing that the detention basin in the northeast corner of the SPA has been moved off stream.</p> <p>Mitigation for the off-site elements outside of the City of Folsom’s jurisdictional boundaries must be coordinated by the project applicant(s) of each applicable project phase in consultation with the affected oversight agency(ies) (i.e., El Dorado County for the roadway connections, Sacramento County for the detention basin west of Prairie City Road, and Caltrans for the U.S. 50 interchange improvements) such that the performance standards described in Chapter 3A.9, “Hydrology and Water Quality,” are met.</p>				
106 -13	3A.3-1b (FPASP EIR/EIS)	<p>Secure Clean Water Act Section 404 Permit and Implement All Permit Conditions; Ensure No Net Loss of Functions and Values of Wetlands, Other Waters of the U.S., and Waters of the State.</p> <p>Before the approval of grading and improvement plans and before any groundbreaking activity associated with each distinct discretionary development entitlement, the project applicant(s) for any particular discretionary development requiring fill of wetlands or other waters of the U.S. or waters of the state shall obtain all necessary permits under Sections 401 and 404 of the CWA or the state’s Porter-Cologne Act for the respective phase. For each respective discretionary development entitlement, all permits, regulatory approvals, and permit conditions for effects on wetland habitats shall be secured before implementation of any grading activities within 250 feet of waters of the U.S. or wetland habitats or lesser distance deemed sufficiently protective by a qualified biologist with approval from USFWS, including waters of the state, that potentially support Federally listed species. The project applicant(s) shall commit to replace, restore, or enhance on a “no net loss” basis (in accordance with USACE and the Central Valley RWQCB) the acreage of all wetlands and other waters of the U.S. that would be removed, lost, and/or degraded with implementation of project plans for that development increment. Wetland habitat shall be restored, enhanced, and/or replaced at an acreage and location and by methods agreeable to USACE, the Central Valley RWQCB, and the City, as appropriate, depending on agency jurisdiction, and as determined during the Section 401 and Section 404 permitting processes. As part of the Section 404 permitting process, a draft wetland mitigation and monitoring plan (MMP) shall be developed for the project on behalf of the project applicant(s). Before any ground-disturbing activities in an area that would adversely affect wetlands and before engaging in mitigation activities associated with each discretionary development entitlement, the project applicant(s) shall submit the draft wetland MMP to USACE, the Central Valley RWQCB, Sacramento County, El Dorado County, and the City for review and approval of those portions of the plan over which they have jurisdiction. The MMP would have to be finalized prior to impacting any wetlands. Once the final MMP is approved and implemented, mitigation monitoring shall continue for a minimum of 5 years from completion of mitigation, or human intervention (including recontouring and grading), or until the performance standards identified in the approved MMP have been met, whichever is longer.</p> <p>As part of the MMP, the project applicant(s) shall prepare and submit plans for the creation of aquatic habitat in order to adequately offset and replace the aquatic functions and services that would be lost at the SPA,</p>	<p>Before the approval of grading or improvement plans or any ground disturbing activities for any project development phase containing wetland features or other waters of the U.S. The MMP must be approved before any impact on wetlands can occur.</p> <p>Mitigation shall be implemented on an ongoing basis throughout and after</p>	City of Folsom Community Development Department	<p>The City and its Environmental Compliance Consultant (Helix) have reviewed all MMRP conditions and verified compliance with this Mitigation Measure. Compliance was verified prior to commencement of grading and construction in the Summer of 2020. The compliance table is on file with the City.</p> <p>The Owner/applicant has received a NPDES permit from the State Regional Water Quality Control Board (SRWQCB). The NDES Permit requires the implementation of BMP’s, monitoring and reporting for stormwater runoff. The NPDES Permit includes a Storm Water Pollution Prevention Plan (SWPPP), which outlines monitoring standards, frequency and baseline modeling. The Owner/applicant has submitted monthly reports to the City and SRWQCB.</p> <p>The owner/applicant has recorded Declarations of Covenants & Restrictions (DCR’s) in compliance with the requirements of the USACE permit. The DCR’s are shown on the final map.</p>	Yes

	<p>account for the temporal loss of habitat, and contain an adequate margin of safety to reflect anticipated success. Restoration of previously altered and degraded wetlands shall be a priority of the MMP for offsetting losses of aquatic functions on the SPA because it is typically easier to achieve functional success in restored wetlands than in those created from uplands. The MMP must demonstrate how the aquatic functions and values that would be lost through project implementation will be replaced.</p> <p>The habitat MMP for jurisdictional wetland features shall be consistent with USACE's and EPA's April 10, 2008 Final Rule for Compensatory Mitigation for Losses of Aquatic Resources (33 CFR Parts 325 and 332 and 40 CFR Part 230) and USACE's October 26, 2010 Memorandum Re: Minimum Level of Documentation Required for Permit Decisions. According to the Final Rule, mitigation banks should be given preference over other types of mitigation because a lot of the risk and uncertainty regarding mitigation success is alleviated by the fact that mitigation bank wetlands must be established and demonstrating functionality before credits can be sold. The use of mitigation credits also alleviates temporal losses of wetland function while compensatory wetlands are being established. Mitigation banks also tend to be on larger, more ecologically valuable parcels and are subjected to more rigorous scientific study and planning and implementation procedures than typical permittee-responsible mitigation sites (USACE and EPA, 2008). Permittee-responsible on-site mitigation areas can be exposed to long-term negative effects of surrounding development since they tend to be smaller and less buffered than mitigation banks. The Final Rule also establishes a preference for a "watershed approach" in selecting locations for compensatory mitigation project locations, that mitigation selection must be "appropriate and practicable" and that mitigation banks must address watershed needs based on criteria set forth in the Final Rule. The watershed approach accomplishes this objective by expanding the informational and analytic basis of mitigation project site selection decisions and ensuring that both authorized impacts and mitigation are considered on a watershed scale rather than only project by project. This requires a degree of flexibility so that district engineers can authorize mitigation projects that most effectively address the case-specific circumstances and needs of the watershed, while remaining practicable for the permittee. The SPA includes portions of the Alder Creek, Buffalo Creek, Coyote Creek, and Carson Creek Watersheds. The majority of the SPA is within the Alder Creek Watershed. Alder Creek and Buffalo Creek are part of the Lower American River Watershed. Carson Creek and Coyote Creek are part of the Cosumnes River Watershed. Mitigation credits may be available within the Cosumnes Watershed, but not within the American River Watershed and not within the sub-watersheds of the SPA. Therefore, aquatic habitats may need to be restored or created on the SPA and adjacent off-site lands, preferably within the affected watersheds, in order to successfully replace lost functions at the appropriate watershed scale where loss of function would occur. It is not likely feasible to provide compensatory mitigation for all aquatic resource impacts on site.</p> <p>Therefore, a combination of on-site and off-site permittee-responsible mitigation and mitigation banking would likely be necessary to achieve the no-net-loss standard.</p> <p>The SPA is located within the service areas of several approved mitigation banks (e.g., Bryte Ranch, Clay Station, Fitzgerald Ranch, and Twin City Mitigation Bank). The majority of compensatory mitigation for wetland impacts is proposed to be accomplished at an agency approved mitigation bank or banks authorized to sell credits to offset impacts in the SPA. The applicants' biological consultant, ECORP, has identified</p>	<p>construction, as required.</p>			
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	<p>availability of approximately 31 vernal pool credits and 228 seasonal wetland credits at mitigation banks whose service area includes the SPA. Additional credits may also be available from pending, but not yet approved, mitigation banks. However, availability is subject to change and, as noted above, a combination of mitigation bank credits and permittee-responsible on and off-site mitigation may be necessary to fully offset project impacts on wetlands and other waters of the U.S. If USACE determines that the use of mitigation bank credits is not sufficient mitigation to offset impacts within the SPA, the October 26, 2010 Memorandum Re: Minimum Level of Documentation Required for Permit Decisions requires USACE to specifically demonstrate why the use of bank credits is not acceptable to USACE in accordance with Section 33 CFR 332.3(a)(1).</p> <p>Compensatory mitigation for losses of stream and intermittent drainage channels shall follow the Final Rule Guidelines, which specify that compensatory mitigation should be achieved through in-kind preservation, restoration, or enhancement within the same watershed, subject to practicability considerations. The wetland MMP shall address how to mitigate impacts on vernal pool, seasonal swale, seasonal wetland, seep, marsh, pond, and intermittent and perennial stream habitat, and shall describe specific method(s) to be implemented to avoid and/or mitigate any off-site project-related impacts. The wetland compensation section of the habitat MMP shall include the following:</p> <ul style="list-style-type: none"> ▶ Compensatory mitigation sites and criteria for selecting these mitigation sites. In General, compensatory mitigation sites should meet the following criteria, based on the Final Rule; <ul style="list-style-type: none"> ▪ located within the same watershed as the wetland or other waters that would be lost, as appropriate and practicable; ▪ located in the most likely position to successfully replace wetland functions lost on the impact site considering watershed-scale features such as aquatic habitat diversity, habitat connectivity, available water sources and hydrologic relationships, land use trends, ecological benefits, and compatibility with adjacent land uses, and the likelihood for success and sustainability; ▶ A complete assessment of the existing biological resources in both the on-site preservation areas and off-site compensatory mitigation areas, including wetland functional assessment using the California Rapid Assessment Method (CRAM) (Collins et al. 2008), or other appropriate wetland assessment protocol as determined through consultation with USACE and the USFWS, to establish baseline conditions; ▶ Specific creation and restoration plans for each mitigation site; ▶ Use of CRAM to compare compensatory wetlands to the baseline CRAM scores from wetlands in the SPA. The compensatory wetland CRAM scores shall be compared against the highest quality wetland of each type from the SPA; ▶ CRAM scores, or other wetland assessment protocol scores, from the compensatory wetlands shall be compared against the highest quality wetland scores for each wetland type to document success of compensatory wetlands in replacing the functions of the affected wetlands to be replaced; 					
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	<p>► Monitoring protocol, including schedule and annual report requirements, and the following elements:</p> <ul style="list-style-type: none">▪ ecological performance standards, based on the best available science, that can be assessed in a practicable manner (e.g., performance standards proposed by Barbour et al. 2007). Performance standards must be based on attributes that are objective and verifiable;▪ assessments conducted annually for 5 years after construction or restoration of compensatory wetlands to determine whether these areas are acquiring wetland functions and to plot the performance trajectory of preserved, restored, or created wetlands over time.▪ assessments results for compensatory wetlands shall also be compared against scores for reference wetlands assessed in the same year;▪ assessments analysis conducted annually for 5 years after any construction adjacent to wetlands preserved on the SPA to determine whether these areas are retaining functions and values. Assessments results for wetlands preserved on site shall also be compared against scores for reference wetlands assessed in the same year;▪ analysis of assessments data, including assessment of potential stressors, to determine whether any remedial activities may be necessary;▪ corrective measures if performance standards are not met;▪ monitoring of plant communities as performance criteria (annual measure of success, during monitoring period) and success criteria (indicative of achievement of mitigation habitat requirement at end of monitoring period) for hydrologic function have become established and the creation site “matures” over time;▪ GIS analysis of compensatory wetlands to demonstrate actual acreage of functioning wetland habitat;▪ adaptive management measures to be applied if performance standards and acreage requirements are not being met;▪ responsible parties for monitoring and preparing reports; and▪ responsible parties for receiving and reviewing reports and for verifying success or prescribing implementation or corrective actions. <p>A final operations and management plan (OMP) for all on- and off-site permittee-sponsored wetland preservation and mitigation areas shall be prepared and submitted to USACE and USFWS for review, comment and preliminary approval prior to the issuance of any permits under Section 404 of the CWA. The plan shall include detailed information on the habitats present within the preservation and mitigation areas, the long-term management and monitoring of these habitats, legal protection for the preservation and mitigation areas (e.g., conservation easement, declaration of restrictions), and funding mechanism information (e.g., endowment). A final OMP for each discretionary development entitlement affecting wetlands must be approved prior to construction.</p>				
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		<p>USACE has determined that the project will require an individual permit. In its final stage and once approved by USACE, the MMP for the project is expected to detail proposed wetland restoration, enhancement, and/or replacement activities that would ensure no net loss of aquatic functions in the project vicinity. Approval and implementation of the wetland MMP shall aim to fully mitigate all unavoidable impacts on jurisdictional waters of the U.S., including jurisdictional wetlands. In addition to USACE approval, approval by the City, Sacramento County, El Dorado County, and the Central Valley RWQCB, as appropriate depending on agency jurisdiction, and as determined during the Section 401 and Section 404 permitting processes, will also be required. Approvals from Sacramento County and El Dorado County shall be required for impacts resulting from off-site project elements occurring in these counties, such as the off-site detention basin in Sacramento County and the roadway connections into El Dorado County. To satisfy the requirements of the City and the Central Valley RWQCB, mitigation of impacts on the nonjurisdictional wetlands beyond the jurisdiction of USACE shall be included in the same MMP. All mitigation requirements determined through this process shall be implemented before grading plans are approved. The MMP shall be submitted to USACE and approved prior to the issuance of any permits under Section 404 of the CWA. Water quality certification pursuant to Section 401 of the CWA will be required before issuance of a Section 404 permit. Before construction in any areas containing wetland features, the project applicant(s) shall obtain water quality certification for the project. Any measures required as part of the issuance of water quality certification shall be implemented.</p> <p>Mitigation for the off-site elements outside of the City of Folsom's jurisdictional boundaries must be developed by the project applicant(s) of each applicable project phase in consultation with the affected oversight agency(ies) (i.e., Caltrans, El Dorado and/or Sacramento Counties).</p>				
<p>106 -14</p>	<p>3A.3-2a (FPASP EIR/EIS)</p>	<p>Avoid Direct Loss of Swainson's Hawk and Other Raptor Nests. To mitigate impacts on Swainson's hawk and other raptors (including burrowing owl), the project applicant(s) of all project phases shall retain a qualified biologist to conduct preconstruction surveys and to identify active nests on and within 0.5 mile of the SPA and active burrows on the SPA. The surveys shall be conducted before the approval of grading and/or improvement plans (as applicable) and no less than 14 days and no more than 30 days before the beginning of construction for all project phases. To the extent feasible, guidelines provided in Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in the Central Valley (Swainson's Hawk Technical Advisory Committee 2000) shall be followed for surveys for Swainson's hawk. If no nests are found, no further mitigation is required.</p> <p>If active nests are found, impacts on nesting Swainson's hawks and other raptors shall be avoided by establishing appropriate buffers around the nests. No project activity shall commence within the buffer area until the young have fledged, the nest is no longer active, or until a qualified biologist has determined in consultation with DFG that reducing the buffer would not result in nest abandonment. DFG guidelines recommend implementation of 0.25- or 0.5-mile-wide buffers, but the size of the buffer may be adjusted if a qualified biologist and the City, in consultation with DFG, determine that such an adjustment would not be</p>	<p>Before the approval of grading and improvement plans, before any ground disturbing activities, and during project construction as applicable for all project phases.</p>	<p>California Department of Fish and Game and City of Folsom Community Development Department.</p>	<p>The City and its Environmental Compliance Consultant (Helix) have reviewed all MMRP conditions and verified compliance with this Mitigation Measure. Compliance was verified prior to commencement of grading and construction in the Summer of 2020. The compliance table is on file with the City.</p>	<p>Yes</p>

		<p>likely to adversely affect the nest. Monitoring of the nest by a qualified biologist during and after construction activities will be required if the activity has potential to adversely affect the nest.</p> <p>If active burrows are found, a mitigation plan shall be submitted to the City for review and approval before any ground-disturbing activities.</p> <p>The City shall consult with DFG. The mitigation plan may consist of installation of one-way doors on all burrows to allow owls to exit, but not reenter, and construction of artificial burrows within the project vicinity, as needed; however, burrow owl exclusions may only be used if a qualified biologist verifies that the burrow does not contain eggs or dependent young. If active burrows contain eggs and/or young, no construction shall occur within 50 feet of the burrow until young have fledged. Once it is confirmed that there are no owls inside burrows, these burrows may be collapsed.</p> <p>Mitigation for the off-site elements outside of the City of Folsom’s jurisdictional boundaries must be developed by the project applicant(s) of each applicable project phase in consultation with the affected oversight agency(ies) (i.e., El Dorado and/or Sacramento Counties, or Caltrans), such that the performance criteria set forth in DFG’s guidelines are determined to be met.</p>				
<p>106 -15</p>	<p>3A.3-2b (FPASP EIR/EIS)</p>	<p>Mitigation Measure 3A.3-2b: Prepare and Implement a Swainson’s Hawk Mitigation Plan.</p> <p>To mitigate for the loss of Swainson’s hawk foraging habitat, the project applicant(s) of all project phases shall prepare and implement a Swainson’s hawk mitigation plan including, but not limited to the requirements described below.</p> <p>Before the approval of grading and improvement plans or before any ground-disturbing activities, whichever occurs first, the project applicant(s) shall preserve, to the satisfaction of the City or Sacramento County, as appropriate depending on agency jurisdiction, suitable Swainson’s hawk foraging habitat to ensure 1:1 mitigation of habitat value for Swainson’s hawk foraging habitat lost as a result of the project, as determined by the City, or Sacramento County, after consultation with DFG and a qualified biologist.</p> <p>The 1:1 habitat value shall be based on Swainson’s hawk nesting distribution and an assessment of habitat quality, availability, and use within the City’s planning area, or Sacramento County jurisdiction. The mitigation ratio shall be consistent with the 1994 DFG Swainson’s Hawk Guidelines included in the Staff Report Regarding Mitigation for Impacts to Swainson’s Hawks (<i>Buteo swainsoni</i>) in the Central Valley of California, which call for the following mitigation ratios for loss of foraging habitat in these categories: 1:1 if within 1 mile of an active nest site, 0.75:1 if over 1 mile but less than 5 miles, and 0.5:1 if over 5 miles but less than 10 miles from an active nest site. Such mitigation shall be accomplished through credit purchase from an established mitigation bank approved to sell Swainson’s hawk foraging habitat credits to mitigate losses in the SPA, if available, or through the transfer of fee title or perpetual conservation easement. The mitigation land shall be located within the known foraging area and within Sacramento County. The City, or Sacramento County if outside City jurisdiction, after consultation with DFG, will determine the appropriateness of the mitigation land.</p>	<p>Before the approval of grading, improvement, or construction plans and before any ground disturbing activity in any project development phase that would affect Swainson’s hawk foraging habitat.</p>	<p>City of Folsom Community Development Department</p>	<p>The City and its Environmental Compliance Consultant (Helix) have reviewed all MMRP conditions and verified compliance with this Mitigation Measure. Compliance was verified prior to commencement of grading and construction in the Summer of 2020. The compliance table is on file with the City.</p>	<p>Yes</p>

	<p>Before approval of such proposed mitigation, the City, or Sacramento County for the off-site detention basin, shall consult with DFG regarding the appropriateness of the mitigation. If mitigation is accomplished through conservation easement, then such an easement shall ensure the continued management of the land to maintain Swainson's hawk foraging values, including but not limited to ongoing agricultural uses and the maintenance of all existing water rights associated with the land. The conservation easement shall be recordable and shall prohibit any activity that substantially impairs or diminishes the land's capacity as suitable Swainson's hawk habitat.</p> <p>The project applicant(s) shall transfer said Swainson's hawk mitigation land, through either conservation easement or fee title, to a third party, nonprofit conservation organization (Conservation Operator), with the City and DFG named as third-party beneficiaries. The Conservation Operator shall be a qualified conservation easement land manager that manages land as its primary function. Additionally, the Conservation Operator shall be a tax-exempt nonprofit conservation organization that meets the criteria of Civil Code Section 815.3(a) and shall be selected or approved by the City or County, after consultation with DFG. The City, or County, after consultation with DFG and the Conservation Operator, shall approve the content and form of the conservation easement. The City, or County, DFG, and the Conservation Operator shall each have the power to enforce the terms of the conservation easement. The Conservation Operator shall monitor the easement in perpetuity to assure compliance with the terms of the easement.</p> <p>The project applicant(s), after consultation with the City, or County of jurisdiction, DFG, and the Conservation Operator, shall establish an endowment or some other financial mechanism that is sufficient to fund in perpetuity the operation, maintenance, management, and enforcement of the conservation easement. If an endowment is used, either the endowment funds shall be submitted to the City for impacts on lands within the City's jurisdiction or Sacramento County for the off-site detention basin to be distributed to an appropriate third-party nonprofit conservation agency, or they shall be submitted directly to the third-party nonprofit conservation agency in exchange for an agreement to manage and maintain the lands in perpetuity. The Conservation Operator shall not sell, lease, or transfer any interest of any conservation easement or mitigation land it acquires without prior written approval of the City and DFG. Mitigation lands established or acquired for impacts incurred at the off-site detention basin shall require approval from Sacramento County prior to sale or transfer of mitigation lands or conservation easement.</p> <p>If the Conservation Operator ceases to exist, the duty to hold, administer, manage, maintain, and enforce the interest shall be transferred to another entity acceptable to the City and DFG, or Sacramento County and DFG depending on jurisdiction of the affected habitat. The City Planning Department shall ensure that mitigation habitat established for impacts on habitat within the City's planning area is properly established and is functioning as habitat by reviewing regular monitoring reports prepared by the Conservation Operator of the mitigation site(s). Monitoring of the mitigation site(s) shall continue for the first 10 years after establishment of the easement and shall be funded through the endowment, or other appropriate funding mechanism, established by the project applicant(s). Sacramento County shall review the monitoring reports for impacts on habitat at the off-site detention basin.</p>					
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		Mitigation for the off-site elements outside of the City of Folsom’s jurisdictional boundaries must be coordinated by the project applicant(s) of each applicable project phase with the affected oversight agency(ies) (i.e., Sacramento County and Caltrans).				
106-16	3A.3-2c (FPASP EIR/EIS)	<p>Avoid and Minimize Impacts to Tricolored Blackbird Nesting Colonies. To avoid and minimize impacts to tricolored blackbird, the project applicant(s) of all project phases shall conduct a preconstruction survey for any project activity that would occur during the tricolored blackbird’s nesting season (March 1–August 31). The preconstruction survey shall be conducted by a qualified biologist before any activity occurring within 500 feet of suitable nesting habitat, including freshwater marsh and areas of riparian scrub vegetation. The survey shall be conducted within 14 days before project activity begins.</p> <p>If no tricolored blackbird colony is present, no further mitigation is required. If a colony is found, the qualified biologist shall establish a buffer around the nesting colony. No project activity shall commence within the buffer area until a qualified biologist confirms that the colony is no longer active. The size of the buffer shall be determined in consultation with DFG. Buffer size is anticipated to range from 100 to 500 feet, depending on the nature of the project activity, the extent of existing disturbance in the area, and other relevant circumstances.</p> <p>Mitigation for the off-site elements outside of the City of Folsom’s jurisdictional boundaries (i.e., U.S. 50 interchange improvements) must be developed by the project applicant(s) of each applicable project phase in consultation with the affected oversight agency(ies) (i.e., Caltrans) and must be sufficient to achieve the performance criteria described above.</p>	Before the approval of any ground-disturbing activity within 500 feet of suitable nesting habitat as applicable for all project phases.	City of Folsom Community Development Department	The City and its Environmental Compliance Consultant (Helix) have reviewed all MMRP conditions and verified compliance with this Mitigation Measure. Compliance was verified prior to commencement of grading and construction in the Summer of 2020. The compliance table is on file with the City.	Yes
106-17	3A.3-2d (FPASP EIR/EIS)	<p>Avoid and Minimize Impacts to Special-Status Bat Roosts. The project applicant of all project phases containing potential bat roosting habitat shall retain a qualified biologist to conduct surveys for roosting bats. Surveys shall be conducted in the fall to determine if the mine shaft is used as a hibernaculum and in spring and/or summer to determine if it is used as a maternity or day roost. Surveys shall consist of evening emergence surveys to note the presence or absence of bats and could consist of visual surveys at the time of emergence. If evidence of bat use is observed, the number and species of bats using the roost shall be determined. Bat detectors may be used to supplement survey efforts. If no bat roosts are found, then no further study shall be required.</p> <p>If roosts of pallid bat or Townsend’s big-eared bats are determined to be present and must be removed, the bats shall be excluded from the roosting site. A mitigation program addressing compensation, exclusion methods, and roost removal procedures shall be developed in consultation with DFG before implementation. Exclusion methods may include use of one-way doors at roost entrances (bats may leave but not reenter), or sealing roost entrances when the site can be confirmed to contain no bats. Exclusion efforts may be restricted during periods of sensitive activity (e.g., during hibernation or while females in maternity colonies are nursing young). The loss of each roost (if any) will be replaced in consultation with DFG and may include construction and installation of bat boxes suitable to the bat species and colony size excluded from the original roosting site. Roost replacement will be implemented before bats are excluded from the original</p>	Before the approval of any ground-disturbing activity within 500 feet of suitable nesting habitat as applicable for all project phases.	City of Folsom Community Development Department	The City and its Environmental Compliance Consultant (Helix) have reviewed all MMRP conditions and verified compliance with this Mitigation Measure. Compliance was verified prior to commencement of grading and construction in the Summer of 2020. The compliance table is on file with the City.	Yes

		roost sites. Once the replacement roosts are constructed and it is confirmed that bats are not present in the original roost site, the mine shaft may be removed.				
106 -18	3A.3-2g (FPASP EIR/EIS)	<p>Secure Take Authorization for Federally Listed Vernal Pool Invertebrates and Implement All Permit Conditions. No project construction shall proceed in areas supporting potential habitat for Federally listed vernal pool invertebrates, or within adequate buffer areas (250 feet or lesser distance deemed sufficiently protective by a qualified biologist with approval from USFWS), until a biological opinion (BO) or Not Likely to Adversely Affect (NLAA) letter has been issued by USFWS and the project applicant(s) for any particular discretionary development entitlements affecting such areas have abided by conditions in the BO (including conservation and minimization measures) intended to be completed before on-site construction. Conservation and minimization measures shall include preparation of supporting documentation describing methods to protect existing vernal pools during and after project construction, a detailed monitoring plan, and reporting requirements.</p> <p>As described under Mitigation Measure 3A.3-1a, an MMP shall be developed that describes details how loss of vernal pool and other wetland habitats shall be offset, including details on creation of habitat, account for the temporal loss of habitat, contain performance standards to ensure success, and outline remedial actions if performance standards are not met.</p> <p>The project applicant(s) for any particular discretionary development application potentially affecting vernal pool habitat shall complete and implement a habitat MMP that will result in no net loss of acreage, function, and value of affected vernal pool habitat. The final habitat MMP shall be consistent with guidance provided in Programmatic Formal Endangered Species Act Consultation on Issuance of 404 Permits for Projects with Relatively Small Effects on Listed Vernal Pool Crustaceans within the Jurisdiction of the Sacramento Field Office, California (USFWS 1996) or shall provide an alternative approach that is acceptable to the City, USACE, and USFWS and accomplishes no net loss of habitat acreage, function, and value.</p> <p>The project applicant(s) for any particular discretionary development application “potentially affecting vernal pool habitat” shall ensure that there is sufficient upland habitat within the target areas for creation and restoration of vernal pools and vernal pool complexes to provide ecosystem health. This standard shall be accomplished by requiring the project applicant(s) for any discretionary development application affecting vernal pool or seasonal wetland habitat to identify the extent of indirectly affected vernal pool and seasonal wetland habitat, either by identifying all such habitat within 250 feet of project construction activities or by providing an alternative technical evaluation. If a lesser distance is pursued, this distance shall be approved by USFWS. The project applicant(s) shall preserve acreage of vernal pool habitat for each wetted acre of any indirectly affected vernal pool habitat at a ratio approved by USFWS at the conclusion of the Section 7 consultation. This mitigation shall occur before the approval of any grading or improvement plans for any project phase that would allow work within 250 feet of such habitat or lesser distance deemed sufficiently protective by a qualified biologist with approval from USFWS, and before any ground disturbing activity within 250 feet of the habitat or lesser distance deemed sufficiently protective by a qualified biologist with approval from USFWS. The project applicant(s) will not be required to complete this mitigation measure for</p>	Before the approval of any grading or improvement plans, before any ground disturbing activities within 250 feet of said habitat or lesser distance deemed sufficiently protective by a qualified biologist with approval from USFWS, and on an ongoing basis throughout construction as applicable for all project phases as required by the mitigation plan, BO, and/or BMPs.	U.S. Army Corps of Engineers, Sacramento District; U.S. Fish and Wildlife Service; and City of Folsom Community Development Department	The City and its Environmental Compliance Consultant (Helix) have reviewed all MMRP conditions and verified compliance with this Mitigation Measure. Compliance was verified prior to commencement of grading and construction in the Summer of 2020. The compliance table is on file with the City.	Yes

		<p>direct or indirect impacts that have already been mitigated to the satisfaction of USFWS through another BO or mitigation plan (i.e., if impacts on specific habitat acreage are mitigated by one project phase or element, the project applicant(s) will not be required to mitigate for it again in another phase of the project).</p> <p>A standard set of BMPs shall be applied to construction occurring in areas within 250 feet of off-site vernal pool habitat, or within any lesser distance deemed adequate by a qualified biologist (with approval from USFWS) to constitute a sufficient buffer from such habitat. Refer to Section 3A.9, "Hydrology and Water Quality - Land" for the details of BMPs to be implemented.</p> <p>Mitigation for the off-site elements outside of the City of Folsom's jurisdictional boundaries must be developed by the project applicant(s) of each applicable project phase in consultation with the affected oversight agency(ies) (i.e., El Dorado and/or Sacramento Counties, or Caltrans).</p>				
106-19	3A.3-4a (FPASP EIR/EIS)	<p>Mitigation Measure 3A.3-4a: Secure and Implement Section 1602 Streambed Alteration Agreement.</p> <p>The project applicant(s) for any particular discretionary development application shall obtain a Section 1602 streambed alteration agreement from DFG for all construction activities that would occur in the bed and bank of Alder Creek and other drainage channels and ponds on the SPA. As a condition of issuance of the streambed alteration agreement, the project applicant(s) for any particular discretionary development application affecting riparian habitat shall hire a qualified restoration ecologist to prepare a riparian habitat MMP. The draft MMP shall describe specific method(s) to be implemented to avoid and/or compensate for impacts on the stream channel of Alder Creek and other drainage channels within DFG jurisdiction, and the bed and banks of the on-site ponds. Mitigation measures may include establishment or restoration of riparian habitat within the project's open space areas along preserved stream corridors, riparian habitat restoration off-site, or preservation and enhancement of existing riparian habitat either on or off the SPA. The compensation habitat shall be similar in composition and structure to the habitat to be removed and shall be at ratios adequate to offset the loss of riparian habitat functions and services at the SPA. The riparian habitat compensation section of the habitat MMP shall include the following:</p> <ul style="list-style-type: none"> ▶ compensatory mitigation sites and criteria for selecting these mitigation sites; ▶ complete assessment of the existing biological resources in both the on-site and off-site preservation and restoration areas; ▶ site-specific management procedures to benefit establishment and maintenance of native riparian plant species, including black willow, arroyo willow, white alder, and Fremont cottonwood; ▶ a planting and irrigation program if needed for establishment of native riparian trees and shrubs at strategic locations within each mitigation site (planting and irrigation may not be necessary if preservation of functioning riparian habitat is chosen as mitigation or if restoration can be accomplished without irrigation or planting); ▶ in kind reference habitats for comparison with compensatory riparian habitats (using performance and success criteria) to document success; 	Before the approval of grading or improvement plans or any construction activities (including clearing and grubbing) that affect the bed and bank or riparian and freshwater marsh habitat associated with Alder Creek and other on-site or off-site drainage channels and ponds.	California Department of Fish and Game and City of Folsom Community Development Department	The City and its Environmental Compliance Consultant (Helix) have reviewed all MMRP conditions and verified compliance with this Mitigation Measure. Compliance was verified prior to commencement of grading and construction in the Summer of 2020. The compliance table is on file with the City.	Yes

		<ul style="list-style-type: none"> ▶ monitoring protocol, including schedule and annual report requirements (compensatory riparian habitats shall be monitored for a minimum period of five years); ▶ ecological performance standards, based on the best available science and including specifications for native riparian plant densities, species composition, amount of dead woody vegetation gaps and bare ground, and survivorship; at a minimum, compensatory mitigation planting sites must achieve 80% survival of planted riparian trees and shrubs by the end of the five-year maintenance and monitoring period or dead and dying trees shall be replaced and monitoring continued until 80% survivorship is achieved; ▶ corrective measures if performance standards are not met; ▶ responsible parties for monitoring and preparing reports; and ▶ responsible parties for receiving and reviewing reports and for verifying success or prescribing implementation or corrective actions. <p>Any conditions of issuance of the Streambed Alteration Agreement shall be implemented as part of project construction activities that adversely affect the bed and bank and riparian habitat associated with Alder Creek and other drainage channels and ponds that are within the project area that is subject to DFG jurisdiction. The agreement shall be executed by the project applicant(s) and DFG before the approval of any grading or improvement plans or any construction activities in any project phase that could potentially affect the bed and bank of Alder Creek and other on-site or off-site drainage channels under DFG jurisdiction and their associated freshwater marsh and riparian habitat.</p> <p>Mitigation for the U.S. 50 interchange improvements must be coordinated by the project applicant(s) of each applicable project phase with the Caltrans.</p>				
106 -20	3A.3-4b (FPASP EIR/EIS)	<p>Conduct Surveys to Identify and Map Valley Needlegrass Grassland; Implement Avoidance and Minimization Measures or Compensatory Mitigation. The project applicant(s) of all project phases shall retain a qualified botanist to conduct preconstruction surveys to determine if valley needlegrass grassland is present on the SPA. This could be done concurrently with any special-status plant surveys conducted on site as special-status plant surveys are floristic in nature, i.e. require that all species encountered be identified, and require preparation of a plant community map. If valley needlegrass grassland is not found on the SPA, the botanist shall document the findings in a letter report to the City of Folsom, and no further mitigation shall be required. Valley needlegrass grassland was not found in any of the off-site project elements.</p> <p>If valley needlegrass grassland is found on the SPA, the location and extent of the community shall be mapped and the acreage of this community type, if any, that would be removed by project implementation shall be calculated. The project applicant(s) for any particular discretionary development application affecting valley needlegrass grassland shall consult with DFG and the City of Folsom to determine appropriate mitigation for removal of valley needlegrass grassland resulting from project implementation. Mitigation measures shall include one or more of the following components sufficient to achieve no net loss of valley needlegrass grassland acreage: establishment of valley needlegrass grassland within project's open</p>	Before approval of grading or improvement plans or any ground disturbing activities, including grubbing or clearing, for any project phase.	California Department of Fish and Game, and City of Folsom Community Development Department	The City and its Environmental Compliance Consultant (Helix) have reviewed all MMRP conditions and verified compliance with this Mitigation Measure. Compliance was verified prior to commencement of grading and construction in the Summer of 2020. The compliance table is on file with the City.	Yes

		space areas currently characterized by annual grassland, establishment of valley needlegrass grassland off-site, or preservation and enhancement of existing valley needlegrass grassland either on or off the SPA. The applicant(s) shall compensate for any loss of valley needlegrass grassland resulting from project implementation at a minimum 1:1 replacement ratio.				
106-21	3A.3-5 (FPASP EIR/EIS)	<p>Conduct Tree Survey, Prepare and Implement an Oak Woodland Mitigation Plan, Replace Native Oak Trees Removed, and Implement Measures to Avoid and Minimize Indirect Impacts on Oak Trees Retained On Site. The project applicant(s) shall prepare an oak woodland mitigation and monitoring plan. The project applicant(s) of all on- and off-site project phases containing oak woodland habitat or individual trees shall adhere to the requirements described below, which are consistent with those outlined in California Public Resources Code 21083.4. Pursuant to Sacramento County General Plan policy, the acreage of oak woodland habitat for determining impacts and mitigation requirements was calculated as the oak tree canopy area within stands of oak trees having greater than 10% cover plus a 30-foot-radius buffer measured from the outer edge of the tree canopy. Oak trees located in areas greater than 30 feet from stands meeting the greater than 10% tree canopy cover criterion were considered isolated trees and not part of the blue oak woodland community. Mitigation for impacts on isolated oak trees is discussed separately below.</p> <ul style="list-style-type: none"> ▶ Preserve approximately 399 acres of existing oak woodland habitat in the SPA (this acreage is based on the extent of oak woodland habitat as determined from aerial photograph interpretation; however, following completion of ground verification by a qualified arborist, the actual amount of oak woodland present within impact areas could be slightly greater or lesser than the amount calculated from aerial photograph and, therefore, the amount preserved could also be slightly greater or lesser than 399 acres). ▶ Create 243 acres of oak woodland habitat in the SPA by planting a combination of blue oak acorns, seedlings, and trees in the following SPA locations: <ul style="list-style-type: none"> ▪ Non-wooded areas that are adjacent to or contiguous with the existing oak woodland habitat. ▪ Preserve and passive open space zones throughout the SPA. ▪ Open space areas that are adjacent to existing oak woodlands that will be impacted by project grading (i.e. catch slopes). ▪ Other practical locations within the SPA in or adjacent to open space. ▪ Oak Woodlands Mitigation Planting Criteria <p>The following oak woodland mitigation planting criteria shall be used to create oak woodland habitat:</p> <ul style="list-style-type: none"> ▶ A minimum of 55 planting sites per acre (with a total of 70 units, as defined below) will mitigate for one acre of oak woodland impacts. A combination of acorns, seedlings, and various sizes of container trees (#1 container, #5 container, #15 container) or transplanted trees shall be incorporated into the planting design. Mitigation acreage that is planted solely with larger oak trees (no acorns) shall have a minimum of 35 planting sites per acre. The units are defined as follows: 	Before approval of grading or improvement plans or any ground disturbing activities, including grubbing or clearing, for any project phase containing protected trees or oak woodland.	City of Folsom Community Development Department	<p>The owner/applicant obtained a Tree Permit from the Community Development Department for the removal of protected oak trees that were impacted by the grading and construction of Phase 1 of the Toll Brothers at Folsom Ranch project.</p> <p>The Tree Permit was approved prior to commencement of grading and construction in the Summer of 2020. The owner/applicant paid in-lieu fees for the removal of some trees, the City approved a Tree Replacement Plan for another portion of the tree that were removed and preserved existing oak trees in El Dorado County for the remaining mitigation for the total number of protected trees in accordance with this condition.</p> <p>The Conservation Easements within the Phase 1 portion of the subdivision were fenced off around their boundaries in advance of the commencement of grading and construction and the City verified compliance by inspecting the fence in advance of grading.</p>	Yes

	<ul style="list-style-type: none"> ▪ One established acorn equals one unit (acorns will be over planted to maximize potential germination). ▪ One oak seedling equals one unit. ▪ One #1 container oak tree equals two units. ▪ One #5 container oak tree equals three units. ▪ One #15 container oak tree equals four units. ▪ One 24-inch boxed oak tree equals six units. ▪ One transplanted oak tree equals four units per trunk diameter inch (dbh). ▪ Native non oak species characteristic of oak woodlands shall be included in the mitigation planting plan to augment overall habitat values. Each non oak tree species shall represent unit values described above for oak trees, but non oak species shall comprise no more than 10% of the mitigation plantings. ▶ Preserve and protect existing off-site oak woodland habitat. Existing, unprotected oak woodland habitat within Sacramento and El Dorado Counties may be secured and placed under conservation easement in lieu of onsite mitigation measures if necessary. The off-site locations would be managed as oak woodland habitat in perpetuity. ▶ Create oak woodlands off site. Plant a combination of blue oak acorns, seedlings, and trees at off-site location(s), if needed to achieve the creation goal of 243 acres of new blue oak woodland habitat. This measure would only be needed if 243 acres of blue oak woodland could not be created in the SPA. Off-site creation shall follow the same guidelines as outlined in the Mitigation Planting Criteria for onsite creation. Off-site tree planting shall occur at sites within Sacramento County that should naturally support blue oak woodland and shall be used to restore former blue oak woodland habitat that has been degraded or removed through human activities. Restoration shall be designed to result in species composition and densities similar to those in the SPA prior to project development. Planted areas shall be placed under conservation easement and managed as oak woodland habitat in perpetuity. ▶ The oak woodland mitigation plan prepared by the project applicant(s) shall include a maintenance and monitoring program for any replacement trees. The program shall include monitoring and reporting requirements, schedule, and success criteria. Replacement oak trees shall be maintained and monitored for a minimum of eight years from the date of planting and irrigation shall be provided to planted trees for the first five years after planting. Any replacement trees that die during the monitoring period shall be replaced in sufficient numbers to achieve 80% survival rate for planted trees by the end of the eight-year maintenance and monitoring period. Dead and dying trees shall be replaced and monitoring continued until 80% survivorship is achieved. Security acceptable to the City and sufficient to cover maintenance and monitoring costs for eight years shall be provided to the City Planning Department. The security will be forfeited if the project applicant or designated responsible party fails to provide maintenance and monitoring and meet the success criteria. 				
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	<p>Isolated Oak Tree Mitigation</p> <p>The project applicant(s) of all on-site project phases containing oak woodland habitat or isolated trees and the off-site Prairie City Road and Oak Avenue interchange improvements to U.S. 50; Rowberry Drive Overcrossing; and the underground sewer force main shall develop a map depicting the tree canopy of all oak trees in the survey area and identifying the acreage of tree canopy that would be preserved and the acreage that would be removed. A tree permit for removal of isolated oak trees (those not located within the delineated boundary of oak woodland habitat) shall be obtained from the City Planning Director. As a condition of the tree removal permit, project applicant(s) shall be required to develop a Planting and Maintenance Agreement. The City's Tree Preservation Code requires compensatory mitigation and the City and the project applicants have developed a plan, as set forth Section 10 of the Folsom Plan Area Specific Plan (attached to this EIR/EIS as Appendix N) specifically to avoid and minimize adverse effects on isolated oak trees from project development and to provide compensatory mitigation for removal of protected trees in the SPA. In addition to the language contained in the Folsom Plan Area Specific Plan, the following elements shall be included in a protected tree mitigation plan to be developed by the project applicants and agreed upon by the City:</p> <ul style="list-style-type: none"> ▶ Project applicant(s) of projects containing isolated oak trees shall retain a certified arborist or registered professional forester to perform a determinate survey of tree species, size (dbh), condition, and location for all areas of the project site proposed for tree removal and encroachment of development. The condition of individual trees shall be assessed according to the American Society of Consulting Arborists rating system with the following added explanations: <ul style="list-style-type: none"> ▪ 5 = Excellent; No problems – tree has no structural problems, branches are properly spaced and tree characteristics are nearly perfect for the species. ▪ 4 = Good; No apparent problems – tree is in good condition and no apparent problems from visual inspection. If potential structural or health problems are tended at this stage, future hazard can be reduced and more serious health problems can be averted. ▪ 3 = Fair; Minor problems – There are some minor structural or health problems that pose no immediate danger. When the recommended actions in an arborist report are completed correctly the defect(s) can be minimized or eliminated. ▪ 2 = Poor; Major problems – the tree is in poor condition, but the condition could be improved with correct arboricultural work including, but not limited to: pruning, cabling, bracing, bolting, guying, spraying, mistletoe removal, vertical mulching, and fertilization. If the recommended actions are completed correctly, hazard can be reduced and the rating can be elevated to a 3. If no action is taken the tree is considered a liability and should be removed. ▪ 1 = Hazardous or non correctable condition – the tree is in extremely poor condition and in non-reversible decline. This rating is assigned to a tree that has structural and/or health problems that no 				
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	<p>amount of tree care work or effort can change. The issues may or may not be considered a dangerous situation. The tree may also be infested with a disease or pest(s) that is non-controllable at this time and is causing an unacceptable risk of spreading the disease or pests(s) to other trees.</p> <ul style="list-style-type: none">▪ 0 = Dead – the tree has no significant signs of life (dead or very close to being dead). <p>Isolated Oak Tree Mitigation Planting Criteria</p> <ul style="list-style-type: none">▶ The determination for whether an isolated tree shall be preserved, removed without compensation, or removed with compensatory mitigation shall be based on the condition and size of the tree as follows:<ul style="list-style-type: none">▪ Trees rated 0 or 1 may be removed with no mitigation.▪ Trees rated 2 may be removed at 50% of the normal Folsom Municipal Code mitigation.▪ Trees rated 3, 4, and/or 5 may be removed at the normal Folsom Municipal Code mitigation.▪ Native isolated oaks measuring 24 inches or greater dbh for a single trunk or 40 inches or more for a multi-trunked tree and rated a 3 to 5 shall be retained, unless retaining wall(s) higher than 4 feet tall (from bottom of footing to the top of the wall) would be required to protect the tree(s) from mass grading of the SPA properties.▪ Native oaks measuring between 12 and 24 inches dbh and rated a 4 or 5 shall not be removed or mitigated unless wall(s) higher than 4 feet tall (from bottom of footing to the top of the wall) would be required to protect the tree(s) from mass grading of the SPA properties. Trees in this size class but rated 2 or 3 shall not be removed unless unreasonable costs to save the tree(s) (greater than the cost of implementing the isolated oak tree mitigation planting criteria described here) would result.▪ Native oaks measuring 5 inches or greater dbh but less than 12 inches dbh shall not be removed unless unreasonable costs to save the tree(s) (greater than the cost of implementing the isolated oak tree mitigation planting criteria described here) would result.▪ Native oak trees measuring 1 inch or greater dbh but less than 5 inches dbh may be preserved to receive a Small Tree Preservation Credit (STPC). Any tree that is to be considered for preservation credit shall be evaluated, included in the arborist report, and shall have been found to be rated a 3, 4, or a 5. Credits shall only be accepted if the tree protection zone (TPZ) (i.e., the outer edge of the tree canopy drip line) is protected with fencing in the exact manner that 5 inches dbh and greater trees are protected on a construction site, and the spacing is equal to the proper tree spacing dictated by the Folsom Master Tree List. STPC shall not count if the tree is in a poor growing space due to its position within the TPZ of another protected tree to be preserved. The City shall accept the preservation of native oak trees in this size class as credit towards the total removed inches based on the following STPC criteria:▶ Folsom Municipal Code requires one of the following be planted as compensation for each diameter inch of protected tree removed:				
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		<ul style="list-style-type: none"> ▪ half of a 24-inch box tree; ▪ one #15 container tree; ▪ two #5 container trees; or ▪ \$150 in-lieu payment or other fee set by City Council Resolution. <p>▶ The Planting and Maintenance Agreement shall include a planting plan, planting and irrigation design details, and a weaning schedule for the establishment period. The plan shall include a 5-year establishment period for trees and 8 years for planted acorns with an annual monitoring report that includes corrections needed with proposed work plan, and notice of compliance within 90-days of annual monitoring report. Security in an form acceptable to the City and sufficient to cover maintenance and monitoring costs for eight years shall be provided to the City Planning Department. The security will be forfeited if the project applicant or designated responsible party fails to fulfill the Planting and Maintenance Agreement.</p> <p>▶ To avoid and minimize indirect impacts on protected trees to remain on the SPA, the project applicant(s) of all affected project phases shall install high visibility fencing outside the outer edge of the drip lines of all trees to be retained on the SPA during project construction. The fencing may be installed around groups or stands of trees or whole wooded areas but must be installed so that the drip lines of all trees are protected. Grading, trenching, equipment or materials storage, parking, paving, irrigation, and landscaping shall be prohibited within the fenced areas (i.e. drip lines of protected trees). If the activities listed cannot be avoided within the drip line of a particular tree, that tree shall be counted as an affected tree and compensatory mitigation shall be provided, or the tree in question shall be monitored for a period of five years and replaced only if the tree appears to be dead or dying within five years of project implementation.</p> <p>Through a combination of the mitigation options presented above along with the proposed on-site preservation of blue oak woodland habitat in the open space areas, the project applicant(s) can satisfy the mitigation requirements for removal of trees protected under the Folsom Municipal Code while also mitigating the impacts on oak woodland habitat, as determined through consultation with the Sacramento County Planning Department (for County off-site impacts only) and/or the City of Folsom.</p> <p>Mitigation for the U.S. 50 interchange improvements must be coordinated by the project applicant(s) of each applicable project phase with Caltrans.</p>				
106-22	WS-1 (Addendum)	<p>Conduct Environmental Awareness Training for Construction Employees.</p> <p>Prior to beginning construction activities, the Project Applicant shall employ a qualified biologist to develop and conduct environmental awareness training for construction employees. The training shall describe the importance of onsite biological resources, including special-status wildlife habitats; potential nests of special-status birds; and roosting habitat for special-status bats. The biologist shall also explain the importance of other responsibilities related to the protection of wildlife during construction such as inspecting open trenches</p>	Before approval of grading or improvement plans or any ground disturbing	City of Folsom Community Development Department	The City and its Environmental Compliance Consultant (Helix) have reviewed all MMRP conditions and verified compliance with this Mitigation Measure. Compliance was verified prior to commencement of grading and	Yes

		<p>and looking under vehicles and machinery prior to moving them to ensure there are no lizards, snakes, small mammals, or other wildlife that could become trapped, injured, or killed in construction areas or under equipment.</p> <p>The environmental awareness program shall be provided to all construction personnel to brief them on the life history of special-status species in or adjacent to the project area, the need to avoid impacts on sensitive biological resources, any terms and conditions required by State and federal agencies, and the penalties for not complying with biological mitigation requirements. If new construction personnel are added to the project, the contractor's superintendent shall ensure that the personnel receive the mandatory training before starting work. An environmental awareness handout that describes and illustrates sensitive resources to be avoided during project construction and identifies all relevant permit conditions shall be provided to each person.</p>	<p>activities, including grubbing or clearing, for any project phase.</p>		<p>construction in the Summer of 2020. The compliance table is on file with the City.</p>	
106-23	WS-2 (Addendum)	<p>Conduct Preconstruction Western Spadefoot Survey.</p> <p>The Project Applicant(s) shall retain a qualified biologist to conduct a preconstruction western spadefoot survey within 48 hours of the initiation of construction activity within suitable tadpole habitat (e.g., vernal pools, seasonal wetlands, and drainages with standing water) for western spadefoot. If no western spadefoot individuals are found during the preconstruction survey, the biologist shall document the findings in a letter report to CDFW and the City, and no further mitigation shall be required. If western spadefoot individuals are found, the qualified biologist shall consult with CDFW to determine appropriate avoidance measures.</p>	<p>Before approval of grading or improvement plans or any ground disturbing activities, including grubbing or clearing, within suitable tadpole habitat.</p>	<p>California Department of Fish and Game, and City of Folsom Community Development Department</p>	<p>The City and its Environmental Compliance Consultant (Helix) have reviewed all MMRP conditions and verified compliance with this Mitigation Measure. Compliance was verified prior to commencement of grading and construction in the Summer of 2020. The compliance table is on file with the City.</p>	<p>Yes</p>
106-24	NWPT-1 (Addendum)	<p>Conduct Preconstruction Northwestern Pond Turtle Survey.</p> <p>The Project Applicant(s) shall retain a qualified biologist to conduct a preconstruction northwestern pond turtle survey within 48 hours of the initiation of construction activity within suitable habitat for northwestern pond turtle. If no northwestern pond turtles are found during the preconstruction survey, the biologist shall document the findings in a letter report to CDFW and the City, and no further mitigation shall be required. If northwestern pond turtles are found, the qualified biologist shall capture and relocate the turtles to a suitable preserved location in the vicinity of the project.</p>	<p>Before approval of grading or improvement plans or any ground disturbing activities, including grubbing or clearing, within suitable northwestern pond turtle habitat.</p>	<p>California Department of Fish and Game, and City of Folsom Community Development Department</p>	<p>The City and its Environmental Compliance Consultant (Helix) have reviewed all MMRP conditions and verified compliance with this Mitigation Measure. Compliance was verified prior to commencement of grading and construction in the Summer of 2020. The compliance table is on file with the City.</p>	<p>Yes</p>

106-25	NB-1 (Addendum)	<p>Preconstruction Nesting Bird Survey.</p> <p>The Project Applicant shall conduct a preconstruction nesting bird survey of all areas associated with construction activities on the project site within 14 days prior to commencement of construction during the nesting season (1 February through 31 August).</p> <p>If active nests are found, a no-disturbance buffer around the nest shall be established. The buffer distance shall be established by a qualified biologist in consultation with CDFW. The buffer shall be maintained until the fledglings are capable of flight and become independent of the nest, to be determined by a qualified biologist. Once the young are independent of the nest, no further measures are necessary. Pre-construction nesting surveys are not required for construction activity outside of the nesting season.</p>	Before approval of grading or improvement plans or any ground disturbing activities, including grubbing or clearing, for any project phase.	California Department of Fish and Game, and City of Folsom Community Development Department	The City and its Environmental Compliance Consultant (Helix) have reviewed all MMRP conditions and verified compliance with this Mitigation Measure. Compliance was verified prior to commencement of grading and construction in the Summer of 2020. The compliance table is on file with the City.	Yes
Cultural and Tribal Cultural Resources						
106-26	3A.5-1a (Addendum)	<p>Comply with the Programmatic Agreement.</p> <p>The PA for the project is incorporated by reference. The PA provides a management framework for identifying historic properties, determining adverse effects, and resolving those adverse effects as required under Section 106 of the National Historic Preservation Act. This document is incorporated by reference. The PA is available for public inspection and review at the California Office of Historic Preservation 1725 23rd Street Sacramento, CA 95816.</p>	During all construction phases	City of Folsom Community Development Department; U.S. Army Corp of Engineers;	On June 10, 2019, the US Army Corps of Engineers, in consultation with the City, SHPO, the tribes and consulting parties determined that the entire Toll Brothers at Folsom Ranch Regency project has satisfied its pre-construction compliance requirements for cultural resources and may proceed with construction. All required compliance letters are on file with the Community Development Department.	Yes
106-27	3A.5-1b (Addendum)	<p>Perform an Inventory and Evaluation of Cultural Resources for the California Register of Historic Places, Minimize or Avoid Damage or Destruction, and Perform Treatment Where Damage or Destruction Cannot be Avoided.</p> <p>These steps may be combined with deliverables and management steps performed for Section 106 provided that management documents prepared for the PA also clearly reference the California Register of Historical Resources (CRHR) listing criteria and significance thresholds that apply under CEQA. Prior to ground disturbing work for each individual development phase or off-site element, the applicable oversight agency (City of Folsom, El Dorado County, Sacramento County, or Caltrans), or the project applicant(s) of all project phases, with applicable oversight agency, shall perform the following actions:</p> <ul style="list-style-type: none"> ▶ The project applicant shall retain the services of a qualified archaeologist to perform an inventory of cultural resources within each individual development phase or off-site element subject to approval under CEQA. Identified resources shall be evaluated for listing on the CRHR. The inventory report shall also identify locations that are sensitive for undiscovered cultural resources based upon the location of 	Before approval of grading or improvement plans or any ground disturbing activities, including grubbing or clearing, for any project phase.	City of Folsom Community Development Department	On June 10, 2019, the US Army Corps of Engineers, in consultation with the City, SHPO, the tribes and consulting parties determined that the entire Toll Brothers at Folsom Ranch Regency project has satisfied its pre-construction compliance requirements for cultural resources and may proceed with construction. All required compliance letters are on file with the Community Development Department.	Yes

	<p>known resources, geomorphology, and topography. The inventory report shall specify the location of monitoring of ground-disturbing work in these areas by a qualified archaeologist and monitoring in the vicinity of identified resources that may be damaged by construction, if appropriate.</p> <ul style="list-style-type: none">▶ The identification of any sensitive locations subject to monitoring during construction of each individual development phase shall be performed in concert with monitoring activities performed under the PA to minimize the potential for conflicting requirements.▶ For each resource that is determined eligible for the CRHR, the applicable agency or the project applicant(s) for any particular discretionary development (under the agency's direction) shall obtain the services of a qualified archaeologist who shall determine if implementation of the individual project development would result in damage or destruction of "significant" (under CEQA) cultural resources. These findings shall be reviewed by the applicable agency for consistency with the significance thresholds and treatment measures provided in this EIR/EIS.▶ Where possible, the project shall be configured or redesigned to avoid impacts on eligible or listed resources. Alternatively, these resources may be preserved in place if possible, as suggested under California Public Resources Code Section 21083.2. Avoidance of historic properties is required under certain circumstances under the Public Resource Code and 36 CFR Part 800.▶ Where impacts cannot be avoided, the applicable agency or the project applicant(s) of all project phases (under the applicable agency's direction) shall prepare and implement treatment measures that are determined to be necessary by a qualified archaeologist. These measures may consist of data recovery excavations for resources that are eligible for listing because of the data they contain (which may contribute to research). Alternatively, for historical architectural, engineered, or landscape features, treatment measures may consist of a preparation of interpretive, narrative, or photographic documentation. These measures shall be reviewed by the applicable oversight agency for consistency with the significance thresholds and standards provided in this EIR/EIS.▶ To support the evaluation and treatment required under this Mitigation Measure, the archaeologist retained by either the applicable oversight agency or the project applicant(s) of all project phases shall prepare an appropriate prehistoric and historic context that identifies relevant prehistoric, ethnographic, and historic themes and research questions against which to determine the significance of identified resources and appropriate treatment.▶ These steps and documents may be combined with the phasing of management and documents prepared pursuant to the FAPA to minimize the potential for inconsistency and duplicative management efforts. <p>Mitigation for the off-site elements outside of the City of Folsom's jurisdictional boundaries shall be coordinated by the project applicant(s) of each applicable project phase with the affected oversight agency(ies) (i.e., El Dorado and/or Sacramento Counties, or Caltrans).</p>					
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106 -28	3A.5-2 (Addendum)	<p>Conduct Construction Personnel Education, Conduct On-Site Monitoring If Required, Stop Work if Cultural Resources are Discovered, Assess the Significance of the Find, and Perform Treatment or Avoidance as Required.</p> <p>To reduce potential impacts to previously undiscovered cultural resources, the project applicant(s) of all project phases shall do the following:</p> <ul style="list-style-type: none"> ▶ Before the start of ground-disturbing activities, the project applicant(s) of all project phases shall retain a qualified archaeologist to conduct training for construction workers as necessary based upon the sensitivity of the project APE, to educate them about the possibility of encountering buried cultural resources and inform them of the proper procedures should cultural resources be encountered. ▶ As a result of the work conducted for Mitigation Measures 3A.5-1a and 3A.5-1b, if the archaeologist determines that any portion of the SPA or the off-site elements should be monitored for potential discovery of as-yet-unknown cultural resources, the project applicant(s) of all project phases shall implement such monitoring in the locations specified by the archaeologist. USACE should review and approve any recommendations by archaeologists with respect to monitoring. ▶ Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, or architectural remains be encountered during any construction activities, work shall be suspended in the vicinity of the find and the appropriate oversight agency(ies) (identified below) shall be notified immediately. The appropriate oversight agency(ies) shall retain a qualified archaeologist who shall conduct a field investigation of the specific site and shall assess the significance of the find by evaluating the resource for eligibility for listing on the CRHR and the NRHP. If the resource is eligible for listing on the CRHR or NRHP and it would be subject to disturbance or destruction, the actions required in Mitigation Measures 3A.5-1a and 3A.5-1b shall be implemented. The oversight agency shall be responsible for approval of recommended mitigation if it is determined to be feasible in light of the approved land uses and shall implement the approved mitigation before resuming construction activities at the archaeological site. <p>Mitigation for the off-site elements outside of the City of Folsom’s jurisdictional boundaries must be coordinated by the project applicant(s) of each applicable project phase with the affected oversight agency(ies) (i.e., El Dorado and/or Sacramento Counties, or Caltrans).</p> <p>The project applicant, in coordination with USACE, shall ensure that an archaeological sensitivity training program is developed and implemented during a pre-construction meeting for construction supervisors. The sensitivity training program shall provide information about notification procedures when potential archaeological material is discovered, procedures for coordination between construction personnel and monitoring personnel, and information about other treatment or issues that may arise if cultural resources (including human remains) are discovered during project construction. This protocol shall be communicated to all new construction personnel during orientation and on a poster that is placed in a visible location inside the</p>	Before approval of grading or improvement plans or any ground disturbing activities, including grubbing or clearing, for any project phase.	City of Folsom Community Development Department; U.S. Army Corp of Engineers	On June 10, 2019, the US Army Corps of Engineers, in consultation with the City, SHPO, the tribes and consulting parties determined that the entire Toll Brothers at Folsom Ranch Regency project has satisfied its pre-construction compliance requirements for cultural resources and may proceed with construction. All required compliance letters are on file with the Community Development Department. Compliance with this condition is monitored through construction inspection.	Yes
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		<p>construction job trailer. The phone number of the USACE cultural resources staff member shall also be included.</p> <p>The on-site sensitivity training shall be carried out each time a new contractor will begin work in the APE and at the beginning of each construction season by each contractor.</p> <p>If unanticipated discoveries of additional historic properties, defined in 36 CFR 800.16 (l), are made during the construction of the project, the USACE shall ensure that they will be protected by implementing the following measures:</p> <ul style="list-style-type: none"> ▶ The Construction Manager, or archaeological monitor, if given the authority to halt construction activities, shall ensure that work in that area is immediately halted within a 100-foot radius of the unanticipated discovery until the find is examined by a person meeting the professional qualifications standards specified in Section 2.2 of Attachment G of the HPMP. The Construction Manager, or archaeological monitor, if present, shall notify the USACE within 24 hours of the discovery. ▶ The USACE shall notify the State Historic Preservation Officer (SHPO) within one working day of an unanticipated discovery and may initiate interim treatment measures in accordance with this HPTP. Once the USACE makes a formal determination of eligibility for the resource, the USACE will notify the SHPO within 48 hours of the determination and afford the SHPO an opportunity to comment on appropriate treatment. The SHPO shall respond within 72 hours of the request to consult. Failure of the SHPO to respond within 72 hours shall not prohibit the USACE from implementing the treatment measures. <p>The project applicants shall be required to submit to the City proof of compliance in the form of a completed training roster and copy of training materials.</p>				
<p>106 -29</p>	<p>3A.5-3 (Addendum)</p>	<p>Suspend Ground-Disturbing Activities if Human Remains are Encountered and Comply with California Health and Safety Code Procedures.</p> <p>In accordance with the California Health and Safety Code, if human remains are uncovered during ground-disturbing activities, including those associated with off-site elements, the project applicant(s) of all project phases shall immediately halt all ground-disturbing activities in the area of the find and notify the Sacramento County Coroner and a professional archaeologist skilled in osteological analysis to determine the nature of the remains. The coroner is required to examine all discoveries of human remains within 48 hours of receiving notice of a discovery on private or public lands (California Health and Safety Code Section 7050.5[b]). If the coroner determines that the remains are those of a Native American, he or she must contact the NAHC by phone within 24 hours of making that determination (California Health and Safety Code Section 7050[c]).</p> <p>After the coroner's findings are complete, the project applicant(s), an archaeologist, and the NAHC-designated Most Likely Descendant shall determine the ultimate treatment and disposition of the remains and take appropriate steps to ensure that additional human interments are not disturbed. The responsibilities for</p>	<p>During all ground disturbing activities, for any project phase.</p>	<p>Sacramento County Coroner; Native American Heritage Commission; City of Folsom Community Development Department</p>	<p>There have been no human remains discovered during the course of grading and construction in the project.</p>	<p>Yes</p>

		<p>acting on notification of a discovery of Native American human remains are identified in Section 5097.9 of the California Public Resources Code.</p> <p>Upon the discovery of Native American remains, the procedures above regarding involvement of the applicable county coroner, notification of the NAHC, and identification of an Most Likely Descendant shall be followed. The project applicant(s) of all project phases shall ensure that the immediate vicinity (according to generally accepted cultural or archaeological standards and practices) is not damaged or disturbed by further development activity until consultation with the Most Likely Descendant has taken place. The Most Likely Descendant shall have 48 hours after being granted access to the site to inspect the site and make recommendations. A range of possible treatments for the remains may be discussed: nondestructive removal and analysis, preservation in place, relinquishment of the remains and associated items to the descendants, or other culturally appropriate treatment. As suggested by AB 2641 (Chapter 863, Statutes of 2006), the concerned parties may extend discussions beyond the initial 48 hours to allow for the discovery of additional remains. AB 2641(e) includes a list of site protection measures and states that the project applicant(s) shall comply with one or more of the following requirements:</p> <ul style="list-style-type: none"> ▶ record the site with the NAHC or the appropriate Information Center, ▶ use an open-space or conservation zoning designation or easement, or ▶ record a reinterment document with the county. <p>The project applicant(s) or its authorized representative of all project phases shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance if the NAHC is unable to identify an Most Likely Descendant or if the Most Likely Descendant fails to make a recommendation within 48 hours after being granted access to the site. The project applicant(s) or its authorized representative may also reinter the remains in a location not subject to further disturbance if it rejects the recommendation of the Most Likely Descendant and mediation by the NAHC fails to provide measures acceptable to the landowner. Ground disturbance in the zone of suspended activity shall not recommence without authorization from the archaeologist.</p> <p>Mitigation for the off-site elements outside of the City of Folsom's jurisdictional boundaries must be coordinated by the project applicant(s) of each applicable project phase with the affected oversight agency(ies) (i.e., El Dorado and/or Sacramento Counties, or Caltrans).</p> <p>The project applicants shall be required to submit to the City proof of compliance in the form of a completed training roster and copy of training materials.</p>				
Geology and Soils						
106-30	3A.7-1a (FPASP EIR/EIS)	Prepare Site-Specific Geotechnical Report per CBC Requirements and Implement Appropriate Recommendations. Before building permits are issued and construction activities begin any project development phase, the project applicant(s) of each project phase shall hire a licensed geotechnical engineer to prepare a final geotechnical subsurface investigation report for the on- and off-site facilities, which shall be	Before issuance of building permits and ground-	City of Folsom Community Development Department	The owner/applicant has provided Geotechnical Report to the City. The Geotechnical report for the subdivision is on file with the City.	Yes

		<p>submitted for review and approval to the appropriate City or county department (identified below). The final geotechnical engineering report shall address and make recommendations on the following:</p> <ul style="list-style-type: none"> ▶ site preparation; ▶ soil bearing capacity; ▶ appropriate sources and types of fill; ▶ potential need for soil amendments; ▶ road, pavement, and parking areas; ▶ structural foundations, including retaining-wall design; ▶ grading practices; ▶ soil corrosion of concrete and steel; ▶ erosion/winterization; ▶ seismic ground shaking; ▶ liquefaction; and ▶ expansive/unstable soils. <p>In addition to the recommendations for the conditions listed above, the geotechnical investigation shall include subsurface testing of soil and groundwater conditions, and shall determine appropriate foundation designs that are consistent with the version of the CBC that is applicable at the time building and grading permits are applied for. All recommendations contained in the final geotechnical engineering report shall be implemented by the project applicant(s) of each project phase. Special recommendations contained in the geotechnical engineering report shall be noted on the grading plans and implemented as appropriate before construction begins. Design and construction of all new project development shall be in accordance with the CBC. The project applicant(s) shall provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the geotechnical report.</p>	disturbing activities.			
106-31	3A.7-1b (FPASP EIR/EIS)	<p>Monitor Earthwork during Earthmoving Activities. All earthwork shall be monitored by a qualified geotechnical or soils engineer retained by the project applicant(s) of each project phase. The geotechnical or soils engineer shall provide oversight during all excavation, placement of fill, and disposal of materials removed from and deposited on both on- and off-site construction areas.</p> <p>Mitigation for the off-site elements outside of the City of Folsom’s jurisdictional boundaries must be coordinated by the project applicant(s) of each applicable project phase with the affected oversight agency(ies) (i.e., El Dorado and/or Sacramento Counties, or Caltrans).</p>	Before issuance of building permits and ground-disturbing activities.	City of Folsom Community Development Department	Compliance with this condition has been monitored through construction inspection by the City.	Yes
106-32	3A.7-3 (FPASP EIR/EIS)	<p>Prepare and Implement the Appropriate Grading and Erosion Control Plan. Before grading permits are issued, the project applicant(s) of each project phase that would be located within the City of Folsom shall retain a California Registered Civil Engineer to prepare a grading and erosion control plan. The grading and erosion control plan shall be submitted to the City Public Works Department before issuance of grading</p>	Before the start of construction activities.	City of Folsom Community	Compliance with this condition has been monitored through construction inspection by the City.	Yes

		<p>permits for all new development. The plan shall be consistent with the City's Grading Ordinance, the City's Hillside Development Guidelines, and the state's NPDES permit, and shall include the site-specific grading associated with development for all project phases.</p> <p>For the two off-site roadways into El Dorado Hills, the project applicant(s) of that phase shall retain a California Registered Civil Engineer to prepare a grading and erosion control plan. The grading and erosion control plan shall be submitted to the El Dorado County Public Works Department and the El Dorado Hills Community Service District before issuance of grading permits for roadway construction in El Dorado Hills. The plan shall be consistent with El Dorado County's Grading, Erosion, and Sediment Control Ordinance and the state's NPDES permit, and shall include the site-specific grading associated with roadway development.</p> <p>For the off-site detention basin west of Prairie City Road, the project applicant(s) of that phase shall retain a California Registered Civil Engineer to prepare a grading and erosion control plan. The grading and erosion control plan shall be submitted to the Sacramento County Public Works Department before issuance of a grading permit. The plan shall be consistent with Sacramento County's Grading, Erosion, and Sediment Control Ordinance and the state's NPDES permit, and shall include the site-specific grading associated with construction of the detention basin.</p> <p>The plans referenced above shall include the location, implementation schedule, and maintenance schedule of all erosion and sediment control measures, a description of measures designed to control dust and stabilize the construction-site road and entrance, and a description of the location and methods of storage and disposal of construction materials. Erosion and sediment control measures could include the use of detention basins, berms, swales, wattles, and silt fencing, and covering or watering of stockpiled soils to reduce wind erosion. Stabilization on steep slopes could include construction of retaining walls and reseeded with vegetation after construction. Stabilization of construction entrances to minimize trackout (control dust) is commonly achieved by installing filter fabric and crushed rock to a depth of approximately 1 foot. The project applicant(s) shall ensure that the construction contractor is responsible for securing a source of transportation and deposition of excavated materials.</p> <p>Mitigation for the off-site elements outside of the City of Folsom's jurisdictional boundaries must be coordinated by the project applicant(s) of each applicable project phase with the affected oversight agency(ies) (i.e., El Dorado and/or Sacramento Counties).</p> <p>Implementation of Mitigation Measure 3A.9-1 (discussed in Section 3A.9, "Hydrology and Water Quality – Land") would also help reduce erosion-related impacts.</p>		Development Department		
106-33	3A.7-5 (FPASP EIR/EIS)	<p>Divert Seasonal Water Flows Away from Building Foundations. The project applicant(s) of all project phases shall either install subdrains (which typically consist of perforated pipe and gravel, surrounded by nonwoven geotextile fabric), or take such other actions as recommended by the geotechnical or civil engineer for the project that would serve to divert seasonal flows caused by surface infiltration, water seepage, and perched water during the winter months away from building foundations.</p>	Before and during earthmoving activities.	City of Folsom Community Development Department	The Community Development Department has reviewed and all improvement plans in the subdivision to verify compliance with mitigation measure.	Yes

106-34	3A.7-10 (FPASP EIR/EIS)	<p>Conduct Construction Personnel Education, Stop Work if Paleontological Resources are Discovered, Assess the Significance of the Find, and Prepare and Implement a Recovery Plan as Required.</p> <p>To minimize potential adverse impacts on previously unknown potentially unique, scientifically important paleontological resources, the project applicant(s) of all project phases where construction would occur in the Ione and Mehrten Formations shall do the following:</p> <ul style="list-style-type: none"> ▶ Before the start of any earthmoving activities for any project phase in the Ione or Mehrten Formations, the project applicant(s) shall retain a qualified paleontologist or archaeologist to train all construction personnel involved with earthmoving activities, including the site superintendent, regarding the possibility of encountering fossils, the appearance and types of fossils likely to be seen during construction, and proper notification procedures should fossils be encountered. ▶ If paleontological resources are discovered during earthmoving activities, the construction crew shall immediately cease work in the vicinity of the find and notify the appropriate lead agency (identified below). The project applicant(s) shall retain a qualified paleontologist to evaluate the resource and prepare a recovery plan in accordance with Society of Vertebrate Paleontology guidelines (1996). The recovery plan may include, but is not limited to, a field survey, construction monitoring, sampling and data recovery procedures, museum storage coordination for any specimen recovered, and a report of findings. Recommendations in the recovery plan that are determined by the lead agency to be necessary and feasible shall be implemented before construction activities can resume at the site where the paleontological resources were discovered. <p>Mitigation for the off-site elements outside of the City of Folsom’s jurisdictional boundaries must be coordinated by the project applicant(s) of each applicable project phase with the affected oversight agency(ies) (i.e., Sacramento County).</p>	During earthmoving activities in the Ione and Mehrten Formations.	City of Folsom Community Development Department	The City and its Environmental Compliance Consultant (Helix) have reviewed all MMRP conditions and verified compliance with this Mitigation Measure. Compliance was verified prior to commencement of grading and construction in the Summer of 2020. The compliance table is on file with the City.	Yes
Greenhouse Gas Emissions and Climate Change						
106-35	3A.4-1 (FPASP EIR/EIS)	<p>Implement Additional Measures to Control Construction-Generated GHG Emissions.</p> <p>To further reduce construction-generated GHG emissions, the project applicant(s) any particular discretionary development application shall implement all feasible measures for reducing GHG emissions associated with construction that are recommended by SMAQMD at the time individual portions of the site undergo construction. Such measures may reduce GHG exhaust emissions from the use of on-site equipment, worker commute trips, and truck trips carrying materials and equipment to and from the SPA, as well as GHG emissions embodied in the materials selected for construction (e.g., concrete). Other measures may pertain to the materials used in construction. Prior to releasing each request for bid to contractors for the construction of each discretionary development entitlement, the project applicant(s) shall obtain the most current list of GHG reduction measures that are recommended by SMAQMD and stipulate that these measures be implemented in the respective request for bid as well as the subsequent construction contract with the selected primary contractor. The project applicant(s) for any particular discretionary development application may submit to the City and SMAQMD a report that substantiates why specific measures are</p>	Before approval of small-lot final maps and building permits for all discretionary development project, including all on- and off-site elements and implementation throughout	City of Folsom Community Development Department	The City and its Environmental Compliance Consultant (Helix) have reviewed all MMRP conditions and verified compliance with this Mitigation Measure. Compliance was verified prior to commencement of grading and construction in the Summer of 2020. The compliance table is on file with the City.	Yes

	<p>considered infeasible for construction of that particular development phase and/or at that point in time. The report, including the substantiation for not implementing particular GHG reduction measures, shall be approved by the City, in consultation with SMAQMD prior to the release of a request for bid by the project applicant(s) for seeking a primary contractor to manage the construction of each development project. By requiring that the list of feasible measures be established prior to the selection of a primary contractor, this measure requires that the ability of a contractor to effectively implement the selected GHG reduction measures be inherent to the selection process.</p> <p>SMAQMD's recommended measures for reducing construction-related GHG emissions at the time of writing this EIR/EIS are listed below and the project applicant(s) shall, at a minimum, be required to implement the following:</p> <ul style="list-style-type: none"> ▶ Improve fuel efficiency from construction equipment: <ul style="list-style-type: none"> ▪ reduce unnecessary idling (modify work practices, install auxiliary power for driver comfort); ▪ perform equipment maintenance (inspections, detect failures early, corrections); ▪ train equipment operators in proper use of equipment; ▪ use the proper size of equipment for the job; and ▪ use equipment with new technologies (repowered engines, electric drive trains). ▶ Use alternative fuels for electricity generators and welders at construction sites such as propane or solar, or use electrical power. ▶ Use an ARB-approved low-carbon fuel, such as biodiesel or renewable diesel for construction equipment. (Emissions of oxides of nitrogen [NO_x] emissions from the use of low carbon fuel must be reviewed and increases mitigated.) Additional information about low carbon fuels is available from ARB's Low Carbon Fuel Standard Program (ARB 2009b). ▶ Encourage and provide carpools, shuttle vans, transit passes and/or secure bicycle parking for construction worker commutes. ▶ Reduce electricity use in the construction office by using compact fluorescent bulbs, powering off computers every day, and replacing heating and cooling units with more efficient ones. ▶ Recycle or salvage non-hazardous construction and demolition debris (goal of at least 75% by weight). ▶ Use locally sourced or recycled materials for construction materials (goal of at least 20% based on costs for building materials, and based on volume for roadway, parking lot, sidewalk and curb materials). ▶ Minimize the amount of concrete used for paved surfaces or use a low carbon concrete option. ▶ Produce concrete on-site if determined to be less emissive than transporting ready mix. 	<p>project construction.</p>			
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		<ul style="list-style-type: none"> ▶ Use EPA-certified SmartWay trucks for deliveries and equipment transport. Additional information about the SmartWay Transport Partnership Program is available from ARB's Heavy-Duty Vehicle Greenhouse Gas Measure (ARB 2009c) and EPA (EPA 2009). ▶ Develop a plan in consultation with SMAQMD to efficiently use water for adequate dust control. This may consist of the use of nonpotable water from a local source. <p>In addition to SMAQMD-recommended measures, construction activity shall comply with all applicable rules and regulations established by SMAQMD and ARB.</p>				
106-36	3A.4-2b (FPASP EIR/EIS)	<p>Participate in and Implement an Urban and Community Forestry Program and/or Off-Site Tree Program to Off-Set Loss of On-Site Trees. The trees on the project site contain sequestered carbon and would continue to provide future carbon sequestration during their growing life. For all harvestable trees that are subject to removal, the project applicant(s) for any particular discretionary development application shall participate in and provide necessary funding for urban and community forestry program (such as the UrbanWood program managed by the Urban Forest Ecosystems Institute [Urban Forest Ecosystems Institute 2009]) to ensure that wood with an equivalent carbon sequestration value to that of all harvestable removed trees is harvested for an end-use that would retain its carbon sequestration (e.g., furniture building, cabinet making). For all nonharvestable trees that are subject to removal, the project applicant(s) shall develop and fund an off-site tree program that includes a level of tree planting that, at a minimum, increases carbon sequestration by an amount equivalent to what would have been sequestered by the blue oak woodland during its lifetime. This program shall be funded by the project applicant(s) of each development phase and reviewed for comment by an independent Certified Arborist unaffiliated with the project applicant(s) and shall be coordinated with the requirements of Mitigation Measure 3.3-5, as stated in Section 3A.3, "Biological Resources - Land." Final approval of the program shall be provided by the City. Components of the program may include, but not be limited to, providing urban tree canopy in the City of Folsom, or reforestation in suitable areas outside the City. Reforestation in natural habitat areas outside the City of Folsom would simultaneously mitigate the loss of oak woodland habitat while planting trees within the urban forest canopy would not. The California Urban Forestry Greenhouse Gas Reporting Protocol shall be used to assess this mitigation program (CCAR 2008). All unused vegetation and tree material shall be mulched for use in landscaping on the project site, shipped to the nearest composting facility, or shipped to a landfill that is equipped with a methane collection system, or combusted in a biomass power plant. Tree and vegetative material should not be burned on- or off-site unless used as fuel in a biomass power plant.</p>	Before approval of final maps and/or building permits for all project phases requiring discretionary approval, including all on- and off-site elements.	City of Folsom Community Development Department	The owner/applicant worked with an organization Urban Wood Rescue which is a program in association with the Sacramento Tree Foundation that makes wood products from large trees that are removed as a result of development. The owner/applicant provided most of the large trees that were removed as a part of the grading and construction for the project to Urban Wood Rescue and they made table, furniture, etc. from the trees that were provided. The remaining trees and tree canopy was mulched by the owner/applicant and is stored on site to use as mulch in the landscape areas throughout the project. No removed trees were transported to the landfill in accordance with this condition of approval.	Yes
Hazards and Hazardous Materials						
106-37	3A.8-2 (FPASP EIR/EIS)	<p>Complete Investigations Related to the Extent to Which Soil and/or Groundwater May Have Been Contaminated in Areas Not Covered by the Phase I and II Environmental Site Assessments and Implement Required Measures. The project applicant(s) for any discretionary development application shall conduct Phase I Environmental Site Assessments (where an Phase I has not been conducted), and if necessary, Phase II Environmental Site Assessments, and/or other appropriate testing for all areas of the SPA</p>	Before and during earth moving activities	City of Folsom Community Development Department	The subdivision is not within any identified area where contaminated groundwater is present. Therefore there is no required Phase 1 or Phase 2 Environmental Assessment required.	Yes

		<p>and include, as necessary, analysis of soil and/or groundwater samples for the potential contamination sites that have not yet been covered by previous investigations (as shown in Exhibit 3A.8-1) before construction activities begin in those areas. Recommendations in the Phase I and II Environmental Site Assessments to address any contamination that is found shall be implemented before initiating ground-disturbing activities in these areas.</p> <p>The project applicant(s) shall implement the following measures before ground-disturbing activities to reduce health hazards associated with potential exposure to hazardous substances:</p> <ul style="list-style-type: none"> ▶ Prepare a plan that identifies any necessary remediation activities appropriate for proposed on- and off-site uses, including excavation and removal of on-site contaminated soils, redistribution of clean fill material in the SPA, and closure of any abandoned mine shafts. The plan shall include measures that ensure the safe transport, use, and disposal of contaminated soil and building debris removed from the site. In the event that contaminated groundwater is encountered during site excavation activities, the contractor shall report the contamination to the appropriate regulatory agencies, dewater the excavated area, and treat the contaminated groundwater to remove contaminants before discharge into the sanitary sewer system. The project applicant(s) shall be required to comply with the plan and applicable Federal, state, and local laws. The plan shall outline measures for specific handling and reporting procedures for hazardous materials and disposal of hazardous materials removed from the site at an appropriate off-site disposal facility. ▶ Notify the appropriate Federal, state, and local agencies if evidence of previously undiscovered soil or groundwater contamination (e.g., stained soil, odorous groundwater) is encountered during construction activities. Any contaminated areas shall be remediated in accordance with recommendations made by the Sacramento County Environmental Management Department, Central Valley RWQCB, DTSC, and/or other appropriate Federal, state, or local regulatory agencies. ▶ Obtain an assessment conducted by PG&E and SMUD pertaining to the contents of any existing pole-mounted transformers located in the SPA. The assessment shall determine whether existing on-site electrical transformers contain PCBs and whether there are any records of spills from such equipment. If equipment containing PCB is identified, the maintenance and/or disposal of the transformer shall be subject to the regulations of the Toxic Substances Control Act under the authority of the Sacramento County Environmental Health Department. <p>Mitigation for the off-site elements outside of the City of Folsom's jurisdictional boundaries must be coordinated by the project applicant(s) of each applicable project phase with the affected oversight agency(ies) (i.e., Sacramento County).</p>				
106-38	3A.8-6 (FPASP EIR/EIS)	<p>Prudent Avoidance and Notification of EMF Exposure. Potential purchasers of residential properties near the transmission lines shall be made aware of the controversy surrounding EMF exposure. The California Department of Real Estate shall be requested to insert an appropriate notification into the applicant's final Subdivision Public Report application, which shall be provided to purchasers of properties within 100 feet</p>	At the submission of	City of Folsom Community	There are no overhead powerlines existing within this subdivision and all proposed and future utility lines to serve this subdivision will be placed	Yes

		from the 100-115kV power line , or within 150 feet from the 220-230 kV power line . The notification would include a discussion of the scientific studies and conclusions reached to date, acknowledge that the notification distance is not based on specific biological evidence, but rather, the distance where background levels may increase, and provide that, given some uncertainty in the data, this notification is merely provided to allow purchasers to make an informed decision.	tentative map applications.	Development Department	underground in accordance with the subdivision's conditions of approval.	
106-39	3A.8-7 (FPASP EIR/EIS)	<p>Prepare and Implement a Vector Control Plan in Consultation with the Sacramento-Yolo Mosquito and Vector Control District. To ensure that operation and design of the stormwater system, including multiple planned detention basins, is consistent with the recommendations of the Sacramento-Yolo Mosquito and Vector Control District regarding mosquito control, the project applicant(s) of all project phases shall prepare and implement a Vector Control Plan. This plan shall be prepared in coordination with the Sacramento-Yolo Mosquito and Vector Control District and shall be submitted to the City for approval before issuance of the grading permit for the detention basins under the City's jurisdiction. For the off-site detention basin, the plan shall be submitted to Sacramento County for approval before issuance of the grading permit for the off-site detention basin. The plan shall incorporate specific measures deemed sufficient by the City to minimize public health risks from mosquitoes, and as contained within the Sacramento-Yolo Mosquito and Vector Control District BMP Manual (Sacramento-Yolo Mosquito and Vector Control District 2008). The plan shall include, but is not limited to, the following components:</p> <ul style="list-style-type: none"> ▶ Description of the project. ▶ Description of detention basins and all water features and facilities that would control on-site water levels. ▶ Goals of the plan. ▶ Description of the water management elements and features that would be implemented, including: <ul style="list-style-type: none"> ▪ BMPs that would implemented on-site; ▪ public education and awareness; ▪ sanitary methods used (e.g., disposal of garbage); ▪ mosquito control methods used (e.g., fluctuating water levels, biological agents, pesticides, larvacides, circulating water); and ▪ stormwater management (consistent with Stormwater Management Plan). ▶ Long-term maintenance of the detention basins and all related facilities (e.g., specific ongoing enforceable conditions or maintenance by a homeowner's association). <p>To reduce the potential for mosquitoes to reproduce in the detention basins, the project applicant(s) shall coordinate with the Sacramento-Yolo Mosquito and Vector Control District to identify and implement BMPs based on their potential effectiveness for SPA conditions. Potential BMPs could include, but are not limited to, the following:</p>	Before issuance of grading permits for the project water features.	City of Folsom Community Development Department	The City and its Environmental Compliance Consultant (Helix) have reviewed all MMRP conditions and verified compliance with this Mitigation Measure. Compliance was verified prior to commencement of grading and construction in the Summer of 2020. The compliance table is on file with the City.	Yes

		<ul style="list-style-type: none"> ▶ build shoreline perimeters as steep and uniform as practicable to discourage dense plant growth; ▶ perform routine maintenance to reduce emergent plant densities to facilitate the ability of mosquito predators (i.e., fish) to move throughout vegetated area; ▶ design distribution piping and containment basins with adequate slopes to drain fully and prevent standing water. The design slope should take into consideration buildup of sediment between maintenance periods. Compaction during grading may also be needed to avoid slumping and settling; ▶ coordinate cleaning of catch basins, drop inlets, or storm drains with mosquito treatment operations; ▶ enforce the prompt removal of silt screens installed during construction when no longer needed to protect water quality; ▶ if the sump, vault, or basin is sealed against mosquitoes, with the exception of the inlet and outlet, submerge the inlet and outlet completely to reduce the available surface area of water for mosquito egg-laying (female mosquitoes can fly through pipes); and ▶ design structures with the appropriate pumping, piping, valves, or other necessary equipment to allow for easy dewatering of the unit if necessary (Sacramento Yolo Mosquito and Vector Control District 2008). <p>The project applicant(s) of the project phase containing the off-site detention basin shall coordinate mitigation for the off-site with the affected oversight agency (i.e., Sacramento County).</p>				
Hydrology and Water Quality						
106-40	3A.9-1 (FPASP EIR/EIS)	<p>Acquire Appropriate Regulatory Permits and Prepare and Implement SWPPP and BMPs. Prior to the issuance of grading permits, the project applicant(s) of all projects disturbing one or more acres (including phased construction of smaller areas which are part of a larger project) shall obtain coverage under the SWRCB's NPDES stormwater permit for general construction activity (Order 2009-0009-DWQ), including preparation and submittal of a project-specific SWPPP at the time the NOI is filed. The project applicant(s) shall also prepare and submit any other necessary erosion and sediment control and engineering plans and specifications for pollution prevention and control to Sacramento County, City of Folsom, El Dorado County (for the off-site roadways into El Dorado Hills under the Proposed Project Alternative). The SWPPP and other appropriate plans shall identify and specify:</p> <ul style="list-style-type: none"> ▶ the use of an effective combination of robust erosion and sediment control BMPs and construction techniques accepted by the local jurisdictions for use in the project area at the time of construction, that shall reduce the potential for runoff and the release, mobilization, and exposure of pollutants, including legacy sources of mercury from project-related construction sites. These may include but would not be limited to temporary erosion control and soil stabilization measures, sedimentation ponds, inlet protection, perforated riser pipes, check dams, and silt fences ▶ the implementation of approved local plans, non-stormwater management controls, permanent post-construction BMPs, and inspection and maintenance responsibilities; 	Submittal of the State Construction General Permit NOI and SWPPP (where applicable) and development and submittal of any other locally required plans and specifications before the issuance of grading permits for all on-site project phases	City of Folsom Community Development Department	The Owner/applicant has received a NPDES permit from the State Regional Water Quality Control Board (SRWQCB). The NPDES Permit requires the implementation of BMP's, monitoring and reporting for stormwater runoff. The NPDES Permit includes a Storm Water Pollution Prevention Plan (SWPPP), which outlines monitoring standards, frequency and baseline modeling. The Owner/applicant has submitted monthly reports to the City and SRWQCB.	Yes

		<ul style="list-style-type: none"> ▶ the pollutants that are likely to be used during construction that could be present in stormwater drainage and nonstormwater discharges, including fuels, lubricants, and other types of materials used for equipment operation; ▶ spill prevention and contingency measures, including measures to prevent or clean up spills of hazardous waste and of hazardous materials used for equipment operation, and emergency procedures for responding to spills; ▶ personnel training requirements and procedures that shall be used to ensure that workers are aware of permit requirements and proper installation methods for BMPs specified in the SWPPP; and ▶ the appropriate personnel responsible for supervisory duties related to implementation of the SWPPP. ▶ Where applicable, BMPs identified in the SWPPP shall be in place throughout all site work and construction/demolition activities and shall be used in all subsequent site development activities. BMPs may include, but are not limited to, such measures as those listed below. ▶ Implementing temporary erosion and sediment control measures in disturbed areas to minimize discharge of sediment into nearby drainage conveyances, in compliance with state and local standards in effect at the time of construction. These measures may include silt fences, staked straw bales or wattles, sediment/silt basins and traps, geofabric, sandbag dikes, and temporary vegetation. ▶ Establishing permanent vegetative cover to reduce erosion in areas disturbed by construction by slowing runoff velocities, trapping sediment, and enhancing filtration and transpiration. ▶ Using drainage swales, ditches, and earth dikes to control erosion and runoff by conveying surface runoff down sloping land, intercepting and diverting runoff to a watercourse or channel, preventing sheet flow over sloped surfaces, preventing runoff accumulation at the base of a grade, and avoiding flood damage along roadways and facility infrastructure. <p>A copy of the approved SWPPP shall be maintained and available at all times on the construction site. For those areas that would be disturbed as part of the U.S. 50 interchange improvements, Caltrans shall coordinate with the development and implementation of the overall project SWPPP, or develop and implement its own SWPPP specific to the interchange improvements, to ensure that water quality degradation would be avoided or minimized to the maximum extent practicable.</p> <p>Mitigation for the off-site elements outside of the City of Folsom’s jurisdictional boundaries must be coordinated by the project applicant(s) of each applicable project phase with the affected oversight agency(ies) (i.e., El Dorado and/or Sacramento Counties, or Caltrans).</p>	<p>and off-site elements and implementation throughout project construction.</p>			
<p>106 -41</p>	<p>3A.9-2 (FPASP EIR/EIS)</p>	<p>Prepare and Submit Final Drainage Plans and Implement Requirements Contained in Those Plans. Before the approval of grading plans and building permits, the project applicant(s) of all project phases shall submit final drainage plans to the City, and to El Dorado County for the off-site roadway connections into El Dorado Hills, demonstrating that off-site upstream runoff would be appropriately conveyed through the SPA,</p>	<p>Before approval of grading plans and building</p>	<p>City of Folsom Public Works Department</p>	<p>The Owner/applicant has received a NPDES permit from the State Regional Water Quality Control Board (SRWQCB). The NDES Permit</p>	<p>Yes</p>

	<p>and that project-related on-site runoff would be appropriately contained in detention basins or managed with through other improvements (e.g., source controls, biotechnical stream stabilization) to reduce flooding and hydromodification impacts.</p> <p>The plans shall include, but not be limited to, the following items:</p> <ul style="list-style-type: none"> ▶ an accurate calculation of pre-project and post-project runoff scenarios, obtained using appropriate engineering methods, that accurately evaluates potential changes to runoff, including increased surface runoff; ▶ runoff calculations for the 10-year and 100-year (0.01 AEP) storm events (and other, smaller storm events as required) shall be performed and the trunk drainage pipeline sizes confirmed based on alignments and detention facility locations finalized in the design phase; ▶ a description of the proposed maintenance program for the on-site drainage system; ▶ project-specific standards for installing drainage systems; ▶ City and El Dorado County flood control design requirements and measures designed to comply with them; <p>Implementation of stormwater management BMPs that avoid increases in the erosive force of flows beyond a specific range of conditions needed to limit hydromodification and maintain current stream geomorphology. These BMPs will be designed and constructed in accordance with the forthcoming SSQP Hydromodification Management Plan (to be adopted by the RWQCB) and may include, but are not limited to, the following:</p> <ul style="list-style-type: none"> ▶ use of Low Impact Development (LID) techniques to limit increases in stormwater runoff at the point of origination (these may include, but are not limited to: surface swales; replacement of conventional impervious surfaces with pervious surfaces [e.g., porous pavement]; impervious surfaces disconnection; and trees planted to intercept stormwater); ▶ enlarged detention basins to minimize flow changes and changes to flow duration characteristics; ▶ bioengineered stream stabilization to minimize bank erosion, utilizing vegetative and rock stabilization, and inset floodplain restoration features that provide for enhancement of riparian habitat and maintenance of natural hydrologic and channel to floodplain interactions; ▶ minimize slope differences between any stormwater or detention facility outfall channel with the existing receiving channel gradient to reduce flow velocity; and ▶ minimize to the extent possible detention basin, bridge embankment, and other encroachments into the channel and floodplain corridor, and utilize open bottom box culverts to allow sediment passage on smaller drainage courses. <p>The final drainage plan shall demonstrate to the satisfaction of the City of Folsom Community Development and Public Works Departments and El Dorado County Department of Transportation that 100-year (0.01</p>	<p>permits of all project phases.</p>	<p>requires the implementation of BMP's, monitoring and reporting for stormwater runoff. The NPDES Permit includes a Storm Water Pollution Prevention Plan (SWPPP), which outlines monitoring standards, frequency and baseline modeling. The Owner/applicant has submitted monthly reports to the City and SRWQCB.</p>	
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		<p>AEP) flood flows would be appropriately channeled and contained, such that the risk to people or damage to structures within or down gradient of the SPA would not occur, and that hydromodification would not be increased from pre-development levels such that existing stream geomorphology would be changed (the range of conditions should be calculated for each receiving water if feasible, or a conservative estimate should be used, e.g., an Ep of 1 ±10% or other as approved by the Sacramento Stormwater Quality Partnership and/or City of Folsom Public Works Department).</p> <p>Mitigation for the off-site elements outside of the City of Folsom’s jurisdictional boundaries must be coordinated by the project applicant(s) of each applicable project phase with El Dorado County.</p>				
106-42	3A.9-3 (FPASP EIR/EIS)	<p>Develop and Implement a BMP and Water Quality Maintenance Plan. Before approval of the grading permits for any development project requiring a subdivision map, a detailed BMP and water quality maintenance plan shall be prepared by a qualified engineer retained by the project applicant(s) the development project. Drafts of the plan shall be submitted to the City of Folsom and El Dorado County for the off-site roadway connections into El Dorado Hills, for review and approval concurrently with development of tentative subdivision maps for all project phases. The plan shall finalize the water quality improvements and further detail the structural and nonstructural BMPs proposed for the project. The plan shall include the elements described below.</p> <ul style="list-style-type: none"> ▶ A quantitative hydrologic and water quality analysis of proposed conditions incorporating the proposed drainage design features. ▶ Predevelopment and post development calculations demonstrating that the proposed water quality BMPs meet or exceed requirements established by the City of Folsom and including details regarding the size, geometry, and functional timing of storage and release pursuant to the “Stormwater Quality Design Manual for Sacramento and South Placer Regions” ([SSQP 2007b] per NPDES Permit No. CAS082597 WDR Order No. R5-2008-0142, page 46) and El Dorado County’s NPDES SWMP (County of El Dorado 2004). ▶ Source control programs to control water quality pollutants on the SPA, which may include but are limited to recycling, street sweeping, storm drain cleaning, household hazardous waste collection, waste minimization, prevention of spills and illegal dumping, and effective management of public trash collection areas. ▶ A pond management component for the proposed basins that shall include management and maintenance requirements for the design features and BMPs, and responsible parties for maintenance and funding. ▶ LID control measures shall be integrated into the BMP and water quality maintenance plan. These may include, but are not limited to: <ul style="list-style-type: none"> ▪ surface swales; ▪ replacement of conventional impervious surfaces with pervious surfaces (e.g., porous pavement); ▪ impervious surfaces disconnection; and 	<p>Prepare plans before the issuance of grading permits for all project phases and off-site elements and implementation throughout project construction.</p>	<p>City of Folsom Community Development Department and Public Works Department</p>	<p>The Owner/applicant has received a NPDES permit from the State Regional Water Quality Control Board (SRWQCB). The NPDES Permit requires the implementation of BMP’s, monitoring and reporting for stormwater runoff. The NPDES Permit includes a Storm Water Pollution Prevention Plan (SWPPP), which outlines monitoring standards, frequency and baseline modeling. The Owner/applicant has submitted monthly reports to the City and SRWQCB.</p> <p>The owner/applicant has prepared storm drain design reports and provided storm drain calculations for all of the proposed storm drainage features and detention/water quality and hydromodification basins necessary to serve this subdivision. These reports have been reviewed and approved by the Community Development and Public Works Departments.</p>	<p>Yes</p>

		<ul style="list-style-type: none"> trees planted to intercept stormwater. <p>New stormwater facilities shall be placed along the natural drainage courses within the SPA to the extent practicable so as to mimic the natural drainage patterns. The reduction in runoff as a result of the LID configurations shall be quantified based on the runoff reduction credit system methodology described in "Stormwater Quality Design Manual for the Sacramento and South Placer Regions, Chapter 5 and Appendix D4" (SSQP 2007b) and proposed detention basins and other water quality BMPs shall be sized to handle these runoff volumes.</p> <p>For those areas that would be disturbed as part of the U.S. 50 interchange improvements, it is anticipated that Caltrans would coordinate with the development and implementation of the overall project SWPPP, or develop and implement its own SWPPP specific to the interchange improvements, to ensure that water quality degradation would be avoided or minimized to the maximum extent practicable.</p> <p>Mitigation for the off-site elements outside of the City of Folsom's jurisdictional boundaries must be coordinated by the project applicant(s) of each applicable project phase with El Dorado County and Caltrans.</p>				
106-43	3A.9-4 (FPASP EIR/EIS)	<p>Inspect and Evaluate Existing Dams Within and Upstream of the Project Site and Make Improvements if Necessary. Prior to submittal to the City of tentative maps or improvement plans the project applicant(s) of all project phases shall perform conduct studies to determine the extent of inundation in the case of dam failure. If the studies determine potential exposure of people or structures to a significant risk of flooding as a result of the failure of a dam, the applicants(s) shall implement of any feasible recommendations provided in that study, potentially through drainage improvements, subject to the approval of the City of Folsom Public Works Department.</p>	Prior to submittal to the City of tentative maps or improvement plans.	City of Folsom Community Development Department	There are no existing or proposed dams upstream from this subdivision and therefore there is no requirement to perform the analysis required in this condition of approval.	Yes
Noise and Vibration						
106-44	3A.11-1 (FPASP EIR/EIS)	<p>Implement Noise-Reducing Construction Practices, Prepare and Implement a Noise Control Plan, and Monitor and Record Construction Noise near Sensitive Receptors. To reduce impacts associated with noise generated during project related construction activities, the project applicant(s) and their primary contractors for engineering design and construction of all project phases shall ensure that the following requirements are implemented at each work site in any year of project construction to avoid and minimize construction noise effects on sensitive receptors. The project applicant(s) and primary construction contractor(s) shall employ noise-reducing construction practices. Measures that shall be used to limit noise shall include the measures listed below:</p> <ul style="list-style-type: none"> Noise-generating construction operations shall be limited to the hours between 7 a.m. and 7 p.m. Monday through Friday, and between 8 a.m. and 6 p.m. on Saturdays and Sundays. All construction equipment and equipment staging areas shall be located as far as possible from nearby noise-sensitive land uses. 	Before and during construction activities on the SPA and within El Dorado Hills.	City of Folsom Community Development Department	The owner/applicant has implemented noise reducing construction practices included as part of the required Noise Control Plan. Compliance with these requirements has been monitored through construction inspection.	Yes

		<ul style="list-style-type: none"> ▶ All construction equipment shall be properly maintained and equipped with noise-reduction intake and exhaust mufflers and engine shrouds, in accordance with manufacturers' recommendations. Equipment engine shrouds shall be closed during equipment operation. ▶ All motorized construction equipment shall be shut down when not in use to prevent idling. ▶ Individual operations and techniques shall be replaced with quieter procedures (e.g., using welding instead of riveting, mixing concrete offsite instead of on-site). ▶ Noise-reducing enclosures shall be used around stationary noise-generating equipment (e.g., compressors and generators) as planned phases are built out and future noise sensitive receptors are located within close proximity to future construction activities. ▶ Written notification of construction activities shall be provided to all noise-sensitive receptors located within 850 feet of construction activities. Notification shall include anticipated dates and hours during which construction activities are anticipated to occur and contact information, including a daytime telephone number, for the project representative to be contacted in the event that noise levels are deemed excessive. Recommendations to assist noise-sensitive land uses in reducing interior noise levels (e.g., closing windows and doors) shall also be included in the notification. ▶ To the extent feasible, acoustic barriers (e.g., lead curtains, sound barriers) shall be constructed to reduce construction-generated noise levels at affected noise-sensitive land uses. The barriers shall be designed to obstruct the line of sight between the noise-sensitive land use and on-site construction equipment. When installed properly, acoustic barriers can reduce construction noise levels by approximately 8–10 dB (EPA 1971). ▶ When future noise sensitive uses are within close proximity to prolonged construction noise, noise-attenuating buffers such as structures, truck trailers, or soil piles shall be located between noise sources and future residences to shield sensitive receptors from construction noise. ▶ The primary contractor shall prepare and implement a construction noise management plan. This plan shall identify specific measures to ensure compliance with the noise control measures specified above. The noise control plan shall be submitted to the City of Folsom before any noise-generating construction activity begins. Construction shall not commence until the construction noise management plan is approved by the City of Folsom. Mitigation for the two off-site roadway connections into El Dorado County must be coordinated by the project applicant(s) of the applicable project phase with El Dorado County, since the roadway extensions are outside of the City of Folsom's jurisdictional boundaries. 				
<p>106 -45</p>	<p>3A.11-3 (FPASP EIR/EIS)</p>	<p>Implement Measures to Prevent Exposure of Sensitive Receptors to Groundborne Noise or Vibration from Project Generated Construction Activities.</p> <ul style="list-style-type: none"> ▶ To the extent feasible, blasting activities shall not be conducted within 275 feet of existing or future sensitive receptors. 	<p>Before and during bulldozing and blasting activities on the</p>	<p>City of Folsom Community Development Department</p>	<p>Blasting has been necessary throughout the course of grading and construction in this subdivision. The blasting has not been within 2000 feet of any sensitive receptor. The blasting contractor has</p>	<p>Yes</p>

		<ul style="list-style-type: none"> ▶ To the extent feasible, bulldozing activities shall not be conducted within 50 feet of existing or future sensitive receptors. ▶ All blasting shall be performed by a blast contractor and blasting personnel licensed to operate in the State of California. ▶ A blasting plan, including estimates of vibration levels at the residence closest to the blast, shall be submitted to the enforcement agency for review and approval prior to the commencement of the first blast. ▶ Each blast shall be monitored and documented for groundbourne noise and vibration levels at the nearest sensitive land use and associated recorded submitted to the enforcement agency. 	SPA and within El Dorado Hills and the County of Sacramento		obtained a blasting permit from the City and the Community Development Department has verified compliance with the permit through construction inspection.	
106-46	3A.11-5 (FPASP EIR/EIS)	<p>Implement Measures to Reduce Noise from Project-Generated Stationary Sources.</p> <p>The project applicant(s) for any particular discretionary development project shall implement the following measures to reduce the effect of noise levels generated by on-site stationary noise sources that would be located within 600 feet of any noise-sensitive receptor:</p> <ul style="list-style-type: none"> ▶ Routine testing and preventive maintenance of emergency electrical generators shall be conducted during the less sensitive daytime hours (i.e., 7:00 a.m. to 6:00 p.m.). All electrical generators shall be equipped with noise control (e.g., muffler) devices in accordance with manufacturers' specifications. ▶ External mechanical equipment associated with buildings shall incorporate features designed to reduce noise emissions below the stationary noise source criteria. These features may include, but are not limited to, locating generators within equipment rooms or enclosures that incorporate noise-reduction features, such as acoustical louvers, and exhaust and intake silencers. Equipment enclosures shall be oriented so that major openings (i.e., intake louvers, exhaust) are directed away from nearby noise-sensitive receptors. ▶ Parking lots shall be located and designed so that noise emissions do not exceed the stationary noise source criteria established in this analysis (i.e., 50 dB for 30 minutes in every hour during the daytime [7 a.m. to 10 p.m.] and less than 45 dB for 30 minutes of every hour during the night time [10 p.m. to 7 a.m.]). Reduction of parking lot noise can be achieved by locating parking lots as far away as feasible from noise sensitive land uses, or using buildings and topographic features to provide acoustic shielding for noise-sensitive land uses. ▶ Loading docks shall be located and designed so that noise emissions do not exceed the stationary noise source criteria established in this analysis (i.e., 50 dB for 30 minutes in every hour during the daytime [7 a.m. to 10 p.m.] and less than 45 dB for 30 minutes of every hour during the night time [10 p.m. to 7 a.m.]). Reduction of loading dock noise can be achieved by locating loading docks as far away as possible from noise sensitive land uses, constructing noise barriers between loading docks and noise- 	Before submittal of improvement plans for each project phase, and during project operations for testing of emergency generators.	City of Folsom Community Development Department	<p>The owner/applicant has implemented noise reducing construction practices included as part of the required Noise Control Plan. Compliance with these requirements has been monitored through construction inspection.</p> <p>There are no sensitive receptors within 600 feet of any on-going construction and grading activity in the subdivision.</p>	Yes

		sensitive land uses, or using buildings and topographic features to provide acoustic shielding for noise-sensitive land uses.				
106-47	4.13-1 (Addendum)	<p>Exterior Traffic Noise Reduction Measures</p> <p>Prior to building occupancy, the project applicant shall design and construct noise barriers, as detailed below, to reduce traffic noise levels below the City of Folsom exterior criteria of 60 dB Ldn.</p> <ul style="list-style-type: none"> ▶ 6-foot tall solid noise barriers, relative to backyard elevations, shall be constructed along all property boundaries adjacent to East Bidwell Street, Mangini Parkway, and Oak Avenue Parkway. ▶ For the proposed Traditional Subdivisions portion of the project, a 7-foot tall solid noise barrier, relative to backyard elevations, shall be constructed along all property boundaries adjacent to White Rock Road. ▶ For the proposed Regency at Folsom Ranch Phase 1 and Phase 2 portions of the project, an 8-foot tall solid noise barrier, relative to backyard elevations, shall be constructed along all property boundaries adjacent to White Rock Road. <p>Suitable materials for the traffic noise barriers include masonry and precast concrete panels. The overall barrier height may be achieved by utilizing a barrier and earthen berm combination. Other materials may be acceptable but shall be reviewed by an acoustical consultant prior to use.</p> <p>Barrier height requirements are based on a property boundary setback of 117-122 feet from the ultimate alignment of White Rock Road under the approved Capital Southeast Connector project. If 90 days prior to pulling building permits for the Toll Brothers site, it is determined that there is no evidence that the White Rock Road improvements are funded and moving forward, as described under the approved Capital Southeast Connector project, the project applicant shall obtain the services of a noise consultant to reconduct a site-specific acoustical analysis based on the actual property boundary setback to determine the appropriate noise reduction measures to reduce traffic noise levels in accordance with adopted City of Folsom noise standards.</p>	Prior to building occupancy	City of Folsom Community Development Department	The landscape and streetscape plans for the subdivision include the required masonry walls in the required height and required locations. The Community Development Department will monitor compliance during construction and verify that the sound walls are complete prior to issuance of a Certificate of Occupancy in the subdivision.	Condition will be satisfied prior to issuance of a C of O in the appropriate phase of development of the project.
106-48	4.13-2 (Addendum)	<p>Interior Traffic Noise Reduction Measures</p> <p>Prior to building occupancy, the project applicant shall ensure the following construction design features have been implemented.</p> <ul style="list-style-type: none"> ▶ For the first-row of homes located along White Rock Road, the west-, south-, and east-facing upper-floor building facades shall maintain minimum window assembly STC ratings of 34. ▶ Mechanical ventilation (air conditioning) shall be provided for all residences in this development to allow the occupants to close doors and windows as desired to achieve compliance with the applicable interior noise level criteria. 	Prior to building occupancy	City of Folsom Community Development Department	The Community Development Department will monitor compliance during construction and verify that the sound walls are complete prior to issuance of a Certificate of Occupancy in the subdivision.	Condition will be satisfied prior to issuance of a C of O in the appropriate phase of development of the project.

Public Services						
106-49	3A.14-1 (FPASP EIR/EIS)	<p>Prepare and Implement a Construction Traffic Control Plan. The project applicant(s) of all project phases shall prepare and implement traffic control plans for construction activities that may affect road rights-of-way. The traffic control plans must follow any applicable standards of the agency responsible for the affected roadway and must be approved and signed by a professional engineer. Measures typically used in traffic control plans include advertising of planned lane closures, warning signage, a flag person to direct traffic flows when needed, and methods to ensure continued access by emergency vehicles. During project construction, access to existing land uses shall be maintained at all times, with detours used as necessary during road closures. Traffic control plans shall be submitted to the appropriate City or County department or the California Department of Transportation (Caltrans) for review and approval before the approval of all project plans or permits, for all project phases where implementation may cause impacts on traffic.</p> <p>Mitigation for the off-site elements outside of the City of Folsom’s jurisdictional boundaries must be coordinated by the project applicant(s) of each applicable project phase with the affected oversight agency(ies) (i.e., El Dorado and/or Sacramento Counties and Caltrans).</p>	Before the approval of all relevant plans and/or permits and during construction of all project phases.	City of Folsom Public Works Department	<p>The Community Development Department has reviewed and approved all traffic control plans required for the construction of both off-site and on-site improvements for this subdivision to verify compliance with City ordinances and to minimize delays to the travelling public.</p> <p>There are no off-site elements outside the City limits for this subdivision.</p>	Yes
106-50	3A.14-2 (FPASP EIR/EIS)	<p>Incorporate California Fire Code; City of Folsom Fire Code Requirements; and EDHFD Requirements, if Necessary, into Project Design and Submit Project Design to the City of Folsom Fire Department for Review and Approval. To reduce impacts related to the provision of new fire services, the project applicant(s) of all project phases shall do the following, as described below.</p> <p>1. Incorporate into project designs fire flow requirements based on the California Fire Code, Folsom Fire Code (City of Folsom Municipal Code Title 8, Chapter 8.36), and other applicable requirements based on the City of Folsom Fire Department fire prevention standards.</p> <p>Improvement plans showing the incorporation automatic sprinkler systems, the availability of adequate fire flow, and the locations of hydrants shall be submitted to the City of Folsom Fire Department for review and approval. In addition, approved plans showing access design shall be provided to the City of Folsom Fire Department as described by Zoning Code Section 17.57.080 (“Vehicular Access Requirements”). These plans shall describe access-road length, dimensions, and finished surfaces for firefighting equipment. The installation of security gates across a fire apparatus access road shall be approved by the City of Folsom Fire Department. The design and operation of gates and barricades shall be in accordance with the Sacramento County Emergency Access Gates and Barriers Standard, as required by the City of Folsom Fire Code.</p> <p>2. Submit a Fire Systems New Buildings, Additions, and Alterations Document Submittal List to the City of Folsom Community Development Department Building Division for review and approval before the issuance of building permits.</p> <p>In addition to the above measures, the project applicant(s) of all project phases shall incorporate the provisions described below for the portion of the SPA within the EDHFD service area, if it is determined through City/El Dorado County negotiations that EDHFD would serve the 178-acre portion of the SPA.</p>	Before issuance of building permits and issuance of occupancy permits or final inspections for all project phases.	City of Folsom Fire Department, City of Folsom Community Development Department	<p>The City Fire Department has reviewed and approved all proposed improvements for the subdivision. The City FD will verify adequate fire flow prior to building permit issuance in the subdivision.</p>	Condition will be satisfied prior to issuance of a building permit.

		<p>3. Incorporate into project designs applicable requirements based on the EDHFD fire prevention standards. For commercial development, improvement plans showing roadways, land splits, buildings, fire sprinkler systems, fire alarm systems, and other commercial building improvements shall be submitted to the EDHFD for review and approval. For residential development, improvement plans showing property lines and adjacent streets or roads; total acreage or square footage of the parcel; the footprint of all structures; driveway plan views describing width, length, turnouts, turnarounds, radiuses, and surfaces; and driveway profile views showing the percent grade from the access road to the structure and vertical clearance shall be submitted to the EDHFD for review and approval.</p> <p>4. Submit a Fire Prevention Plan Checklist to the EDHFD for review and approval before the issuance of building permits. In addition, residential development requiring automation fire sprinklers shall submit sprinkler design sheet(s) and hydraulic calculations from a California State Licensed C-16 Contractor.</p> <p>The City shall not authorize the occupancy of any structures until the project applicant(s) have obtained a Certificate of Occupancy from the City of Folsom Community Development Department verifying that all fire prevention items have been addressed on-site to the satisfaction of the City of Folsom Fire Department and/or the EDHFD for the 178-acre area of the SPA within the EDHFD service area.</p>				
106-51	3A.14-3 (FPASP EIR/EIS)	<p>Incorporate Fire Flow Requirements into Project Designs. The project applicant(s) of all project phases shall incorporate into their project designs fire flow requirements based on the California Fire Code, Folsom Fire Code, and/or EDHFD for those areas of the SPA within the EDHFD service area and shall verify to City of Folsom Fire Department that adequate water flow is available, prior to approval of improvement plans and issuance of occupancy permits or final inspections for all project phases.</p>	Before issuance of building permits and issuance of occupancy permits or final inspections for all project phases.	City of Folsom Fire Department, City of Folsom Community Development Department	The City Fire Department has reviewed and approved all proposed improvements for the subdivision. The City FD will verify adequate fire flow prior to building permit issuance in the subdivision.	Condition will be satisfied prior to issuance of a building permit.
Traffic and Transportation						
106-52	3A.15-1a (FPASP EIR/EIS)	<p>The Applicant Shall Pay a Fair Share to Fund the Construction of Improvements to the Folsom Boulevard/Blue Ravine Road Intersection (Intersection 1). To ensure that the Folsom Boulevard/Blue Ravine Road intersection operates at an acceptable LOS, the eastbound approach must be reconfigured to consist of two left-turn lanes, one through lane, and one right-turn lane. The applicant shall pay its proportionate share of funding of improvements, as may be determined by a nexus study or other appropriate and reliable mechanism paid for by applicant, to reduce the impacts to the Folsom Boulevard/Blue Ravine Road intersection (Intersection 1).</p>	A phasing analysis shall be performed prior to approval of the first subdivision map to determine when the improvement should be implemented	City of Folsom Community Development Department	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.

			and when fair share funding should be paid.			
106-53	3A.15-1b (FPASP EIR/EIS)	The Applicant Shall Pay a Fair Share to Fund the Construction of Improvements at the Sibley Street/Blue Ravine Road Intersection (Intersection 2). To ensure that the Sibley Street/Blue Ravine Road intersection operates at an acceptable LOS, the northbound approach must be reconfigured to consist of two left-turn lanes, two through lanes, and one right-turn lane. The applicant shall pay its proportionate share of funding of improvements, as may be determined by a nexus study or other appropriate and reliable mechanism paid for by applicant, to reduce the impacts to the Sibley Street/Blue Ravine Road intersection (Intersection 2).	A phasing analysis shall be performed prior to approval of the first subdivision map to determine when the improvement should be implemented and when fair share funding should be paid.	City of Folsom Community Development Department	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.
106-54	3A.15-1c (FPASP EIR/EIS)	The Applicant Shall Fund and Construct Improvements to the Scott Road (West)/White Rock Road Intersection (Intersection 28). To ensure that the Scott Road (West)/White Rock Road intersection operates at an acceptable LOS, a traffic signal must be installed.	A phasing analysis shall be performed prior to approval of the first subdivision map to determine when the improvement should be implemented.	City of Folsom Community Development Department	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.
106-55	3A.15-1e (FPASP EIR/EIS)	Fund and Construct Improvements to the Hillside Drive/Easton Valley Parkway Intersection (Intersection 41). To ensure that the Hillside Drive/Easton Valley Parkway intersection operates at an acceptable LOS, the eastbound approach must be reconfigured to consist of one dedicated left turn lane and two through lanes, and the westbound approach must be reconfigured to consist of two through lanes and one dedicated right-turn lane. The applicant shall fund and construct these improvements.	A phasing analysis shall be performed prior to approval of the first subdivision map to	City of Folsom Community Development Department	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to	Condition will be satisfied prior to issuance of a building permit.

			determine when the improvement should be implemented.		building permit issuance in this subdivision.	
106-56	3A.15-1f (FPASP EIR/EIS)	Fund and Construct Improvements to the Oak Avenue Parkway/Middle Road Intersection (Intersection 44). To ensure that the Oak Avenue Parkway/Middle Road intersection operates at an acceptable LOS, control all movements with a stop sign. The applicant shall fund and construct these improvements.	A phasing analysis shall be performed prior to approval of the first subdivision map to determine when the improvement should be implemented.	City of Folsom Community Development Department	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.
106-57	3A.15-1h (FPASP EIR/EIS)	Participate in Fair Share Funding of Improvements to Reduce Impacts to the Hazel Avenue/Folsom Boulevard Intersection (Sacramento County Intersection 2). To ensure that the Hazel Avenue/Folsom Boulevard intersection operates at an acceptable LOS, this intersection must be grade separated including "jug handle" ramps. No at grade improvement is feasible. Grade separating and extended (south) Hazel Avenue with improvements to the U.S. 50/Hazel Avenue interchange is a mitigation measure for the approved Easton-Glenbrough Specific Plan development project. The applicant shall pay its proportionate share of funding of improvements to the agency responsible for improvements, based on a program established by that agency to reduce the impacts to the Hazel Avenue/Folsom Boulevard intersection (Sacramento County Intersection 2).	A phasing analysis shall be performed prior to approval of the first subdivision map to determine when the improvement should be implemented.	Sacramento County Public Works Department and Caltrans	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.
106-58	3A.15-1i (FPASP EIR/EIS)	Participate in Fair Share Funding of Improvements to Reduce Impacts on the Grant Line Road/White Rock Road Intersection and to White Rock Road widening between the Rancho Cordova City limit to Prairie City Road (Sacramento County Intersection 3). Improvements must be made to ensure that the Grant Line Road/White Rock Road intersection operates at an acceptable LOS. The currently County proposed White Rock Road widening project will widen and realign White Rock Road from the Rancho Cordova City limit to the El Dorado County line (this analysis assumes that the Proposed Project and build alternatives will widen White Rock Road to five lanes from Prairie City road to the El Dorado County Line). This widening includes improvements to the Grant Line Road intersection and realigning White Rock Road	Before project build out. Design of the White Rock Road widening to four lanes, from Grant Line Road to Prairie	Sacramento County Public Works Department	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.

		to be the through movement. The improvements include two eastbound through lanes, one eastbound right turn lane, two northbound left turn lanes, two northbound right turn lanes, two westbound left turn lanes and two westbound through lanes. This improvement also includes the signalization of the White Rock Road and Grant Line Road intersection. With implementation of this improvement, the intersection would operate at an acceptable LOS A. The applicant shall pay its proportionate share of funding of improvements to the agency responsible for improvements, based on a program established by that agency to reduce the impacts to the Grant Line Road/White Rock Road intersection (Sacramento County Intersection 3).	City Road, with Intersection improvements has begun, and because this widening project is environmentally cleared and fully funded, it's construction is expected to be complete before the first phase of the Proposed Project or alternative is built.			
106-59	3A.15-1j (FPASP EIR/EIS)	Participate in Fair Share Funding of Improvements to Reduce Impacts on Hazel Avenue between Madison Avenue and Curragh Downs Drive (Roadway Segment 10). To ensure that Hazel Avenue operates at an acceptable LOS between Curragh Downs Drive and Gold Country Boulevard, Hazel Avenue must be widened to six lanes. This improvement is part of the County adopted Hazel Avenue widening project.	Before project build out. Construction of phase two of the Hazel Avenue widening, from Madison Avenue to Curragh Downs Drive, is expected to be completed by year 2013, before the first phase of the Proposed Project or alternative is	Sacramento County Public Works Department	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.

			<p>complete. The applicant shall pay its proportionate share of funding of improvements to the agency responsible for improvements, based on a program established by that agency to reduce the impacts to Hazel Avenue between Madison Avenue and Curragh Downs Drive (Sacramento County Roadway Segment 10).</p>			
<p>106 -60</p>	<p>3A.15-11 (FPASP EIR/EIS)</p>	<p>Participate in Fair Share Funding of Improvements to Reduce Impacts on the White Rock Road/Windfield Way Intersection (El Dorado County Intersection 3). To ensure that the White Rock Road/Windfield Way intersection operates at an acceptable LOS, the intersection must be signalized and separate northbound left and right turn lanes must be striped. The applicant shall pay its proportionate share of funding of improvements to the agency responsible for improvements, based on a program established by that agency to reduce the impacts to the White Rock Road/Windfield Way intersection (El Dorado County Intersection 3).</p>	<p>Before project build out. A phasing analysis should be performed prior to approval of the first subdivision map to determine during which project phase</p>	<p>El Dorado County Department of Transportation</p>	<p>This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.</p>	<p>Condition will be satisfied prior to issuance of a building permit in the subdivision</p>

			the improvement should be built.			
106-61	3A.15-1o (FPASP EIR/EIS)	Participate in Fair Share Funding of Improvements to Reduce Impacts on Eastbound U.S. 50 as an alternative to improvements at the Folsom Boulevard/U.S. 50 Eastbound Ramps Intersection (Caltrans Intersection 4). Congestion on eastbound U.S. 50 is causing vehicles to use Folsom Boulevard as an alternate parallel route until they reach U.S. 50, where they must get back on the freeway due to the lack of a parallel route. It is preferred to alleviate the congestion on U.S. 50 than to upgrade the intersection at the end of this reliever route. The applicant shall pay its proportionate share of funding of improvements to the agency responsible for improvements, based on a program established by that agency to reduce the impacts to the Folsom Boulevard/U.S. 50 Eastbound Ramps intersection (Caltrans Intersection 4). To ensure that the Folsom Boulevard/U.S. 50 eastbound ramps intersection operates at an acceptable LOS, auxiliary lanes should be added to eastbound U.S. 50 from Hazel Avenue to east of Folsom Boulevard. This was recommended in the Traffic Operations Analysis Report for the U.S. 50 Auxiliary Lane Project.	Before project build out. A phasing analysis should be performed prior to approval of the first subdivision map to determine during which project phase the improvement should be built.	City of Folsom Community Development Department and Sacramento County Department of Transportation	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.
106-62	3A.15-1p (FPASP EIR/EIS)	Participate in Fair Share Funding of Improvements to Reduce Impacts on the Grant Line Road/ State Route 16 Intersection (Caltrans Intersection 12). To ensure that the Grant Line Road/State Route 16 intersection operates at an acceptable LOS, the northbound and southbound approaches must be reconfigured to consist of one left-turn lane and one shared through/right-turn lane. Protected left-turn signal phasing must be provided on the northbound and southbound approaches. Improvements to the Grant Line Road/State Route 16 intersection are contained within the County Development Fee Program, and are scheduled for Measure A funding. Improvements to this intersection must be implemented by Caltrans, Sacramento County, and the City of Rancho Cordova. The applicant shall pay its proportionate share of funding of improvements to the agency responsible for improvements, based on a program established by that agency to reduce the impacts to the Grant Line Road/State Route 16 intersection (Caltrans Intersection 12).	Before project build out. A phasing analysis should be performed prior to approval of the first subdivision map to determine during which project phase the improvement should be built.	Sacramento County Department of Transportation and the City of Rancho Cordova Department of Public Works	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.
106-63	3A.15-1q (FPASP EIR/EIS)	Participate in Fair Share Funding of Improvements to Reduce Impacts on Eastbound U.S. 50 between Zinfandel Drive and Sunrise Boulevard (Freeway Segment 1). To ensure that Eastbound U.S. 50 operates at an acceptable LOS between Zinfandel Drive and Sunrise Boulevard, a bus-carpool (HOV) lane must be constructed. This improvement is currently planned as part of the Sacramento 50 Bus-Carpool Lane and	Before project build out. Construction of the Sacramento	Caltrans	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees	Condition will be satisfied prior to

		Community Enhancements Project. The applicant shall pay its proportionate share of funding of improvements to the agency responsible for improvements, based on a program established by that agency to reduce the impacts to Eastbound U.S. 50 between Zinfandel Drive and Sunrise Boulevard (Freeway Segment 1).	50 Bus-Carpool Lane and Community Enhancements Project is expected to be completed by year 2013, before the first phase of the Proposed Project or alternative is complete. Construction of the Sacramento 50 Bus-Carpool Lane and Community Enhancements Project has started since the writing of the Draft EIS/EIR.		and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	issuance of a building permit.
106-64	3A.15-1r (FPASP EIR/EIS)	<p>Participate in Fair Share Funding of Improvements to Reduce Impacts on Eastbound U.S. 50 between Hazel Avenue and Folsom Boulevard (Freeway Segment 3). To ensure that Eastbound U.S. 50 operates at an acceptable LOS between Hazel Avenue and Folsom Boulevard, an auxiliary lane must be constructed. This improvement was recommended in the Traffic Operations Analysis Report for the U.S. 50 Auxiliary Lane Project. This improvement is included in the proposed 50 Corridor Mobility Fee Program.</p> <p>The applicant shall pay its proportionate share of funding of improvements to the agency responsible for improvements, based on a program established by that agency to reduce the impacts to Eastbound U.S. 50 between Hazel Avenue and Folsom Boulevard (Freeway Segment 3).</p>	Before project build out. A phasing analysis should be performed to determine during which project phase the improvement should be built.	City of Folsom Community Development Department and Sacramento County Department of Transportation	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.

106-65	3A.15-1s (FPASP EIR/EIS)	Participate in Fair Share Funding of Improvements to Reduce Impacts on Eastbound U.S. 50 between Folsom Boulevard and Prairie City Road (Freeway Segment 4). To ensure that Eastbound U.S. 50 operates at an acceptable LOS between Folsom Boulevard and Prairie City Road, an auxiliary lane must be constructed. This improvement was recommended in the Traffic Operations Analysis Report for the U.S. 50 Auxiliary Lane Project. This improvement is included in the proposed 50 Corridor Mobility Fee Program. The applicant shall pay its proportionate share of funding of improvements, as may be determined by a nexus study or other appropriate and reliable mechanism paid for by applicant, to reduce the impacts to Eastbound U.S. 50 between Folsom Boulevard and Prairie City Road (Freeway Segment 4).	Before project build out. A phasing analysis should be performed prior to approval of the first subdivision map to determine during which project phase the improvement should be built.	City of Folsom Community Development Department and Sacramento County Department of Transportation	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.
106-66	3A.15-1u (FPASP EIR/EIS)	Participate in Fair Share Funding of Improvements to Reduce Impacts on Westbound U.S. 50 between Prairie City Road and Folsom Boulevard (Freeway Segment 16). To ensure that Westbound U.S. 50 operates at an acceptable LOS between Prairie City Road and Folsom Boulevard, an auxiliary lane must be constructed. This improvement was recommended in the Traffic Operations Analysis Report for the U.S. 50 Auxiliary Lane Project. This improvement is included in the proposed 50 Corridor Mobility Fee Program. The applicant shall pay its proportionate share of funding of improvements, as may be determined by a nexus study or other appropriate and reliable mechanism paid for by applicant, to reduce the impacts to Westbound U.S. 50 between Prairie City Road and Folsom Boulevard (Freeway Segment 16).	Before project build out. A phasing analysis should be performed prior to approval of the first subdivision map to determine during which project phase the improvement should be built.	City of Folsom Community Development Department and Sacramento County Department of Transportation	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.
106-67	3A.15-1v (FPASP EIR/EIS)	Participate in Fair Share Funding of Improvements to Reduce Impacts on Westbound U.S. 50 between Hazel Avenue and Sunrise Boulevard (Freeway Segment 18). To ensure that Westbound U.S. 50 operates at an acceptable LOS between Hazel Avenue and Sunrise Boulevard, an auxiliary lane must be constructed. This improvement was recommended in the Traffic Operations Analysis Report for the U.S. 50 Auxiliary Lane Project, and included in the proposed Rancho Cordova Parkway interchange project. Improvements to this freeway segment must be implemented by Caltrans. The applicant shall pay its proportionate share of funding of improvements to the agency responsible for improvements, based on a	Before project build out. A phasing analysis should be performed prior to approval of the first subdivision	City of Rancho Cordova Department of Public Works and Sacramento County Department of Transportation	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.

		program established by that agency to reduce the impacts to Westbound U.S. 50 between Hazel Avenue and Sunrise Boulevard (Freeway Segment 18).	map to determine during which project phase the improvement should be built.			
106-68	3A.15-1w (FPASP EIR/EIS)	Participate in Fair Share Funding of Improvements to Reduce Impacts on U.S. 50 Eastbound/Folsom Boulevard Ramp Merge (Freeway Merge 4). To ensure that Eastbound U.S. 50 operates at an acceptable LOS at the Folsom Boulevard merge, an auxiliary lane from the Folsom Boulevard merge to the Prairie City Road diverge must be constructed. This improvement was recommended in the Traffic Operations Analysis Report for the U.S. 50 Auxiliary Lane Project. This improvement is included in the proposed 50 Corridor Mobility Fee Program. The applicant shall pay its proportionate share of funding of improvements to the agency responsible for improvements, based on a program established by that agency to reduce the impacts to the U.S. 50 Eastbound/Folsom Boulevard Ramp Merge (Freeway Merge 4).	Before project build out. A phasing analysis should be performed prior to approval of the first subdivision map to determine during which project phase the improvement should be built.	City of Folsom Community Development Department and Sacramento County Department of Transportation	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.
106-69	3A.15-1x (FPASP EIR/EIS)	Participate in Fair Share Funding of Improvements to Reduce Impacts on U.S. 50 Eastbound/Prairie City Road Diverge (Freeway Diverge 5). To ensure that Eastbound U.S. 50 operates at an acceptable LOS at the Prairie City Road off-ramp diverge, an auxiliary lane from the Folsom Boulevard merge must be constructed. This improvement was recommended in the Traffic Operations Analysis Report for the U.S. 50 Auxiliary Lane Project. This auxiliary lane improvement is included in the proposed 50 Corridor Mobility Fee Program. The applicant shall pay its proportionate share of funding of improvements, as may be determined by a nexus study or other appropriate and reliable mechanism paid for by applicant, to reduce the impacts to the U.S. 50 Eastbound/Prairie City Road diverge (Freeway Diverge 5).	Before project build out. A phasing analysis should be performed prior to approval of the first subdivision map to determine during which project phase the improvement should be built.	City of Folsom Community Development Department and Sacramento County Department of Transportation	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.

106-70	3A.15-1y (FPASP EIR/EIS)	<p>Participate in Fair Share Funding of Improvements to Reduce Impacts on U.S. 50 Eastbound/Prairie City Road Direct Merge (Freeway Merge 6). To ensure that Eastbound U.S. 50 operates at an acceptable LOS at the Prairie City Road onramp direct merge, an auxiliary lane to the East Bidwell Street – Scott Road diverge must be constructed. This auxiliary lane improvement is included in the proposed 50 Corridor Mobility Fee Program. The applicant shall pay its proportionate share of funding of improvements, as may be determined by a nexus study or other appropriate and reliable mechanism paid for by applicant, to reduce the impacts to the U.S. 50 Eastbound/Prairie City Road direct merge (Freeway Merge 6).</p>	<p>Before project build out. A phasing analysis should be performed prior to approval of the first subdivision map to determine during which project phase the improvement should be built.</p>	City of Folsom Community Development Department	<p>This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.</p>	<p>Condition will be satisfied prior to issuance of a building permit.</p>
106-71	3A.15-1z (FPASP EIR/EIS)	<p>Participate in Fair Share Funding of Improvements to Reduce Impacts on U.S. 50 Eastbound/Prairie City Road Flyover On-Ramp to Oak Avenue Parkway Off-Ramp Weave (Freeway Weave 8). To ensure that Eastbound U.S. 50 operates at an acceptable LOS at the Prairie City Road flyover on-ramp to Oak Avenue Parkway off-ramp weave, an improvement acceptable to Caltrans should be implemented to eliminate the unacceptable weaving conditions. Such an improvement may involve a “braided ramp”. The applicant shall pay its proportionate share of funding of improvements, as may be determined by a nexus study or other appropriate and reliable mechanism paid for by applicant, to reduce the impacts to the U.S. 50 Eastbound / Prairie City Road flyover on-ramp to Oak Avenue Parkway off-ramp weave (Freeway Weave 8).</p>	<p>Before project build out. A phasing analysis should be performed prior to approval of the first subdivision map to determine during which project phase the improvement should be built.</p>	City of Folsom Community Development Department	<p>This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.</p>	<p>Condition will be satisfied prior to issuance of a building permit.</p>
106-72	3A.15-1aa (FPASP EIR/EIS)	<p>Participate in Fair Share Funding of Improvements to Reduce Impacts on U.S. 50 Eastbound/Oak Avenue Parkway Loop Merge (Freeway Merge 9). To ensure that Eastbound U.S. 50 operates at an acceptable LOS at the Oak Avenue Parkway loop merge, an auxiliary lane to the East Bidwell Street – Scott Road diverge must be constructed. This auxiliary lane improvement is included in the proposed 50 Corridor Mobility Fee Program. The applicant shall pay its proportionate share of funding of improvements, as may be determined by a nexus study or other appropriate and reliable mechanism paid for by applicant, to reduce the impacts to the U.S. 50 Eastbound/ Oak Avenue Parkway loop merge (Freeway Merge 9).</p>	<p>Before project build out. A phasing analysis should be performed prior to approval of the first subdivision</p>	City of Folsom Community Development Department	<p>This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.</p>	<p>Condition will be satisfied prior to issuance of a building permit.</p>

			map to determine during which project phase the improvement should be built.			
106-73	3A.15-1dd (FPASP EIR/EIS)	Participate in Fair Share Funding of Improvements to Reduce Impacts on U.S. 50 Westbound/Empire Ranch Road Loop Ramp Merge (Freeway Merge 23). To ensure that Westbound U.S. 50 operates at an acceptable LOS, the northbound Empire Ranch Road loop on ramp should start the westbound auxiliary lane that ends at the East Bidwell Street – Scott Road off ramp. The slip on ramp from southbound Empire Ranch Road would merge into this extended auxiliary lane. Improvements to this freeway segment must be implemented by Caltrans. The applicant shall pay its proportionate share of funding of improvements, as may be determined by a nexus study or other appropriate and reliable mechanism paid for by applicant, to reduce the impacts to the U.S. 50 Westbound/Empire Ranch Road loop ramp merge (Freeway Merge 23).	Before project build out. A phasing analysis should be performed prior to approval of the first subdivision map to determine during which project phase the improvement should be built.	City of Folsom Community Development Department	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.
106-74	3A.15-1ee (FPASP EIR/EIS)	Participate in Fair Share Funding of Improvements to Reduce Impacts on U.S. 50 Westbound/Oak Avenue Parkway Loop Ramp Merge (Freeway Merge 29). To ensure that Westbound U.S. 50 operates at an acceptable LOS, the northbound Oak Avenue Parkway loop on ramp should start the westbound auxiliary lane that ends at the Prairie City Road off ramp. The slip on ramp from southbound Oak Avenue Parkway would merge into this extended auxiliary lane. Improvements to this freeway segment must be implemented by Caltrans. The applicant shall pay its proportionate share of funding of improvements, as may be determined by a nexus study or other appropriate and reliable mechanism paid for by applicant, to reduce the impacts to the U.S. 50 Westbound/Oak Avenue Parkway loop ramp merge (Freeway Merge 29).	Before project build out. A phasing analysis should be performed prior to approval of the first subdivision map to determine during which project phase the improvement should be built.	City of Folsom Community Development Department	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.

106-75	3A.15-1ff (FPASP EIR/EIS)	Participate in Fair Share Funding of Improvements to Reduce Impacts on U.S. 50 Westbound/Prairie City Road Loop Ramp Merge (Freeway Merge 32). To ensure that Westbound U.S. 50 operates at an acceptable LOS at the Prairie City Road loop ramp merge, an auxiliary lane to the Folsom Boulevard off ramp diverge must be constructed. This auxiliary lane improvement is included in the proposed 50 Corridor Mobility Fee Program. The applicant shall pay its proportionate share of funding of improvements, as may be determined by a nexus study or other appropriate and reliable mechanism paid for by applicant, to reduce the impacts to the U.S. 50 Westbound/Prairie City Road Loop Ramp Merge (Freeway Merge 32).	Before project build out. A phasing analysis should be performed prior to approval of the first subdivision map to determine during which project phase the improvement should be built.	City of Folsom Community Development Department and Sacramento County Department of Transportation	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.
106-76	3A.15-1gg (FPASP EIR/EIS)	Participate in Fair Share Funding of Improvements to Reduce Impacts on U.S. 50 Westbound/Prairie City Road Direct Ramp Merge (Freeway Merge 33). To ensure that Westbound U.S. 50 operates at an acceptable LOS at the Prairie City Road direct ramp merge, an auxiliary lane to the Folsom Boulevard off ramp diverge must be constructed. This auxiliary lane improvement is included in the proposed 50 Corridor Mobility Fee Program. The applicant shall pay its proportionate share of funding of improvements, as may be determined by a nexus study or other appropriate and reliable mechanism paid for by applicant, to reduce the impacts to the U.S. 50 Westbound/Prairie City Road direct ramp merge (Freeway Merge 33).	Before project build out. A phasing analysis should be performed prior to approval of the first subdivision map to determine during which project phase the improvement should be built.	City of Folsom Community Development Department and Sacramento County Department of Transportation	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.
106-77	3A.15-1hh (FPASP EIR/EIS)	Participate in Fair Share Funding of Improvements to Reduce Impacts on U.S. 50 Eastbound/Folsom Boulevard Diverge (Freeway Diverge 34). To ensure that Westbound U.S. 50 operates at an acceptable LOS at the Folsom Boulevard Diverge, an auxiliary lane from the Prairie City Road loop ramp merge must be constructed. Improvements to this freeway segment must be implemented by Caltrans. This auxiliary lane improvement is included in the proposed 50 Corridor Mobility Fee Program. The applicant shall pay its proportionate share of funding of improvements, as may be determined by a nexus study or other appropriate and reliable mechanism paid for by applicant, to reduce the impacts to the U.S. 50 Eastbound / Folsom Boulevard diverge (Freeway Diverge 34).	Before project build out. A phasing analysis should be performed prior to approval of the first subdivision	City of Folsom Community Development Department and Sacramento County Department of Transportation	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.

			map to determine during which project phase the improvement should be built.			
106-78	3A.15-1ii (FPASP EIR/EIS)	Participate in Fair Share Funding of Improvements to Reduce Impacts on U.S. 50 Westbound/Hazel Avenue Direct Ramp Merge (Freeway Merge 38). To ensure that Westbound U.S. 50 operates at an acceptable LOS at the Hazel Avenue direct ramp merge, an auxiliary lane to the Sunrise Boulevard off ramp diverge must be constructed. This auxiliary lane improvement is included in the proposed 50 Corridor Mobility Fee Program. The applicant shall pay its proportionate share of funding of improvements to the agency responsible for improvements, based on a program established by that agency to reduce the impacts to the U.S. 50 Westbound/Hazel Avenue direct ramp merge (Freeway Merge 38).	Before project build out. A phasing analysis should be performed prior to approval of the first subdivision map to determine during which project phase the improvement should be built.	Sacramento County Department of Transportation and City of Rancho Cordova Department of Public Works	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.
106-79	3A.15-2a (FPASP EIR/EIS)	Develop Commercial Support Services and Mixed-use Development Concurrent with Housing Development, and Develop and Provide Options for Alternative Transportation Modes. The project applicant(s) for any particular discretionary development application including commercial or mixed-use development along with residential uses shall develop commercial and mixed-use development concurrent with housing development, to the extent feasible in light of market realities and other considerations, to internalize vehicle trips. Pedestrian and bicycle facilities shall be implemented to the satisfaction of the City Public Works Department. To further minimize impacts from the increased demand on area roadways and intersections, the project applicant(s) for any particular discretionary development application involving schools or commercial centers shall develop and implement safe and secure bicycle parking to promote alternative transportation uses and reduce the volume of single-occupancy vehicles using area roadways and intersections. The project applicant(s) for any particular discretionary development application shall participate in capital improvements and operating funds for transit service to increase the percent of travel by transit. The project's fair-share participation and the associated timing of the improvements and service shall be identified in the project conditions of approval and/or the project's development agreement. Improvements and service shall be coordinated, as necessary, with Folsom Stage Lines and Sacramento RT.	Before approval of improvement plans for all project phases any particular discretionary development application that includes residential and commercial or mixed-use development. As a condition of project approval and/or	City of Folsom Community Development Department	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.

			as a condition of the development agreement for all project phases.			
106-80	3A.15-2b (FPASP EIR/EIS)	Participate in the City's Transportation System Management Fee Program. The project applicant(s) for any particular discretionary development application shall pay an appropriate amount into the City's existing Transportation System Management Fee Program to reduce the number of single-occupant automobile travel on area roadways and intersections.	Concurrent with construction for all project phases.	City of Folsom Community Development Department	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.
106-81	3A.15-2c (FPASP EIR/EIS)	Participate with the 50 Corridor Transportation Management Association. The project applicant(s) for any particular discretionary development application shall join and participate with the 50 Corridor Transportation Management Association to reduce the number of single-occupant automobile travel on area roadways and intersections.	Concurrent with construction for all project phases.	City of Folsom Community Development Department	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.
106-82	3A.15-3 (FPASP EIR/EIS)	Pay Full Cost of Identified Improvements that Are Not Funded by the City's Fee Program. In accordance with Measure W, the project applicant(s) for any particular discretionary development application shall provide fair-share contributions to the City's transportation impact fee program to fully fund improvements only required because of the Specific Plan.	As a condition of project approval and/or as a condition of the development agreement for all project phases.	City of Folsom Community Development Department	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.
106-83	3A.15-4a (FPASP EIR/EIS)	The Applicant Shall Pay a Fair Share to Fund the Construction of Improvements to the Sibley Street/Blue Ravine Road Intersection (Folsom Intersection 2). To ensure that the Sibley Street/Blue Ravine Road intersection operates at a LOS D with less than the Cumulative No Project delay, the northbound approach must be reconfigured to consist of two left-turn lane, two through lanes, and one dedicated right-turn lane. The applicant shall pay its proportionate share of funding of improvements, as may be determined by a nexus study	Before project build out. A phasing analysis should be performed prior to	City of Folsom Community Development Department	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to	Condition will be satisfied prior to issuance of

		or other appropriate and reliable mechanism paid for by applicant, to reduce the impacts to the Sibley Street/Blue Ravine Road intersection (Folsom Intersection 2).	approval of the first subdivision map to determine during which project phase the improvement should be built.		building permit issuance in this subdivision.	a building permit.
106-84	3A.15-4b (FPASP EIR/EIS)	The Applicant Shall Pay a Fair Share to Fund the Construction of Improvements to the Oak Avenue Parkway/East Bidwell Street Intersection (Folsom Intersection 6). To ensure that the Oak Avenue Parkway/East Bidwell Street intersection operates at an acceptable LOS, the eastbound (East Bidwell Street) approach must be reconfigured to consist of two left-turn lanes, four through lanes and a right-turn lane, and the westbound (East Bidwell Street) approach must be reconfigured to consist of two left turn lanes, four through lanes, and a right-turn lane. It is against the City of Folsom policy to have eight lane roads because of the impacts to non motorized traffic and adjacent development; therefore, this improvement is infeasible.	Before project build out. A phasing analysis should be performed prior to approval of the first subdivision map to determine during which project phase the improvement should be built.	City of Folsom Community Development Department	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.
106-85	3A.15-4c (FPASP EIR/EIS)	The Applicant Shall Pay a Fair Share to Fund the Construction of Improvements to the East Bidwell Street/College Street Intersection (Folsom Intersection 7). To ensure that the East Bidwell Street/College Street intersection operates at acceptable LOS C or better, the westbound approach must be reconfigured to consist of one left-turn lane, one left-through lane, and two dedicated right-turn lanes. The applicant shall pay its proportionate share of funding of improvements, as may be determined by a nexus study or other appropriate and reliable mechanism paid for by applicant, to reduce the impacts to the East Bidwell Street/Nesmith Court intersection (Folsom Intersection 7).	Before project build out. A phasing analysis should be performed prior to approval of the first subdivision map to determine during which project phase the	City of Folsom Community Development Department	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.

			improvement should be built.			
106-86	3A.15-4d (FPASP EIR/EIS)	The Applicant Shall Pay a Fair Share to Fund the Construction of Improvements to the East Bidwell Street/Iron Point Road Intersection (Folsom Intersection 21). To ensure that the East Bidwell Street /Iron Point Road intersection operates at an acceptable LOS, the northbound approach must be reconfigured to consist of two left-turn lanes, four through lanes and a right-turn lane, and the southbound approach must be reconfigured to consist of two left-turn lanes, four through lanes and a right-turn lane. It is against the City of Folsom policy to have eight lane roads because of the impacts to non motorized traffic and adjacent development; therefore, this improvement is infeasible.	Before project build out. A phasing analysis should be performed prior to approval of the first subdivision map to determine during which project phase the improvement should be built.	City of Folsom Community Development Department	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.
106-87	3A.15-4e (FPASP EIR/EIS)	The Applicant Shall Pay a Fair Share to Fund the Construction of Improvements to the Serpa Way/ Iron Point Road Intersection (Folsom Intersection 23). To improve LOS at the Serpa Way/ Iron Point Road intersection, the northbound approaches must be restriped to consist of one left-turn lane, one shared left-through lanes, and one right-turn lane. The applicant shall pay its proportionate share of funding of improvements, as may be determined by a nexus study or other appropriate and reliable mechanism paid for by applicant, to reduce the impacts to the Serpa Way/Iron Point Road Intersection (Folsom Intersection 23).	Before project build out. A phasing analysis should be performed prior to approval of the first subdivision map to determine during which project phase the improvement should be built.	City of Folsom Community Development Department	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.
106-88	3A.15-4f (FPASP EIR/EIS)	The Applicant Shall Pay a Fair Share to Fund the Construction of Improvements to the Empire Ranch Road/Iron Point Road Intersection (Folsom Intersection 24). To ensure that the Empire Ranch Road / Iron Point Road intersection operates at a LOS D or better, all of the following improvements are required: The eastbound approach must be reconfigured to consist of one left-turn lane, two through lanes, and a right-turn lane. The westbound approach must be reconfigured to consist of two left-turn lanes, one through lane.	Before project build out. A phasing analysis should be performed	City of Folsom Community Development Department	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide	Condition will be satisfied prior to issuance of

		and a through-right lane. The northbound approach must be reconfigured to consist of two left-turn lanes, three through lanes, and a right-turn lane. The southbound approach must be reconfigured to consist of two left-turn lanes, three through lanes, and a right-turn lane. The applicant shall pay its proportionate share of funding of improvements, as may be determined by a nexus study or other appropriate and reliable mechanism paid for by applicant, to reduce the impacts to the Empire Ranch Road / Iron Point Road Intersection Before project build out. A phasing analysis should be performed prior to approval of the first subdivision map to determine during which project phase the improvement should be built. (Folsom Intersection 24).	prior to approval of the first subdivision map to determine during which project phase the improvement should be built.		Transportation fees collected prior to building permit issuance in this subdivision.	a building permit.
106-89	3A.15-4g (FPASP EIR/EIS)	The Applicant Shall Fund and Construct Improvements to the Oak Avenue Parkway/Easton Valley Parkway Intersection (Folsom Intersection 33). To ensure that the Oak Avenue Parkway/Easton Valley Parkway intersection operates at an acceptable LOS the southbound approach must be reconfigured to consist of two left-turn lanes, two through lanes, and two right-turn lanes. The applicant shall fund and construct these improvements.	Before project build out. A phasing analysis should be performed prior to approval of the first subdivision map to determine during which project phase the improvement should be built.	City of Folsom Community Development Department	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.
106-90	3A.15-4i (FPASP EIR/EIS)	Participate in Fair Share Funding of Improvements to Reduce Impacts on the Grant Line Road/White Rock Road Intersection (Sacramento County Intersection 3). To ensure that the Grant Line Road/White Rock Road intersection operates at an acceptable LOS E or better this intersection should be replaced by some type of grade separated intersection or interchange. Improvements to this intersection are identified in the Sacramento County's Proposed General Plan. Implementation of these improvements would assist in reducing traffic impacts on this intersection by providing acceptable operation. Intersection improvements must be implemented by Sacramento County. The applicant shall pay its proportionate share of funding of improvements to the agency responsible for improvements, based on a program established by that agency to reduce the impacts to the Grant Line Road/White Rock Road Intersection (Sacramento County Intersection 3).	Before project build out. A phasing analysis should be performed prior to approval of the first subdivision map to determine during which project phase the	Sacramento County Department of Transportation.	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.

			improvement should be built.			
106-91	3A.15-4j (FPASP EIR/EIS)	Participate in Fair Share Funding of Improvements to Reduce Impacts on Grant Line Road between White Rock Road and Kiefer Boulevard (Sacramento County Roadway Segments 5-7). To improve operation on Grant Line Road between White Rock Road and Kiefer Boulevard, this roadway segment must be widened to six lanes. This improvement is proposed in the Sacramento County and the City of Rancho Cordova General Plans; however, it is not in the 2035 MTP. Improvements to this roadway segment must be implemented by Sacramento County and the City of Rancho Cordova. The applicant shall pay its proportionate share of funding of improvements to the agency responsible for improvements, based on a program established by that agency to reduce the impacts to Grant Line Road between White Rock Road and Kiefer Boulevard (Sacramento County Roadway Segments 5-7). The identified improvement would more than offset the impacts specifically related to the Folsom South of U.S. 50 project on this roadway segment.	Before project build out. A phasing analysis should be performed prior to approval of the first subdivision map to determine during which project phase the improvement should be built.	Sacramento County Department of Transportation.	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.
106-92	3A.15-4k (FPASP EIR/EIS)	Participate in Fair Share Funding of Improvements to Reduce Impacts on Grant Line Road between Kiefer Boulevard and Jackson Highway (Sacramento County Roadway Segment 8). To improve operation on Grant Line Road between Kiefer Boulevard Jackson Highway, this roadway segment could be widened to six lanes. This improvement is proposed in the Sacramento County and the City of Rancho Cordova General Plans; however, it is not in the 2035 MTP. Improvements to this roadway segment must be implemented by Sacramento County and the City of Rancho Cordova. The applicant shall pay its proportionate share of funding of improvements to the agency responsible for improvements, based on a program established by that agency to reduce the impacts to Grant Line Road between Kiefer Boulevard and Jackson Highway (Sacramento County Roadway Segment 8). The identified improvement would more than offset the impacts specifically related to the Folsom South of U.S. 50 project on this roadway segment.	Before project build out. A phasing analysis should be performed prior to approval of the first subdivision map to determine during which project phase the improvement should be built.	Sacramento County Department of Transportation.	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.
106-93	3A.15-4l (FPASP EIR/EIS)	Participate in Fair Share Funding of Improvements to Reduce Impacts on Hazel Avenue between Curragh Downs Drive and U.S. 50 Westbound Ramps (Sacramento County Roadway Segments 12-13). To improve operation on Hazel Avenue between Curragh Downs Drive and the U.S. 50 westbound ramps, this roadway segment could be widened to eight lanes. This improvement is inconsistent with Sacramento County's general plan because the county's policy requires a maximum roadway cross section of six lanes.	Before project build out. A phasing analysis should be performed	Sacramento County Department of Transportation.	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide	Condition will be satisfied prior to issuance of

		Analysis shown later indicates that improvements at the impacted intersection in this segment can be mitigated (see Mitigation Measure 3A.15-4q). Improvements to impacted intersections on this segment will improve operations on this roadway segment and, therefore, mitigate this segment impact. The applicant shall pay its proportionate share of funding of improvements to the agency responsible for improvements, based on a program established by that agency to reduce the impacts to Hazel Avenue between Curragh Downs Drive and U.S. 50 Westbound Ramps (Sacramento County Roadway Segments 12-13).	prior to approval of the first subdivision map to determine during which project phase the improvement should be built.		Transportation fees collected prior to building permit issuance in this subdivision.	a building permit.
106-94	3A.15-4m (FPASP EIR/EIS)	Participate in Fair Share Funding of Improvements to Reduce Impacts on White Rock Road between Grant Line Road and Prairie City Road (Sacramento County Roadway Segment 22). To improve operation on White Rock Road between Grant Line Road and Prairie City Road, this roadway segment must be widened to six lanes. This improvement is included in the 2035 MTP but is not included in the Sacramento County General Plan. Improvements to this roadway segment must be implemented by Sacramento County. The identified improvement would more than offset the impacts specifically related to the Folsom South of U.S. 50 project on this roadway segment. However, because of other development in the region that would substantially increase traffic levels, this roadway segment would continue to operate at an unacceptable LOS F even with the capacity improvements identified to mitigate Folsom South of U.S. 50 impacts. The applicant shall pay its proportionate share of funding of improvements to the agency responsible for improvements, based on a program established by that agency to reduce the impacts to White Rock Road between Grant Line Road and Prairie City Road (Sacramento County Roadway Segment 22).	Before project build out. A phasing analysis should be performed prior to approval of the first subdivision map to determine during which project phase the improvement should be built.	Sacramento County Department of Transportation.	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.
106-95	3A.15-4n (FPASP EIR/EIS)	Participate in Fair Share Funding of Improvements to Reduce Impacts on White Rock Road between Empire Ranch Road and Carson Crossing Road (Sacramento County Roadway Segment 28). To improve operation on White Rock Road between Empire Ranch Road and Carson Crossing Road, this roadway segment must be widened to six lanes. Improvements to this roadway segment must be implemented by Sacramento County. The applicant shall pay its proportionate share of funding of improvements to the agency responsible for improvements, based on a program established by that agency to reduce the impacts to White Rock Road between Empire Ranch Road and Carson Crossing Road (Sacramento County Roadway Segment 28).	Before project build out. A phasing analysis should be performed prior to approval of the first subdivision map to determine during which project phase the	Sacramento County Department of Transportation.	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.

			improvement should be built.			
106-96	3A.15-4o (FPASP EIR/EIS)	Participate in Fair Share Funding of Improvements to Reduce Impacts on the White Rock Road/Carson Crossing Road Intersection (El Dorado County 1). To ensure that the White Rock Road/Carson Crossing Road intersection operates at an acceptable LOS, the eastbound right turn lane must be converted into a separate free right turn lane, or double right. Improvements to this intersection must be implemented by El Dorado County. The applicant shall pay its proportionate share of funding of improvements to the agency responsible for improvements, based on a program established by that agency to reduce the impacts to the White Rock Road/Carson Crossing Road Intersection (El Dorado County 1).	Before project build out. A phasing analysis should be performed prior to approval of the first subdivision map to determine during which project phase the improvement should be built.	Sacramento County Department of Transportation.	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.
106-97	3A.15-4p (FPASP EIR/EIS)	Participate in Fair Share Funding of Improvements to Reduce Impacts on the Hazel Avenue/U.S. 50 Westbound Ramps Intersection (Caltrans Intersection 1). To ensure that the Hazel Avenue/U.S. 50 westbound ramps intersection operates at an acceptable LOS, the westbound approach must be reconfigured to consist of one dedicated left turn lane, one shared left through lane and three dedicated right-turn lanes. Improvements to this intersection must be implemented by Caltrans and Sacramento County. The applicant shall pay its proportionate share of funding of improvements to the agency responsible for improvements, based on a program established by that agency to reduce the impacts to the Hazel Avenue/U.S. 50 Westbound Ramps Intersection (Caltrans Intersection 1).	Before project build out. A phasing analysis should be performed prior to approval of the first subdivision map to determine during which project phase the improvement should be built.	Sacramento County Department of Transportation.	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.
106-98	3A.15-4q (FPASP EIR/EIS)	Participate in Fair Share Funding of Improvements to Reduce Impacts on Eastbound US 50 between Zinfandel Drive and Sunrise Boulevard (Freeway Segment 1). To ensure that Eastbound US 50 operates at an acceptable LOS between Zinfandel Drive and Sunrise Boulevard, an additional eastbound lane could be constructed. This improvement is not consistent with the Concept Facility in Caltrans State Route 50 Corridor System Management Plan; therefore, it is not likely to be implemented by Caltrans by 2030.	Before project build out. A phasing analysis should be performed	Sacramento County Department of Transportation.	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide	Condition will be satisfied prior to issuance of

		Construction of the Capitol South East Connector, including widening White Rock Road and Grant Line Road to six lanes with limited access, could divert some traffic from U.S. 50 and partially mitigate the project's impact. The applicant shall pay its proportionate share of funding of improvements to the agency responsible for improvements, based on a program established by that agency to reduce the impacts to Eastbound U.S. 50 between Zinfandel Drive and Sunrise Boulevard (Freeway Segment 1).	prior to approval of the first subdivision map to determine during which project phase the improvement should be built.		Transportation fees collected prior to building permit issuance in this subdivision.	a building permit.
106 -99	3A.15-4r (FPASP EIR/EIS)	Participate in Fair Share Funding of Improvements to Reduce Impacts on Eastbound US 50 between Rancho Cordova Parkway and Hazel Avenue (Freeway Segment 3). To ensure that Eastbound US 50 operates at an acceptable LOS between Rancho Cordova Parkway and Hazel Avenue, an additional eastbound lane could be constructed. This improvement is not consistent with the Concept Facility in Caltrans State Route 50 Corridor System Management Plan; therefore, it is not likely to be implemented by Caltrans by 2030. Construction of the Capitol South East Connector, including widening White Rock Road and Grant Line Road to six lanes with limited access, could divert some traffic off of U.S. 50 and partially mitigate the project's impact. The applicant shall pay its proportionate share of funding of improvements to the agency responsible for improvements, based on a program established by that agency to reduce the impacts to Eastbound U.S. 50 between Rancho Cordova Parkway and Hazel Avenue (Freeway Segment 3).	Before project build out. A phasing analysis should be performed prior to approval of the first subdivision map to determine during which project phase the improvement should be built.	Sacramento County Department of Transportation.	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.
106 - 100	3A.15-4s (FPASP EIR/EIS)	Participate in Fair Share Funding of Improvements to Reduce Impacts on Eastbound US 50 between Folsom Boulevard and Prairie City Road (Freeway Segment 5). To ensure that Eastbound US 50 operates at an acceptable LOS between Folsom Boulevard and Prairie City Road, the eastbound auxiliary lane should be converted to a mixed flow lane that extends to and drops at the Oak Avenue Parkway off ramp (see mitigation measure 3A.15-4t). Improvements to this freeway segment must be implemented by Caltrans. This improvement is not consistent with the Concept Facility in Caltrans State Route 50 Corridor System Management Plan; therefore, it is not likely to be implemented by Caltrans by 2030. Construction of the Capitol South East Connector, including widening White Rock Road and Grant Line Road to six lanes with limited access, could divert some traffic off of U.S. 50 and partially mitigate the project's impact. The applicant shall pay its proportionate share of funding of improvements, as may be determined by a nexus study or other appropriate and reliable mechanism paid for by applicant, to reduce the impacts to Eastbound U.S. 50 between Folsom Boulevard and Prairie City Road (Freeway Segment 5).	Before project build out. A phasing analysis should be performed prior to approval of the first subdivision map to determine during which project phase the	Sacramento County Department of Transportation.	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.

			improvement should be built.			
106 - 101	3A.15-4t (FPASP EIR/EIS)	Participate in Fair Share Funding of Improvements to Reduce Impacts on Eastbound US 50 between Prairie City Road and Oak Avenue Parkway (Freeway Segment 6). To ensure that Eastbound US 50 operates at an acceptable LOS between Prairie City Road and Oak Avenue Parkway, the northbound Prairie City Road slip on ramp should merge with the eastbound auxiliary lane that extends to and drops at the Oak Avenue Parkway off ramp (see Mitigation Measures 3A.15-4u, v and w), and the southbound Prairie City Road flyover on ramp should be braided over the Oak Avenue Parkway off ramp and start an extended full auxiliary lane to the East Bidwell Street – Scott Road off ramp. Improvements to this freeway segment must be implemented by Caltrans. The applicant shall pay its proportionate share of funding of improvements, as may be determined by a nexus study or other appropriate and reliable mechanism paid for by applicant, to reduce the impacts to Eastbound U.S. 50 between Prairie City Road and Oak Avenue Parkway (Freeway Segment 6).	Before project build out. A phasing analysis should be performed prior to approval of the first subdivision map to determine during which project phase the improvement should be built.	Sacramento County Department of Transportation.	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.
106 - 102	3A.15-4u (FPASP EIR/EIS)	Participate in Fair Share Funding of Improvements to Reduce Impacts on the U.S. 50 Eastbound / Prairie City Road Slip Ramp Merge (Freeway Merge 6). To ensure that Eastbound US 50 operates at an acceptable LOS, the northbound Prairie City Road slip on ramp should start the eastbound auxiliary lane that extends to and drops at the Oak Avenue Parkway off ramp (see mitigation measure 3A.15-4u, w and x), and the southbound Prairie City Road flyover on ramp should be braided over the Oak Avenue Parkway off ramp and start an extended full auxiliary lane to the East Bidwell Street – Scott Road off ramp. Improvements to this freeway segment must be implemented by Caltrans. The applicant shall pay its proportionate share of funding of improvements, as may be determined by a nexus study or other appropriate and reliable mechanism paid for by applicant, to reduce the impacts to the U.S. 50 Eastbound / Prairie City Road slip ramp merge (Freeway Merge 6).	Before project build out. A phasing analysis should be performed prior to approval of the first subdivision map to determine during which project phase the improvement should be built.	Sacramento County Department of Transportation.	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.
142 - 103	3A.15-4v (FPASP EIR/EIS)	Participate in Fair Share Funding of Improvements to Reduce Impacts on the U.S. 50 Eastbound / Prairie City Road Flyover On Ramp to Oak Avenue Parkway Off Ramp Weave (Freeway Weave 7). To ensure that Eastbound US 50 operates at an acceptable LOS, the northbound Prairie City Road slip on ramp should start the eastbound auxiliary lane that extends to and drops at the Oak Avenue Parkway off ramp (see mitigation measure 3A.15-4u, v and x), and the southbound Prairie City Road flyover on ramp should be	Before project build out. A phasing analysis should be performed	Sacramento County Department of Transportation.	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide	Condition will be satisfied prior to issuance of

		braided over the Oak Avenue Parkway off ramp and start an extended full auxiliary lane to the East Bidwell Street – Scott Road off ramp. Improvements to this freeway segment must be implemented by Caltrans. The applicant shall pay its proportionate share of funding of improvements, as may be determined by a nexus study or other appropriate and reliable mechanism paid for by applicant, to reduce the impacts to the U.S. 50 Eastbound / Prairie City Road Flyover On Ramp to Oak Avenue Parkway Off Ramp Weave (Freeway Weave 7).	prior to approval of the first subdivision map to determine during which project phase the improvement should be built.		Transportation fees collected prior to building permit issuance in this subdivision.	a building permit.
106 - 104	3A.15-4w (FPASP EIR/EIS)	Participate in Fair Share Funding of Improvements to Reduce Impacts on U.S. 50 Eastbound / Oak Avenue Parkway Loop Ramp Merge (Freeway Merge 8). To ensure that Eastbound US 50 operates at an acceptable LOS, the southbound Oak Avenue Parkway loop on ramp should merge with the eastbound auxiliary lane that starts at the southbound Prairie City Road braided flyover on ramp and ends at the East Bidwell Street – Scott Road off ramp (see mitigation measure 3A.15-4u, v and w). Improvements to this freeway segment must be implemented by Caltrans. The applicant shall pay its proportionate share of funding of improvements, as may be determined by a nexus study or other appropriate and reliable mechanism paid for by applicant, to reduce the impacts to U.S. 50 Eastbound / Oak Avenue Parkway Loop Ramp Merge (Freeway Merge 8).	Before project build out. A phasing analysis should be performed prior to approval of the first subdivision map to determine during which project phase the improvement should be built.	Sacramento County Department of Transportation.	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.
106 - 105	3A.15-4x (FPASP EIR/EIS)	Participate in Fair Share Funding of Improvements to Reduce Impacts on U.S. 50 Westbound / Empire Ranch Road Loop Ramp Merge (Freeway Merge 27). To ensure that Westbound US 50 operates at an acceptable LOS, the northbound Empire Ranch Road loop on ramp should start the westbound auxiliary lane that ends at the East Bidwell Street – Scott Road off ramp. The slip on ramp from southbound Empire Ranch Road slip ramp would merge into this extended auxiliary lane. Improvements to this freeway segment must be implemented by Caltrans. The applicant shall pay its proportionate share of funding of improvements, as may be determined by a nexus study or other appropriate and reliable mechanism paid for by applicant, to reduce the impacts to the U.S. 50 Westbound / Empire Ranch Road loop ramp merge (Freeway Merge 27).	Before project build out. A phasing analysis should be performed prior to approval of the first subdivision map to determine during which project phase the	Sacramento County Department of Transportation.	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.

			improvement should be built.			
106 - 106	3A.15-4y (FPASP EIR/EIS)	Participate in Fair Share Funding of Improvements to Reduce Impacts on U.S. 50 Westbound / Prairie City Road Loop Ramp Merge (Freeway Merge 35). To ensure that Westbound US 50 operates at an acceptable LOS, the northbound Prairie City Road loop on ramp should start the westbound auxiliary lane that continues beyond the Folsom Boulevard off ramp. The slip on ramp from southbound Prairie City Road slip ramp would merge into this extended auxiliary lane. Improvements to this freeway segment must be implemented by Caltrans. The applicant shall pay its proportionate share of funding of improvements, as may be determined by a nexus study or other appropriate and reliable mechanism paid for by applicant, to reduce the impacts to the U.S. 50 Westbound / Prairie City Road Loop Ramp Merge (Freeway Merge 35).	Before project build out. A phasing analysis should be performed prior to approval of the first subdivision map to determine during which project phase the improvement should be built.	Sacramento County Department of Transportation.	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.
106 - 107	4.17-1 (Addendum)	East Bidwell Street/Regency Parkway (Driveway #6). Prior to buildout of the Toll Brothers Site, the project applicant shall construct the intersection as shown in Figure 4-2 of the Addendum: <ul style="list-style-type: none"> ▶ Northbound: one thru lane and one left turn lane in a 150-foot pocket with 60-foot taper; ▶ Southbound: one thru lane and one right turn lane in a 150-foot pocket with 60-foot taper; ▶ Westbound: one shared lane, plus a 300-foot northbound acceleration lane on East Bidwell Street to receive left-turns from Regency Parkway (a second northbound lane on East Bidwell Street starting from Regency Parkway is equivalent to the 300-foot acceleration lane); and ▶ Control: side-street-stop-control; <p>Note that unsignalized left turns to East Bidwell Street are against City policy. The northbound acceleration lane on East Bidwell Street is an interim configuration until the intersection warrants signalization. Signalization will be triggered as part of the entitlement process on neighboring parcels. A future signal at this location is included in Folsom Plan Area Specific Plan, and plan area fees paid by the Project contribute towards its construction in the future.</p>	Prior to issuance of phase 3 building permits.	City of Folsom Community Development Department	This condition will be satisfied prior to issuance of the 546 th building permit in the Phase 2 portion of the Toll Brothers at Folsom Ranch Regency project in accordance with previous conditions of approval. The Phase 1 portion of the Regency project consists of 545 dwelling units, The VTSM for the Phase 2 portion of the Regency project has not yet been approved by the City Council.	Condition will be satisfied prior to issuance of a Certificate of Occupancy in the subdivision
106 - 108	4.17-2 (Addendum)	East Bidwell Street/White Rock Road. Prior to buildout of the Toll Brothers Site, the project applicant shall implement either (A) or (B) below: <p>(A) The Capital Southeast Connector Joint Powers Authority project has programmed to relocate and signalize the East Bidwell Street/White Rock Road intersection as shown in the October 2017 geometric conceptual drawing, or equivalent improvements (i.e., three southbound approach lanes, four eastbound approach lanes, and three westbound approach lanes). Figure 4-3 of the Addendum provides a conceptual</p>	Prior to issuance of phase 1 building permits.	City of Folsom Community Development Department	The Capital Southeast Connector -JPA has executed a construction contract with Goodfellow Brothers, Inc. to construct the Capital Southeast Connector from Prairie City Road to East Bidwell Street. The construction contract was executed	Condition will be satisfied prior to issuance of a

		<p>intersection layout for this mitigation. Under this scenario, fair share is defined as the project's responsibility to the Sacramento County Transportation Development Fee. The project applicant is required to pay the Sacramento County Transportation Development Fee. Option A can be considered to be implemented once the JPA has let contracts for construction of the new intersection. This will insure that the mitigation is constructed before project traffic adds five or more seconds of delay to the intersection.</p> <p>(B) Signalize the existing East Bidwell Street/White Rock Road intersection with the existing geometry. Figure 4-4 of the Addendum provides a conceptual intersection layout for this mitigation.</p>			<p>in December of 2020. Grading and construction commenced in April 2021. The project will include the relocation and signalization of the existing White Rock Road/East Bidwell Street intersection. The owner/applicant will pay the Sacramento County Transportation Development Fee prior to issuance of all building permits in the subdivision.</p>	<p>Certificate of Occupancy in the subdivision</p>
106 - 109	4.17-3 (Addendum)	<p>East Bidwell Street/Mangini Parkway. Prior to buildout of the Toll Brothers Site, the project applicant shall signalize the intersection with the following geometry (Figure 4-5 of the Addendum):</p> <ul style="list-style-type: none"> ▶ Northbound: One left-turn lane in a 200-foot pocket with a 60-foot taper, two thru lanes, and one right-turn lane in a 150-foot pocket with a 60-foot taper (the second thru lane shall be developed 300 feet south of the intersection); ▶ Southbound: One left-turn lane in a 200-foot pocket with a 60-foot taper, one thru lane, and one right-turn lane in a 150-foot pocket with a 60-foot taper; ▶ Eastbound and westbound: One left-turn lane in a 200-foot pocket with a 60-foot taper, one thru lane, and one right-turn lane in a 200-foot pocket with a 60-foot taper. <p>Note that northbound East Bidwell street will remain at two lanes from Mangini Parkway to US 50.</p>	<p>Signalize the intersection and conduct all geometric improvements, with the exception of the second northbound thru lane prior to issuance of phase 1 building permits. Construct the second northbound thru lane prior to issuance of phase 2 building permits.</p>	<p>City of Folsom Community Development Department</p>	<p>The Community Development Department has reviewed and approved the improvement plans for the construction of these required improvements including the plans for the modification to the existing traffic signal at the intersection of East Bidwell Street and Mangini Parkway. These improvements are currently under construction.</p>	<p>Condition will be satisfied prior to issuance of a building permit.</p>
106 - 110	4.17-4 (Addendum)	<p>East Bidwell Street/Savannah Parkway. Prior to buildout of the Toll Brothers site, the project applicant shall reconstruct the intersection with the following geometry (Figure 4-6 of the Addendum):</p> <ul style="list-style-type: none"> ▶ Northbound approach: One thru lane and one shared through-right lane with a 150-foot taper; ▶ Southbound approach: One left turn lane in a 150-foot pocket plus 60-foot taper, and one through lane; ▶ Westbound approach: One left turn lane in a 60-foot pocket plus 60-foot taper, and one through lane; 	<p>Construct all geometric improvements with the exception of one thru</p>	<p>City of Folsom Community Development Department</p>	<p>The required improvements in this condition have been completed and accepted by the City. These improvements were constructed as part of the off-site improvements for the</p>	<p>Yes</p>

		<p>► Southbound departure: Construct a southbound receiving and acceleration lane for westbound left turn traffic. The acceleration lane should be in a 300-foot pocket plus an appropriate taper.</p> <p>Note that unsignalized left turns to East Bidwell Street are against City policy. The southbound acceleration lane on East Bidwell Street is an interim configuration until the intersection warrants signalization. Signalization will be triggered as part of the entitlement process on neighboring parcels. A future signal at this location is included in FPASP, and plan area fees paid by the project applicant contribute towards its construction in the future.</p>	northbound lane prior to issuance of phase 1 building permits. Construct the second thru northbound lane prior to issuance of phase 3 building permits.		Mangini Ranch Phase 2, Village No. 7 subdivision.	
106 - 111	4.17-5 (Addendum)	<p>East Bidwell Street/Alder Creek Parkway. Prior to buildout of the Toll Brothers Site, the project applicant shall reconstruct and signalize the intersection as shown in Figure 4-7 of the Addendum:</p> <ul style="list-style-type: none"> ► Northbound approach: One U-turn lane in a 150-foot pocket with a 60-foot taper, two through lanes, and one right turn lane in a 150-foot pocket plus 60-foot taper. ► Southbound approach: One left turn lane in a 240-foot pocket plus 60-foot taper, and two through lanes. The second southbound through lane can be dropped south of Old Ranch Way. ► Westbound approach: One right turn lane, plus one left-turn lane in a 200-foot pocket plus 60-foot taper. <p>The above mitigations are consistent with the ultimate geometry for East Bidwell near Alder Creek Pkwy and builds on conditions of approval from neighboring projects.</p>	Construct all geometric improvements with the exception of one thru northbound lane and one thru southbound lane prior to issuance of phase 1 building permits. Construct the second thru northbound lane and the second thru southbound lane prior to issuance of phase 3 building permits.	City of Folsom Community Development Department	The Community Development Department has approved the plans for the reconstruction and signalization of the East Bidwell Street/Alder Creek Parkway intersection in accordance with this condition.	Condition will be satisfied prior to issuance of a building permit in the subdivision

106 - 112	4.17-6 (Addendum)	<p>White Rock Road/Oak Avenue Parkway. Prior to project buildout, the project applicant shall implement either (A) or (B) below:</p> <p>(A) The Capital Southeast Connector Joint Powers Authority (JPA) project has programmed to realign this portion of White Rock Road and build a partial signal to accommodate anticipated U-Turns. Expand or construct a signalized intersection as follows:</p> <ul style="list-style-type: none"> ▶ Southbound: A single shared lane for left and right turns. ▶ Eastbound: A thru lane and a left/U-turn in 300-foot pocket plus taper. ▶ Westbound: A thru lane and a right-turn in 300-foot pocket plus taper. ▶ Signalize with protected phasing for left-turns and U-turns. ▶ Geometric design shall be consistent with Capital Southeast Connector Joint Powers Authority adopted standards. <p>(B) Channelize the White Rock Road/Oak Avenue Pkwy intersection on the existing White Rock Road alignment to restrict turning movements to westbound right turns and southbound right turns. The westbound right turn requires a 365-foot deceleration lane, and the southbound right turn requires a 960-foot acceleration lane. Figure 4-8 of the Addendum provides a conceptual layout for the mitigated intersection.</p>	Prior to issuance of phase 3 building permits	City of Folsom Community Development Department	The Capital Southeast Connector-JPA project is currently under construction. The Connector project will implement and complete Option A in this condition. The owner/applicant shall implement the required improvements to the intersection in compliance with this condition prior to issuance of the first Certificate of Occupancy in the Phase 3 (Traditional Subdivision) portion of the project.	Condition will be satisfied prior to issuance of a Certificate of Occupancy in the Phase 3 subdivision
Utilities and Service Systems						
106 - 113	3A.16-1 (FPASP EIR/EIS)	<p>Submit Proof of Adequate On- and Off-Site Wastewater Conveyance Facilities and Implement On- and Off-Site Infrastructure Service Systems or Ensure That Adequate Financing Is Secured. Before the approval of the final map and issuance of building permits for all project phases, the project applicant(s) of all project phases shall submit proof to the City of Folsom that an adequate wastewater conveyance system either has been constructed or is ensured through payment of the City’s facilities augmentation fee as described under the Folsom Municipal Code Title 3, Chapter 3.40, “Facilities Augmentation Fee – Folsom South Area Facilities Plan,” or other sureties to the City’s satisfaction. Both on-site wastewater conveyance infrastructure and off-site force main sufficient to provide adequate service to the project shall be in place for the amount of development identified in the tentative map before approval of the final map and issuance of building permits for all project phases, or their financing shall be ensured to the satisfaction of the City.</p>	Before approval of final maps and issuance of building permits for any project phases.	City of Folsom Community Development Department and City of Folsom EWR Department	The Phase 1 Sanitary Sewer infrastructure including the off-site sewer trunk main, the Alder Creek Parkway sewer lift station and forced main to serve this subdivision have been constructed by the FPA landowners and have been completed and accepted by the City and are currently in operation.	Yes
106 - 114	3A.16-3 (FPASP EIR/EIS)	<p>Demonstrate Adequate SRWTP Wastewater Treatment Capacity. The project applicant(s) of all project phases shall demonstrate adequate capacity at the SRWTP for new wastewater flows generated by the project. This shall involve preparing a tentative map-level study and paying connection and capacity fees as identified by SRCSD. Approval of the final map and issuance of building permits for all project phases shall not be granted until the City verifies adequate SRWTP capacity is available for the amount of development identified in the tentative map.</p>	Before approval of final maps and issuance of building permits for any project phases.	City of Folsom Community Development Department and City of Folsom EWR Department	The City obtained a letter from Regional San which provides verification that there is adequate capacity in the existing Regional San conveyance and treatment system to accommodate the entire Folsom Plan Area at buildout. Confirmation from Regional San was required because the Folsom Plan Area is served by the existing Regional San	Yes

						Lift Station on Iron Point Road. The City Sewer Lift Station and Forced Main which connects to the Regional San Lift Station has been accepted by the City and is currently in operation.	
106 - 115	3A.18-1 (FPASP EIR/EIS)	Submit Proof of Surface Water Supply Availability. a. Prior to approval of any small-lot tentative subdivision map subject to Government Code Section 66473.7 (SB 221), the City shall comply with that statute. Prior to approval of any small-lot tentative subdivision map for a proposed residential project not subject to that statute, the City need not comply with Section 66473.7, or formally consult with any public water system that would provide water to the affected area; nevertheless, the City shall make a factual showing or impose conditions similar to those required by Section 66473.7 to ensure an adequate water supply for development authorized by the map. b. Prior to recordation of each final subdivision map, or prior to City approval of any similar project-specific discretionary approval or entitlement required for nonresidential uses, the project applicant(s) of that project phase or activity shall demonstrate the availability of a reliable and sufficient water supply from a public water system for the amount of development that would be authorized by the final subdivision map or project-specific discretionary nonresidential approval or entitlement. Such a demonstration shall consist of information showing that both existing sources are available or needed supplies and improvements will be in place prior to occupancy.	Before approval of final maps and issuance of building permits for any project phases.	City of Folsom Community Development Department and City of Folsom EWR Department	The owner/applicant has constructed the necessary infrastructure to provide potable water to the subdivision. The potable Phase 1 water infrastructure for the Folsom Plan Area has been reviewed, approved and accepted by the City and is currently in operation.	Yes	
106 - 116	3A.18-2a (FPASP EIR/EIS)	Submit Proof of Adequate Off-Site Water Conveyance Facilities and Implement Off-Site Infrastructure Service System or Ensure That Adequate Financing Is Secured. Before the approval of the final subdivision map and issuance of building permits for all project phases, the project applicant(s) of any particular discretionary development application shall submit proof to the City of Folsom that an adequate off-site water conveyance system either has been constructed or is ensured or other sureties to the City's satisfaction. The off-site water conveyance infrastructure sufficient to provide adequate service to the project shall be in place for the amount of development identified in the tentative map before approval of the final subdivision map and issuance of building permits for all project phases, or their financing shall be ensured to the satisfaction of the City. A certificate of occupancy shall not be issued for any building within the SPA until the water conveyance infrastructure sufficient to serve such building has been constructed and is in place.	Before approval of final maps and issuance of building permits for any project phases.	City of Folsom Community Development Department and City of Folsom EWR Department	The off-site potable water infrastructure to serve the subdivision has been reviewed, approved and accepted by the City and is currently in operation. In addition, the City has verified that the off-site potable water infrastructure is adequate to serve the subdivision.	Yes	
106 - 117	3A.18-2b (FPASP EIR/EIS)	Demonstrate Adequate Off-Site Water Treatment Capacity (if the Off-Site Water Treatment Plant Option is Selected). If an off-site water treatment plant (WTP) alternative is selected (as opposed to the on-site WTP alternative), the project applicant(s) for any particular discretionary development application shall demonstrate adequate capacity at the off-site WTP. This shall involve preparing a tentative map-level study and paying connection and capacity fees as determined by the City. Approval of the final project map shall not be granted until the City verifies adequate water treatment capacity either is available or is certain to be available when needed for the amount of development identified in the tentative map before approval of the final map and issuance of building permits for all project phases. A certificate of occupancy shall not be	Before approval of final maps and issuance of building permits for any project phases.	City of Folsom Community Development Department and City of Folsom EWR Department	This condition is not applicable to this subdivision. The water supply for this subdivision is provided by the City of Folsom Water Treatment Plant rather than an Off-Site Water Treatment Plant	Yes	

		issued for any building within the SPA until the water treatment capacity sufficient to serve such building has been constructed and is in place.				
Additional Measures						
106 - 118	Cumulative Mitigation Measure AIR-1-Land (FPASP EIR/EIS)	<p>Implement East Sacramento Regional Aggregate Mining Truck Management Plan or Other Measures to Reduce Exposure of Sensitive Receptors to Operational Emissions of Toxic Air Contaminants from Quarry Truck Traffic. The City of Folsom is a participant in the development of an East Sacramento Regional Aggregate Mining Truck Management Plan (TMP), a cooperative effort led by the County of Sacramento, with the input of the City of Folsom, the City of Rancho Cordova and other interested parties, including representatives of quarry project applicants. When the County Board of Supervisors approved entitlements for the Teichert quarry project in November 2010, it also adopted conditions of approval and a development agreement that requires Teichert’s participation in, and fair share funding of, a TMP to implement roadway capacity and safety improvements required to improve the compatibility of truck traffic from the quarries with the future urban development in the Folsom Specific Plan area and other jurisdictions that will be affected by quarry truck traffic. The development agreement adopted by the County for the Teichert project imposes limits on the amounts of annual aggregate sales from Teichert’s facility until a TMP is adopted. The City of Folsom does not have direct jurisdiction over the Teichert, DeSilva Gates, or Walktown quarry project applicants as these projects are located within the unincorporated portion of the County. The County, as the agency with the primary authority over the quarries, has indicated that it intends to prepare an environmental analysis in accordance with CEQA prior to adoption of a TMP. The City’s authority to control the activities of the quarry trucks includes restrictions or other actions, such as the approval and implementation of specialized road improvements to accommodate quarry truck traffic, that would be applicable within the City’s jurisdictional boundaries. For the foregoing reasons, the City of Folsom considers itself a “responsible agency” (as that term is defined at State CEQA Guidelines, CCR Section 15381), in that it has some discretionary power over some elements of a future TMP, if such TMP calls for improvements or other activities on roadways within the jurisdiction of the City. In a responsible agency role, the City would follow the process specified in the CEQA Guidelines for consideration and approval of the environmental analysis prepared by the County for a TMP after such documentation is prepared and adopted by the County. (State CEQA Guidelines, CCR Section 15096.)</p> <p>Because no final project description for a TMP has been developed as of the completion of this FEIR/FEIS, the City would have to speculate as to those portions of a TMP that might be proposed for implementation within its jurisdiction, or the impacts that could arise from the implementation of as-yet uncertain components. Accordingly, formulation of the precise means of mitigating the potential cumulative air quality impacts pursuant to the TMP is not currently feasible or practical. However, as the preferred, feasible, and intended mitigation strategy to address the cumulative impacts of quarry truck traffic through the SPA, the City shall implement, or cause to be implemented those portions of the TMP (as described above) that are within its authority to control. In implementing the TMP, the City shall ensure that the TMP or traffic measures imposed by the City within the SPA reduce the risk of cancer to sensitive receptors along routes within the SPA from toxic air contaminant emissions to no more than 296 in one million (SMAQMD 2009.</p>	Prior to approval of first tentative map or discretionary approval within SPA that would place sensitive receptors along roadways that quarry trucks would reasonably use to access U.S. Highway 50.	City of Folsom Community Development Department	The Community Development Department and the Public Works Department will work closely to implement the future Truck Management Plan (TMP) and coordinate responses to any future entitlement and CEQA compliance need for the TMP and make sure the requirements in this condition of approval are met to the satisfaction of the City.	Condition will be satisfied prior to approval of a future TMP.

	<p>March. Recommended Protocol for Evaluating the Location of Sensitive Land Uses Adjacent to Major Roadways, Version 2.2:7), or such different threshold of significance mandated by SMAQMD or ARB at the time, if any. With this mitigation, the cumulative air quality impacts from truck toxic air contaminants would be less than significant.</p> <p>As an alternative (or in addition) to implementing the TMP within the SPA, the following measures could (and should) be voluntarily implemented by the quarry project applicant(s) (Teichert, DeSilva Gates, and Granite [Walltown]) to help ensure exposure of sensitive receptors to TACs generated by quarry truck traffic to the 296-in-one-million threshold of significance identified above. The City encourages implementation of the following measures:</p> <ul style="list-style-type: none">▶ The quarry project applicant(s) should meet with the City of Folsom to discuss mitigation strategies, implementation, and cost.▶ A site-specific, project-level screening analysis and/or Health Risk Assessment (HRA) should be conducted by the City of Folsom and funded by the truck applicant(s) for all proposed sensitive receptors (e.g., residences, schools) in the SPA that would be located along the sides of roadway segments that are identified in Table 4-4 as being potentially significant under any of the analyzed scenarios. Each project-level analysis shall be performed according to the standards set forth by SMAQMD for the purpose of disclosure to the public and decision makers. The project-level analysis shall account for the location of the receptors relative to the roadway, their distance from the roadway, the projected future traffic volume for the year 2030 (including the proportion of diesel trucks), and emission rates representative of the vehicle fleet for the year when the sensitive land uses would first become operational and/or occupied. If the incremental increase in cancer risk determined by in the HRA exceeds 296 in one million (or a different threshold of significance recommended by SMAQMD or ARB at the time, if any), then project design mitigation should be employed, which may include the following:<ul style="list-style-type: none">▪ Increase the setback distance between the roadway and affected receptor. If this mitigation measure is determined by the City of Folsom to be necessary, based on the results of the HRA, the quarry truck applicant(s) should pay the Folsom South of U.S. 50 Specific Plan project applicant(s) and the City of Folsom a fee that shall serve as compensation for lost development profit and lost City tax revenues, all as determined by the parties. Said mitigation fee shall be determined in consultation with the quarry project applicant(s), the Folsom South of U.S. 50 Specific Plan project applicant(s), and the City of Folsom. No quarry trucks shall be allowed to pass on any roadway segment immediately adjacent to or within the SPA until said mitigation fees are paid.▪ Implement tiered tree planting of fine-needle species, such as redwood, along the near side of the roadway segments and, if feasible, along the roadway 500 feet in both directions of the initial planting (e.g., 500 feet north and south of a roadway that runs east-west) to enhance the dispersion and filtration of mobile-source TACs associated with the adjacent roadway. These trees should be planted at a density such that a solid visual buffer is achieved after the trees reach maturity, which breaks the line of sight				
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		<p>between U.S. 50 and the proposed homes. These trees should be planted before occupation of any affected sensitive land uses. This measure encourages the planting of these trees in advance of the construction of potentially affected receptors to allow the trees to become established and progress toward maturity. The life of these trees should be maintained through the duration of the quarry projects. The planting, cost, and ongoing maintenance of these trees should be funded by the quarry project applicant(s).</p> <ul style="list-style-type: none"> ▪ To improve the indoor air quality at affected receptors, implement the following measures before the occupancy of the affected residences and schools: ▪ equip all affected residences and school buildings developed in the SPA with High Efficiency Particle Arresting (HEPA) filter systems at all mechanical air intake points to the interior rooms; ▪ use the heating, ventilation, and air conditioning (HVAC) systems to maintain all residential units under positive pressure at all times; ▪ locate air intake systems for HVAC as far away from roadway air pollution sources as possible; and ▪ develop and implement an ongoing education and maintenance plan about the filtration systems associated with HVAC for residences and schools. <p>To the extent this indoor air quality mitigation would not already be implemented as part of the Folsom South of U.S. 50 Specific Plan project development, this mitigation should be paid for by the quarry project applicant(s) before any quarry trucks are allowed to pass on any roadway that is within 400 feet of any residence or school within the SPA.</p>				
<p>106 - 119</p>	<p>Cumulative Mitigation Measure NOISE-1-Land (FPASP EIR/EIS)</p>	<p>Implement East Sacramento Regional Aggregate Mining Truck Management Plan or Other Measures to Reduce Exposure of Sensitive Receptors to Operational Noise from Quarry Truck Traffic. The City of Folsom is a participant in the development of an East Sacramento Regional Aggregate Mining Truck Management Plan (TMP), a cooperative effort led by the County of Sacramento, with the input of the City of Folsom, the City of Rancho Cordova and other interested parties, including representatives of quarry project applicants. When the County Board of Supervisors approved entitlements for the Teichert quarry project in November 2010, it also adopted conditions of approval and a development agreement that requires Teichert's participation in, and fair share funding of, a TMP to implement roadway capacity and safety improvements required to improve the compatibility of truck traffic from the quarries with the future urban development in the SPA and other jurisdictions that will be affected by quarry truck traffic. The development agreement adopted by the County for the Teichert project imposes limits on the amounts of annual aggregate sales from Teichert's facility until a TMP is adopted. The City of Folsom does not have direct jurisdiction over the Teichert, DeSilva Gates, or Walltown quarry project applicants as these projects are located within the unincorporated portion of the County. The County, as the agency with the primary authority over the quarries, has indicated that it intends to prepare an environmental analysis in accordance with CEQA prior to adoption of a TMP. The City's authority to control the activities of the quarry trucks includes restrictions or other actions, such as the approval and implementation of specialized road improvements to accommodate</p>	<p>Prior to approval of first tentative map or discretionary approval within SPA that would place sensitive receptors along roadways that quarry trucks would reasonably use to access U.S. 50.</p>	<p>City of Folsom Community Development Department</p>	<p>The Community Development Department and the Public Works Department will work closely to implement the future Truck Management Plan (TMP) and coordinate responses to any future entitlement and CEQA compliance need for the TMP and make sure the requirements in this condition of approval are met to the satisfaction of the City.</p>	<p>Condition will be satisfied prior to approval of a future TMP.</p>

	<p>quarry truck traffic, that would be applicable within the City’s jurisdictional boundaries. For the foregoing reasons, the City of Folsom considers itself a “responsible agency” (as that term is defined at State CEQA Guidelines, CCR Section 15381), in that it has some discretionary power over some elements of a future TMP, if such TMP calls for improvements or other activities on roadways within the jurisdiction of the City. In a responsible agency role, the City would follow the process specified in the CEQA Guidelines for consideration and approval of the environmental analysis prepared by the County for a TMP after such documentation is prepared and adopted by the County. (State CEQA Guidelines, CCR Section 15096.)</p> <p>Because no final project description for a TMP has been developed as of the completion of this FEIR/FEIS, the City would have to speculate as to those portions of a TMP that might be proposed for implementation within its jurisdiction, or the impacts that could arise from the of as yet uncertain components. Accordingly, formulation of the precise means of mitigating the potential cumulative noise impacts pursuant to the TMP is not currently feasible or practical. However, as the preferred, feasible, and intended mitigation strategy to address the cumulative impacts of quarry truck traffic through the SPA, the City shall implement, or cause to be implemented those portions of the TMP (as described above) that are within its authority to control. In implementing the TMP, the City shall ensure that the TMP or traffic measures imposed by the City within the SPA reduce the traffic noise exposure to sensitive receptors along routes within the SPA so as to ensure that sensitive receptors are not exposed to interior noise levels in excess of 45 dBA, or increases in interior noise levels of 3 dBA or more, whichever is more restrictive. With this mitigation, the cumulative noise impacts from truck traffic would be less than significant.</p> <p>As an alternative (or in addition) to implementing the TMP within the SPA, the following measures could (and should) be voluntarily implemented by the quarry project applicant(s) (Teichert, DeSilva Gates, and Granite [Walltown]) to help ensure interior noise levels for sensitive receptors to noise generated by quarry truck traffic would not exceed 45 dBA or increase of 3 dBA over existing conditions, as identified above. The City encourages implementation of the following measures:</p> <ul style="list-style-type: none">▶ The quarry project applicant(s) should meet with the City of Folsom to discuss mitigation strategies, implementation, and cost.▶ A site-specific, project-level screening analysis should be conducted by the City of Folsom and funded by the quarry truck applicant(s) for all proposed sensitive receptors (e.g., residences, schools) in the SPA that would be located along the sides of roadway segments that are identified in Table 4-8 as being potentially significant under any of the analyzed scenarios. The analysis should be conducted using an approved three dimensional traffic noise modeling program (i.e., TNM or SoundPlan). Each project-level analysis should be performed according to the standards set forth by the City of Folsom for the purpose of disclosure to the public and decision makers. The project-level analysis should account for the location of the receptors relative to the roadway, their distance from the roadway, and the projected future traffic volume for the year 2030 (including the percentage of heavy trucks). If the incremental				
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		<p>increase in traffic noise levels are determined to exceed the threshold of significance recommended by the City of Folsom, then design mitigation should be employed, which may include the following:</p> <ul style="list-style-type: none"> ▶ Model the benefits of soundwalls (berm/wall combination) along the quarry truck hauling roadways and affected receptors not to exceed a total height of eight feet (two-foot berm and six-foot concrete mason wall). If this mitigation measure is determined by the City of Folsom to be inadequate, additional three dimensional traffic noise modeling should be conducted with the inclusion of rubberized asphalt at the expense of the quarry truck applicant(s). No quarry trucks should be allowed to pass on any roadway segment immediately adjacent to or within the SPA until said mitigation has been agreed upon by the City of Folsom and fees for construction of said mitigation are paid by the quarry truck applicant(s). ▶ Implement the installation of rubberized asphalt (quiet pavement) on roadway segments adjacent to sensitive receptors that carry quarry trucks if soundwalls do not provide adequate reduction of traffic noise levels. The inclusion of rubberized asphalt would provide an additional 3 to 5 dB of traffic noise reduction. The cost of construction using rubberized asphalt should be borne by the quarry truck applicant(s). Said mitigation fee should be determined in consultation with the quarry project applicant(s), the Folsom South of U.W. 50 Specific Plan project applicant(s), and the City of Folsom. No quarry trucks should be allowed to pass on any roadway segment immediately adjacent to or within the SPA until said mitigation fees are paid. ▶ To improve the indoor noise levels at affected receptors, implement the following measures before the occupancy of the affected residences and schools: <ul style="list-style-type: none"> ▪ Conduct an interior noise analysis once detailed construction plans of residences adjacent to affected roadways are available to determine the required window package at second and third floor receptors to achieve the interior noise level standard of 45 dB Ldn without quarry trucks. ▪ Determine the interior quarry truck traffic noise level increases at second and third floor receptors adjacent to affected roadways compared to no quarry truck conditions. Window package upgrades are expected to be necessary due to the traffic noise level increases caused by quarry trucks along affected roadways. Quarry truck applicant(s) should pay for the cost of window package upgrades (increased sound transmission class rated windows) required to achieve the interior noise level standard of 45 dB Ldn with the inclusion of quarry truck traffic. <p>To the extent this noise mitigation would not already be implemented as part of the Folsom South of U.W. 50 Specific Plan project development, this mitigation should be paid for by the quarry project applicant(s) before any quarry trucks are allowed to pass on any roadway that is within 400 feet of any residence or school within the SPA.</p>					
106 - 120	N/A	<p>Coordinate and Fund the Backbone Infrastructure and Off-Site Water Facility Alternative. The project applicant shall participate in the FPASP owners' group and shall fund and contribute their fair share to the backbone infrastructure and off-site water facility alternative improvements. The project applicant shall</p>	Before approval of final maps and issuance of	City of Folsom Community Development	The FPA landowners have satisfied all of the mitigation measures for the design and construction of the Phase 1 Water		

	<p>coordinate with owners' group to implement the following measures detailed in the <i>Folsom South of U.S. Highway 50 Backbone Infrastructure Mitigated Negative Declaration</i> (December 2014):</p> <ul style="list-style-type: none"> ▶ Backbone MND Mitigation Measure I-1: Design above ground pump station and storage tank facilities to reduce visual impacts. ▶ Backbone MND Mitigation Measure I-2: Develop and implement a landscaping plan for pump station and storage tank facilities to reduce visual impacts. ▶ Backbone MND Mitigation Measure III-1: Prepare and Implement NOX Reduction Plan ▶ Backbone MND Mitigation Measure III-2: Pay Off-site Mitigation Fee to SMAQMD to off-set NOX Emissions Generated by Construction. ▶ Backbone MND Mitigation Measure III-4: Implement A Site Investigation to Determine the Presence of NOA and, if necessary, Prepare and Implement an Asbestos Dust Control Plan. ▶ Backbone MND Mitigation Measure IV-1: Conduct Special-Status Plant Surveys; Implement Avoidance and Mitigation Measures or Compensatory Mitigation ▶ Backbone MND Mitigation Measure IV-2: Implement Conditions of the Biological Opinion (BO) for Federally Listed Vernal Pool Invertebrates. ▶ Backbone MND Mitigation Measure IV-3: Implement Conditions of the Biological Opinion for Impacts on Valley Elderberry Longhorn Beetle. ▶ Backbone MND Mitigation Measure IV-4: Western Spadefoot Toad ▶ Backbone MND Mitigation Measure IV-5: Western Pond Turtle ▶ Backbone MND Mitigation Measure IV-6(a): Swainson's Hawk Nesting Habitat ▶ Backbone MND Mitigation Measure IV-6(b): Swainson's Hawk Foraging Habitat ▶ Backbone MND Mitigation Measure IV-7: Tricolored Blackbird ▶ Backbone MND Mitigation Measure IV-8: Nesting Raptors ▶ Backbone MND Mitigation Measure IV-9: Nesting Special Status Birds and Migratory Birds ▶ Backbone MND Mitigation Measure IV-10: Special-Status Bats ▶ Backbone MND Mitigation Measure IV-12: Implement Section 1602 Master Streambed Alteration Agreement ▶ Backbone MND Mitigation Measure IV-13: Conduct Surveys to Identify and Map Valley Needlegrass Grassland; Implement Avoidance and Minimization Measures or Compensatory Mitigation, if necessary ▶ Backbone MND Mitigation Measure IV-14: Secure Amended Clean Water Act Section 404 Permit and Section 401 Permit and Implement All Permit Conditions; Ensure No Net Loss of Functions of Wetlands, Other Waters of the U.S., and Waters of the State 	<p>building permits for any project phase, the project applicant shall demonstrate to the City's satisfaction the fair share contribution towards implementation of Backbone Infrastructure and Off-Site Water Facility improvements and associated required mitigation as identified in the <i>Folsom South of U.S. Highway 50 Backbone Infrastructure Mitigated Negative Declaration</i> (December 2014) or the <i>Revised Proposed Off-Site Water Facility Alternative Addendum to the FPASP EIR/EIS</i></p>	<p>Department and City of Folsom Public Works Department</p>	<p>and Sewer Backbone Infrastructure to serve the first of development in the FPA. The Phase 1 backbone Infrastructure was completed and accepted by the City in 2018 and is currently in use in the FPA and being owned and operated by the City. The off-site water facility alternative improvements were not implemented. The water for the FPA was provided through the conservation of existing water in the City. The new water supply alternative was validated in 2014.</p>	
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	<ul style="list-style-type: none"> ▶ Backbone MND Mitigation Measure IV-15: Conduct Tree Survey, Prepare and Implement an Oak Woodland Mitigation Plan, Replace Native Oak Trees Removed, and Implement Measures to Avoid and Minimize Indirect Impacts on Oak Trees and Oak Woodland Habitat Retained On-Site. ▶ Backbone MND Mitigation Measure IV-11: American Badger ▶ Backbone MND Mitigation Measure V-1: Comply with the applicable procedures in the FAPA and implementation of applicable historic property treatment plans ▶ Backbone MND Mitigation Measure V-2: Conduct Construction Personnel Education, Conduct On-Site Monitoring if Required, Stop Work if Cultural Resources are Discovered, Assess the Significance of the Find, and Perform Treatment or Avoidance as Required. ▶ Backbone MND Mitigation Measure V-3: Suspend Ground-Disturbing Activities if Human Remains are Encountered and Comply with California Health and Safety Code Procedures. ▶ Backbone MND Mitigation Measure VI-1: Prepare Site-Specific Geotechnical Report per CBC Requirements and Implement Appropriate Recommendations. ▶ Backbone MND Mitigation Measure VI-3: Monitor Earthwork during Earthmoving Activities. ▶ Backbone MND Mitigation Measure VI-5(a): Prepare and Implement the Appropriate Grading and Erosion Control Plan. ▶ Backbone MND Mitigation Measure VI-5(b): Prepare and Implement the appropriate Grading and Erosion Control Plan for the detention basin West of Prairie City Road. ▶ Backbone MND Mitigation Measure IX-1: Acquire Appropriate Regulatory Permits and Prepare and Implement SWPPP and BMPs. ▶ Backbone MND Mitigation Measure VII-1: Greenhouse Gas Emissions ▶ Backbone MND Mitigation Measure XVI-1: Prepare and Implement a Construction Traffic Control Plan. ▶ Backbone MND Mitigation Measure III-3: North of U.S. Highway 50 Water Improvements ▶ Backbone MND Mitigation Measure V-4 North of U.S. Highway 50 Water Improvements ▶ Backbone MND Mitigation Measure VI-2 North of U.S. Highway 50 Water Improvements ▶ Backbone MND Mitigation Measure V1-4 North of U.S. Highway 50 Water Improvements ▶ Backbone MND Mitigation Measure XII-1 North of U.S. Highway 50 Water Improvements <p>In addition, the project applicant shall coordinate with owners' group to implement the following measures detailed in the <i>Revised Proposed Off-Site Water Facility Alternative Addendum to the FPASP EIR/EIS</i> (approved December 11, 2012):</p> <ul style="list-style-type: none"> ▶ 3B.1-2a: Enhance Exterior Appearance of Structural Facilities. 	<p>(approved December 2012); as applicable.</p>			
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	<ul style="list-style-type: none"> ▶ 3B.1-2b: Prepare Landscaping Plan. ▶ 3B.1-3a: Conformance to Construction Lighting Standards. ▶ 3B.1-3b: Prepare and Submit a Lighting Master Plan. ▶ 3B.2-1a: Develop and Implement a Construction NOX Reduction Plan. ▶ 3B.2-1c: Implement Fugitive Dust Control Measures and a Particulate Matter Monitoring Program during Construction. ▶ 3B.2-3a: Cite Pump Siting Buffers Away from Sensitive Receptors. ▶ 3B.2-3b: Conduct Project-Level DPM Screening and Implement Measures to Reduce Annual DPM to Acceptable Concentrations. ▶ 3B.4-1a: Implement GHG Reduction Measures during Construction. ▶ 3B.4-1b Prepare and Implement an Off-site Water Facilities Climate Action Plan. ▶ 3A.5-1a: Comply with the Programmatic Agreement. ▶ 3A.5-1b: Perform an Inventory and Evaluation of Cultural Resources for the California Register of Historic Places, Minimize or Avoid Damage or Destruction, and Perform Treatment Where Damage or Destruction Cannot be Avoided. ▶ 3A.5-2: Conduct Construction Personnel Education, Conduct On-Site Monitoring if Required, Stop Work if Cultural Resources are Discovered, Assess the Significance of the Find, and Perform Treatment or Avoidance as Required. ▶ 3A.5-3: Suspend Ground-Disturbing Activities if Human Remains are Encountered and Comply with California Health and Safety Code Procedures. ▶ 3B.7-1a: Prepare Geotechnical Report(s) for the Revised Proposed Off-site Water Facilities and Implement Required Measures. ▶ 3B.7-1b: Incorporate Pipeline Failure Contingency Measures Into Final Pipeline Design. ▶ 3B.7-4: Implement Corrosion Protection Measures. ▶ 3B.7-5: Conduct Construction Personnel Education, Stop Work if Paleontological Resources are Discovered, Assess the Significance of the Find, and Prepare and Implement a Recovery Plan as Required. ▶ 3B.8-1a: Transport, Store, and Handle Construction-Related Hazardous Materials in Compliance with Relevant Regulations and Guidelines. ▶ 3B.8-1b: Prepare and Implement a Hazardous Materials Management Plan. ▶ 3B.8-5a: Conduct Phase 1 Environmental Site Assessment for Selected Alignment. 					
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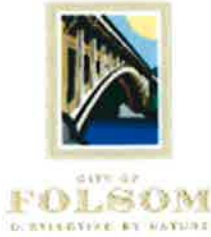
	<ul style="list-style-type: none"> ▶ 3B.8-5b: Develop and Implement a Remediation Plan. ▶ 3B.8-7a: Keep Construction Area Clear of Combustible Materials. ▶ 3B.8-7b: Provide Accessible Fire Suppression Equipment. ▶ 3B.9-1a: Acquire Appropriate Regulatory Permits and Prepare and Implement SWPPP and BMPs. ▶ 3B.9-1b: Properly Dispose of Hydrostatic Test Water and Construction Dewatering in Accordance with the Central Valley Regional Water Quality Control Board. ▶ 3B.9-3a: Prepare and Implement Drainage Plan(s) for Structural Facilities. ▶ 3B.9-3b: Ensure the Provision of Sufficient Outlet Protection and On-site Containment. ▶ 3B.11-1a: Limit Construction Hours. ▶ 3B.11-1b: Minimize Noise from Construction Equipment and Staging. ▶ 3B.11-1c: Maximize the Use of Noise Barriers. ▶ 3B.11-1d: Prohibit Non-Essential Noise Sources During Construction. ▶ 3B.11-1e: Monitor Construction Noise and Provide a Mechanism for Filing Noise Complaints. ▶ 3B.11-3: Implement Operational Noise Minimization Measures. ▶ 3B.12-1: Provide for Continued Recreational Access as Identified in Mitigation Measure 3.14-1a. ▶ 3B.15-1a: Prepare Traffic Control Plan. ▶ 3B.15-1b: Assess Pre-Off-site Water Facilities Roadway Conditions. ▶ 3B.16-3a: Minimize Utility Conflicts by Implementing an Underground Services Alert. ▶ 3B.16-3b: Coordinate with Utility Providers and Implement Appropriate Installation Methods to Minimize Potential Utility Service Disruptions. ▶ 3B.17-1a: Implement Construction Dewatering Best Management Practices. ▶ 3B.17-1b: Implement a Dewatering Discharge Monitoring Program. ▶ 3A.18-1: Submit Proof of Surface Water Supply Availability. ▶ 3A.18-2a: Submit Proof of Adequate Off-Site Water Conveyance Facilities and Implement Off-Site Infrastructure Service System or Ensure That Adequate Financing Is Secured. 				
20.	<p>White Rock Road Shoulder Improvements The owner/applicant shall construct shoulder improvements along the project’s entire frontage of westbound White Rock Road to the satisfaction of the City prior to approval of the first small lot final map. In lieu of constructing the aforementioned interim shoulder improvements, the owner/applicant may enter into a Subdivision Improvement Agreement with the City and post</p>	M	CD (E)	The Capital Southeast Connector – JPA project commenced construction in April 2021. Since the project is now complete this condition has been satisfied.	Yes

		<p>adequate security to the City's satisfaction to ensure construction of said improvements; the security shall be for a minimum period of 10 years.</p> <p>If shoulder improvements are constructed and/or funded by the owner/applicant, then said costs may be included in any applicable fee program established and approved for the Folsom Plan Area subject to approval by the City and the actual costs expended by the owner/applicant may therefore be eligible for a credit and/or reimbursement.</p> <p>If construction of the Capital Southeast Connector Project between Scott Road and the El Dorado County line has commenced during the term of the required Subdivision Improvement Agreement, then the shoulder improvement condition will be deemed satisfied and the security shall be released to the owner/applicant.</p>	M	CD (E) (P)		
21.		<p>The owner/applicant shall preserve the oak trees shown in the blue color on the attached Site Plan Exhibit for the Traditional Subdivision. The owner/applicant shall also make every attempt to preserve the tree shown in red on the attached Site Plan Exhibit provided that the City Arborist concurs (since this oak tree will be approximately 3' lower than adjacent pad grades). The additional land created from elimination of lots 49, 56, and 57 as shown on the Site Plan Exhibit shall be incorporated into the adjacent residential lots to the satisfaction of the Community Development Department. Consistent with FPASP Policy 10.19, the Community Development Director will allow modifications to the development standards to order to accommodate preservation of the oak tree on Lot 62 as shown on the attached Site Plan Exhibit. This condition shall be satisfied prior to approval of the Final Map for the Traditional Subdivision.</p>	M	CD (E) (P)	<p>This condition will apply to the future Phase 3 (Traditional Subdivision) and therefore does not apply to the Phase 1F subdivision.</p>	Yes

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CITY OF
FOLSOM
DISTINCTIVE BY NATURE



Folsom City Council Staff Report



MEETING DATE:	12/13/2022
AGENDA SECTION:	Consent Calendar
SUBJECT:	Resolution No. 10963 – A Resolution Authorizing the City Manager to Execute an Agreement with Helix Environmental Planning, Inc. for Environmental Consulting Services for the Benevento Family Park Project
FROM:	Parks and Recreation Department

RECOMMENDATION / CITY COUNCIL ACTION

Staff recommends the City Council approve Resolution No. 10963 – A Resolution Authorizing the City Manager to Execute an Agreement with Helix Environmental Planning, Inc. for Environmental Consulting Services for the Benevento Family Park Project.

BACKGROUND / ISSUE

The City of Folsom Parks and Recreation Master Plan (PRMP) was approved by the City Council in 2015. The PRMP identifies a future 19.0-acre park site, referred to previously as Park Site #51 and now known as Benevento Family Park (Benevento). Resolution No. 10133, approved by the City Council on June 12, 2018, established the new name. The park site is located on Broadstone Parkway and Carpenter Hill Drive. It has three main elevation tiers with a large stock pond in the middle that terraces down toward Vista del Lago High School which is adjacent to the site.

At the August 25, 2020 City Council meeting, a design contract was approved with Wilson Design Studios Landscape Architects (WDSL A) for the planning and design of Benevento Family Park as well as Neighborhood Park #3 (now named Prospector Park) in the Folsom Plan Area. A public workshop was held on May 19, 2022, and a second public workshop was held on June 9, 2022. The participants at the public workshops assisted in the development of the conceptual Master Plan and voted for their preferred Master Plan, which formed the Master Plan subsequently presented to the Parks & Recreation Commission.

At the August 2, 2022 Parks and Recreation Commission meeting, the Commission unanimously approved the Master Plan for Benevento Family Park. This Master Plan includes:

- Parking lots for 119 vehicles (one parking lot entrance off Broadstone Parkway and one parking lot entrance off Carpenter Hill Road)
- Concrete pathways
- Decomposed granite pathways
- Four (4) lighted pickleball courts
- Children's play area
- All gender restroom
- Shade structures
- Eight (8) lighted sand volleyball courts
- Multi-use field
- Drought tolerant planting
- Wood platform at existing pond
- Two (2) bocce courts

The next step in the park planning process, is to prepare and process the required California Environmental Quality Act (CEQA) documentation for the project. CEQA requires public agencies to inform decision makers and the public about the potential environmental impacts of proposed projects, and to reduce those environmental impacts to the extent feasible. Staff is recommending Helix Environmental Planning, Inc., perform the Environmental Consulting Services for the Benevento Family Park Project.

After the CEQA process is completed, the environmental document, which will include the Master Plan, will be brought before the City Council for approval.

POLICY / RULE

In accordance with Chapter 2.36.090 (A)(1) and 2.36.120 of the Folsom Municipal Code, professional services are not subject to competitive sealed bidding requirements, and those costing \$66,141 or greater shall be awarded by City Council.

ANALYSIS

On September 19, 2022, the Parks and Recreation Department issued a Request for Proposal (RFP) for Environmental Consulting Services for Benevento Family Park. The RFP was distributed to qualified environmental consultants that had previously worked with the City of Folsom. Three proposals were received, and they were subsequently reviewed by Parks and Recreation Department staff. All three proposers were qualified and the scope of work presented by each was basically the same. The deciding factor for choosing a preferred consultant was the proposed fee. Helix Environmental Planning, Inc. had the lowest fee.

Consultant	Fee
Helix Environmental Planning, Inc	\$78,250.00
Ascent Environmental, Inc.	\$82,465.00
Environmental Planning Partners, Inc.	\$82,614.00

Staff is recommending the CEQA environmental consulting contract for Benevento Family Park be awarded to Helix Environmental Planning, Inc.

FINANCIAL IMPACT

The cost for the Environmental Consulting Services for the Benevento Family Park Project is included in the Fiscal Year 2022-23 Capital Improvement Plan. Funding for the contract will include \$50,000 in American Rescue Plan Act (ARPA) funds and the remaining \$28,250 will be from the Park Impact Fund (Fund 412).

ATTACHMENT

1. Resolution No. 10963 - A Resolution Authorizing the City Manager to Execute an Agreement with Helix Environmental Planning, Inc. for Environmental Consulting Services for the Benevento Family Park Project Proposals and Maps

Submitted,

Lorraine Poggione,
Parks & Recreation Director

Attachment 1
Resolution 10963

RESOLUTION NO. 10963

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH HELIX ENVIRONMENTAL PLANNING, INC. FOR ENVIRONMENTAL CONSULTING SERVICES FOR THE BENEVENTO FAMILY PARK PROJECT

WHEREAS, the 2015 Parks and Recreation Master Plan identifies a future park site previously known as Pak Site #51 and now known as Benevento Family Park; and

WHEREAS, two public workshops were held to gather community input on the design of Benevento Family Park; and

WHEREAS, the Parks and Recreation Commission approved the Master Plan for Benevento Family Park at their August 2, 2022 Parks & Recreation Commission meeting; and

WHEREAS, staff issued a Request for Proposal to qualified consultants for environmental consulting services for the Benevento Family Park Project, and received three proposals; and

WHEREAS, all three proposers were equally qualified, and Helix Environmental Planning, Inc. had the lowest fees for environmental consulting services for the Benevento Family Park Project; and

WHEREAS, the cost of environmental consulting services is included in the Fiscal Year 2022-23 Capital Improvement Plan (CIP) Budget. The contract amount will be split between in American Rescue Plan Act (ARPA) funds in the amount of \$50,000 and the remaining \$28,250 would utilize the Park Impact Funds (Fund 412).

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Folsom that the City Manager is authorized to execute a Professional Services Agreement with Helix Environmental Planning, Inc, in a form acceptable to the City Attorney, for Environmental consulting services for Benevento Family Park project, for a total not-to-exceed amount of \$78,250.

PASSED AND ADOPTED this 13th day of December 2022, by the following roll-call vote:

- AYES:** Councilmember(s):
- NOES:** Councilmember(s):
- ABSENT:** Councilmember(s):
- ABSTAIN:** Councilmember(s):

MAYOR

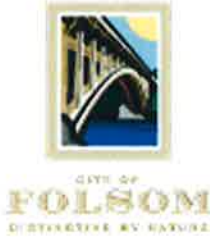
ATTEST:

Christa Freemantle, CITY CLERK

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CITY OF
FOLSOM
DISTINCTIVE BY NATURE



Folsom City Council Staff Report



MEETING DATE:	12/13/2022
AGENDA SECTION:	Consent Calendar
SUBJECT:	Resolution No. 10964 – A Resolution Authorizing the City Manager to Execute a Subdivision Improvement Agreement and Accept Offers of Dedication for the Toll Brothers at Folsom Ranch Phase 3A Subdivision, and Approval of the Final Map for the Toll Brothers at Folsom Ranch Phase 3A Subdivision
FROM:	Community Development Department

RECOMMENDATION / CITY COUNCIL ACTION

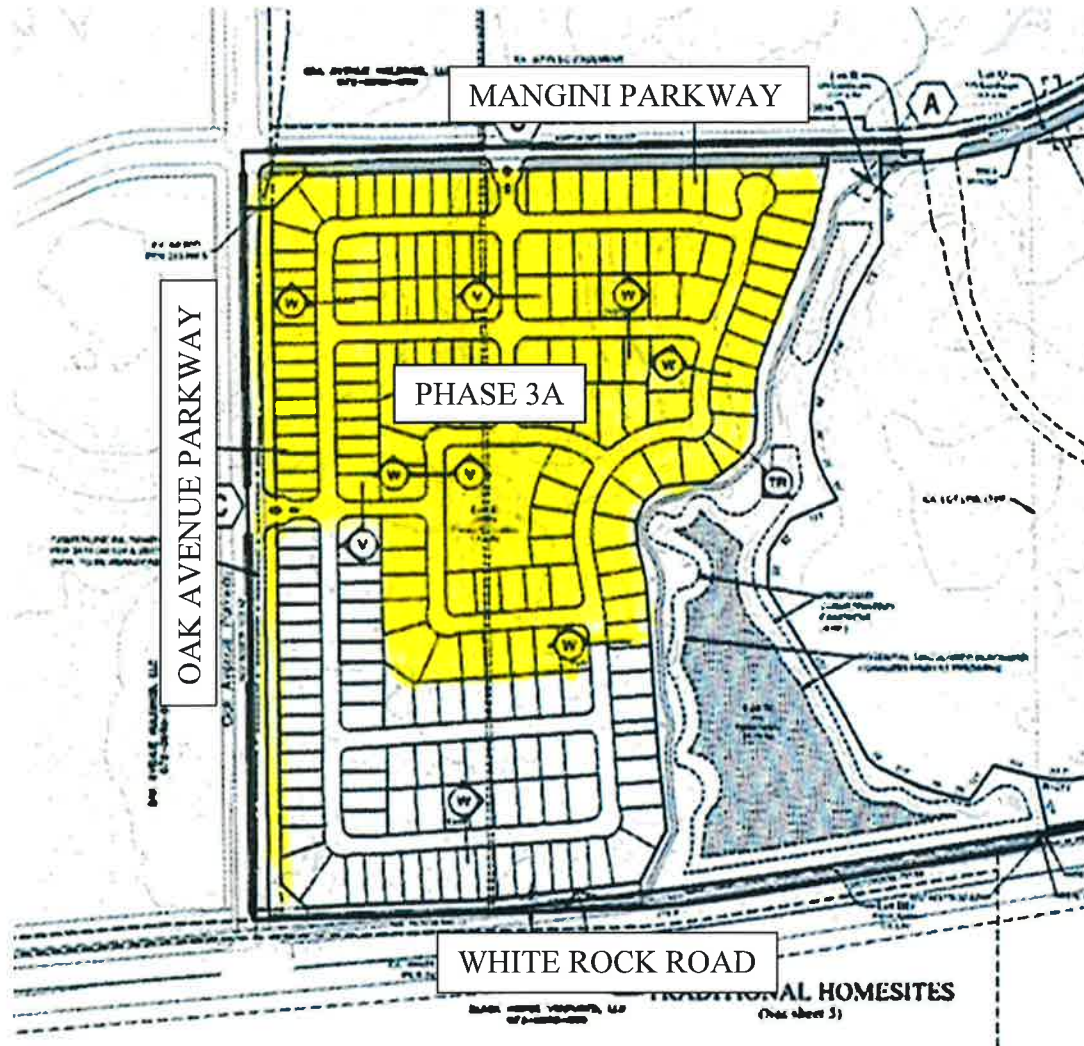
Staff recommends that the City Council move to adopt:

Resolution No. 10964 – A Resolution Authorizing the City Manager to Execute a Subdivision Improvement Agreement and Accept Offers of Dedication for the Toll Brothers at Folsom Ranch Phase 3A Subdivision, and Approval of the Final Map for the Toll Brothers at Folsom Ranch Phase 3A Subdivision.

BACKGROUND / ISSUE

The Vesting Tentative Subdivision Map (VTSM) for the Toll Brothers at Folsom Ranch Phase 3A Subdivision was approved by the City Council on March 10, 2020.

The action for consideration by the City Council is the approval of the Final Map and Subdivision Improvement Agreement for the Toll Brothers at Folsom Ranch Phase 3A Subdivision. The Final Map for the Toll Brothers at Folsom Ranch Phase 3A Subdivision will create a total of 135 single-family high density (SFHD) residential lots. With the approval of the Final Map, the subdivision process for this phase will be complete.



The Toll Brothers at Folsom Ranch Phase 3A Subdivision is located on the north side of White Rock Road, east of Oak Avenue Parkway, south of Mangini Parkway in the Folsom Plan Area (FPA) (see above).

POLICY / RULE

The Subdivision Map Act of the State of California and the City’s Subdivision Ordinance require that the City Council approve Final Maps and Subdivision Improvement Agreements.

ANALYSIS

The Final Map and conditions of approval for the Toll Brothers at Folsom Ranch Phase 3A Subdivision have been reviewed by the Community Development Department and other City departments. The Final Map has been found to be in substantial compliance with the approved

Vesting Tentative Subdivision Map, and all conditions pertaining to the map have been satisfied.

Attached is a table which includes the conditions of approval for the Toll Brothers at Folsom Ranch Phase 3A Vesting Tentative Subdivision Map. The tables include information concerning when the condition is required to be satisfied (e.g. at Final Map, building permit, etc.), which City department is responsible to verify that it has been satisfied, and comments or an explanation on how the condition was satisfied. This subdivision is consistent with the Folsom Plan Area Specific Plan (FPASP) in regards to zoning and unit count.

ENVIRONMENTAL REVIEW

An Addendum to the Folsom Plan Area Environmental Impact Report was previously approved for the Toll Brothers at Folsom Ranch Phase 1D Subdivision (PN 19-091) on March 10, 2020 in accordance with the California Environmental Quality Act (CEQA). The project is consistent with this Addendum to the Folsom Plan Area Specific Plan EIR/EIS, and all mitigation measures have been applied as conditions of approval for this project. In addition, none of the conditions described in Section 21166 of the Public Resources Code or Section 15162 of the CEQA Guidelines calling for the preparation of a subsequent EIR have occurred. Therefore, no additional environmental review is required under CEQA.

ATTACHMENTS

1. Resolution No. 10964 - A Resolution Authorizing the City Manager to Execute a Subdivision Improvement Agreement and Accept Offers of Dedication for the Toll Brothers at Folsom Ranch Phase 3A Subdivision, and Approval of the Final Map for the Toll Brothers at Folsom Ranch Phase 3A Subdivision
2. Toll Brothers at Folsom Ranch Phase 3A Subdivision Improvement Agreement
3. Toll Brothers at Folsom Ranch Phase 3A Subdivision Final Map
4. Toll Brothers at Folsom Ranch Phase 3A Vesting Tentative Subdivision Map
5. Table of Conditions of Approval for the Toll Brothers at Folsom Ranch Phase 3A Vesting Tentative Subdivision Map

Submitted



PAM JOHNS, Community Development Director

ATTACHMENT 1

RESOLUTION NO. 10964 – A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A SUBDIVISION IMPROVEMENT AGREEMENT AND ACCEPT OFFERS OF DEDICATION FOR THE TOLL BROTHERS AT FOLSOM RANCH PHASE 3A SUBDIVISION, AND APPROVAL OF THE FINAL MAP FOR THE TOLL BROTHERS AT FOLSOM RANCH PHASE 3A SUBDIVISION

RESOLUTION NO. 10964

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A SUBDIVISION IMPROVEMENT AGREEMENT AND ACCEPT OFFERS OF DEDICATION FOR THE TOLL BROTHERS AT FOLSOM RANCH PHASE 3A SUBDIVISION, AND APPROVAL OF THE FINAL MAP FOR THE TOLL BROTHERS AT FOLSOM RANCH PHASE 3A SUBDIVISION

WHEREAS, the Final Map for the Toll Brothers at Folsom Ranch Phase 3A subdivision has been reviewed and approved by the City Engineer as complying with the approved or conditionally approved Vesting Tentative Subdivision Map for the subdivision; and

WHEREAS, the City Council has reviewed the Final Map for the Toll Brothers at Folsom Ranch Phase 3A subdivision; and

WHEREAS, the City Council agrees to accept, subject to improvement, any and all offers of dedication as shown on the Final Map for the Toll Brothers at Folsom Ranch Phase 3A subdivision.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Folsom that the Final Map for the Toll Brothers at Folsom Ranch Phase 3A subdivision is hereby approved.

BE IT FURTHER RESOLVED that the City Manager is hereby authorized to execute the Subdivision Improvement Agreement with Toll West, Inc. which will do business in California as Toll Brothers West, Inc. in a form acceptable to the City Attorney and accept the offers of dedication for the Toll Brothers at Folsom Ranch Phase 3A subdivision.

PASSED AND ADOPTED this 13th day of December 2022, by the following roll-call vote:

AYES: Councilmember(s)

NOES: Councilmember(s)

ABSENT: Councilmember(s)

ABSTAIN: Councilmember(s)

MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

ATTACHMENT 2

TOLL BROTHERS AT FOLSOM RANCH PHASE 3A SUBDIVISION IMPROVEMENT AGREEMENT

No Fee Document Pursuant to Government Code Section 6103.

RECORDING REQUESTED BY:

City of Folsom

WHEN RECORDED MAIL TO:

NAME City of Folsom
City Clerk
MAILING ADDRESS 50 Natoma Street
CITY, STATE, ZIP CODE Folsom, CA 95630

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

CITY OF FOLSOM

SUBDIVISION IMPROVEMENT AGREEMENT

This Agreement is made and entered into this _____ day of _____, 2022, by and between the City of Folsom, hereinafter referred to as "City", and Toll West, Inc. which will do business in California as Toll Brothers West, Inc., a Delaware Corporation hereinafter referred to as "Subdivider".

RECITALS

- A. Subdivider has presented to the City a certain Final Map of a proposed subdivision of land located within the corporate limits of the City that has been prepared in accordance with the Subdivision Map Act of the State of California, the subdivision ordinances of the City, and the Tentative Subdivision Map, if any, of the subdivision previously approved by the City Council of the City.
- B. The proposed subdivision of land is commonly known and described as **Toll Brothers at Folsom Ranch Phase 1F Subdivision** and is herein referred to as the "subdivision".
- C. Subdivider has requested approval of the Final Map prior to the construction and completion of the public improvements (as shown on the approved improvement plans and listed in Exhibit A), including, but not limited to streets, highways, public ways, sidewalks, curbs, gutters, bikeways, storm drainage facilities, sanitary sewer facilities, domestic water facilities, public utility facilities, landscaping, public lighting facilities, park or recreational improvements and appurtenances thereto, in or required by the Subdivision Map Act, the subdivision ordinances of the City, the Tentative Subdivision Map and development agreement, if any, approved by the City. The foregoing improvements, more specifically listed on Exhibit A attached hereto, are hereinafter referred to as "the required improvements".

- D. City Council has required as a condition precedent to the approval of the Final Map, the Subdivider first enters into and executes this subdivision improvement agreement with the City.

NOW, THEREFORE, the parties agree as follows:

1. Performance of Work. Subdivider agrees to furnish, construct, and install at his own expense the required improvements as shown on the approved plans and specifications of the subdivision, a copy of which is on file in the Community Development Department, and is incorporated herein by reference, along with any changes or modifications as may be required by the City Engineer due to errors, omissions, changes in conditions, or changes in facilities as required by the City Engineer. The approved plans and specifications of the required improvements may be modified by the Subdivider as the development progresses, provided that any modification is approved in writing by the City Engineer. The total estimated cost of the required improvements, as shown on Exhibit A, is **THREE MILLION EIGHTY-NINE THOUSAND SIX HUNDRED THIRTY-FOUR AND 00/100 DOLLARS (\$3,089,634.00)**.
2. Work; Satisfaction of City Engineer. All of the work on the required improvements is to be done at the places, of the materials, and in the manner and at the grades, all as shown upon the approved plans and specifications and as required by the City's Improvement Standards and Standard Construction Specifications and any applicable City ordinances or state and federal laws, and to the satisfaction of the City Engineer.
3. Work; Time for Commencement and Performance. Work on the required improvements shall be completed by the Subdivider on or before twelve (12) months from the date of this Agreement. At least fifteen (15) calendar days prior to the commencement of such work, the Subdivider shall notify the City Engineer in writing of the date fixed by Subdivider for commencement of the work.
4. Time of Essence; Extension.
 - a. Time is of the essence of this Agreement. The date for completion of the work of construction may not be extended, except as provided in Section 16.36.110 of the Folsom Municipal Code.
5. Improvement Security. Concurrently with the execution of this Agreement, the Subdivider shall furnish the City:
 - a. Improvement security in the sum of **THREE MILLION EIGHTY-NINE THOUSAND SIX HUNDRED THIRTY-FOUR AND 00/100 DOLLARS (\$3,089,634.00)**, which sum is equal to one hundred percent of the total estimated cost of constructing the required improvements and the cost of any other obligation to be performed by Subdivider under this Agreement, conditioned upon the faithful performance of this Agreement; and
 - b. Separate improvement security in the sum of **THREE MILLION EIGHTY-NINE THOUSAND SIX HUNDRED THIRTY-FOUR AND 00/100 DOLLARS (\$3,089,634.00)**, which sum is equal to one hundred percent of the

estimated cost of constructing the required improvements, securing payment to the contractor, subcontractor and to persons furnishing labor, materials, or equipment to them for the construction of the required improvements.

- c. The Subdivider shall deposit with the City **THREE THOUSAND AND NO/100 DOLLARS (\$3,000.00)** for the Final Map. The deposit may be used at the discretion of the City to correct deficiencies and conditions caused by the Subdivider, contractor, or subcontractors that may arise during or after the construction of the subdivision.
 - d. The estimated total cost of required improvements includes a ten percent (10%) construction cost contingency, the cost of the installation of survey monuments in the Subdivision to guarantee and secure the placement of such monuments as provided by Section 66496 of the Government Code of the State of California, and an estimated utility cost in addition to ensure installation of public utilities. In lieu of providing the estimate of total utility costs, the Subdivider may submit, in a form acceptable to the City Engineer, certification from the utility companies that adequate security has been deposited to ensure installation.
6. Plan Checking and Inspection Fees. The Subdivider shall pay to the City fees for the checking, filing, and processing of improvement plans and specifications, and for inspecting the construction of the required improvements in the amounts and at the times established by the City.
 7. Indemnification and Hold Harmless. The Subdivider shall indemnify, protect, defend, save and hold the City harmless from any and all claims or causes of action for death or injury to persons, or damage to property resulting from intentional or negligent acts, errors, or omissions of Subdivider or Subdivider's officers, employees, volunteers, and agents during performance of this Agreement, or in connection with Subdivider's work, or from any violation of any federal, state, or municipal law or ordinance, to the extent caused, in whole or in part, by the willful misconduct, negligent acts, or omissions of Subdivider or its employees, subcontractors, or agents, or by the quality or character of Subdivider's work. It is understood that the duty of Subdivider to indemnify and hold harmless includes the duty to defend as set forth in Section 2778 of the California Civil Code. Acceptance by City of insurance certificates and endorsements required under this Agreement does not relieve Subdivider from liability under this indemnification and hold harmless clause. This indemnification and hold harmless clause shall apply to any damages or claims for damages whether or not such insurance policies shall have been determined to apply, and shall further survive the expiration or termination of this Agreement. By execution of this Agreement, Subdivider acknowledges and agrees to the provisions of this Section and that it is a material element of consideration. Subdivider shall, at his own cost and expense, defend any and all actions, suits, or legal proceedings that may be brought or instituted against the City, its officers and employees, on any such claim or demand, and pay or satisfy any judgement that may be rendered against the City in any such actions, suits or legal proceedings, or result thereof.

8. Insurance. Subdivider and any contractors hired by Subdivider to perform any of the Required Improvements shall, at their expense, maintain in effect for the duration of this Agreement or until the required improvements are accepted by the City, whichever first occurs, not less than the following coverage and limits of insurance, which shall be maintained with insurers and under forms of policy satisfactory to the City. The maintenance by Subdivider and its contractors of the following coverage and limits of insurance is a material element of this Agreement. The failure of Subdivider or any of its contractors to maintain or renew coverage or to provide evidence of renewal may be treated by the City as a material breach of this Agreement.
- a. Minimum Limits of Insurance. Subdivider shall maintain limits not less than:
1. Comprehensive General Liability: \$1,000,000 combined single limit per occurrence for bodily injury, personal injury and property damage.
 2. Automobile Liability: \$1,000,000 combined single limit per accident for bodily injury, personal injury and property damage.
 3. Worker's Compensation and Employers Liability: Worker's Compensation limits as required by the Labor Code of the State of California and Employers Liability limits of \$1,000,000 per accident.
- b. Deductibles and Self-Insured Retentions. Any deductibles or self-insured retentions shall be declared to and approved by the City. At the option of the City, either: the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects to a bond guaranteeing payment of losses and related investigations, claim administration and defense expenses.
- c. Other Insurance Provisions. The policies are to contain, or be endorsed to contain, the following provisions:
1. General Liability and Automobile Liability Coverages
 - A. The City, its officers, officials, employees and volunteers are to be covered as insureds as respects: liability arising out of activities performed by or on behalf of the Subdivider; products and completed operations of the Subdivider; premises owned, leased or used by the Subdivider; or automobiles owned, leased, hired or borrowed by the Subdivider. The coverage shall contain no special limitations on the scope of protection afforded to the City, its officers, officials, employees or volunteers.
 - B. The Subdivider's insurance coverage shall be primary insurance as respects the City, its officers, officials, employees and volunteers. Any insurance of self-insurance maintained by the City, its officials, employees or volunteers shall be excess of the Subdivider's insurance and shall not contribute with it.

- C. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the City, its officers, officials, employees or volunteers.
- D. The Subdivider's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.
2. Worker's Compensation and Employers Liability Coverage. The insurer shall agree to waive all rights or subrogation against the City, its officers, officials, employees and volunteers for losses arising from work performed by Subdivider for the City.
3. All Coverages. Each insurance policy required by this clause shall be endorsed to state that coverage shall not be suspended, voided or cancelled by either party, reduced in coverage or in limits except after thirty (30) days prior written notice by certified mail, return receipt requested, has been given to the City.
- d. Acceptability of Insurers. Insurance is to be placed with insurers with a Best's rating of not less than A: VII.
- e. Verification of Coverage. Concurrently with the execution of this Agreement, the Subdivider shall furnish the City with original endorsements affecting coverage required by this clause. The endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The City reserves the right to require complete, certified copies of all required insurance policies at any time.
9. Title to Improvements. Title to and ownership of the required public improvements constructed under this Agreement by Subdivider shall vest absolutely in the City upon completion and written acceptance of such improvements by the City Engineer. The City Engineer shall not accept the required improvements unless Subdivider certifies that such improvements have been constructed in conformity with the approved plans and specifications, approved modifications, if any, the approved Final Map, City Improvement Standards and Standard Construction Specifications, any applicable City Ordinances or State and Federal laws and after 35 days from the date of filing of a Notice of Completion.
10. Warranty Security. Prior to acceptance of the required improvements by the City Engineer, the Subdivider shall provide security in the amount and in the form as required by the City Engineer to guarantee the improvements against any defective work or labor done or defective materials used in the performance of the required improvements (Warranty Security) throughout the warranty security period which shall be the period of one year following completion and written acceptance of the improvements (Warranty Security Period). The amount of the Warranty Security shall not be less than 10 percent of the cost of the construction of the improvements, including the cash deposit required in paragraph 5C of this agreement, which shall be retained for the Warranty Security Period.

11. Repair or Reconstruction of Defective Work or Materials. If, within the Warranty Security Period or the applicable statute of limitations, whichever is longer, any improvement or part of any improvement furnished and/or installed or constructed by Subdivider or any of the work done under this Agreement fails to fulfill any of the requirements of the Agreement or the specifications referred to herein as determined by the City, Subdivider shall without delay and without any cost to the City, repair, replace, or reconstruct any defective or otherwise unsatisfactory part or parts of the required improvements. If the Subdivider fails to act promptly or in accordance with this requirement, or if the exigencies of the situation require repairs or replacements to be made before the Subdivider can be notified, then the City may, at its option, make the necessary repairs or replacements or perform the necessary work, and Subdivider shall pay to City the actual cost of such repairs plus fifteen percent (15%) within thirty (30) days of the date of billing for such work by City. The parties further understand and agree that the Warranty Security furnished pursuant to paragraph 10 of this Agreement shall guarantee and secure the faithful performance and payment of the provisions of this paragraph during the Warranty Security Period.
12. Subdivider Not Agent of City. Neither Subdivider nor any of Subdivider's agents or contractors are or shall be considered to be agents of City in connection with the performance of Subdivider's obligations under this Agreement.
13. Notice of Breach and Default. If Subdivider refuses or fails to prosecute the work, or any part thereof, with such diligence as will ensure its completion within the time specified, or any extension thereof, or fails to complete the work within such time, or if Subdivider should be adjudged a bankruptcy, or Subdivider should make a general assignment for the benefit of his creditors, or if a receiver should be appointed in the event of Subdivider's insolvency, or if Subdivider or any of Subdivider's contractors, subcontractors, agents or employees should violate any of the provisions of this Agreement and the City may, but is under no obligation to, serve written notice upon Subdivider and Subdivider's surety, if any, of breach of this Agreement, or of any portion thereof.
14. Breach of Agreement; Performance By Surety or City. In the event of any such notice, Subdivider's surety, if any, shall have the duty to take over and complete the work and the required improvements; provided, however, that if the surety within fifteen (15) days after the serving of such notice of breach upon it does not give the City written notice of its intention to take over the performance thereof within fifteen (15) days after notice to the City of such election, then the City may take over the work and prosecute the same to completion by contract, or by any other method the City may deem advisable, for the account and at the expense of the Subdivider, and the Subdivider's surety shall be liable to City for any excess costs of damages incurred by the City; and in such event, the City, without liability for so doing, may take possession of and utilize in completing the work, such materials, appliances, plant or other property belonging to Subdivider as may be on the site of the work and necessary therefor.

If the form of improvement security is other than a bond, then the City, after giving notice of breach of the Agreement, may proceed to collect against the improvement security in the manner provided by law and by the terms of the security instrument.

- 15. Notices. All notices required under this Agreement shall be in writing, and delivered in person or sent by registered or certified mail, postage prepaid.

Notices required to be given to City shall be addressed as follows:

**City of Folsom
Community Development Department
50 Natoma Street
Folsom, CA 95630
ATTN: City Engineer**

Notices required to be given to Subdivider shall be addressed as follows:

**Toll West, Inc. which will do business in California as Toll Brothers West, Inc., a
Delaware Corporation
2330 East Bidwell Street, Suite 201
Folsom, CA 95630
ATTN; Greg Van Dam, Vice President – Land Development**

Notices required to be given surety, if any, of Subdivider shall be addressed as follows:

Any party of the surety may change such address by notice in writing to the other party and thereafter notices shall be addressed and transmitted to the new address.

- 16. Attorney’s Fees. In the event any legal action is brought to enforce or interpret this Agreement, the prevailing party shall be entitled to an award of reasonable attorney’s fees, in addition to any other relief to which he may be entitled.

- 17. Assignment. This Agreement shall bind and inure to the benefit of the assigns, successors in interest, heirs, executors, and administrators of the parties, and the parties agree that the City may cause a copy of this Agreement to be recorded in the Sacramento County Recorder’s Office.

IN WITNESS WHEREOF, the parties have executed this Agreement as follows:

SUBDIVIDER

**Toll West, Inc. which will do business in California as Toll Brothers West, Inc.,
A Delaware Corporation**

BY: _____ BY: _____

Print Name: _____ Print Name: _____

Title: _____ Title: _____

DATE _____ DATE: _____

CITY OF FOLSOM, a Municipal Corporation

_____ DATE _____

Elaine Andersen
CITY MANAGER

ATTEST:

_____ DATE _____

Christa Freemantle
CITY CLERK

APPROVED AS TO CONTENT:

_____ DATE _____

Pam Johns
COMMUNITY DEVELOPMENT DIRECTOR

APPROVED AS TO FORM:

_____ DATE _____

Steven Wang
CITY ATTORNEY

NOTICE: SIGNATURE(S) ON BEHALF OF "SUBDIVIDER" MUST BE NOTARIZED
Certificate of Acknowledgement pursuant to Civil Code, Section 1189, must be attached.
SUBDIVISION AGREEMENT – **Toll Brothers at Folsom Ranch Phase 1F Subdivision**

11/11/2022


Exhibit A
FOLSOM PLAN AREA
Cost Estimate Summary
for
Toll Brothers - Phase 1F

	Total Cost	Cost to Complete
Total Costs Phase 1F	\$ 4,423,606	\$ 3,089,634



FOLSOM PLAN AREA
 Cost Estimate for
 Toll Brothers - Phase 1F

Item No	Quantity	Unit	Description	Unit Price	Total	% Complete	Cost to Complete
Site Preparation & Earthwork							
1	33.3	AC	Clearing & Grubbing	\$ 200.00	\$ 6,660.00	100%	\$
2	33.3	AC	Erosion Control	\$ 1,000.00	\$ 33,300.00	50%	\$ 16,650.00
Subtotal Grading & Site Prep					\$ 39,960.00		\$ 16,650.00
Sanitary Sewer System							
1	799	LF	6" Sanitary Sewer, PVC SDR 26	\$ 50.00	\$ 39,950.00	80%	\$ 7,990.00
2	3,327	LF	8" Sanitary Sewer, PVC SDR 26	\$ 70.00	\$ 232,890.00	80%	\$ 46,578.00
3	20	EA	48" Standard Sanitary Sewer Manhole	\$ 4,500.00	\$ 90,000.00	80%	\$ 18,000.00
4	101	EA	4" Sanitary Sewer Service	\$ 1,000.00	\$ 101,000.00	80%	\$ 20,200.00
5	1	EA	6" Flushing Branch	\$ 1,500.00	\$ 1,500.00	80%	\$ 300.00
6	1	EA	Connect to Existing Sewer Main	\$ 500.00	\$ 500.00	80%	\$ 100.00
Subtotal Sewer					\$ 465,840.00		\$ 93,168.00
Storm Drain System							
1	1,030	LF	12" Storm Drain, RCP CL III	\$ 45.00	\$ 46,350.00	50%	\$ 23,175.00
2	431	LF	15" Storm Drain, RCP CL III	\$ 55.00	\$ 23,705.00	50%	\$ 11,852.50
3	293	LF	18" Storm Drain, RCP CL III	\$ 60.00	\$ 17,580.00	50%	\$ 8,790.00
4	369	LF	24" Storm Drain, RCP CL III	\$ 65.00	\$ 23,985.00	50%	\$ 11,992.50
5	466	LF	30" Storm Drain, RCP CL III	\$ 70.00	\$ 32,620.00	50%	\$ 16,310.00
6	1,381	LF	36" Storm Drain, RCP CL III	\$ 80.00	\$ 110,480.00	50%	\$ 55,240.00
7	11	EA	48" Standard Storm Drain Manhole	\$ 5,000.00	\$ 55,000.00	50%	\$ 27,500.00
8	11	EA	60" Standard Storm Drain Manhole	\$ 7,000.00	\$ 77,000.00	50%	\$ 38,500.00
9	3	EA	72" Standard Storm Drain Manhole	\$ 9,000.00	\$ 27,000.00	50%	\$ 13,500.00
10	1	EA	84" Storm Drain Manhole	\$ 11,000.00	\$ 11,000.00	50%	\$ 5,500.00
11	11	EA	Type GOL-7 (On-Grade) Drainage Inlet	\$ 4,500.00	\$ 49,500.00	50%	\$ 24,750.00
12	20	EA	Modified Type 'B' Drainage Inlet	\$ 3,500.00	\$ 70,000.00	50%	\$ 35,000.00
13	2	EA	Connect to Existing Storm Drain Main	\$ 500.00	\$ 1,000.00	50%	\$ 500.00
Subtotal Storm Drain					\$ 545,220.00		\$ 272,610.00
Potable Water Distribution System							
1	4,505	LF	8" Water Main, PVC C900 CL 235	\$ 55.00	\$ 247,775.00	0%	\$ 247,775.00
2	213	LF	6" Water Main, PVC C900 CL 235	\$ 50.00	\$ 10,650.00	0%	\$ 10,650.00
3	23	EA	8" Gate Valve	\$ 2,000.00	\$ 46,000.00	0%	\$ 46,000.00
4	15	EA	Fire Hydrant Assembly (6" Lead & Appurtenances)	\$ 5,000.00	\$ 75,000.00	0%	\$ 75,000.00
5	101	EA	1" Water Service	\$ 1,000.00	\$ 101,000.00	0%	\$ 101,000.00
6	3	EA	4" Blow-Off Valve & Box	\$ 2,500.00	\$ 7,500.00	0%	\$ 7,500.00
7	1	EA	2" Irrigation Service	\$ 3,500.00	\$ 3,500.00	0%	\$ 3,500.00
8	2	EA	Connection to Existing Water Main	\$ 2,500.00	\$ 5,000.00	0%	\$ 5,000.00
Subtotal Potable Water					\$ 496,425.00		\$ 496,425.00



FOLSOM PLAN AREA
 Cost Estimate for
 Toll Brothers - Phase 1F

Item No	Quantity	Unit	Description	Unit Price	Total	% Complete	Cost to Complete
Concrete							
1	1,028	LF	Modified Type 2 Vertical Curb & Gutter (w/ 6" AB)	\$ 20.00	\$ 20,560.00	0%	\$ 20,560.00
2	722	LF	Modified Type 2 8" Vertical Curb & Gutter (w/ 6" AB)	\$ 25.00	\$ 18,050.00	0%	\$ 18,050.00
3	7,110	LF	Modified Type 1 Rolled Curb & Gutter	\$ 20.00	\$ 142,200.00	0%	\$ 142,200.00
4	206	LF	8" Type 5 Curb	\$ 17.00	\$ 3,502.00	0%	\$ 3,502.00
5	30,027	SF	Sidewalk (6" PCC/ 6" AB)	\$ 6.00	\$ 180,162.00	0%	\$ 180,162.00
6	138	LF	Modified Type 5 Median Curb	\$ 30.00	\$ 4,140.00	0%	\$ 4,140.00
7	7	EA	Concrete Survey Monument	\$ 300.00	\$ 2,100.00	0%	\$ 2,100.00
8	14	EA	Sidewalk Curb Ramp	\$ 2,500.00	\$ 35,000.00	0%	\$ 35,000.00
Subtotal Concrete					\$ 405,714.00		\$ 405,714.00
Streetwork							
1	2,816	Ton	Asphalt Concrete (Type 'B')	\$ 80.00	\$ 225,280.00	0%	\$ 225,280.00
2	9,385	Ton	Aggregate Base (Class 2)	\$ 20.00	\$ 187,700.00	0%	\$ 187,700.00
3	176	SF	Pavement Markings	\$ 5.00	\$ 880.00	0%	\$ 880.00
4	5	EA	Street Name Sign Post	\$ 200.00	\$ 1,000.00	0%	\$ 1,000.00
5	5	EA	Stop Sign (R1-1) on Street Name Post (Sign Only)	\$ 300.00	\$ 1,500.00	0%	\$ 1,500.00
6	96	LF	12" White Stripe Limit Line (Stop Line)	\$ 2.00	\$ 192.00	0%	\$ 192.00
7	198	LF	4" Irrigation Sleeve, Schedule 80 PVC	\$ 15.00	\$ 2,970.00	0%	\$ 2,970.00
Subtotal Streetwork					\$ 419,522.00		\$ 419,522.00
Street Lights & Joint Trench							
1	101	LOT	Joint Trench Excavation & Backfill	\$ 8,000.00	\$ 808,000.00	0%	\$ 808,000.00
2	1	EA	Streetlight Service Point	\$ 5,000.00	\$ 5,000.00	0%	\$ 5,000.00
3	20	EA	LED Streetlight (including conduit, wiring & appurtenances)	\$ 11,600.00	\$ 232,000.00	0%	\$ 232,000.00
Subtotal Street Lights & Joint Trench					\$ 1,045,000.00		\$ 1,045,000.00



FOLSOM PLAN AREA
 Cost Estimate for
 Toll Brothers - Phase 1F

Item No	Quantity	Unit	Description	Unit Price	Total	% Complete	Cost to Complete
Landscaping & Sound walls							
1	11,933	SF	Landscape & Irrigation	\$ 5.00	\$ 59,665.00	0%	\$ 59,665.00
2	15,546	SF	Masonry Sound Walls	\$ 35.00	\$ 544,110.00	100%	\$ -
Subtotal Landscaping & Sound walls					\$ 603,775.00		\$ 59,665.00
Total					\$ 4,021,456.00		\$ 2,808,754.00
Contingency					10% \$ 402,150.00		\$ 280,880.00
Total Cost Estimate					\$ 4,423,606.00		\$ 3,089,634.00

Summary Phase 1F

	Total Cost	Cost to Complete
Site Preparation & Earthwork	\$ 39,960.00	\$ 16,650.00
Sanitary Sewer System	\$ 465,840.00	\$ 93,168.00
Storm Drain System	\$ 545,220.00	\$ 272,610.00
Potable Water Distribution System	\$ 496,425.00	\$ 496,425.00
Concrete	\$ 405,714.00	\$ 405,714.00
Streetwork	\$ 419,522.00	\$ 419,522.00
Street Lights & Joint Trench	\$ 1,045,000.00	\$ 1,045,000.00
Landscaping & Sound walls	\$ 603,775.00	\$ 59,665.00
Contingency (10%)	\$ 402,150.00	\$ 280,880.00
TOTALS	\$ 4,423,606.00	\$ 3,089,634.00

BOND # _____
 PREMIUM: _____

PERFORMANCE BOND
 for
Subdivision Improvement Agreement

WHEREAS, The City Council of the City of Folsom, a Municipal Corporation in the State of California, and **Toll West, Inc. which will do business in California as Toll Brothers West, Inc., a Delaware Corporation**, (hereinafter designated as "Principal") have entered into an agreement where by principal agrees to install and complete certain designated public improvements, which said agreement, dated _____ 2022, and identified as the **Toll Brothers at Folsom Ranch Phase 1F Subdivision Improvement Agreement** is hereby referred to and made a part hereof; and,

WHEREAS, Said Principal is required under the terms of said agreement to furnish a bond for the faithful performance of said agreement;

NOW THEREFORE, We, the principal, and _____, as surety, are held and firmly bound unto the City of Folsom, hereinafter referred to as the City; in the penal sum of **THREE MILLION EIGHTY-NINE THOUSAND SIX HUNDRED THIRTY-FOUR AND 00/100 DOLLARS (\$3,089,634.00)**, lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, successors, executors, and administrators, jointly and severally firmly by these presents.

The condition of this obligation is such that if the above bounded principal, its heirs, executors, administrators, successors or assigns, shall in all things stand to and abide by, and well and truly keep and perform the covenants, conditions, and provisions in the said agreement and any alteration thereof made as therein provided, on its part, to be kept and performed at the time and in the manner therein specified, and in all respects according to their true intent and meaning, and shall indemnify and save harmless the City, its officers, agents, and employees, as therein stipulated, then this obligation shall become null and void; otherwise it shall be and remain in full force and effect.

As a part of the obligation secured hereby and in addition to the face amount specified therefor, there shall be included costs and reasonable expenses and fees, including reasonable attorney's fees, incurred by City in successful enforcing such obligation, all to be taxed as costs and included in any judgment rendered.

The surety hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the agreement or to the work to be performed thereunder or the specifications accompanying the same shall in any way affect its obligations on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the agreement or to the work or to the specifications.

IN WITNESS WHEREOF, this instrument has been duly executed by the principal and surety above named, on _____, 2022.

BY _____
(PRINCIPAL)

BY _____
(PRINCIPAL)

BY _____
(SURETY)

(ADDRESS)

(CITY, STATE, ZIP)

(TELEPHONE)

APPROVED AS TO FORM

CITY ATTORNEY

BOND # _____
 PREMIUM: _____

LABOR & MATERIALS BOND
 for
Subdivision Improvement Agreement

WHEREAS, The City Council of the City of Folsom, a Municipal Corporation of the State of California, and **Toll West, Inc. which will do business in California as Toll Brothers West, Inc., a Delaware Corporation** (hereinafter designated as "Principal"), have entered into an agreement whereby principal agrees to install and complete certain designated public improvements, which said agreement, dated _____ 2022, and identified as the **Toll Brothers at Folsom Ranch Phase 1F Subdivision Improvement Agreement** is hereby referred to and made a part hereof; and,

WHEREAS, under the terms of said agreement, principal is required before entering upon the performance of the work, to file a good and sufficient payment bond with the City of Folsom to secure the claims to which reference is made in Title 15 (commencing with Section 3082) of Part 4 of Division 3 of the Civil Code of the State of California;

NOW THEREFORE, said principal and the undersigned as corporate surety, are held firmly bound unto the City of Folsom and all contractors, subcontractors, laborers, materialmen and other persons employed in the performance of the aforesaid agreement and referred to in the aforesaid Code of Civil Procedure, in the sum of **THREE MILLION EIGHTY-NINE THOUSAND SIX HUNDRED THIRTY-FOUR AND 00/100 DOLLARS (\$3,089,634.00)** for materials furnished or labor thereon of any kind, or for amounts due under the Unemployment Insurance Act with respect to such work or labor, that said surety will pay the same in an amount not exceeding the amount hereinabove set forth, and also in case suit is brought upon this bond, will pay, in addition to the face amount thereof, cost and reasonable expenses and fees, including reasonable attorney's fees, incurred by City in successfully enforcing such obligation, to be awarded and fixed by the court, and to be taxed as costs and to be included in the judgment therein rendered.

It is hereby expressly stipulated and agreed that this bond shall inure to the benefit of any and all persona, companies and corporations entitled to file claims under Title 15 (commencing with Section 3082) of Part 4 of Division 3 of the Civil Code, so as to give a right of action to them or their assigns in any suit brought upon this bond.

Should the condition of this bond be fully performed, then this obligation shall become null and void, otherwise it shall be and remain in full force and effect.

The surety hereby stipulates and agrees that no change, extension of time, alteration, or addition to the terms of said agreement or the specifications accompanying the same shall in any manner affect its obligations on this bond, and it does hereby waive notice of any such change, extension, alteration, or addition.

IN WITNESS WHEREOF, this instrument has been duly executed by the principal and surety above named, on _____, 2022.

BY _____
(PRINCIPAL)

BY _____
(PRINCIPAL)

BY _____
(SURETY)

(ADDRESS)

(CITY, STATE, ZIP)

(TELEPHONE)

APPROVED AS TO FORM

CITY ATTORNEY

ATTACHMENT 3

TOLL BROTHERS AT FOLSOM RANCH PHASE 3A SUBDIVISION FINAL MAP

OWNER'S STATEMENT

THE UNDERSIGNED DOES HEREBY STATE THAT WE ARE THE ONLY PARTIES HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE BOUNDARIES OF THIS FINAL MAP OF TOLL BROTHERS AT FOLSOM RANCH PHASE 3A AND THE CONSENT FROM NO OTHER PERSON IS NECESSARY...

WE DO HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

- 1. A PUBLIC EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF DRAIN, GAS, SEWER AND WATER PIPES AND FOR UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEVISION AND COMMUNICATIONS SERVICES...
2. A PUBLIC EASEMENT FOR PEDESTRIAN ACCESS ON, OVER AND ACROSS LOTS A, B, C, D AND THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "PEDESTRIAN ACCESS EASEMENT" (PAE)...
3. A PUBLIC EASEMENT AND RIGHT OF WAY FOR THE INSTALLATION, REPAIR, REMOVAL OR REPLACEMENT OF LANDSCAPING TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER, ACROSS AND ABOVE LOTS A, B, C AND THOSE STRIPS OF LANDS SHOWN HEREON AND DESIGNATED "LANDSCAPE EASEMENT" (LE)...
4. A PUBLIC EASEMENT FOR CONSTRUCTION AND MAINTAINING CENTRALIZED MAIL DELIVERY BOXES, PEDESTALS AND SLABS TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO INCLUDING PEDESTRIAN ACCESS FOR DELIVERY AND RECEIPT OF MAIL ON, OVER AND ACROSS STRIPS OF LAND FIVE (5) FEET IN WIDTH CONTIGUOUS AND OUTSIDE ALL RIGHTS-OF-WAY.

TOLL WEST INC, WHICH WILL DO BUSINESS IN CALIFORNIA AS TOLL BROTHERS WEST INC, A DELAWARE CORPORATION

BY: NAME: GREGORY S. VAN DAM DATE TITLE: VICE PRESIDENT

BY: NAME: SCOTT ESPING DATE TITLE: ASSISTANT SECRETARY

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF TOLL WEST INC. WHICH WILL DO BUSINESS IN CALIFORNIA AS TOLL BROTHERS WEST INC, A DELAWARE CORPORATION IN APRIL 2021. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP THAT THE MONUMENTS WILL BE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS AS INDICATED AND WILL BE SET BY DECEMBER 31, 2024, AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

MACKAY & SOMPS CIVIL ENGINEERS, INC.



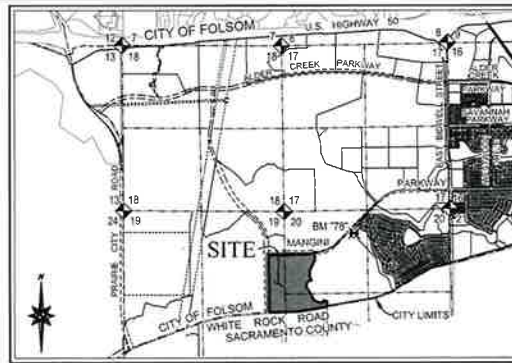
PAUL FERGUSON, JR., PLS 9265 EXPIRATION DATE: MARCH 31, 2024 DATE:

NAVD88 BENCHMARK-CITY OF FOLSOM

BENCHMARK '78' ELEVATION = 366.15 NAVD88 BRASS DISK STAMPED 'CITY OF FOLSOM BM 78' ON THE NORTHERLY CORNER OF A CONCRETE BRIDGE ABUTMENT ON THE NORTHEASTERLY SIDE OF ALDER CREEK. LOCATION OF SITE IS APPROXIMATELY 3000 FEET DUE WEST OF E. BIDEWELL STREET AND 2300 FEET DUE NORTH OF WHITE ROCK ROAD. APPROXIMATE LATITUDE: N38D 37' 31.43" LONGITUDE: W121D 07' 29.50"

ELEVATION OF 366.15 WAS ESTABLISHED BY A DIFFERENTIAL LEVEL CIRCUIT FROM COUNTY BENCHMARK U019-009 STAMPED 'K-859' IN FEBRUARY 2014 BY MACKAY AND SOMPS CIVIL ENGINEERS, INC.

SEE SHEET 2 FOR TRUSTEE'S STATEMENT AND ACKNOWLEDGMENT



VICINITY MAP N.T.S.

NOTARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA COUNTY OF ON BEFORE ME, A NOTARY PUBLIC

PERSONALLY APPEARED WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE PRINTED NAME

MY PRINCIPAL PLACE OF BUSINESS IS COUNTY

MY COMMISSION EXPIRES MY COMMISSION NUMBER:

NOTARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA COUNTY OF ON BEFORE ME, A NOTARY PUBLIC

PERSONALLY APPEARED WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE PRINTED NAME

MY PRINCIPAL PLACE OF BUSINESS IS COUNTY

MY COMMISSION EXPIRES MY COMMISSION NUMBER:

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF TOLL BROTHERS AT FOLSOM RANCH PHASE 3A AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP APPROVED BY THE CITY COUNCIL OF THE CITY OF FOLSOM, AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH.

STEVEN R. KRAHN, RCE 49291 CITY ENGINEER CITY OF FOLSOM LICENSE EXPIRES: 09/30/2024

DATE:

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF TOLL BROTHERS AT FOLSOM RANCH PHASE 3A AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

GERALD A. YOUNG, L.S. 3852 CITY SURVEYOR LICENSE EXPIRES: 06/30/2024

DATE:

CITY CLERK'S STATEMENT

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF FOLSOM HAS APPROVED THIS FINAL MAP OF TOLL BROTHERS AT FOLSOM RANCH PHASE 3A, AND HAS ACCEPTED, ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENTS, ALL RIGHTS-OF-WAY AND EASEMENTS OFFERED HEREON FOR DEDICATION IN ACCORDANCE WITH THE TERMS OF THAT OFFER AND HAS APPROVED THE ABANDONMENT OF THE EASEMENTS LISTED HEREON.

CHRISTA FREEMANTLE CITY CLERK

DATE:

RECORDER'S STATEMENT

FILED THIS DAY OF 2022, AT M. IN BOOK OF MAPS, AT PAGE AT THE REQUEST OF MACKAY & SOMPS CIVIL ENGINEERS, INC. TITLE TO THE LAND INCLUDED IN THIS FINAL MAP BEING VESTED AS PER CERTIFICATE NO. ON FILE IN THIS OFFICE.

DOCUMENT NO.: DONNA ALLRED SACRAMENTO COUNTY RECORDER STATE OF CALIFORNIA

BY DEPUTY FEE: \$

FINAL MAP (PN 19-091) TOLL BROTHERS AT FOLSOM RANCH PHASE 3A

BEING PARCEL 5B DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED NOVEMBER 24, 2021 AS DOCUMENT NO. 202111241370, OFFICIAL RECORDS OF SACRAMENTO COUNTY, BEING A PORTION OF SECTIONS 19 & 20, TOWNSHIP 9 NORTH, RANGE 9 EAST, M.D.B.M.

CITY OF FOLSOM • SACRAMENTO COUNTY • CALIFORNIA DECEMBER 2022 SHEET 1 OF 12



BENEFICIARY'S STATEMENT

FOLSOM REAL ESTATE SOUTH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS BENEFICIARY UNDER DEED OF TRUST AND ASSIGNMENT OF RENTS WITH FIXTURE FILING, RECORDED AUGUST 24, 2020, AS DOCUMENT NUMBER 202008240890 AND AMENDED / MODIFIED BY DOCUMENT NUMBERS 202101220066, 202207050795, 202207050795 AND 202209010514, OFFICIAL RECORDS HEREBY CONSENTS TO THE RECORDECTION OF THIS MAP AND THE SUBDIVISION OF THE LANDS SHOWN HEREON.

NAME: _____ DATE: _____
TITLE: _____

NOTARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF _____
ON _____ BEFORE ME _____, A NOTARY PUBLIC

PERSONALLY APPEARED _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE _____ PRINTED NAME _____

MY PRINCIPAL PLACE OF BUSINESS IS _____ COUNTY _____

MY COMMISSION EXPIRES: _____ MY COMMISSION NUMBER: _____

BENEFICIARY'S STATEMENT

OAK AVENUE HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS BENEFICIARY UNDER DEED OF TRUST AND ASSIGNMENT OF RENTS WITH FIXTURE FILING, RECORDED AUGUST 24, 2020, AS DOCUMENT NUMBER 202008140891, AND AMENDED / MODIFIED BY DOCUMENT NUMBERS 202101220066, 202207050794, AND 202207050795, OFFICIAL RECORDS, HEREBY CONSENTS TO THE RECORDECTION OF THIS MAP AND THE SUBDIVISION OF THE LANDS SHOWN HEREON.

NAME: _____ DATE: _____
TITLE: _____

NOTARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF _____
ON _____ BEFORE ME _____, A NOTARY PUBLIC

PERSONALLY APPEARED _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE _____ PRINTED NAME _____

MY PRINCIPAL PLACE OF BUSINESS IS _____ COUNTY _____

MY COMMISSION EXPIRES: _____ MY COMMISSION NUMBER: _____

SEE SHEET 3 FOR LEGEND AND REFERENCES

NOTES

- 1. ALL CURVE DIMENSIONS ARE RADIUS, DELTA AND ARC LENGTH. ALL DISTANCES SHOWN ARE GROUND DISTANCES ARE IN FEET AND DECIMALS THEREOF. DUE TO ROUNDING THE SUM OF INDIVIDUAL DIMENSIONS MAY NOT EQUAL THE OVERALL DIMENSION.
- 2. THIS FINAL MAP CONTAINS 60.239± ACRES GROSS CONSISTING OF 135 RESIDENTIAL LOTS, 6 LETTERED LOTS AND 1 LARGE LOT (5B).
- 3. "GEOTECHNICAL ENGINEERING STUDY - UPDATE FOR REGENCY AT FOLSOM RANCH" (PROJECT NO. ET7053 042) WAS PREPARED BY YOUNGDAHL CONSULTING GROUP, INC. IN MAY, 2019, AND IS AVAILABLE FOR PUBLIC INSPECTION AT THE CITY OF FOLSOM COMMUNITY DEVELOPMENT DEPARTMENT.
- 4. ALL FRONT RESIDENTIAL LOT CORNERS WILL BE SET IN THE SIDEWALK WITH A 1.00 FOOT OFFSET ON THE SIDE PROPERTY LINE EXTENDED WITH A 1" DIAMETER BRASS DISC STAMPED "LS 9265" WHERE SIDEWALK IS DETACHED. FRONT CORNERS WILL BE SET IN THE SIDEWALK ON THE SIDE LOT LINE WITH A 7.00 FOOT OFFSET WITH A 1" DIAMETER BRASS DISC STAMPED "LS 9265" (SEE DETAILS ON SHEET 3).
- 5. REAR RESIDENTIAL LOT CORNERS WILL BE SET AS FOLLOWS (UNLESS SHOWN OTHERWISE)
 - 5.1 FOR LOTS 25-29, 33-43, 50-61, 94-107, COMMON LINES OF 4546, 4746, 110/111, 114/115 AND REAR ANGLE POINT OF LOT 110 WILL BE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "LS 9265"
 - 5.2 FOR LOTS 1-24, 108, 109, 111-113, 117-135, THE COMMON LINES OF 115/116 WILL BE SET WITH A 4.00 FOOT OFFSET ON THE SIDE LOT LINE WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "LS 9265" (SEE DETAIL ON SHEET 3).
 - 5.3 FOR THE COMMON LINES OF LOTS 29/30/33/35, 30/31, 31/32, 44/46/47/49, 43/44/46/50, 92/93 AND REAR ANGLE POINTS OF LOTS 1, 9, 10, 24, 91 WHICH FALL WITHIN A MASONRY SOUND/RETAINING WALL, WILL BE SET WITH A 3/4" BRASS TAG STAMPED "LS 9265" TO THE FACE OF WALL 2.00 FOOT ABOVE GROUND OR ON TOP OF THE WALL.
- 6. LOTS D AND E SHOWN HEREON SHALL BE GRANTED IN FEE SIMPLE TO THE PRESERVE AT FOLSOM RANCH OWNERS ASSOCIATION AS COMMON AREAS FOR PRIVATE RECREATION AND FOR THE BENEFIT AND GENERAL USE OF THE LOTS SHOWN HEREON.
- 7. LOTS A, B AND C ARE LANDSCAPE LOTS TO BE DEEDED IN FEE TO THE CITY OF FOLSOM AND MAINTAINED BY THE CITY OF FOLSOM.
- 8. LOT F IS AN OPEN SPACE LOT AND WILL BE DEEDED IN FEE TO THE CITY OF FOLSOM BY SEPARATE DOCUMENT.
- 9. LARGE LOT 3B IS FOR FUTURE PHASED DEVELOPMENT AND IS TO BE PHASED CONSISTENT WITH THE DEVELOPERS AGREEMENT.
- 10. THIS MAP IS A PORTION OF THE VESTING TENTATIVE MAP SUBDIVISION, TOLL BROTHERS AT FOLSOM RANCH RESOLUTION NO. 10400 PASSED AND ADOPTED BY THE CITY COUNCIL, CITY OF FOLSOM, MARCH 10, 2020.
- 11. THE LAND DESCRIBED HEREIN LIES WITHIN THE BOUNDARY OF THE CITY OF FOLSOM COMMUNITY FACILITIES DISTRICT 2015-1 (WATER FACILITIES & SUPPLY), AS DISCLOSED BY THAT CERTAIN ASSESSMENT MAP, RECORDED DECEMBER 30, 2013, AS (BOOK) 20121230 (PAGE) 311, AND IS SUBJECT TO ANY FUTURE ASSESSMENT THEREOF.
- 12. THE LAND DESCRIBED HEREIN LIES WITHIN THE BOUNDARY OF THE CITY OF FOLSOM COMMUNITY FACILITIES DISTRICT NO. 17 (WILLOW HILL PIPELINE), AS DISCLOSED BY THAT CERTAIN ASSESSMENT MAP, RECORDED FEBRUARY 24, 2015, AS (BOOK) 20150224 (PAGE) 424, AND IS SUBJECT TO ANY FUTURE ASSESSMENT THEREOF.
- 13. THE LAND LIES WITHIN THE BOUNDARIES OF PROPOSED SCHOOL FACILITIES IMPROVEMENT DISTRICT NO. 3 AS DISCLOSED BY THAT CERTAIN ASSESSMENT MAP, RECORDED JULY 7, 2008, IN BOOK 103, PAGE 8 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES, AS (BOOK) 20060707 (PAGE) 0682, OFFICIAL RECORDS.
- 14. THE LAND DESCRIBED HEREIN LIES WITHIN THE BOUNDARY OF THE CITY OF FOLSOM, COMMUNITY FACILITIES DISTRICT NO. 18 (FOLSOM PLAN AREA - WIDE IMPROVEMENTS AND SERVICES), AS DISCLOSED BY THAT CERTAIN ASSESSMENT MAP, RECORDED DECEMBER 5, 2015, AS (BOOK) 20151209 (PAGE) 427, AND IS SUBJECT TO ANY FUTURE ASSESSMENT THEREOF.
 - DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED NOVEMBER 16, 2018 AS BOOK 20181116, PAGE 0465 OF OFFICIAL RECORDS.
- 15. THE LAND DESCRIBED HEREIN LIES WITHIN THE BOUNDARY OF THE CITY OF FOLSOM COMMUNITY FACILITIES DISTRICT NO. 23 (FOLSOM RANCH) IMPROVEMENT AREA NO. 7, RECORDED DECEMBER 20, 2021 AS BOOK 20211220, PAGE 0571 OF OFFICIAL RECORDS.
- 16. PROPERTY SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN THE DEED FROM CATHERINE HOLTHOUSE MANGINI AND ALBERT D. MANGINI (WHO ACQUIRED TITLE AS ALBERT D. MANGINI), WIFE AND HUSBAND, RECORDED SEPTEMBER 12, 2002, (BOOK) 20020912 (PAGE) 282, OFFICIAL RECORDS AND RE-RECORDED MAY 9, 2007, (BOOK) 20070509 (PAGE) 525, OFFICIAL RECORDS.
- 17. PROPERTY SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, ASSESSMENTS, LIENS, CHARGES, TERMS AND PROVISIONS PER 20041124 R. 1838, THE EFFECT OF A DOCUMENT TITLED "QUITCLAIM DEED", RECORDED MAY 29, 2015, (BOOK) 20150528 (PAGE) 1400, OFFICIAL RECORDS AND RE-RECORDED JULY 9, 2015, (BOOK) 20150709 (PAGE) 1401, OFFICIAL RECORDS.
- 18. PROPERTY SUBJECT TO AERQJET SPECIAL PLANNING ORDINANCE PER BOOK 20090323, PAGE 1518 OF OFFICIAL RECORDS.
- 19. PROPERTY SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS AND STIPULATIONS AS CONTAINED IN THE AGREEMENT ENTITLED "WATER SUPPLY AND FACILITIES FINANCING PLAN AND AGREEMENT", BY AND BETWEEN THE CITY OF FOLSOM, AND FOLSOM REAL ESTATE SOUTH, LLC, ET AL, RECORDED JANUARY 24, 2013, (BOOK) 20130124 (PAGE) 1382, OFFICIAL RECORDS; AMENDMENT TO THE WATER SUPPLY AND FACILITIES FINANCING PLAN AND AGREEMENT, RECORDED JUNE 9, 2014, BOOK 20140603, PAGE 959, OFFICIAL RECORDS; AND AMENDMENT TO THE WATER SUPPLY AND FACILITIES FINANCING PLAN AND AGREEMENT, RECORDED JUNE 3, 2014, BOOK 20140603, PAGE 960, OFFICIAL RECORDS.

NOTES CONTINUED

- 20. PROPERTY SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "FIRST AMENDED AND RESTATED TIER 1 DEVELOPMENT AGREEMENT" RECORDED JULY 15, 2014, IN BOOK 20140715, AT PAGE 426 OF OFFICIAL RECORDS.
 - DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED JANUARY 29, 2016 AS BOOK 20160129, PAGE 0381 OF OFFICIAL RECORDS.
 - DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED JANUARY 29, 2016 AS BOOK 20160129, PAGE 0382 OF OFFICIAL RECORDS.
 - "PARTIAL ASSIGNMENT AND ASSUMPTION AGREEMENT RELATIVE TO THE FOLSOM SPECIFIC PLAN AMENDED AND RESTATED TIER 1 DEVELOPMENT AGREEMENT" RECORDED AUGUST 24, 2020, IN BOOK 20200824, PAGE 0993 OF OFFICIAL RECORDS.
 - DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED OCTOBER 6, 2020 AS BOOK 20201006, PAGE 1311 OF OFFICIAL RECORDS.
- 21. PROPERTY SUBJECT TO AN EASEMENT OVER SAID LAND FOR AVIGATION AND INCIDENTAL PURPOSES, AS GRANTED TO THE COUNTY OF SACRAMENTO AND THE CITY OF FOLSOM, IN DEED RECORDED JULY 15, 2014, (BOOK) 20140715 (PAGE) 427, AND (BOOK) 20140715 (PAGE) 533, OFFICIAL RECORDS.
- 22. PROPERTY SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "FIRST AMENDED AND RESTATED TIER 1 DEVELOPMENT AGREEMENT" RECORDED JULY 15, 2014, IN BOOK 20140715, AT PAGE 552.
 - "PARTIAL ASSIGNMENT AND ASSUMPTION AGREEMENT RELATIVE TO THE FOLSOM SPECIFIC PLAN AMENDED AND RESTATED TIER 1 DEVELOPMENT AGREEMENT" RECORDED MAY 29, 2015, IN BOOK 20150529, PAGE 1409 AND RE-RECORDED JULY 9, 2015, IN BOOK 20150709, AT PAGE 1408.
 - DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED JULY 11, 2017 AS BOOK 20170711, PAGE 0163 OF OFFICIAL RECORDS.
 - "PARTIAL ASSIGNMENT AND ASSUMPTION AGREEMENT RELATIVE TO THE FOLSOM SPECIFIC PLAN AMENDED AND RESTATED TIER 1 DEVELOPMENT AGREEMENT" RECORDED AUGUST 24, 2020, AS BOOK 20200824, PAGE 0984 OF OFFICIAL RECORDS.
 - DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED OCTOBER 6, 2020 AS BOOK 20201006, PAGE 0733 OF OFFICIAL RECORDS.
- 23. PROPERTY SUBJECT TO EASEMENTS, COVENANTS, AND CONDITIONS AS CONTAINED IN THE DEED FROM AERQJET ROCKETDYNE, INC., AN OHIO CORPORATION FORMERLY KNOWN AS AERQJET-GENERAL CORPORATION, AS GRANTOR, TO OAK AVENUE HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS GRANTEE, RECORDED MAY 29, 2015, (BOOK) 20150529 (PAGE) 1402, AND RE-RECORDED JULY 9, 2015, (BOOK) 20150709 (PAGE) 1403 AND JULY 14, 2015, (BOOK) 20150714 (PAGE) 0682, ALL OF OFFICIAL RECORDS.
- 24. THE LAND LIES WITH THE BOUNDARIES OF PROPOSED SCHOOL FACILITIES IMPROVEMENT DISTRICT NO. 2.
- 25. PROPERTY SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT AFFECTING REAL PROPERTY (INCLUSION/ARY HOUSING AGREEMENT)" PER DOCUMENT NUMBER 202104020615.
- 26. PROPERTY SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF COVENANTS AND RESTRICTIONS, TOLL BROTHERS AT FOLSOM RANCH - PHASES 2 AND 3" RECORDED MARCH 17, 2022 AS DOCUMENT NO. 202203171115 AND OCTOBER 19, 2022, AS DOCUMENT NO. 202210190586, BOTH OF OFFICIAL RECORDS.
- 27. PURSUANT TO SECTION 6643(G) OF THE SUBDIVISION ACT THE FILING OF THIS FINAL MAP SHALL CONSTITUTE ABANDONMENT OF THE EASEMENTS LISTED BELOW, NOT SHOWN HEREON, THAT FALL WITHIN THE SUBJECT PROPERTY:
 - A. 69' IRREVOCABLE OFFER OF DEDICATION OVER OAK AVENUE AS SHOWN ON 223 PM 5 (NEW RIGHT-OF-WAY DEDICATED WITH THIS MAP).
 - B. PREVIOUSLY DEDICATED RIGHT-OF-WAY FOR ROAD AND UTILITIES (MANGINI PARKWAY) PER 20170329 OR 0533 ALONG THE NORTHERLY BOUNDARY LINE OF PARCEL 59 PER DN 202111241370 (NEW RIGHT-OF-WAY DEDICATED WITH THIS MAP).

BASIS OF BEARINGS

THE BEARING NORTH 00°45'03" WEST BETWEEN FOUND MONUMENTS ON THE WEST LINE OF SECTION 20, TOWNSHIP 9 NORTH, RANGE 9 EAST, MOUNT DIABLO MERIDIAN AS SHOWN ON THE PARCEL MAP FILED FOR RECORD ON OCTOBER 11, 2012, IN BOOK 218 OF PARCEL MAPS, AT PAGE 17, SACRAMENTO COUNTY RECORDS IS THE BASIS OF BEARINGS FOR THIS MAP.

**FINAL MAP (PN 19-091)
TOLL BROTHERS AT FOLSOM
RANCH PHASE 3A**

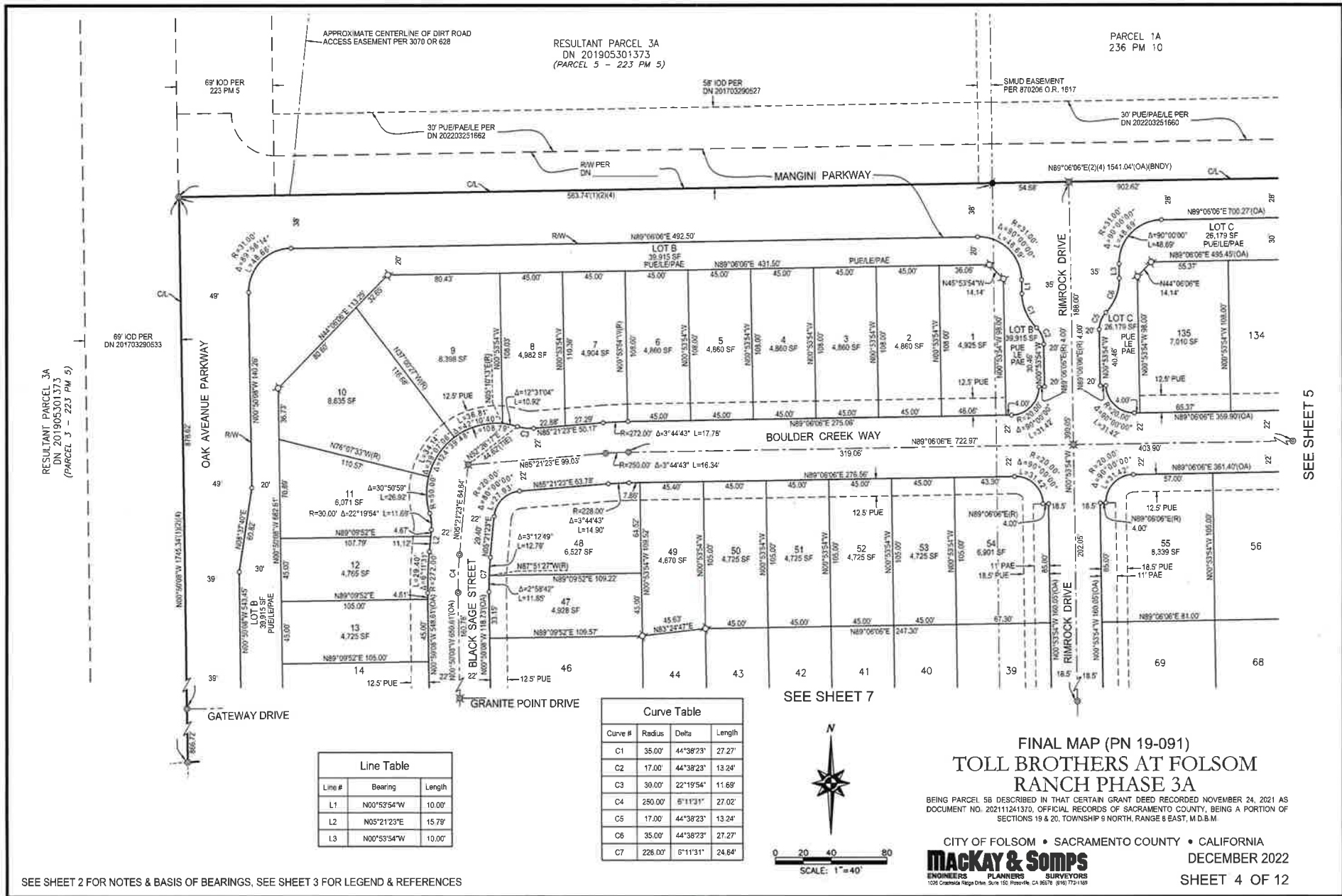
BEING PARCEL 5B DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED NOVEMBER 24, 2021 AS DOCUMENT NO. 202111241370, OFFICIAL RECORDS OF SACRAMENTO COUNTY, BEING A PORTION OF SECTIONS 19 & 20, TOWNSHIP 9 NORTH, RANGE 9 EAST, M.D.B.M.

CITY OF FOLSOM • SACRAMENTO COUNTY • CALIFORNIA

Mackay & Soms
ENGINEERS PLANNERS SURVEYORS
1022 Oakdale Highway, Suite 100, Roseville, CA 95678 (916) 774-1100

DECEMBER 2022

SHEET 2 OF 12



Line #	Bearing	Length
L1	N00°53'54"W	10.00'
L2	N05°21'23"E	15.79'
L3	N00°53'54"W	10.00'

Curve #	Radius	Delta	Length
C1	35.00'	44°38'23"	27.27'
C2	17.00'	44°38'23"	13.24'
C3	30.00'	22°19'54"	11.68'
C4	250.00'	5°11'31"	27.02'
C5	17.00'	44°38'23"	13.24'
C6	35.00'	44°38'23"	27.27'
C7	228.00'	5°11'31"	24.64'

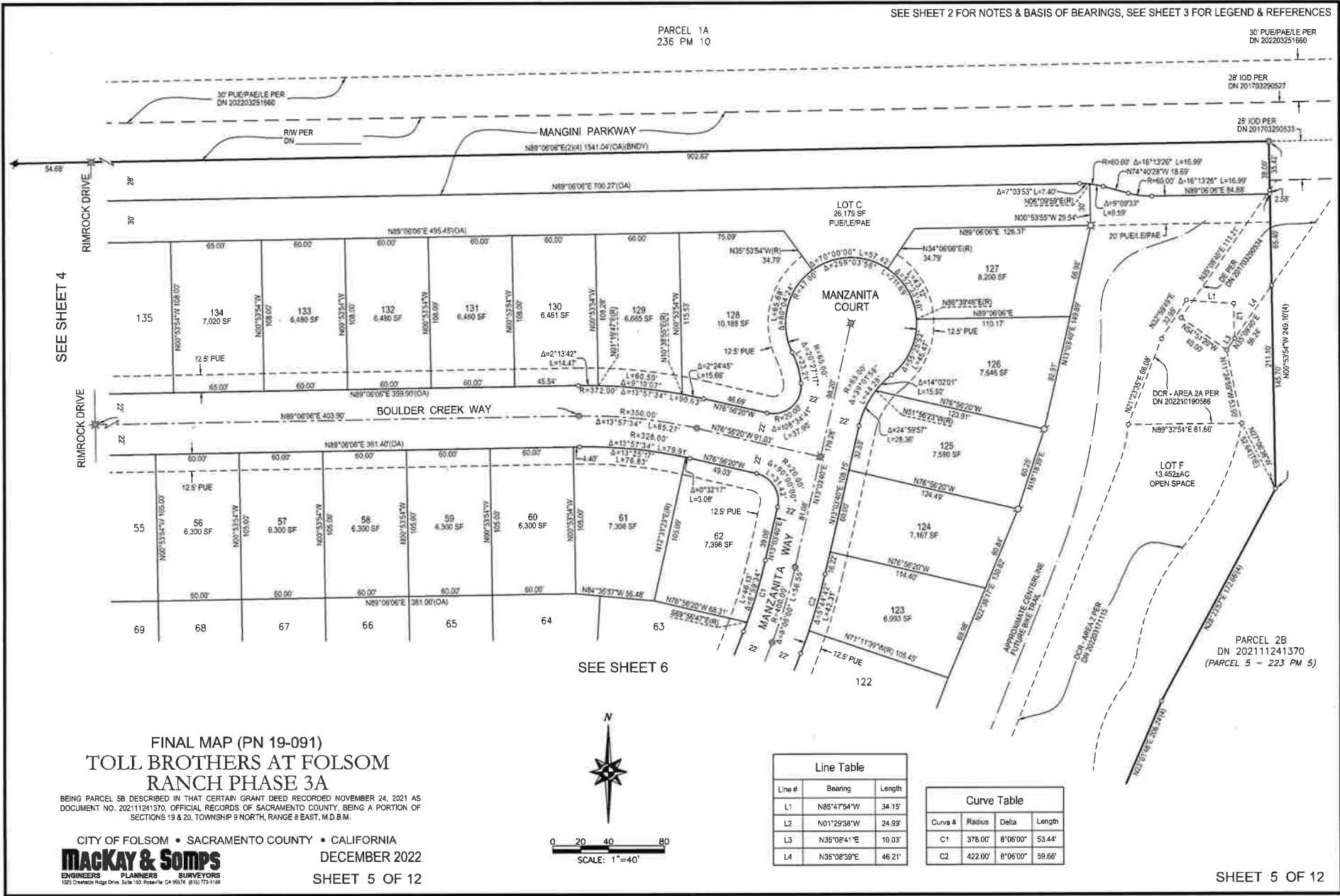


FINAL MAP (PN 19-091)
TOLL BROTHERS AT FOLSOM RANCH PHASE 3A

BEING PARCEL 58 DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED NOVEMBER 24, 2021 AS DOCUMENT NO. 202111241370, OFFICIAL RECORDS OF SACRAMENTO COUNTY, BEING A PORTION OF SECTIONS 19 & 20, TOWNSHIP 9 NORTH, RANGE 6 EAST, M.D.B.M.

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 1026 Crocker-Hale Drive, Suite 150, Folsom, CA 95756 (916) 771-1891
 DECEMBER 2022
 SHEET 4 OF 12

SEE SHEET 2 FOR NOTES & BASIS OF BEARINGS, SEE SHEET 3 FOR LEGEND & REFERENCES



PARCEL 1A
236 PM 10

SEE SHEET 2 FOR NOTES & BASIS OF BEARINGS, SEE SHEET 3 FOR LEGEND & REFERENCES

30' PUE/PAE/LE PER
DN 202203251660

28' IOD PER
DN 20170320027

28' IOD PER
DN 20170320033

20' PUE/PAE

DCR - AREA 2A PER
DN 202210190586

LOT F
13.432AC
OPEN SPACE

PARCEL 2B
DN 202111241370
(PARCEL 5 - 223 PM 5)

SEE SHEET 4

SEE SHEET 6

FINAL MAP (PN 19-091)
TOLL BROTHERS AT FOLSOM
RANCH PHASE 3A

BEING PARCEL 5B DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED NOVEMBER 24, 2021 AS DOCUMENT NO. 202111241370, OFFICIAL RECORDS OF SACRAMENTO COUNTY, BEING A PORTION OF SECTIONS 19 & 20, TOWNSHIP 9 NORTH, RANGE 8 EAST, M.D.B.M.

CITY OF FOLSOM • SACRAMENTO COUNTY • CALIFORNIA
DECEMBER 2022
SHEET 5 OF 12



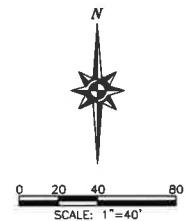
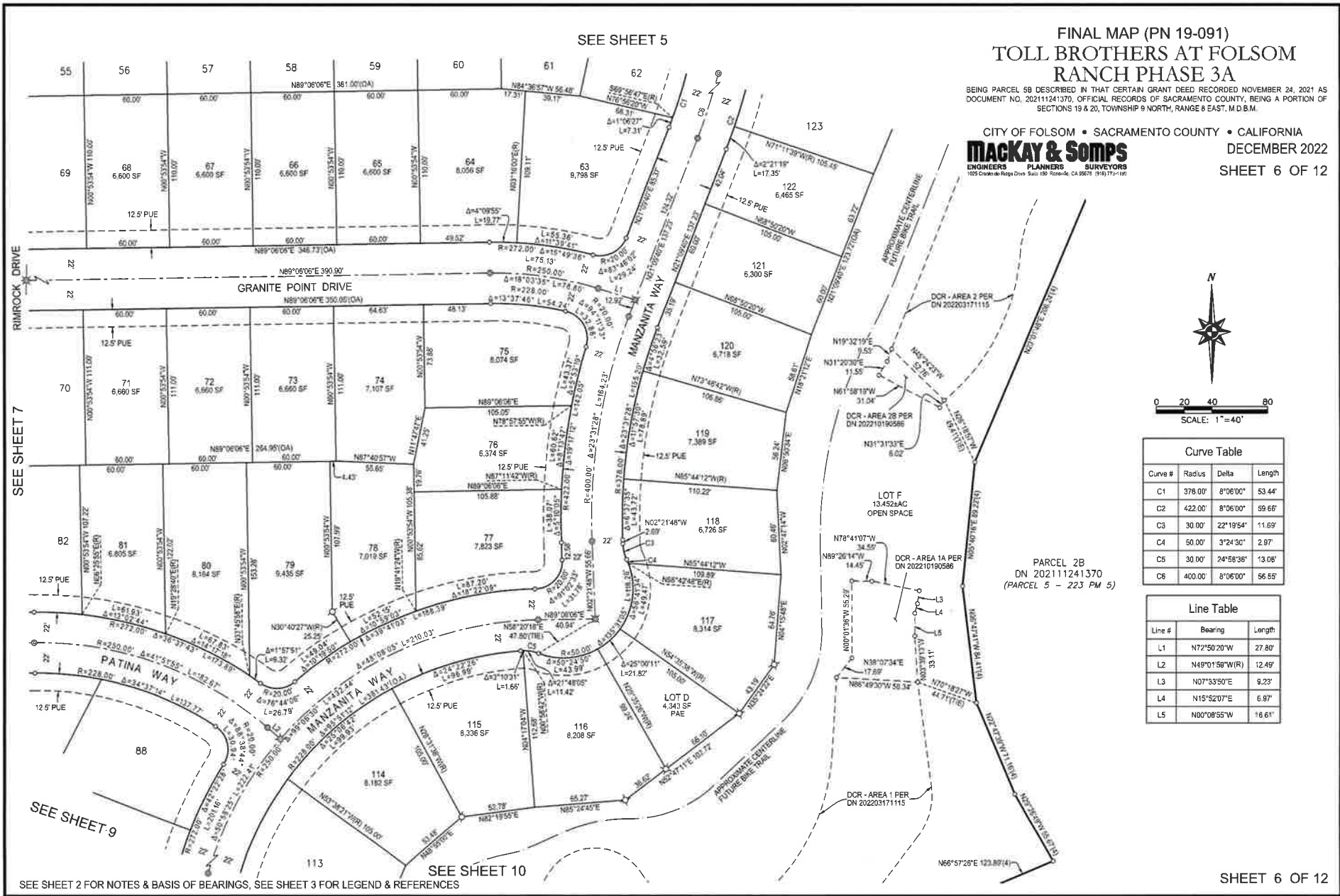
Line Table		
Line #	Bearing	Length
L1	N89°47'54"W	34.15'
L2	N01°29'38"W	24.99'
L3	N35°08'41"E	10.03'
L4	N35°08'39"E	46.21'

Curve Table			
Curve #	Radius	Delta	Length
C1	378.00'	8°06'00"	53.44'
C2	422.00'	8°06'00"	59.66'

FINAL MAP (PN 19-091)
TOLL BROTHERS AT FOLSOM
RANCH PHASE 3A

BEING PARCEL 59 DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED NOVEMBER 24, 2021 AS DOCUMENT NO. 202111241370, OFFICIAL RECORDS OF SACRAMENTO COUNTY, BEING A PORTION OF SECTIONS 19 & 20, TOWNSHIP 9 NORTH, RANGE 8 EAST, M.D.B.M.

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Mackay & Somp
ENGINEERS PLANNERS SURVEYORS
105 Crocker-Roche Drive, Suite 150, Roseville, CA 95678 (916) 772-1897
DECEMBER 2022
SHEET 6 OF 12



Curve Table

Curve #	Radius	Delta	Length
C1	378.00'	8°06'00"	53.44'
C2	422.00'	8°06'00"	59.66'
C3	30.00'	22°19'54"	11.69'
C4	50.00'	3°24'30"	2.97'
C5	30.00'	24°58'36"	13.06'
C6	400.00'	8°06'00"	56.55'

Line Table

Line #	Bearing	Length
L1	N72°50'20"W	27.80'
L2	N49°01'56"W(R)	12.49'
L3	N07°33'50"E	9.23'
L4	N15°52'07"E	6.97'
L5	N00°08'55"W	16.61'

SEE SHEET 5

SEE SHEET 7

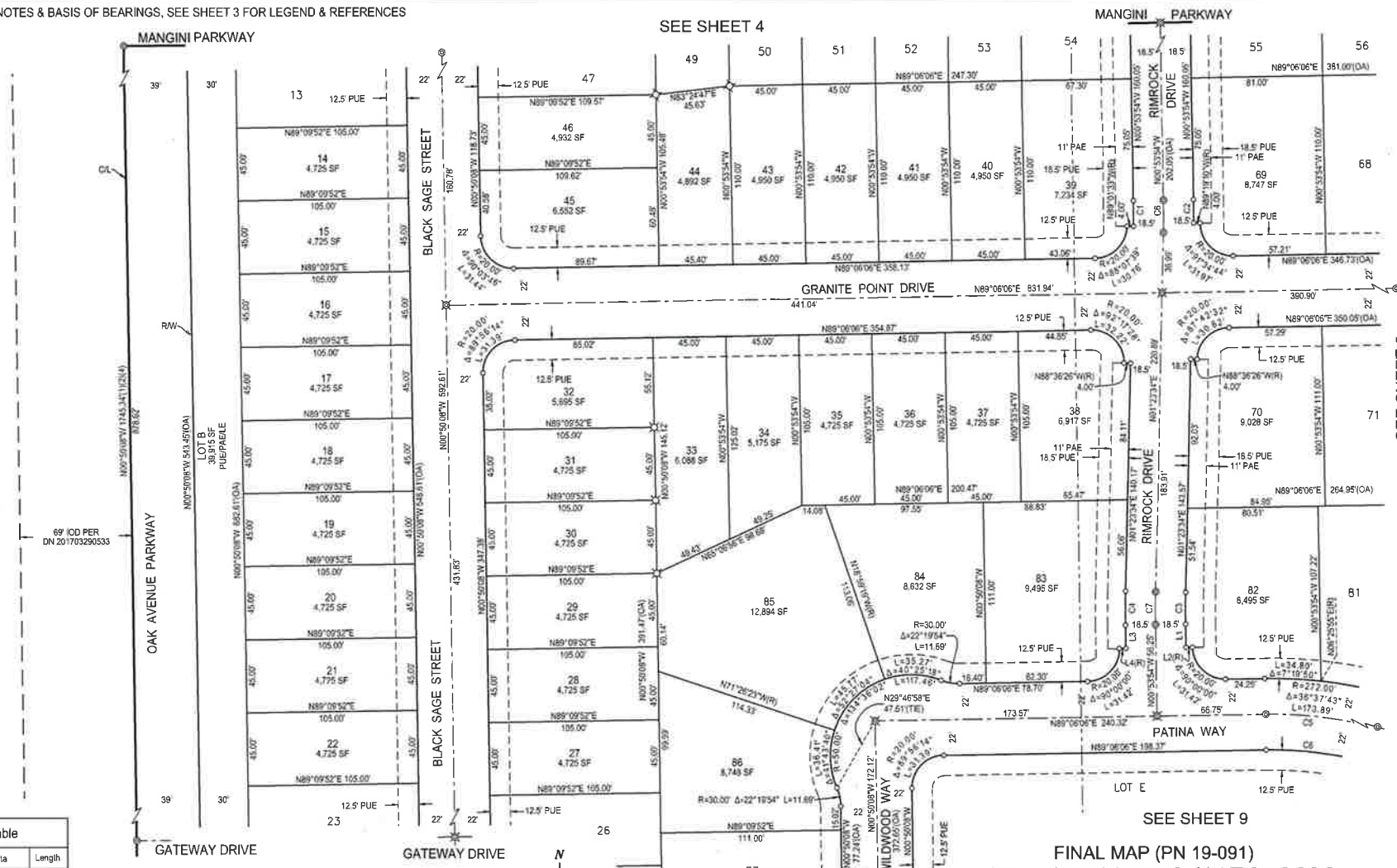
SEE SHEET 9

SEE SHEET 10

SEE SHEET 2 FOR NOTES & BASIS OF BEARINGS, SEE SHEET 3 FOR LEGEND & REFERENCES

SHEET 6 OF 12

SEE SHEET 2 FOR NOTES & BASIS OF BEARINGS, SEE SHEET 3 FOR LEGEND & REFERENCES



RESULTANT PARCEL 3A
DN 201905301373
(PARCEL 3 - 223 PM 5)

Curve #	Radius	Delta	Length
C1	481.50'	1°52'21"	15.74'
C2	518.50'	1°34'44"	14.28'
C3	481.50'	2°17'28"	19.28'
C4	518.50'	2°17'28"	20.73'
C5	250.00'	4°15'55"	182.67'
C6	228.00'	34°37'14"	137.77'
C6	500.00'	2°17'28"	18.99'
C7	500.00'	2°17'28"	18.99'

Line #	Bearing	Length
L1	N00°53'54"W	14.28'
L2	N89°06'06"E	4.00'
L3	N00°53'54"W	14.28'
L4	N89°06'06"E	4.00'

SEE SHEET 4

MANGINI PARKWAY

GRANITE POINT DRIVE

SEE SHEET 9

SEE SHEET 8

FINAL MAP (PN 19-091)
TOLL BROTHERS AT FOLSOM
RANCH PHASE 3A

BEING PARCEL 58 DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED NOVEMBER 24, 2021 AS DOCUMENT NO. 202111241370, OFFICIAL RECORDS OF SACRAMENTO COUNTY, BEING A PORTION OF SECTIONS 19 & 20, TOWNSHIP 9 NORTH, RANGE 6 EAST, M.D.S.M.

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ENGINEERS PLANNERS SURVEYORS
102 Central Express Drive, Suite 500, Folsom, CA 95630 (916) 702-1100
DECEMBER 2022
SHEET 7 OF 12

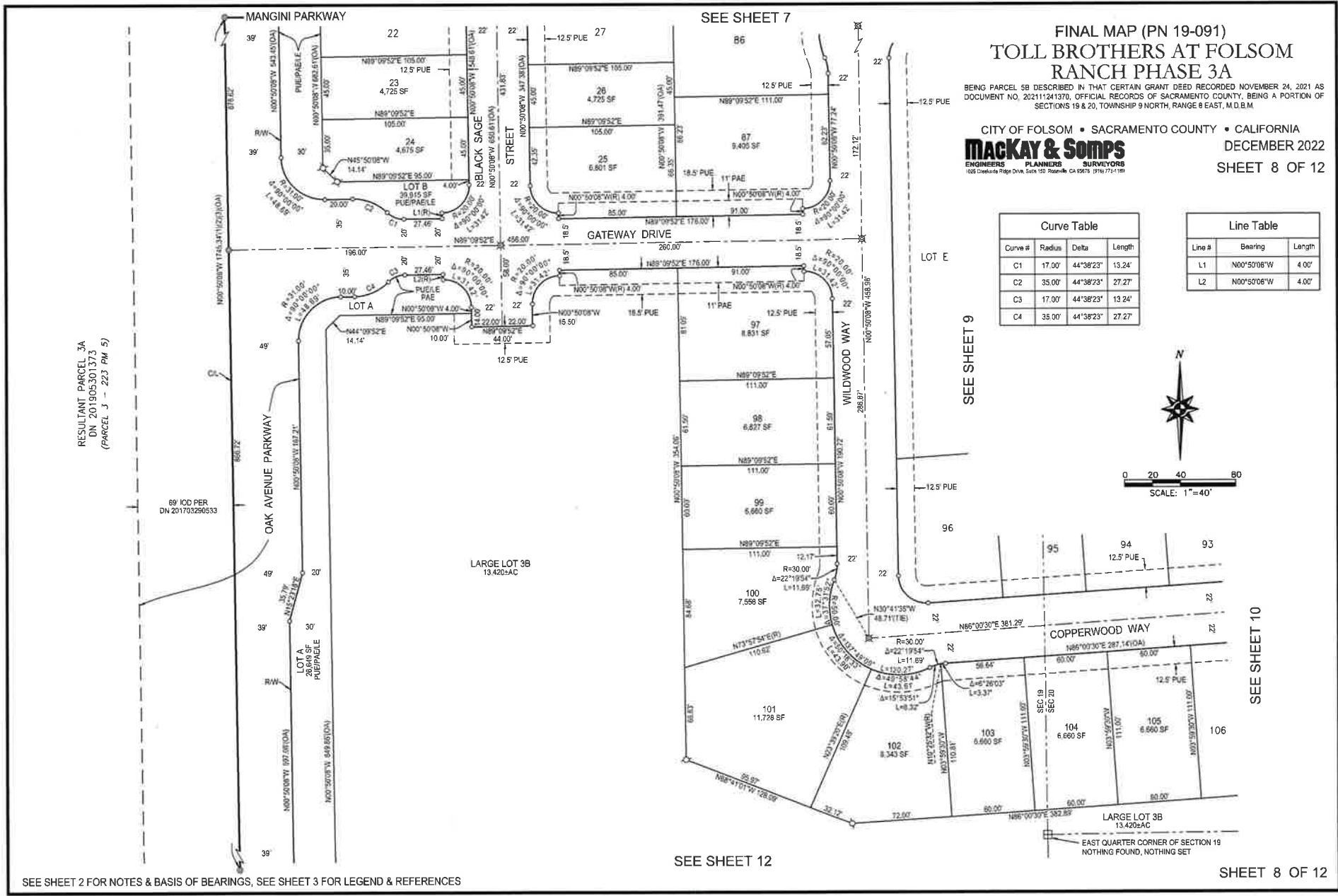
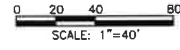
FINAL MAP (PN 19-091)
TOLL BROTHERS AT FOLSOM RANCH PHASE 3A

BENIG PARCEL 5B DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED NOVEMBER 24, 2021 AS DOCUMENT NO. 202111241370, OFFICIAL RECORDS OF SACRAMENTO COUNTY, BEING A PORTION OF SECTIONS 19 & 20, TOWNSHIP 9 NORTH, RANGE 8 EAST, M.D.B.M.

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 DECEMBER 2022
 SHEET 8 OF 12

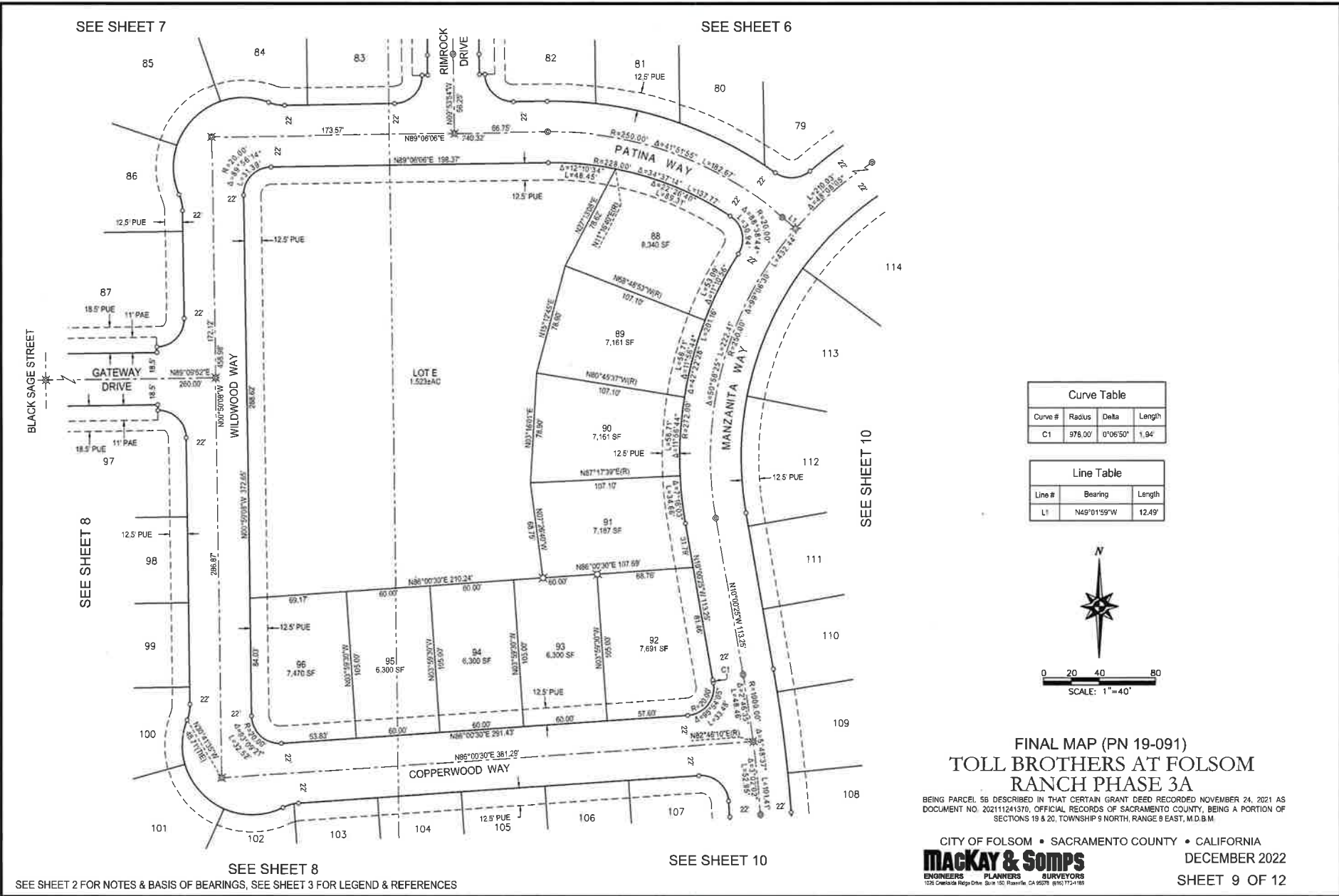
Curve Table			
Curve #	Radius	Delta	Length
C1	17.00'	44°38'23"	13.24'
C2	35.00'	44°38'23"	27.27'
C3	17.00'	44°38'23"	13.24'
C4	35.00'	44°38'23"	27.27'

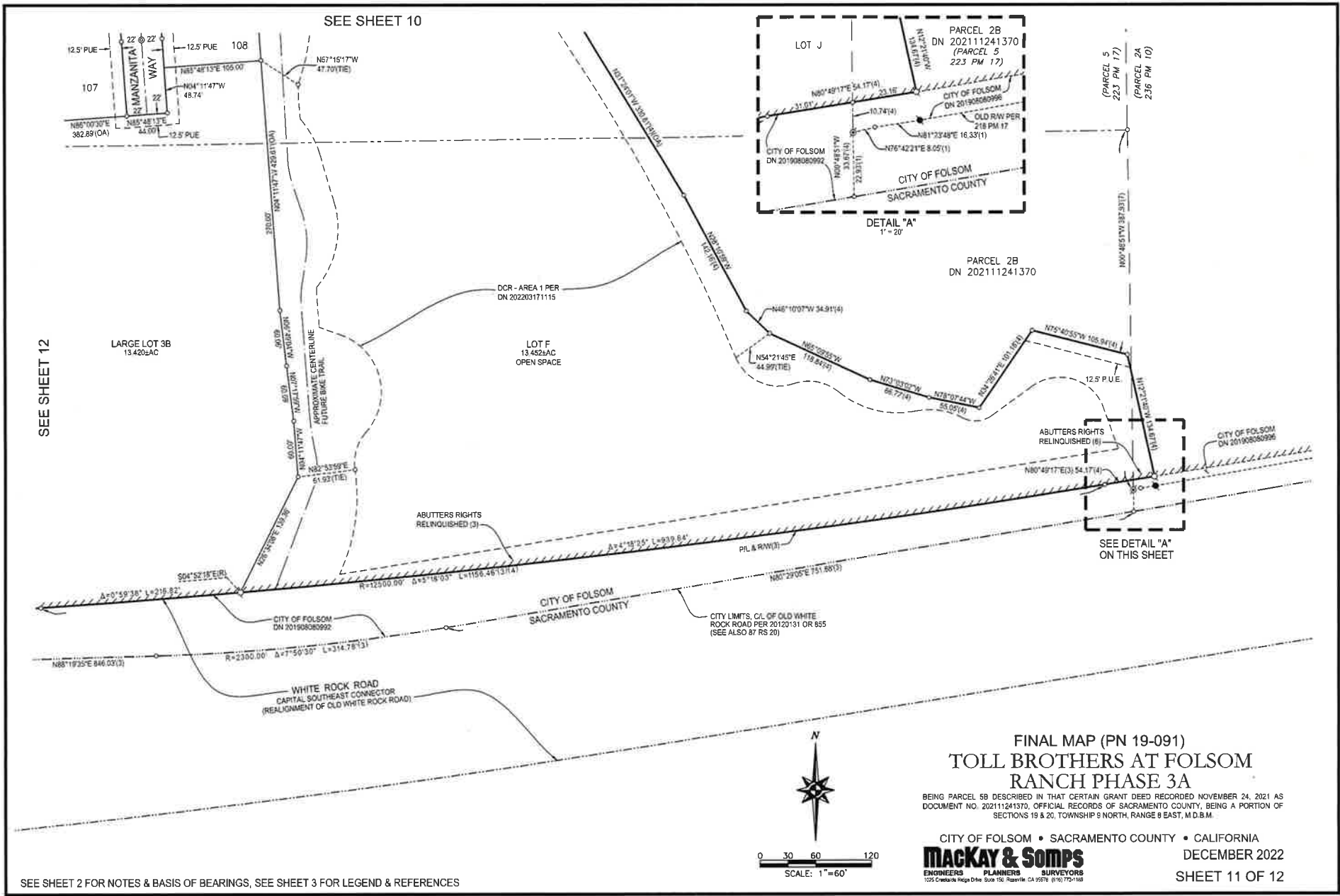
Line Table		
Line #	Bearing	Length
L1	N00°50'08"W	4.00'
L2	N00°50'08"W	4.00'

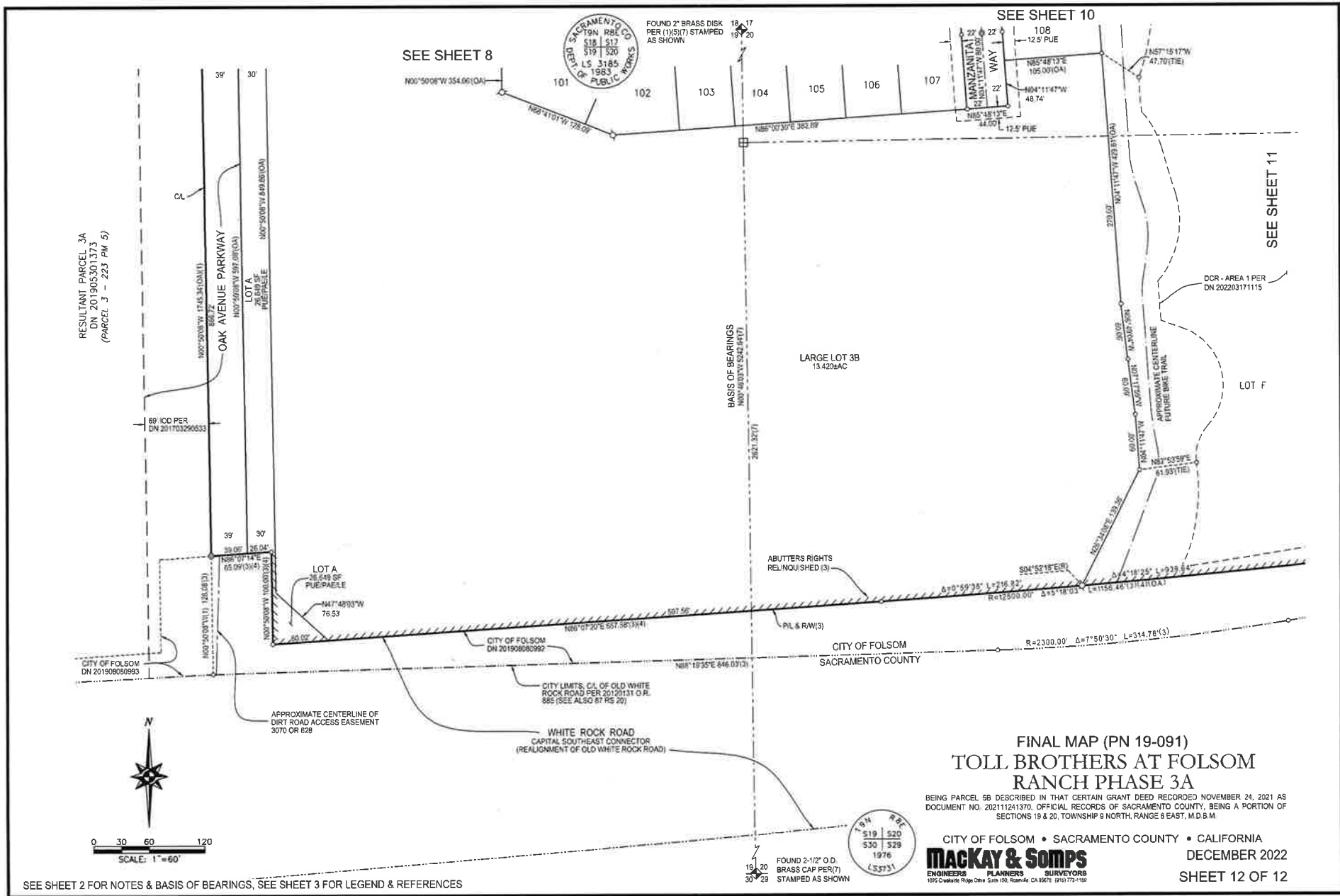


SEE SHEET 2 FOR NOTES & BASIS OF BEARINGS, SEE SHEET 3 FOR LEGEND & REFERENCES

SHEET 8 OF 12





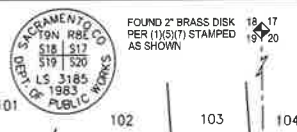


RESULTANT PARCEL 3A
DN 201905301373
(PARCEL 3 - 223 PM 5)

SEE SHEET 8

SEE SHEET 10

SEE SHEET 11



0 30 60 120
SCALE: 1"=60'

SEE SHEET 2 FOR NOTES & BASIS OF BEARINGS, SEE SHEET 3 FOR LEGEND & REFERENCES

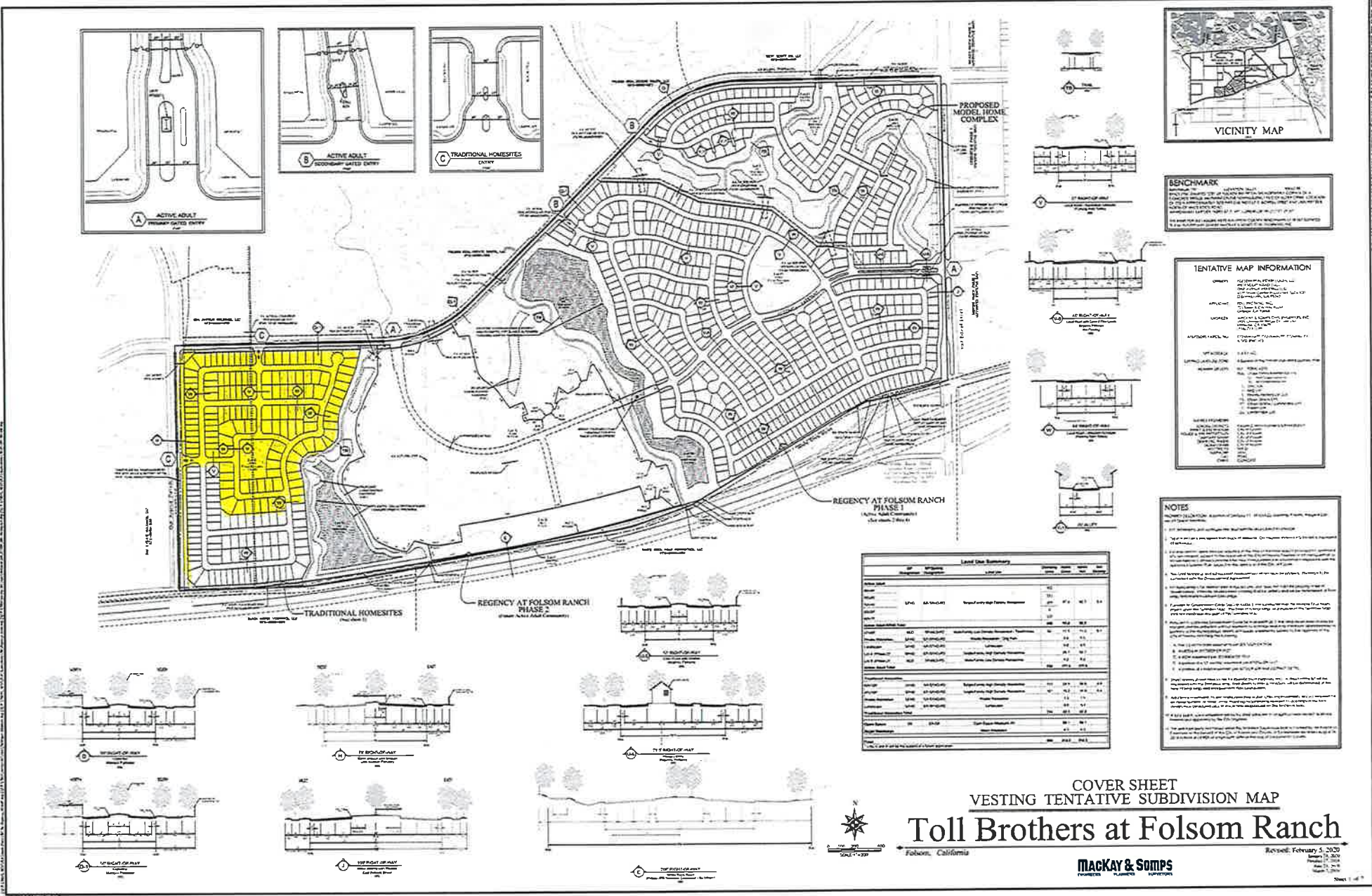
**FINAL MAP (PN 19-091)
TOLL BROTHERS AT FOLSOM
RANCH PHASE 3A**

BEING PARCEL 5B DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED NOVEMBER 24, 2021 AS DOCUMENT NO. 202111241370, OFFICIAL RECORDS OF SACRAMENTO COUNTY, BEING A PORTION OF SECTIONS 19 & 20, TOWNSHIP 9 NORTH, RANGE 6 EAST, M.D.B.M.

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DECEMBER 2022
SHEET 12 OF 12

ATTACHMENT 4

TOLL BROTHERS AT FOLSOM RANCH PHASE 3A VESTING TENTATIVE SUBDIVISION MAP



BENCHMARK
 THE BENCHMARK FOR THIS PROJECT IS THE 2011 CALIFORNIA BUILDING CODE (CBC) AS AMENDED THROUGH 2019. THE BENCHMARK FOR THE 2011 CBC IS THE 2007 INTERNATIONAL RESIDENTIAL CODE (IRC) AS AMENDED THROUGH 2010. THE BENCHMARK FOR THE 2007 IRC IS THE 2003 INTERNATIONAL RESIDENTIAL CODE (IRC) AS AMENDED THROUGH 2006. THE BENCHMARK FOR THE 2003 IRC IS THE 2000 INTERNATIONAL RESIDENTIAL CODE (IRC) AS AMENDED THROUGH 2003.

TENTATIVE MAP INFORMATION

OWNER	TOLL BROTHERS, INC.
APPLICANT	TOLL BROTHERS, INC.
APPLICANT ADDRESS	10000 FOLSOM BLVD., SUITE 100, FOLSOM, CA 95630
PROJECT NAME	REGENCY AT FOLSOM RANCH PHASE 1
PROJECT ADDRESS	10000 FOLSOM BLVD., SUITE 100, FOLSOM, CA 95630
PROJECT TYPE	RESIDENTIAL
PROJECT DESCRIPTION	REGENCY AT FOLSOM RANCH PHASE 1
PROJECT AREA	10000 FOLSOM BLVD., SUITE 100, FOLSOM, CA 95630
PROJECT AREA SIZE	10000 FOLSOM BLVD., SUITE 100, FOLSOM, CA 95630
PROJECT AREA ZONING	10000 FOLSOM BLVD., SUITE 100, FOLSOM, CA 95630
PROJECT AREA PERMITS	10000 FOLSOM BLVD., SUITE 100, FOLSOM, CA 95630
PROJECT AREA STATUS	10000 FOLSOM BLVD., SUITE 100, FOLSOM, CA 95630
PROJECT AREA CONTACT	10000 FOLSOM BLVD., SUITE 100, FOLSOM, CA 95630
PROJECT AREA PHONE	10000 FOLSOM BLVD., SUITE 100, FOLSOM, CA 95630
PROJECT AREA FAX	10000 FOLSOM BLVD., SUITE 100, FOLSOM, CA 95630
PROJECT AREA EMAIL	10000 FOLSOM BLVD., SUITE 100, FOLSOM, CA 95630
PROJECT AREA WEBSITE	10000 FOLSOM BLVD., SUITE 100, FOLSOM, CA 95630
PROJECT AREA SOCIAL MEDIA	10000 FOLSOM BLVD., SUITE 100, FOLSOM, CA 95630
PROJECT AREA OTHER	10000 FOLSOM BLVD., SUITE 100, FOLSOM, CA 95630

NOTES

1. THIS TENTATIVE MAP IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT AND THE STATE OF CALIFORNIA.
2. THE TENTATIVE MAP IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT AND THE STATE OF CALIFORNIA.
3. THE TENTATIVE MAP IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT AND THE STATE OF CALIFORNIA.
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9. THE TENTATIVE MAP IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT AND THE STATE OF CALIFORNIA.
10. THE TENTATIVE MAP IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT AND THE STATE OF CALIFORNIA.

Lot Area Summary

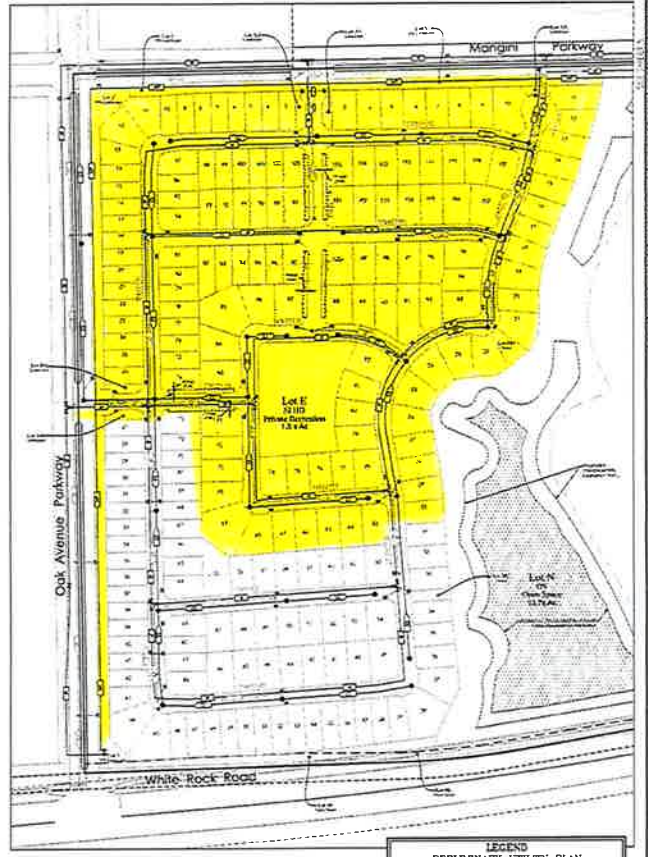
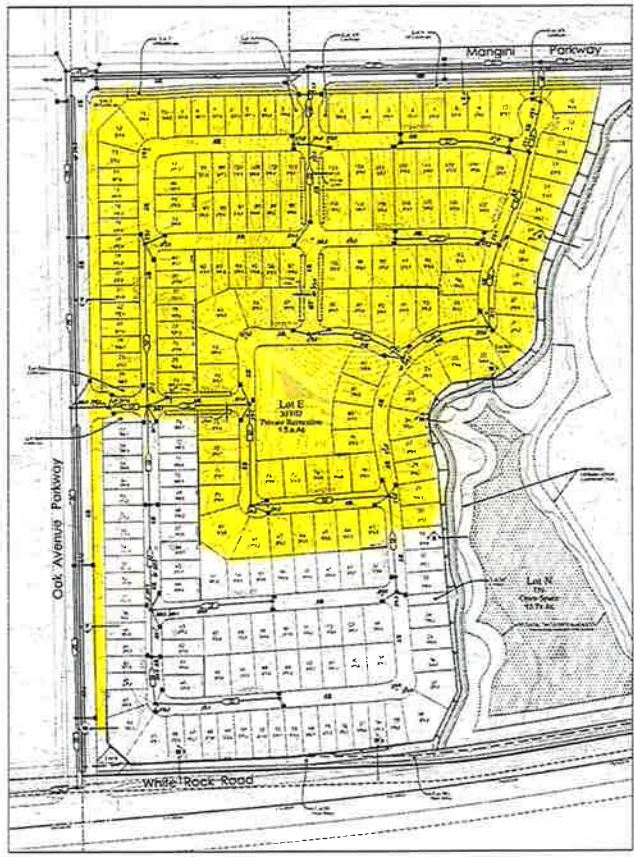
Lot #	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
1	10000	10000	10000	10000	10000
2	10000	10000	10000	10000	10000
3	10000	10000	10000	10000	10000
4	10000	10000	10000	10000	10000
5	10000	10000	10000	10000	10000
6	10000	10000	10000	10000	10000
7	10000	10000	10000	10000	10000
8	10000	10000	10000	10000	10000
9	10000	10000	10000	10000	10000
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COVER SHEET
 VESTING TENTATIVE SUBDIVISION MAP
Toll Brothers at Folsom Ranch



MACKAY & SOMPS
 ENGINEERS

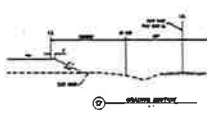
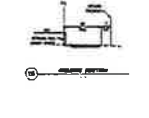
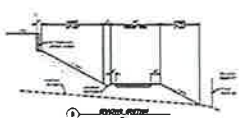
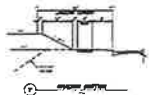
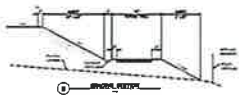
Revised: February 5, 2020
 Project: 18-0001
 Sheet: 1 of 1



LOTING PLAN

PRELIMINARY GRADING & DRAINAGE PLAN

PRELIMINARY UTILITY PLAN



LEGEND PRELIMINARY AND DRAINAGE GRADING PLAN	
Symbol	DESCRIPTION
Symbol	PROPOSED DRIVEWAY
Symbol	PROPOSED SIDEWALK
Symbol	PROPOSED ASPHALT
Symbol	PROPOSED CONCRETE
Symbol	PROPOSED GRADE
Symbol	PROPOSED ELEVATION

LEGEND PRELIMINARY UTILITY PLAN	
Symbol	DESCRIPTION
Symbol	PROPOSED WATER MAIN
Symbol	PROPOSED SANITARY SEWER
Symbol	PROPOSED GAS
Symbol	PROPOSED TELEPHONE
Symbol	PROPOSED CABLE TV
Symbol	PROPOSED FIBER OPTIC
Symbol	PROPOSED FIRE HYDRANT
Symbol	PROPOSED VALVE
Symbol	PROPOSED MANHOLE
Symbol	PROPOSED UTILITY POLE
Symbol	PROPOSED UTILITY TOWER
Symbol	PROPOSED UTILITY STRUCTURE

TYPICAL LOT GRADING SECTIONS



TRADITIONAL HOMESITES
 VESTING TENTATIVE SUBDIVISION MAP
Toll Brothers at Folsom Ranch
 Folsom, California
 Revised February 5, 2020
 Mackay & Somp
 PLANNERS & ENGINEERS

ATTACHMENT 5

TABLE OF CONDITIONS OF APPROVAL FOR THE TOLL BROTHERS AT FOLSOM RANCH PHASE 3A VESTING TENTATIVE SUBDIVISION MAP

**CONDITIONS OF APPROVAL FOR THE TOLL BROTHERS AT FOLSOM RANCH PROJECT (PN 19-091)
WEST OF EAST BIDWELL ROAD, NORTH OF WHITE ROCK ROAD, EAST OF OAK AVENUE PARKWAY, AND
SOUTH OF MANGINI PARKWAY
GPA, SPA, DA AMENDMENTS, SLVTSM, PD PERMIT, AND INCLUSIONARY HOUSING PLAN**

#	Mitigation Measure	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
1.		<p><i>Final Development Plans</i> The owner/applicant shall submit final site development plans to the Community Development Department that shall substantially conform to the exhibits referenced below:</p> <ol style="list-style-type: none"> 1. General Plan/Specific Plan Amendment Exhibit, dated January 24, 2020 2. Illustrative Master Plan Exhibit, dated January 24, 2020 3. Small-Lot Vesting Tentative Subdivision Maps, dated February 5, 2020 4. Backbone Infrastructure Exhibit, dated February 5, 2020 5. Conceptual Phasing Exhibit, dated January 24, 2020 6. Preliminary Grading and Drainage Plan, dated February 5, 2020 7. Preliminary Utility Plan, dated February 5, 2020 8. Preliminary Tree Preservation/Removal Plan, dated February 5, 2020 9. Preliminary Landscape Plan and Details, dated January 24, 2020 10. Wall and Fence Exhibit and Details, dated January 24, 2020 11. Local Road Section Exhibit, dated January 24, 2020 12. Trail System Modification Exhibit, dated January 24, 2020 13. Walkability Exhibit, dated January 24, 2020 14. Trailhead and Signage Exhibit, dated January 24, 2020 15. Dog Park Exhibit, dated January 24, 2020 16. Model Home Complex Exhibit, dated January 24, 2020 17. Product Mix Exhibit, dated January 24, 2020 18. Streetscene Exhibit, dated August 30, 2019 19. Building Elevations and Floor Plans, dated August 30, 2019 20. Residential Design Details, dated August 30, 2019 21. Color and Materials Board, dated August 30, 2019 22. Inclusionary Housing Plan, dated March 7, 2019 <p>The General Plan Amendment, Specific Plan Amendment, Development Agreement Amendments, Planned Development Permit, Design Review, and Inclusionary Housing Plan are approved for the development of a 804-unit single-family residential subdivision (Toll Brothers at Folsom Ranch). Implementation of the project shall be consistent with the above referenced items and these conditions of approval.</p>	G, I, M, B	CD (P)(E)	<p>The Community Development Department has reviewed and approved the improvement plans and the final map for the project. The approved improvement plans are in substantial compliance with the preliminary grading and drainage plans, the preliminary site and utility plans, the tree preservation/removal plans, the preliminary landscape plans and the community design guidelines.</p> <p>The final map for this subdivision is in substantial compliance with the approved Vesting Tentative Subdivision Map.</p>	Yes

**CONDITIONS OF APPROVAL FOR THE TOLL BROTHERS AT FOLSOM RANCH PROJECT (PN 19-091)
WEST OF EAST BIDWELL ROAD, NORTH OF WHITE ROCK ROAD, EAST OF OAK AVENUE PARKWAY, AND
SOUTH OF MANGINI PARKWAY
GPA, SPA, DA AMENDMENTS, SLVTSM, PD PERMIT, AND INCLUSIONARY HOUSING PLAN**

#	Mitigation Measure	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
2.		Plan Submittal All civil engineering, improvement, and landscape and irrigation plans, shall be submitted to the Community Development Department for review and approval to ensure conformance with this approval and with relevant codes, policies, standards and other requirements of the City of Folsom.	G, I	CD (P)(E)	Improvement plans for East Bidwell Street, Mangini Parkway, Regency Parkway and the subdivision have been approved by the City and these improvements are currently under construction.	Yes
3.		Validity This approval of the Small-Lot Vesting Tentative Subdivision Map shall be valid for a period of twenty four months pursuant to Section 16.16.110A of the Folsom Municipal Code and the Subdivision Map Act. The term of the approved Inclusionary Housing Agreement shall track the term of the Small-Lot Vesting Tentative Subdivision Map, as may be extended from time to time pursuant to Section 16.16.110.A and 16.16.120 of the Folsom Municipal Code and the Subdivision Map Act.	M	CD (P)	The small-lot vesting tentative subdivision map for the Toll Brothers at Folsom Ranch Phase 3A subdivision was approved by the City Council on March 10, 2020.	Yes
4.		FMC Compliance The Small-Lot Final Map shall comply with the Folsom Municipal Code and the Subdivision Map Act.	M	CD (E)	The small-lot vesting tentative subdivision map for the Toll Brothers at Folsom Ranch Phase 3A subdivision was approved by the City Council on March 10, 2020.	Yes
5.		Development Rights The approval of this Small-Lot Vesting Tentative Subdivision Map conveys the right to develop. As noted in these conditions of approval for the Small-Lot Vesting Tentative Subdivision Map, the City has identified improvements necessary to develop the subject parcels. These improvements include on and off-site roadways, water, sewer, storm drainage, landscaping, sound-walls, and other improvements.	OG	CD (P)(E)(B) PW, PR, FD, PD	The Community Development Department has reviewed and approved the improvement plans for the both the required on-site and off-site improvements for the Phase 3A subdivision.	Yes

**CONDITIONS OF APPROVAL FOR THE TOLL BROTHERS AT FOLSOM RANCH PROJECT (PN 19-091)
WEST OF EAST BIDWELL ROAD, NORTH OF WHITE ROCK ROAD, EAST OF OAK AVENUE PARKWAY, AND
SOUTH OF MANGINI PARKWAY
GPA, SPA, DA AMENDMENTS, SLVTSM, PD PERMIT, AND INCLUSIONARY HOUSING PLAN**

#	Mitigation Measure	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
6.		<p>Public Right of Way Dedication As provided for in the First Amended and Restated Development Agreement (ARDA) and the Amendments No. 1 and 2 thereto, and any approved amendments thereafter, the owner/applicant shall dedicate all public rights-of-way and corresponding public utility easements such that public access is provided to each and every lot within the traditional home portion of the Toll Brothers at Folsom Ranch project as shown on the Small-Lot Vesting Tentative Subdivision Map (Lots 1-214). In addition, public utility easements shall be provided for public utilities within private streets to the satisfaction of the Community Development Department.</p>	M	CD (E)(P)	The final map for the Phase 3A subdivision includes all required public right-of-way and public utility easements necessary to serve all lots in the subdivision. The public right-of-way and public utility easements are shown on the final map. The residential streets serving the lots in this subdivision are public and are shown on the final map.	Yes
7.		<p>Street Names The street names identified below shall be used for the Final Small-Lot Maps: Avazedo, Black Sage, Blue Oak, Blue Sky, Boulder Creek, Bridgeview, Brookview, Clearview, Clubhouse, Cold Creek, Copperwood, Coyote Ridge, Creekwood, Crestview, Dalea, Dawn Light, Deer Park, Eagle View, Edgewood, Emerald Glen, Fallen Leaf, Fountain Heights, Fox Hollow, Gateway, Glenbrook, Glenridge, Goldenrod, Granite Point, Grey Hawk, Gully, Heather Glen, Heritage Oaks, Iron Oak, Japanese Maple, Knollbrook, Lone Tree, Longview, Manzanita, Maple, Meadow Crest, Midway, Monument, Nettle, Oak Bridge, Oakridge, Olive Orchard, Pacific Wren, Panorama, Paradise, Patina, Pinyon Pine, Quail Run, Rainbow Ridge, Ravine, Redtail, Regency Parkway, Rimrock, Robinwood, Rock Ridge, Rocky Creek, Rocky Point, Sagewood, Salvia, Scenic, Skymeadow, Skyway, Springcreek, Starling, Sundown, Sunny Oaks, Sunnyview, Sweetwater, Timber, Upland, Vale, Valley View, White Cedar, Wildwood.</p>	M	CD (E)(P)	The required street names are shown on the final map for the subdivision.	Yes

**CONDITIONS OF APPROVAL FOR THE TOLL BROTHERS AT FOLSOM RANCH PROJECT (PN 19-091)
WEST OF EAST BIDWELL ROAD, NORTH OF WHITE ROCK ROAD, EAST OF OAK AVENUE PARKWAY, AND
SOUTH OF MANGINI PARKWAY
GPA, SPA, DA AMENDMENTS, SLVTSM, PD PERMIT, AND INCLUSIONARY HOUSING PLAN**

#	Mitigation Measure	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
8.		<p>Indemnity for City The owner/applicant shall protect, defend, indemnify, and hold harmless the City and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul any approval by the City or any of its agencies, departments, commissions, agents, officers, employees, or legislative body concerning the project, which claim, action or proceeding is brought within the time period provided therefore in Government Code Section 66499.37 or other applicable statutes of limitation. The City will promptly notify the owner/applicant of any such claim, action or proceeding, and will cooperate fully in the defense. If the City should fail to cooperate fully in the defense, the owner owner/applicant shall not thereafter be responsible to defend, indemnify and hold harmless the City or its agents, officers, and employees, pursuant to this condition. The City may, within its unlimited discretion, participate in the defense of any such claim, action or proceeding if both of the following occur:</p> <ul style="list-style-type: none"> • The City bears its own attorney’s fees and costs; and • The City defends the claim, action or proceeding in good faith <p>The owner/applicant shall not be required to pay or perform any settlement of such claim, action or proceeding unless the settlement is approved by the owner/applicant. The owner/applicant’s obligations under this condition shall apply regardless of whether a Final Map is ultimately recorded with respect to this project.</p>	OG	CD (P)(E)(B) PW, PR, FD, PD	The City standard subdivision improvement agreement includes language that satisfies this condition. The subdivision improvement agreement will be executed by the City Manager upon approval by the City Council.	Yes
9.		<p>Small-Lot Vesting Tentative Subdivision Map The Small-Lot Vesting Tentative Subdivision map is expressly conditioned upon compliance with all environmental mitigation measures identified in the Folsom Plan Area Specific Plan (FEIR/EIS) as amended by the Toll Brothers at Folsom Ranch CEQA Addendum dated February-2020 (Attachment 31 to the staff report)</p>	OG	CD	The owner/applicant complied with all applicable mitigation measures from the FPASP FEIR/EIS and other approved environmental documents prior to the issuance of a grading permit. Additionally, construction inspection and monitoring is being conducted throughout construction by the City and/or its Consultants.	Yes

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#	Mitigation Measure	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
10.		<p>ARDA and Amendments The owner/applicant shall comply with all provisions of Amendments No. 1 and 2 to the First Amended and Restated Tier 1 Development Agreement and any approved amendments thereafter by and between the City and the owner/applicant of the project including but not limited to Amendment No. 2 to the First Amended and Restated Tier 1 Development Agreement by and between the City of Folsom and Easton Valley Holdings, LLC, Amendment No. 2 to the First Amended and Restated Tier 1 Development Agreement by and between the City of Folsom and West Scott Road, LLC/Toll West Coast, LLC, Amendment No. 2 to the First Amended and Restated Tier 1 Development Agreement by and between the City of Folsom and Oak Avenue Holdings, LLC, and Amendment No. 3 to the First Amended and Restated Tier 1 Development Agreement by and between the City of Folsom and Folsom Real Estate South, LLC/Toll West Coast, LLC.</p>	M	CD (E)	The Community Development Department has reviewed the subdivision and verified that it is in compliance with Amendment No. 1 and No. 2 to the First Amended and Restated Tier 1 Development Agreement.	Yes
11.	✓	<p>Mitigation Monitoring The owner/applicant shall participate in a mitigation monitoring and reporting program pursuant to City Council Resolution No. 2634 and Public Resources Code 21081.6. The mitigation monitoring and reporting measures identified in the Folsom Plan Area Specific Plan FEIR/EIS and the Toll Brothers at Folsom Ranch Addendum to the FPASP EIR/EIS have been incorporated into these conditions of approval in order to mitigate or avoid significant effects on the environment. These mitigation monitoring and reporting measures are identified in the mitigation measure column. Applicant shall fund on a Time and Materials basis all mitigation monitoring (e.g., staff and consultant time).</p>	OG	CD (P)	The owner/applicant has funded and participated in a MMRP reporting program performed by the City's consultant (Helix) and/or City staff.	Yes

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#	Mitigation Measures	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
POLICE/SECURITY REQUIREMENT						
12.		<p>The owner/applicant shall consult with the Police Department in order to incorporate all reasonable crime prevention measures. The following security/safety measures shall be considered:</p> <ul style="list-style-type: none"> • A security guard on-duty at all times at the site or a six-foot security fence shall be constructed around the perimeter of construction areas. • Security measures for the safety of all construction equipment and unit appliances. • Landscaping shall not cover exterior doors or windows, block line-of-sight at intersections or screen overhead lighting. 	G, I, B	PD	The owner/applicant provided onsite security during construction and has incorporated line of sight guidelines into landscaping plans at intersections which have been reviewed and approved by the City.	Yes
DEVELOPMENT COSTS AND FEE REQUIREMENTS						
13.		<p>Taxes and Fees The owner/applicant shall pay all applicable taxes, fees and charges for the project at the rate and amount required by the Public Facilities Financing Plan and Amendment No. 1 to the Amended and Restated Tier 1 Development Agreement.</p>	M	CD (P)(E)	The owner/applicant has paid all current taxes and fees associated with this subdivision.	Yes
14.		<p>Assessments If applicable, the owner/applicant shall pay off any existing assessments against the property, or file necessary segregation request and pay applicable fees.</p>	M	CD (E)	The owner/applicant has paid all taxes and fees associated with this subdivision and filed a tax segregation request for applicable taxes.	Yes

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15.		<p><i>FPASP Development Impact Fees</i> The owner/applicant shall be subject to all Folsom Plan Area Specific Plan Area development impact fees in place at the time of approval or subsequently adopted consistent with the Public Facilities Financing Plan (PFFP), Development Agreement and amendments thereto, unless exempt by previous agreement. The owner/applicant shall be subject to all applicable Folsom Plan Area plan-wide development impact fees in effect at such time that a building permit is issued. These fees may include, but are not limited to, the Folsom Plan Area Specific Plan Fee, Specific Plan Infrastructure Fee (SPIF), Solid Waste Fee, Corporation Yard Fee, Transportation Management Fee, Transit Fee, Highway 50 Interchange Fee, General Park Equipment Fee, Housing Trust Fee, etc.</p> <p>Any protest to such for all fees, dedications, reservations or other exactions imposed on this project will begin on the date of final approval (March 10, 2020), or otherwise shall be governed by the terms of Amendments No. 1 and 2 to ARDA. The fees shall be calculated at the fee rate set forth in the PFFP and the ARDA.</p>	B	CD (P), PW, PK	The Owner/Applicant shall pay all required City fees and Folsom Plan Area wide fees prior to issuance of building permits.	Condition will be satisfied prior to issuance of a building permit.
16.		<p><i>Legal Counsel</i> The City, at its sole discretion, may utilize the services of outside legal counsel to assist in the implementation of this project, including, but not limited to, drafting, reviewing and/or revising agreements and/or other documentation for the project. If the City utilizes the services of such outside legal counsel, the City shall provide notice to the owner/applicant of the outside counsel selected, the scope of work and hourly rates, and the owner/applicant shall reimburse the City for all outside legal fees and costs incurred and documented by the City for such services. The owner/applicant may be required, at the sole discretion of the City Attorney, to submit a deposit to the City for these services prior to initiation of the services. The owner/applicant shall be responsible for reimbursement to the City for the services regardless of whether a deposit is required.</p>	OG	CD (P)(E)	The City has not yet utilized any outside services for any type of legal issues for this subdivision. If at any time during the development of this subdivision, any outside legal services were necessary, the owner/applicant would be required to comply with this condition.	Yes

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17.		<p>Consultant Services If the City utilizes the services of consultants to prepare special studies or provide specialized design review or inspection services for the project, the City shall provide notice to the owner/applicant of the outside consultant selected, the scope of work and hourly rates, and the owner/applicant shall reimburse the City for actual costs incurred and documented in utilizing these services, including administrative costs for City personnel. A deposit for these services shall be provided prior to initiating review of the Grading Plan, Final Map, improvement plans, or beginning inspection, whichever is applicable.</p>	G, I, M, B	CD (P)(E)	The City has provided notice to the owner/applicant for various Consultants performing services for the development of this subdivision. The City has collected deposits in advance of such work for construction inspection related services for this subdivision.	Yes
GRADING PERMIT REQUIREMENTS						
18.		<p>Walls/Fences/Gates The final location, design, height, materials, and colors of the walls, fences, and gates shall consistent with the submitted Wall and Fence Exhibit and Details, dated January 24, 2020 subject to review and approval by the Community Development Department to ensure consistency with the Folsom Ranch Central District Design Guidelines.</p>	G, I, B	CD (P)(E)	The Community Development Department has verified that the proposed walls and fences for the subdivision are in compliance with the Folsom Ranch Central Design Guidelines.	Yes
19.		<p>Roadway Improvement Phasing The owner/applicant shall construct the following improvements as shown on the Small-Lot Vesting Tentative Subdivision Map with each applicable phase. Roadways shall be to the ultimate horizontal and vertical alignment unless otherwise noted.</p> <p>For the purposes of these conditions, phasing of the project is defined per Figure ES-6 of the Transportation Impact Analysis dated November 20, 2019 (Attachment 31 to the staff report) and the following:</p> <ul style="list-style-type: none"> Phase 1 consists of the first 305 age-restricted dwelling units within Regency Phase 1, all located on the eastern portion of the Project site and labeled as "2021" on Figure ES-6 of the Transportation Impact Analysis dated November 20, 2019 (Attachment 31 to the staff report). Phase 1 also includes an additional 45 model home units that would be used for sales and marketing purposes initially. Conditions of approval for Phase 1 shall be met before issuance of the first building permit. 	B	CD(E), PW, FD	The owner/applicant is currently constructing the on-site and off-site public improvements for the Phase 3A subdivision. The public improvements will serve all of the lots in the subdivision. The Phase 3A subdivision is not part of the Age-Restricted Regency development which consists of Phase 1 & Phase 2.	Yes

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		<ul style="list-style-type: none"> • Phase 2 consists of the next 377 dwelling units (240 age-restricted dwelling units located within Regency Phase 1 on the eastern portion of the Project site, and 137 Traditional Subdivision units located on the western portion of the project site.) These units are labeled as “2022” on Figure ES-6 of the Transportation Impact Analysis dated November 20, 2019 (Attachment 31 to the staff report). Conditions of approval for Phase 2 shall be met before issuance of the 306th Regency Phase 1 building permit (excludes 45 model home units) or the first building permit for the Traditional Subdivision within the project site. • Phase 3 consists of the remaining 543 dwelling units (466 age-restricted dwelling units within Regency Phase 1 and 2 plus 77 Traditional Subdivision units) These units are labeled as “2023” and 2024 on Figure ES-6 of the Transportation Impact Analysis dated November 20, 2019 (Attachment 31 to the staff report). Conditions of approval for Phase 3 shall be met before issuance of the 546th age restricted building permit for Regency Phase 1/Phase 2 or the 138th building permit for the Traditional Subdivision within the Project site. <p>The following conditions defined the roadway improvements which shall be installed for each phase, as described above.</p>				

20.		<p><i>Phasing of Roadways</i></p> <p>Roadway construction shall be phased as described in the Transportation Impact Analysis and as shown on Figure ES-6 of the Transportation Impact Analysis dated November 20, 2019 (Attachment 31 to the staff report). Changes in the timing and/or progression of construction of homes may result in a change in the timing and/or sequencing of roadway construction subject to review and approval by the Community Development Department.</p> <p><u>Phase 1</u></p> <ul style="list-style-type: none"> • Construct Mangini Parkway from East Bidwell Street to Driveway #4 located on the south side of Mangini Parkway as a two-lane roadway prior to issuance of the first building permit in Regency Phase 1. • Construct Regency Parkway as a two-lane roadway from East Bidwell Street to Street F. • Construct Mangini Parkway/Driveway #4 intersection, East Bidwell Street/Regency Parkway intersection, and internal project roads as required to access to new homes. <p><u>Phase 2</u></p> <ul style="list-style-type: none"> • Construct Mangini Parkway from Driveway #4 to Oak Avenue Parkway as a two-lane roadway prior to issuance of the first Traditional Subdivision building permit within the project. • Construct Oak Avenue Parkway from Mangini Parkway to Driveway #1 prior to issuance of the first Traditional Subdivision building permit within the project. • Construct Oak Avenue Parkway from Driveway #1 to White Rock Road as an EVA access prior to issuance of the first Traditional Subdivision building permit within the Project. • Construct Oak Avenue Parkway/Driveway #1 intersection, Mangini Parkway Driveway #2 intersection, Mangini Parkway Driveway #4 intersection, and internal project roads as required to access new homes. • Construct Regency Parkway as a two-lane roadway from Street F to planned bridge over creek at the western of the Phase 2 active adult homes. <p><u>Phase 3</u></p> <ul style="list-style-type: none"> • Construct Oak Avenue Parkway from Driveway #1 to White Rock Road as a two-lane roadway prior to issuance of the 138th Traditional Subdivision building permit within the project. 	B	CD (E), PW, FD	<p>The Community Development Department has reviewed and approved the improvement plans for the subdivision. The owner/applicant is currently constructing the required on-site and off-site public improvements for the Phase 3A subdivision. The public improvements will serve all of the lots in the subdivision. The Phase 3A subdivision is not a part of the phased portion of the 593 age-restricted dwelling units which are included in the approved Regency Phase 1 & Phase 2 vesting tentative subdivision map.</p>	<p>The condition will be satisfied prior to issuance of a building permit.</p>
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#	Mitigation Measures	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
		<ul style="list-style-type: none"> Construct Regency Parkway from prior terminus to Mangini Parkway prior to issuance of the 546th Regency Phase 1 building permit within the project. <p>All driveway intersections and the Oak Avenue Parkway/Mangini Parkway intersection shall be constructed as the corresponding portions of those roads are built.</p>				
21.		<p><i>Phasing of Improvements to Specific Intersections</i></p> <p>Improvements to specific intersections identified in the November 20, 2019, Transportation Impact Study (Attachment 31 to staff report) shall be constructed as follows in Condition Nos. 22-52:</p>	B	CD (E), PW, FD	The Community Development Department has reviewed and approved the public improvement plans for the subdivision and verified that these improvements are consistent with the approved Transportation Impact Study.	Condition will be satisfied prior to issuance of the first building permit.
22.		<p><i>Mangini Parkway (Segment 1)</i></p> <p>Construct Mangini Parkway from East Bidwell Street westerly to Driveway #4 ("Street C") as a two-lane roadway prior to issuance of the first Regency Phase 1 building permit.</p> <p>Timing: Prior to issuance of the first Regency Phase 1 building permit.</p>	B	CD (E), PW, FD	The Community Development Department has reviewed and approved the public improvement plans for the subdivision and verified that these improvements are consistent with the approved Transportation Impact Study. These required improvements are included in the approved plans for this roadway section and are currently under construction.	Condition will be satisfied prior to issuance of the first building permit.

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23.		<p><i>Mangini Parkway (Segment 2)</i></p> <p>Construct Mangini Parkway from Driveway #4 (“Street C”) to Oak Avenue Parkway as a two-lane roadway prior to issuance of the first Traditional Subdivision building permit within the project.</p> <p>Timing: Prior to issuance of the first Traditional Subdivision building permit.</p>	B	CD (E), PW, FD	The Community Development Department has reviewed and approved the public improvement plans for the subdivision and verified that these improvements are consistent with the approved Transportation Impact Study. These required improvements are included in the approved plans for this roadway section and are currently under construction.	Condition will be satisfied prior to issuance of the first building permit in Phase 3A
24.		<p><i>Regency Parkway (Segment 1)</i></p> <p>Construct Regency Parkway as a two-lane roadway from East Bidwell Street to Street F.</p> <p>Timing: Prior to issuance of the first Regency Phase 1 building permit.</p>	B	CD (E), PW, FD	The Community Development Department has reviewed and approved the public and private improvement plans for the subdivision and verified that these improvements are consistent with the approved Transportation Impact Study. These required improvements are included in the approved plans for this roadway section and are currently under construction.	Condition will be satisfied prior to issuance of the first building permit.
25		<p><i>Regency Parkway (Segment 2)</i></p> <p>Construct Regency Parkway as a two-lane roadway from Street F to the planned bridge over creek at the western edge of the Regency Phase 1 Small-Lot Vesting Tentative Subdivision Map.</p> <p>Timing: Prior to issuance of 306th Regency Phase 1 building permit.</p>	B	CD (E), PW, FD	This condition will be satisfied prior to issuance of the 306 th building permit in the Toll Brothers at Folsom Ranch Regency project.	Condition will be satisfied prior to issuance of the 306 th building permit.

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26.		<p><i>Regency Parkway (Segment 3)</i></p> <p>Construct Regency Parkway as a two-lane roadway from the eastern edge of the planned bridge over the creek bisecting the project site to Mangini Parkway.</p> <p>Timing: Prior to issuance of the first Regency Phase 2 building permit (546th overall Regency Phase 1/2 building permit excluding the 45 model home building permits).</p>	B	CD (E), PW, FD	This condition will be satisfied prior to issuance of the 546 th building permit in the Phase 2 portion of the Toll Brothers at Folsom Ranch Regency project. The Phase 1 portion of the Regency project consists of 593 dwelling units, The VTSM for the Phase 2 portion of the Regency project has been approved by the City Council.	This condition will be satisfied prior to issuance of the 546 th building permit
27.		<p><i>Oak Avenue Parkway (Segment 1)</i></p> <p>Construct Oak Avenue Parkway as a two-lane roadway from Mangini Parkway to Driveway 1.</p> <p>Timing: Prior to issuance of the first Traditional Subdivision building permit.</p>	B	CD (E), PW, FD	The Community Development Department has reviewed and approved the public improvement plans for the subdivision and verified that these improvements are consistent with the approved Transportation Impact Study. These required improvements are included in the approved plans for this roadway section and are currently under construction.	Condition will be satisfied prior to issuance of the first building permit in Phase 3A

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28.		<p><i>Oak Avenue Parkway (Segment 2)</i></p> <p>Construct Oak Avenue Parkway as an EVA from Driveway 1 to White Rock Road.</p> <p>Timing: Prior to issuance of the first Traditional Subdivision building permit.</p>	B	CD (E), PW, FD	The Community Development Department has reviewed and approved the public improvement plans for the subdivision and verified that these improvements are consistent with the approved Transportation Impact Study. These required improvements are included in the approved plans for this roadway section and are currently under construction.	Condition will be satisfied prior to issuance of the first building permit in Phase 3A
29.		<p><i>Oak Avenue Parkway (Segment 2)</i></p> <p>Construct Oak Avenue Parkway as a two-lane roadway from Driveway 1 to White Rock Road.</p> <p>Timing: Prior to issuance of the 138th Traditional Subdivision building permit.</p>	B	CD (E), PW, FD	The Community Development Department has reviewed and approved the public improvement plans for the subdivision and verified that these improvements are consistent with the approved Transportation Impact Study. These required improvements are included in the approved plans for this roadway section and are currently under construction.	Condition will be satisfied prior to issuance of the 138 th building permit in Phase 3A

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30.		<p><i>Oak Avenue Parkway/Driveway 1 (Stage 1)</i></p> <p>Construct Driveway as shown in (Figure 43 of the November 20, 2019 Transportation Impact Study):</p> <ul style="list-style-type: none"> • Northbound: Oak Ave Parkway shall be barricaded south of Driveway 1 and configured as an EVA; • Southbound: one shared through-left lane; • Westbound: one shared lane; • Control: side-street-stop-control. <p>Timing: Prior to issuance of first Traditional Subdivision building permit.</p>	B	CD (E), PW, FD	The Community Development Department has reviewed and approved the public improvement plans for the subdivision and verified that these improvements are consistent with the approved Transportation Impact Study. These required improvements are included in the approved plans for this roadway section and are currently under construction.	Condition will be satisfied prior to issuance of the first building permit in Phase 3A
31.		<p><i>Oak Avenue Parkway/Driveway 1 (Stage 2)</i></p> <p>Construct driveway as shown in (Figure 44 of the November 20, 2019 Transportation Impact Study):</p> <ul style="list-style-type: none"> • Northbound: one shared through-right lane with a 150' right turn taper; • Southbound: one shared through-left lane; • Westbound: one shared lane; • Control: side-street-stop-control. <p>Timing: Prior to issuance of 138th Traditional Subdivision building permit.</p>	B	CD (E), PW, FD	The Community Development Department has reviewed and approved the public improvement plans for the subdivision and verified that these improvements are consistent with the approved Transportation Impact Study. These required improvements are included in the approved plans for this roadway section and are currently under construction.	Condition will be satisfied prior to issuance of the 138 th building permit in Phase 3A

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32.		<p><i>Oak Avenue Parkway/Driveway 1 (Cumulative Right-of-Way)</i></p> <p>Applicant shall dedicate right-of-way to City of Folsom for future construction of the ultimate Driveway 1 intersection (Figure 45 of the November 20, 2019 Transportation Impact Study):</p> <ul style="list-style-type: none"> • Northbound: one left-turn lane with 150' pocket plus 60'taper, one through, and one shared through-right lane with a 150' right turn taper; • Southbound: one left-turn lane with 150' pocket plus 60'taper, one through, and one shared through-right lane with a 150 right turn taper; • Westbound: one shared lane; • Eastbound: one shared lane; • Control: side-street-stop-control. <p>Timing: Prior to issuance of first Traditional Subdivision building permit.</p>	B	CD (E), PW, FD	The Community Development Department has reviewed and approved the public improvement plans for the subdivision and verified that these improvements are consistent with the approved Transportation Impact Study. These required improvements are included in the approved plans for this roadway section and are currently under construction.	Condition will be satisfied prior to issuance of the first building permit in Phase 3A
33.		<p><i>Mangini Parkway/Driveway 2</i></p> <p>Construct driveway as shown in (Figure 46 of the November 20, 2019 Transportation Impact Study):</p> <ul style="list-style-type: none"> • Northbound: one shared lane; • Westbound: one through lane and one left turn lane in a 60' pocket with 60'taper; • Eastbound: one through lane and one right turn lane in a 150' pocket with 60'taper; • Control: side-street-stop-control. <p>Timing: Prior to issuance of first Traditional Subdivision building permit.</p>	B	CD (E), PW, FD	The Community Development Department has reviewed and approved the public improvement plans for the subdivision and verified that these improvements are consistent with the approved Transportation Impact Study. These required improvements are included in the approved plans for this roadway section and are currently under construction.	Condition will be satisfied prior to issuance of the first building permit in Phase 3A

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34.		<p><i>Mangini Parkway/Regency Parkway (Driveway 3)</i></p> <p>Construct driveway as shown in (Figure 47 of the November 20, 2019 Transportation Impact Study):</p> <ul style="list-style-type: none"> • Northbound: one shared lane; • Westbound: one through lane and one left turn lane in a 60' pocket with 60'taper; • Eastbound: one through lane and one right turn lane in a 150' pocket with 60'taper; • Control: side-street-stop-control. <p>Timing: Prior to issuance of the first Regency Phase 2 building permit (546th overall Regency Phase 1/2 building permit excluding the 45 model home building permits).</p>	B	CD (E), PW, FD	This condition will be satisfied prior to issuance of the 546 th building permit in the Phase 2 portion of the Toll Brothers at Folsom Ranch Regency project. The Phase 1 portion of the Regency project consists of 593 dwelling units, The VTSM for the Phase 2 portion of the Regency project has been approved by the City Council.	This condition will be satisfied prior to issuance of the 546 th building permit in Phase 2
35.		<p><i>Mangini Parkway/Driveway 4</i></p> <p>Construct driveway as shown in (Figure 48 of the November 20, 2019 Transportation Impact Study):</p> <ul style="list-style-type: none"> • Northbound: one shared lane; • Westbound: one through lane and one left turn lane in a 60' pocket with 60'taper; • Eastbound: one through lane and one right turn lane in a 150' pocket with 60'taper; • Control: side-street-stop-control. <p>Timing: Prior to issuance of first Regency Phase 1 building permit.</p>	B	CD (E), PW, FD	The Community Development Department has reviewed and approved the public and private improvement plans for the subdivision and verified that these improvements are consistent with the approved Transportation Impact Study. These required improvements are included in the approved plans for this intersection and are currently under construction.	Condition will be satisfied prior to issuance of the first building permit.

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SOUTH OF MANGINI PARKWAY
GPA, SPA, DA AMENDMENTS, SLVTSM, PD PERMIT, AND INCLUSIONARY HOUSING PLAN**

#	Mitigation Measures	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
36.		<p><i>Mangini Parkway/Driveway 5 (Stage 1)</i></p> <p>Construct driveway as shown in (Figure 49 of the November 20, 2019 Transportation Impact Study):</p> <ul style="list-style-type: none"> • Northbound: one shared lane; • Westbound: one shared through-left turn lane; • Eastbound: one shared through-right turn lane; • Control: side-street-stop-control. <p>Timing: Prior to issuance of 306th Regency Phase 1 building permit (excludes 45 model home unit building permits).</p>	B	CD (E), PW, FD	This condition will be satisfied prior to issuance of the 306 th production building permit in the Toll Brothers at Folsom Ranch Regency project. The Phase 1 portion of the Regency project consists of 593 dwelling units.	This condition will be satisfied prior to issuance of the 306 th building permit in Phase 1
37.		<p><i>Mangini Parkway/Driveway 5 Right-of-Way</i></p> <p>Applicant shall dedicate right-of-way to City of Folsom for future construction of the ultimate Mangini Parkway/Driveway 5 intersection (Figure 50 of the November 20, 2019 Transportation Impact Study):</p> <ul style="list-style-type: none"> • Northbound: one shared lane; • Southbound: one right turn lane in a 150' pocket plus 60' taper and one shared through-left lane; • Westbound: one through-right lane and one left turn lane in a 60' pocket with 60'taper; • Eastbound: one through-right lane and one left turn lane in a 60' pocket with 60'taper; • Control: side-street-stop-control. <p>Timing: Prior to issuance of 306th Regency Phase 1 building permit (excludes 45 model home unit building permits).</p>	B	CD (E), PW, FD	This condition will be satisfied prior to issuance of the 306 th building permit in the Toll Brothers at Folsom Ranch Regency project. The Phase 1 portion of the Regency project consists of 593 dwelling units.	This condition will be satisfied prior to issuance of the 306 th building permit in Phase 1

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SOUTH OF MANGINI PARKWAY
GPA, SPA, DA AMENDMENTS, SLVTSM, PD PERMIT, AND INCLUSIONARY HOUSING PLAN**

#	Mitigation Measures	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
38.		<p><i>East Bidwell Street/Regency Parkway (Driveway 6) Stage 1</i></p> <p>Construct driveway as follows:</p> <ul style="list-style-type: none"> • Northbound: one through lane and one left turn lane in a 150' pocket with 60' taper; • Southbound: one through lane and one right turn lane in a 150' pocket with 60'taper; • Eastbound: one shared lane; • Westbound departure: two lanes separated by a median for two access gates shall be subject to City Engineers prior approval. • Control: side-street-stop-control. <p>Timing: Prior to issuance of first Regency Phase 1 building permit.</p>	B	CD (E), PW, FD	The Community Development Department has reviewed and approved the public and private improvement plans for the subdivision and verified that these improvements are consistent with the approved Transportation Impact Study. These required improvements are included in the approved plans for this intersection and are currently under construction.	Condition will be satisfied prior to issuance of the first building permit in Phase 1.

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#	Mitigation Measures	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
39.		<p><i>East Bidwell Street/Regency Parkway (Driveway 6)</i></p> <p>Modify driveway as shown in (Figure 51 of the November 20, 2019, Transportation Impact Study), unless intersection has been signalized:</p> <ul style="list-style-type: none"> • Northbound: one through lane and one left turn lane in a 150' pocket with 60' taper; • Southbound: one through lane and one right turn lane in a 150' pocket with 60' taper; • Eastbound: one shared lane, plus a 300' northbound acceleration lane on East Bidwell Street to receive left-turns from Regency Parkway (a second NB lane on East Bidwell Street starting from Regency Parkway is equivalent to the 300' acceleration lane); • Westbound departure: two lanes separated by a median for two access gates shall be subject to City Engineers prior approval. • Control: side-street-stop-control. <p>Timing: Prior to issuance of the first Regency Phase 2 building permit (546th overall Regency Phase 1/2 building permit excluding the 45 model home building permits).</p>	B	CD (E), PW, FD	This condition will be satisfied prior to issuance of the 546 th building permit in the Phase 2 portion of the Toll Brothers at Folsom Ranch Regency project. The Phase 1 portion of the Regency project consists of 593 dwelling units, The VTSM for the Phase 2 portion of the Regency project has been approved by the City Council.	This condition will be satisfied prior to issuance of the 546 th building permit in Phase 2

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#	Mitigation Measures	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
40.		<p><i>Mangini Parkway/Regency Parkway (Driveway 6) Right-of-Way</i></p> <p>The owner/applicant shall dedicate right-of-way to City of Folsom for future construction of the ultimate Mangini Parkway/Driveway 6 intersection (Figure 52 of the November 20, 2019, Transportation Impact Study):</p> <ul style="list-style-type: none"> • Northbound: one left turn lane in a 150' pocket with 60' taper, two through lanes, and a right turn lane in a 150' pocket with 60' taper; • Southbound: one right turn lane in a 150' pocket with 60' taper, two through lanes, and two left turn lanes in a 250' pocket with 120' taper. (Note that the FPASP assumed a single southbound left turn lane.); • Westbound: one shared left-through-right lane, and one right turn lane; • Westbound departure: two lanes separated by a median for two access gates shall be subject to City Engineers approval. • Eastbound: one shared lane <p>Timing: Prior to issuance of first Regency Phase 1 building permit</p>	B	CD (E), PW, FD	The final map for the subdivision includes the required right-of-way for the Mangini Parkway/Regency Parkway intersection. The right-of-way dedication is shown on the final map.	Yes

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#	Mitigation Measures	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
41.		<p><i>Phase 1 Internal Stop Control</i></p> <p>Stop Control shall be installed at the following five locations within the Regency Phase 1 portion of the Toll Brothers at Folsom Ranch project:</p> <ul style="list-style-type: none"> • Regency Parkway/Street A (two-way-stop-control). Stop on A, no control on Regency. • Regency Parkway/Street D (two-way-stop-control). Stop on D, no control on Regency. • Regency Parkway/Street E (all-way-stop-control). • Regency Parkway/Street F (two-way-stop-control). Stop on F, no control on Regency. • Street D/Street S (all-way-stop-control). <p>Roundabouts may replace stop control at internal intersections with authorization from the City Engineer. Location of Stop Control is shown in Figure 24, page 73 of the November 20, 2019, Transportation Impact Study.</p> <p>Timing: prior to issuance of the first Regency Phase 1 building permit.</p>	B	CD (E), PW, FD	The required stop control for the various street intersections are shown on the approved plans for the subdivision. The Community Development Department will verify compliance with this condition prior to building permit issuance.	Condition will be satisfied prior to issuance of a building permit.

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#	Mitigation Measures	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
42.		<p><i>Phase 1 Internal Stop Control (Regency Phase 1)</i></p> <p>Stop Control shall be installed at the following locations within the Regency Phase 1 portion of the Toll Brothers at Folsom Ranch project:</p> <ul style="list-style-type: none"> • Regency Parkway/Street G (two-way-stop-control). Stop on G, no control on Regency. • Regency Parkway/Street H (two-way-stop-control). Stop on H, no control on Regency. <p>Roundabouts may replace stop control at internal intersections with authorization from the City Engineer. Location of Stop Control is shown in Figure 24, Page 73 of the November 20, 2019, Transportation Impact Study.</p> <p>Timing: prior to issuance of the 306th Regency Phase 1 building permit (excludes 45 model home unit building permits).</p>	B	CD (E), PW, FD	The required stop control for the various street intersections is shown on the approved plans for the subdivision. The Community Development Department will verify compliance with this condition prior to issuance of the 306 th building permit in Phase 1.	Condition will be satisfied prior to issuance of the 306 th building permit in Phase 1.
43.		<p><i>Phase 2 Internal Stop Control (Traditional Subdivision)</i></p> <p>Stop Control shall be installed at the following locations:</p> <ul style="list-style-type: none"> • Street TA/Street TC (two-way-stop-control). Stop on TC, no control on TA. • Street TA/Street TG (two-way-stop-control). Stop on TG, no control on TA. • Street TB/Street TC (two-way-stop-control). Stop on TC, no control on TB. <p>Roundabouts may replace stop control at internal intersections with authorization from the City Engineer. Location of Stop Control is shown in preceding Figure 25, page 74.</p> <p>Timing: prior to issuance of the first Traditional Subdivision building permit.</p>	B	CD (E), PW, FD	The required stop control for the various street intersections will be shown on the approved plans for the Phase 3A subdivision. The Community Development Department will verify compliance with this condition prior to building permit issuance in Phase 3A.	Condition will be satisfied prior to issuance of the first building permit in Phase 3A.

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#	Mitigation Measures	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
44.		<p><i>Regency Phase 2 Internal Stop Control</i></p> <p>Stop Control shall be installed at any internal Regency Phase 2 intersections with four (or more) legs as directed by the City Engineer. Roundabouts may replace stop control at internal intersections with authorization from the City Engineer.</p> <p>Timing: Prior to issuance of the first Regency Phase 2 building permit (546th overall Regency Phase 1/2 building permit excluding the 45 model home building permits).</p>	B	CD (E), PW, FD	The required stop control for the various street intersections will be shown on the approved plans for the future Phase 2 subdivision. The Community Development Department will verify compliance with this condition prior to building permit issuance in Phase 2.	Condition will be satisfied prior to issuance of the 546 th building permit in Phase 2.

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#	Mitigation Measures	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
45.		<p><i>Oak Ave Parkway/White Rock Rd</i></p> <p>Implement either (A) or (B) below:</p> <p>(A) The Capital Southeast Connector Joint Powers Authority (JPA) has programmed to realign this portion of White Rock Road and building a partial signal to accommodate anticipated U-Turns. Expand or construct a signalized intersection as follows:</p> <ul style="list-style-type: none"> • SB: A single shared lane for left and right turns. • EB: A through lane and a left/U-turn in 300' pocket plus taper. • WB: A through lane and a right-turn in 300' pocket plus taper. • Signalize with protected phasing for left turns and U-turns. • Geometric design shall be consistent with Capital Southeast Connector Joint Powers Authority adopted standards. <p><i>OR</i></p> <p>(B) Channelize the intersection on the existing White Rock Road alignment to restrict turning movements to westbound right turns and southbound right turns. The westbound right turn requires a 365' deceleration lane, and the southbound right turn requires a 960' acceleration lane (Figure 53 of the November 20, 2019, Transportation Impact Study).</p> <p>Timing: Prior to opening the segment of Oak Avenue Parkway between Driveway 1 and White Rock Road, or prior to issuance of the 138th Traditional Subdivision building permit, whichever occurs first.</p>	B	CD (E), PW, FD	The Community Development Department has reviewed and approved the public improvement plans for the subdivision and verified that these improvements are consistent with the approved Transportation Impact Study. These required improvements are included in the approved plans for this roadway section and are currently under construction.	Condition will be satisfied prior to issuance of the 138 th building permit in Phase 3A.

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#	Mitigation Measures	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
46.		<p><i>East Bidwell St./White Rock Road</i></p> <p>Signalize the existing White Rock Rd/East Bidwell Street intersection implementing either (A) or (B) below:</p> <p>(A) The Capital Southeast Connector Joint Powers Authority (JPA) project has programmed to relocate and signalize the East Bidwell Street/White Rock Road intersection as shown in the October 2017 geometric conceptual drawing , or equivalent improvements (i.e., three southbound approach lanes, four eastbound approach lanes, and three westbound approach lanes). Figure 54 of the November 20, 2019, Transportation Impact Study provides a conceptual intersection layout for this mitigation. Under option A, fair share is defined as the Toll Brothers at Folsom Ranch Project’s responsibility to the Sacramento County Transportation Development Fee. The Applicant is required to pay the Sacramento County Transportation Development Fee. Option A can be considered to be implemented once the JPA has let contracts for construction of the new intersection. This will ensure that the mitigation is constructed before project traffic adds 5 or more seconds of delay to the intersection.</p> <p><i>OR</i></p> <p>(B) Signalize the existing East Bidwell Street/White Rock Road intersection with the existing geometry. Figure 55 of the November 20, 2019, Transportation Impact Study provides a conceptual intersection layout for this mitigation.</p> <p>Timing: Prior to issuance of the first Regency Phase 1 building permit.</p>	B	CD (E), PW, FD	The Capital Southeast Connector -JPA has executed a construction contract with Goodfellow Brothers, Inc. to construct the Capital Southeast Connector from Prairie City Road to East Bidwell Street. The construction contract was executed in December of 2020. Grading and construction commenced in April 2021. The project will include the relocation and signalization of the existing White Rock Road/East Bidwell Street intersection. The project is expected to be complete in the Spring of 2022. The owner/applicant will pay the Sacramento County Transportation Development Fee prior to issuance of all building permits in the subdivision.	Condition will be satisfied prior to issuance of a building permit.

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#	Mitigation Measures	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
47.		<p><i>East Bidwell St/Mangini Pkwy</i></p> <p>Signalize the intersection with the following geometry (Figure 56 of the November 20, 2019, Transportation Impact Study):</p> <ul style="list-style-type: none"> • NB: One left-turn lane in a 200' pocket with 60' taper, one through lane, and one right-turn lane in a 150' pocket with a 60' taper; • SB: One left-turn lane in a 200' pocket with 60' taper, one through lane, and one right-turn lane in a 150'pocket with 60'taper; • EB and WB: One left-turn lane in a 200' pocket with 60' taper, one through lane, and one right-turn lane in a 200'pocket with 60'taper. <p>Timing: prior to issuance of first Regency Phase 1 building permit.</p>	B	CD (E), PW, FD	The Community Development Department has reviewed and approved the improvement plans for the construction of these required improvements including the plans for the modification to the existing traffic signal. These improvements are currently under construction.	Condition will be satisfied prior to issuance of a building permit in the subdivision.
48.		<p><i>East Bidwell St/Mangini Pkwy</i></p> <p>Expand the intersection and update signal configuration as follows (Figure 57 of the November 20, 2019 Transportation Impact Study):</p> <ul style="list-style-type: none"> • NB: One left-turn lane in a 200' pocket with 60' taper, two through lanes, and one right-turn lane in a 150' pocket with a 60' taper (the second through lane should be developed 300' south of the intersection); • SB: One left-turn lane in a 200' pocket with 60' taper, one through lane, and one right-turn lane in a 150'pocket with 60'taper; • EB and WB: One left-turn lane in a 200' pocket with 60' taper, one through lane, and one right-turn lane in a 200'pocket with 60'taper. <p>Timing: Prior to issuance of the first Regency Phase 2 building permit (546th overall Regency Phase 1/2 building permit excluding the 45 model home building permits).</p>	B	CD (E), PW, FD	This condition of approval will be satisfied during the development of the future Phase 2 portion (Regency Phase 2) of the Toll Brothers at Folsom Ranch project. The vesting tentative subdivision map for the Phase 2 (Regency) portion of the project has been approved by the City Council.	Condition will be satisfied prior to issuance of the 546 th building permit in the Regency project.

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#	Mitigation Measures	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
49.		<p><i>East Bidwell St/Alder Creek Parkway</i></p> <p>Reconstruct and signalize the East Bidwell St/Alder Creek Parkway intersection as shown in Figure 58 of the November 20, 2019, Transportation Impact Study:</p> <ul style="list-style-type: none"> • NB Approach: One U-turn lane in a 150' pocket with a 60' taper, one through lane, and one right turn lane in a 150' pocket plus 60' taper. • SB Approach: One left turn lane in a 200' pocket plus 60' taper, and one through lane. • WB Approach: One right turn lane, plus one left-turn lane in a 200' pocket plus 60' taper. <p>Timing: Prior to issuance of the first Regency Phase 1 building permit.</p>	B	CD (E), PW, FD	The Community Development Department has approved the plans for the reconstruction and signalization of the East Bidwell Street/Alder Creek Parkway intersection in accordance with this condition.	Condition will be satisfied prior to issuance of a building permit in the subdivision.
50.		<p><i>East Bidwell St/Alder Creek Parkway</i></p> <p>Reconstruct and modify signal at the East Bidwell St/Alder Creek Parkway intersection as shown in Figure 59 of the November 20, 2019, Transportation Impact Study:</p> <ul style="list-style-type: none"> • NB Approach: One U-turn lane in a 150' pocket with a 60' taper, two through lanes, and one right turn lane in a 150' pocket plus 60' taper. • SB Approach: One left turn lane in a 240' pocket plus 60' taper, and two through lanes. The second SB through lane can be dropped south of Old Ranch Way, the estimated taper for merging the two southbound lanes into one should be 660 feet long based on a 55 mph design speed and 12-foot lane width. • WB Approach: One right turn lane, plus one left-turn lane in a 200' pocket plus 60' taper. <p>Timing: Prior to issuance of the first Regency Phase 2 building permit (546th overall Regency Phase 1/2 building permit excluding the 45 model home building permits).</p>	B	CD (E), PW, FD	The owner/applicant will be required to submit grading and improvement plans to the Community Development Department for review and approval to construct these required improvements. The required improvements will have to be constructed and accepted by the City prior to issuance of the 546 th building permit in the Regency Phase 2 portion of the project.	Condition will be satisfied prior to issuance of the 546 th building permit in Phase 2 of the Regency project.

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#	Mitigation Measures	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
51.		<p><i>East Bidwell St/Savannah Parkway</i></p> <p>Reconstruct the East Bidwell St/Savannah Pkwy intersection with the following geometry (Figure 60 of the November 20, 2019, Transportation Impact Study):</p> <ul style="list-style-type: none"> • NB Approach: One shared through-right lane with a 150' taper; • SB Approach: One left turn lane in a 150' pocket plus 60' taper, and one through lane; • WB Approach: One left turn lane in a 60' pocket plus 60' taper, and one through lane; • SB departure: Construct a southbound receiving and acceleration lane for westbound left turn traffic. The acceleration lane shall be in a 300' pocket plus an appropriate taper. <p>Timing: Prior to issuance of the first Regency Phase 1 building permit.</p>	B	CD (E), PW, FD	The required improvements in this condition have been completed and accepted by the City. These improvements were constructed as part of the off-site improvements for the Mangini Ranch Phase 2, Village No. 7 subdivision.	Yes
52.		<p><i>East Bidwell St/Savannah Parkway</i></p> <p>Reconstruct the East Bidwell St/Savannah Pkwy intersection with the following geometry (Figure 61 of the November 20, 2019, Transportation Impact Study):</p> <ul style="list-style-type: none"> • NB Approach: One through lane and one shared through-right lane with a 150' taper; • SB Approach: One left turn lane in a 150' pocket plus 60' taper, and one through lane; • WB Approach: One left turn lane in a 60' pocket plus 60' taper, and one through lane; • SB departure: Construct a southbound receiving and acceleration lane for westbound left turn traffic. The acceleration lane shall be in a 300' pocket plus an appropriate taper. <p>Timing: Prior to issuance of the first Regency Phase 2 building permit (546th overall Regency Phase 1/2 building permit excluding the 45 model home building permits).</p>	B	CD (E), PW, FD	The owner/applicant will be required to submit grading and improvement plans to the Community Development Department for review and approval to construct these required improvements. The required improvements will have to be constructed and accepted by the City prior to issuance of the 546 th building permit in the Regency Phase 2 portion of the project.	Condition will be satisfied prior to issuance of the 546 th building permit in Phase 2 of the Regency project.

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#	Mitigation Measures	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
53.		<p>Utility Infrastructure</p> <ul style="list-style-type: none"> Utilities shall be constructed concurrent with the roadway phasing, as deemed appropriate and necessary to support the particular phase by the City Engineer. A particular development phase may be developed into sub-phases in which the roadway and utility phasing may change. If sub-phasing is proposed, the City Engineer shall determine what roadway and utility improvements are appropriate and necessary to serve the sub-phase. 	G, I, M	CD (E), PW, FD	The Community Development Department has reviewed and approved the phasing plan for Phase 1 of the Toll Brothers at Folsom Ranch Regency project. The City Engineer has approved the phasing plan to verify that the proposed roadway and infrastructure is appropriate for each phase.	Yes
54.		<p>Off-site improvements / Rights of Entry</p> <p>For any improvements constructed on private property that are not under the ownership or control of the owner/applicant, all rights-of-entry, and if necessary, a permanent easement shall be obtained and provided to the City. All rights of entry, construction easements, either permanent or temporary and other easements shall be obtained as set forth in Amendments No. 1 and 2 to ARDA, which shall be fully executed by all affected parties and shall be recorded with the Sacramento County Recorder, where applicable, prior to approval of grading and/or improvement plans.</p>	G, I	CD (E)	The owner/applicant has provided copies of fully executed rights-of-entry from privately owned parcels that adjoin the Toll Brothers at Folsom Ranch project. The fully executed rights-of-entry are on file with the Community Development Department.	Yes
55.		<p>Mine Shaft Remediation</p> <p>The owner/applicant shall locate and remediate all antiquated mine shafts, drifts, open cuts, tunnels, and water conveyance or impoundment structures existing on the project site, with specific recommendations for the sealing, filling, or removal of each that meet all applicable health, safety and engineering standards. Recommendations shall be prepared by an appropriately licensed engineer or geologist. All remedial plans shall be reviewed and approved by the City prior to approval of grading plans.</p>	G	CD (E)	During the course of grading and construction for the subdivision no mine shafts or tunnels were located or discovered.	Yes

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#	Mitigation Measures	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
56.		<p><i>Prepare Traffic Control Plan.</i> Prior to construction, a Traffic Control Plan for roadways and intersections affected by construction shall be prepared by the owner/applicant. The Traffic Control Plan prepared by the owner/applicant shall, at minimum, include the following measures:</p> <ul style="list-style-type: none"> • Maintaining the maximum amount of travel lane capacity during non-construction periods, possible, and advanced notice to drivers through the provision of construction signage. • Maintaining alternate one-way traffic flow past the lay down area and site access when feasible. • Heavy trucks and other construction transport vehicles shall avoid the busiest commute hours (7 a.m. to 8 a.m. and 5 p.m. to 6 p.m. on weekdays). • A minimum 72-hour advance notice of access restrictions for residents, businesses, and local emergency response agencies. This shall include the identification of alternative routes and detours to enable for the avoidance of the immediate construction zone. • A phone number and City contact for inquiries about the schedule of the construction throughout the construction period. This information will be posted in a local newspaper, via the City's web site, or at City Hall and will be updated on a monthly basis. 	G	CD (E)	The Community Development Department has reviewed and approved and will review and approve all proposed traffic control plans necessary to construct the required subdivision improvements. Grading and construction of the subdivision improvements commenced in August of 2020 and will continue through to the second quarter of 2022.	Yes
57.		<p><i>State and Federal Permits</i> The owner/applicant shall obtain all required State and Federal permits and provide evidence that said permits have been obtained, or that the permit is not required, subject to staff review prior to approval of any grading or improvement plan.</p>	G, I	CD (P)(E)	The owner/applicant has obtained all required State and Federal permits and copies are available from the Community Development Department.	Yes
58.		<p><i>Water Quality Certification</i> A water quality certification pursuant to Section 401 of the Clean Water Act is required before issuance of the record of decision and before issuance of the Section 404 permit. Before construction in any areas containing wetland features, the owner/applicant shall obtain water quality certification for the project. Any measures required as part of the issuance of water quality certification shall be implemented pursuant to the permit conditions.</p>	G	CD (E)	The owner/applicant has obtained all required State and Federal permits including Section 401 water quality certification and copies are available from the Community Development Department.	Yes

**CONDITIONS OF APPROVAL FOR THE TOLL BROTHERS AT FOLSOM RANCH PROJECT (PN 19-091)
WEST OF EAST BIDWELL ROAD, NORTH OF WHITE ROCK ROAD, EAST OF OAK AVENUE PARKWAY, AND
SOUTH OF MANGINI PARKWAY
GPA, SPA, DA AMENDMENTS, SLVTSM, PD PERMIT, AND INCLUSIONARY HOUSING PLAN**

#	Mitigation Measures	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
59.		<p><i>Landslide /Slope Failure</i> The owner/applicant shall retain an appropriately licensed engineer during the grading activities to identify existing landslides and potential slope failure hazards. The said engineer shall be notified a minimum of two days prior to any site clearing or grading to facilitate meetings with the grading contractor in the field.</p>	G	CD (E) PW	The owner/applicant retained a geotechnical engineer and implemented recommendations for this mitigation measure. A geotechnical report outlining these recommendations is available from Community Development Department.	Yes
IMPROVEMENT PLAN REQUIREMENTS						
60.		<p><i>Improvement Plans</i> The improvement plans for the required public and private subdivision improvements necessary to serve any and all phases of development shall be reviewed and approved by the Community Development Department prior to approval of a Final Map.</p>	M	CD (E)	The owner/applicant submitted improvement plans for all infrastructure improvements required to serve this subdivision. The City Engineer has reviewed and approved all required improvement plans to serve this subdivision. Copies of the improvement plans are available from the Community Development Department.	Yes
61.		<p><i>Standard Construction Specifications and Details</i> Public and private improvements, including roadways, curbs, gutters, sidewalks, bicycle lanes and trails, streetlights, underground infrastructure and all other improvements shall be provided in accordance with the latest edition of the City of Folsom <u><i>Standard Construction Specifications and Details</i></u> and the <u><i>Design and Procedures Manual and Improvement Standards</i></u>.</p>	I	CD (P)(E)	The owner/applicant submitted improvement plans in accordance with the City's Standard Specifications.	Yes

CONDITIONS OF APPROVAL FOR THE TOLL BROTHERS AT FOLSOM RANCH PROJECT (PN 19-091) WEST OF EAST BIDWELL ROAD, NORTH OF WHITE ROCK ROAD, EAST OF OAK AVENUE PARKWAY, AND SOUTH OF MANGINI PARKWAY GPA, SPA, DA AMENDMENTS, SLVTSM, PD PERMIT, AND INCLUSIONARY HOUSING PLAN						
#	Mitigation Measures	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
62.		<p><i>Water and Sewer Infrastructure</i> All City-owned water and sewer infrastructure shall be placed within the street right of way. In the event that a City-maintained public water or sewer main needs to be placed in an area other than the public right of way, such as through an open space corridor, landscaped area, etc., the following criteria must be met;</p> <ul style="list-style-type: none"> • The owner/applicant shall provide public sewer and water main easements • An access road shall be designed and constructed to allow for the operations, maintenance and replacement of the public water or sewer line by the City along the entire water and/or sewer line alignment. However, no access road is required within the two pedestrian paseos (Lot BI and BJ) as shown on the Small-Lot Vesting Tentative Subdivision Map) • In no case shall a City-maintained public water or public sewer line be placed on private residential property. • The domestic water and irrigation system owned and maintained by the City shall be separately metered per City of Folsom <i>Standard Construction Specifications and Details</i>. 	I	CD (E)	The owner/applicant has installed all sewer and water infrastructure within the street right of way. The outfall sewer line has been installed within easements or planned right of way within future streets.	Yes

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63.		<p>Lighting Plan The owner/applicant of all project phases shall submit a lighting plan for the project to the Community Development Department. The lighting plan shall be consistent with the Folsom Ranch Central District Design Guidelines:</p> <ul style="list-style-type: none"> • Shield or screen lighting fixtures to direct the light downward and prevent light spill on adjacent properties; • Place and shield or screen flood and area lighting needed for construction activities, nighttime sporting activities, and/or security so as not to disturb adjacent residential areas and passing motorists; • For public lighting in residential neighborhoods, prohibit the use of light fixtures that are of unusually high intensity or that blink or flash; • Use appropriate building materials (such as low-glare glass, low-glare building glaze or finish, neutral, earth toned colored paint and roofing materials), shielded or screened lighting, and appropriate signage in the office/commercial areas to prevent light and glare from adversely affecting motorists on nearby roadways; and • Design exterior on-site lighting as an integral part of the building and landscaping design in the Specific Plan Area. Lighting fixtures shall be architecturally consistent with the overall site design. Lights used on signage should be directed to light only the sign face with no off-site glare. 	I	CD (P)	The owner/applicant submitted a Lighting Plan for all roadways and this subdivision in accordance with the Design Guidelines and City Standards for Street Lighting. A copy of the lighting plans are available from the Community Development Department.	Yes
64.		<p>Utility Coordination The owner/applicant shall coordinate the planning, development and completion of this project with the various utility agencies (i.e., SMUD, PG&E, etc.). The owner/applicant shall provide the City with written confirmation of public utility service prior to approval of all final maps.</p>	M	CD (P)(E)	The owner/applicant has coordinated with all various utility agencies. All required utility easements are shown on the final map for this subdivision.	Yes

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#	Mitigation Measures	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
65.		<p><i>Replacing Hazardous Facilities</i> The owner/applicant shall be responsible for replacing any and all damaged or hazardous public sidewalk, curb and gutter, and/or bicycle trail facilities along the site frontage and/or boundaries, including pre-existing conditions and construction damage, to the satisfaction of the Community Development Department.</p>	I, OG	CD (E)	The owner/applicant has reconstructed a portion of East Bidwell Street to the satisfaction of the Community Development Department. There is a general note on the approved improvements plans requiring compliance with this condition.	Yes
66.		<p><i>Future Utility Lines</i> All future utility lines lower than 69 KV that are to be built within the project shall be placed underground within and along the perimeter of the project at the developer's cost. The owner/applicant shall dedicate to SMUD all necessary underground easements for the electrical facilities that will be necessary to service development of the project.</p>	M	CD (E)	All proposed utility service to the lots in this subdivision have been placed underground.	Yes
67.		<p><i>Water Meter Fixed Network System</i> The owner owner/applicant shall pay for, furnish and install all infrastructure associated with the water meter fixed network system for any City-owned and maintained water meter within the project.</p>	I	CD (E), EWR	The Owner/applicant has completed the infrastructure allowing for the water meter fixed network system. Meters will be furnished and installed during home construction for each individual metered connection.	Yes
68.		<p><i>Vertical Curb</i> All curbs located adjacent to landscaping, whether natural or manicured, and where parking is allowed shall be vertical.</p>	I	CD (P)(B)	The approved improvement plans for this subdivision include vertical concrete curb in compliance with this condition.	Yes

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69.		<p><i>Class II Bike Lanes</i> All Class II bike lanes shall be striped, and the legends painted to the satisfaction of the Community Development Department. No parking shall be permitted within the Class II bike lanes.</p>	I	CD (E)(P)	All Class II bike lanes have been constructed in accordance with the Specific Plan, Design Guidelines and City standards.	Yes

70.	✓	<p>Noise Barriers Based on the Environmental Noise Assessment (the “2019 Noise Assessment”) prepared by Bollard Acoustical Consultants on November 24, 2019, the following measures shall be implemented to the satisfaction of the Community Development Department:</p> <ul style="list-style-type: none"> • 6-foot-tall solid noise barriers, relative to backyard elevations, shall be constructed along all residential property boundaries adjacent to East Bidwell Street, Mangini Parkway, and Oak Avenue Parkway prior to occupancy of any residences adjacent to the aforementioned streets. • For the proposed Traditional Subdivision portion of the project located at the northeast corner of White Rock Road and Oak Avenue Parkway , a 7-foot-tall solid noise barrier, relative to backyard elevations, shall be constructed along all property boundaries adjacent to White Rock Road prior to occupancy of any residences adjacent to White Rock Road. • For the proposed Regency Phase 1 and Phase 2 portions of the project (which are located at the northwest corner of the intersection of White Rock Road and East Bidwell Street and north of White Rock Road in the central portion of the Toll Brothers at Folsom Ranch project site), an 8-foot-tall solid noise barrier, relative to backyard elevations, shall be constructed along all residential property boundaries adjacent to White Rock Road. • Suitable materials for the traffic noise barriers include masonry and precast concrete panels. The overall barrier height may be achieved by utilizing a barrier and earthen berm combination. Other materials may be acceptable but shall be reviewed by an acoustical consultant and approved by the Community Development Department prior to use. • Mechanical ventilation (air conditioning) shall be provided for all residences in this development to allow the occupants to close doors and windows as desired to achieve compliance with the applicable interior noise level criteria. • For the first row of homes located within the Traditional Subdivision portion of the project located along White Rock Road, the west-, south-, and east-facing second-floor building facades shall maintain minimum window assembly STC ratings of 34. 	I, O	CD (E)(P)	<p>The approved landscape plans for East Bidwell Street, Mangini Parkway and White Rock Road include the required sound walls with the required heights.along all of these public streets in accordance with the recommendations of the noted acoustical study.</p> <p>The Community Development Department will review and approve all site plans for each and every lot in the subdivision to verify compliance with this condition.</p>	<p>Yes</p> <p>Condition will be satisfied prior to issuance of a building permit the various phase of development.</p>
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#	Mitigation Measures	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
71.		<p><i>Master Plan Updates</i> The City has approved the Folsom Plan Area Storm Drainage Master Plan, Wastewater Master Plan, and Water Master Plan. The owner/applicant shall submit complete updates to the approved master plans, if applicable, for the proposed changes to the master plans as a result of the proposed project. The updates to the master plans for the proposed project shall be reviewed and approved by the City prior to approval of grading and/or improvement plans.</p> <p>The plans shall be accompanied by engineering studies supporting the sizing, location, and timing of the proposed facilities. Improvements shall be constructed in phases as the project develops in accordance with the approved master plans, including any necessary off-site improvements to support development of a particular phase or phases, subject to prior approval by the City. Off-site improvements may include roadways to provide secondary access, water transmission lines or distribution facilities to provide a looped water system, sewer trunk mains and lift stations, water quality facilities, non-potable water pipelines and infrastructure, and drainage facilities including on or off-site detention. No changes in infrastructure from that shown on the approved master plan shall be permitted unless and until the applicable master plan has been revised and approved by the City. Final lot configurations may need to be modified to accommodate the improvements identified in these studies to the satisfaction of the City.</p> <p>The owner/applicant shall provide sanitary sewer, water and storm drainage improvements with corresponding easements, as necessary, in accordance with these studies and the latest edition of the City of Folsom <u><i>Standard Construction Specifications and Details</i></u>, and the <u><i>Design and Procedures Manual and Improvement Standards</i></u>.</p> <p>The storm drainage design shall provide for no net increase in run-off under post-development conditions.</p>	G, I	CD(E), EWR, PW	The Owner/applicant has provided updated Master Plans for approval prior to the issuance of a grading permit. Copies of the Master Plans are available from the Community Development Department. The storm drainage system for the subdivision provides for no net increase in run-off under post development conditions.	Yes

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72.		<p>Best Management Practices</p> <p>The storm drain improvement plans shall provide for “Best Management Practices” that meet the requirements of the water quality standards of the City’s National Pollutant Discharge Elimination System Permit issued by the State Regional Water Quality Control Board.</p> <p>In addition to compliance with City ordinances, the owner/applicant shall prepare a Stormwater Pollution Prevention Plan (SWPPP), and implement Best Management Practices (BMPs) that comply with the General Construction Stormwater Permit from the Central Valley RWQCB, to reduce water quality effects during construction. Detailed information about the SWPPP and BMPs are provided in Chapter 3A.9, “Hydrology and Water Quality.”</p> <p>Each proposed project development shall result in no net change to peak flows into Alder Creek and associated tributaries, or to Buffalo Creek, Carson Creek, and Coyote Creek. The owner/applicant shall establish a baseline of conditions for drainage on-site. The baseline-flow conditions shall be established for 2-, 5-, and 100-year storm events. These baseline conditions shall be used to develop monitoring standards for the stormwater system on the Specific Plan Area. The baseline conditions, monitoring standards, and a monitoring program shall be submitted to USACE and the City for their approval. Water quality and detention basins shall be designed and constructed to ensure that the performance standards, which are described in Chapter 3A.9, “Hydrology and Water Quality,” are met and shall be designed as off-stream detention basins.</p> <p>Discharge sites into Alder Creek and associated tributaries, as well as tributaries to Carson Creek, Coyote Creek, and Buffalo Creek, shall be monitored to ensure that pre-project conditions are being met. Corrective measures shall be implemented as necessary. The mitigation measures will be satisfied when the monitoring standards are met for 5 consecutive years without undertaking corrective measures to meet the performance standard.</p>	G, I	CD (E)	<p>The Owner/applicant has received a NPDES permit from the State Regional Water Quality Control Board (SRWQCB). The NDES Permit requires the implementation of BMP’s, monitoring and reporting for stormwater runoff. The NPDES Permit includes a Storm Water Pollution Prevention Plan (SWPPP), which outlines monitoring standards, frequency and baseline modeling. The Owner/applicant has submitted monthly reports to the City and SRWQCB.</p>	Yes

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#	Mitigation Measures	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
73.		<p>Litter Control During Construction, the owner/applicant shall be responsible for litter control and sweeping of all paved surfaces in accordance with City standards. All on-site storm drains shall be cleaned immediately before the commencement of the rainy season (October 15).</p>	OG	CD (E)	The owner/applicant has complied with this provision and completed periodic on-site cleaning and sweeping of the project site.	Yes
FIRE DEPT REQUIREMENTS						
74.		<p>Prepare fuel modification plan (FMP). The owner/applicant shall submit a Fuel Modification Plan consistent with the FPA Open Space Management Plan to the City for review and approval by the City. Final approval of the plan shall occur prior to the issuance of a building permit for any new construction. A Fuel Modification Plan shall consist of a set of scaled plans showing fuel modification zones indicated with applicable assessment notes, a detailed landscape plan and an irrigation plan. A fuel modification plan submitted for approval shall be prepared by one of the following: a California state licensed landscape architect, or state licensed landscape contractor, or a landscape designed, or an individual with expertise acceptable to the Fire Code Official.</p> <p>Notification of fuel modification requirements are to be made upon sale to new property owners. Proposed changes to the approved Fuel Modification Plan shall be submitted to the City for approval prior to implementation.</p> <p>The owner/applicant shall dedicate a 30-foot-wide fuel modification easement(s) for all residential properties located adjacent to open space areas within the development. The owner/applicant shall dedicate easements, if applicable, for the required fuel modification buffer. The fuel modification easement(s) shall be shown on the Final Map. The owner/applicant shall be responsible for the maintenance of the fuel modification areas until such time that the City takes ownership of the open space areas that are to be deeded to the City within the project site.</p>	M, B	CD (P), FD	The Community Development Department, the Fire Department and the Parks & Recreation Department have reviewed and approved the Fuel Modification Plan (FMP) for the subdivision. The fuel modification easement, where applicable, is shown on the final map for this subdivision.	Yes

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#	Mitigation Measures	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
75.		<p>All-Weather Access and Fire Hydrants The owner/applicant shall provide all-weather access and fire hydrants before combustible materials are allowed on any project site or other approved alternative method as approved by the Fire Department. All-weather emergency access roads and fire hydrants (tested and flushed) shall be provided before combustible material or vertical construction is allowed on any project site or other approved alternative method as approved by the Fire Department. (All-weather access is defined as six inches of compacted aggregate base from May 1 to September 30 and two inches asphalt concrete over six inches aggregate base from October to April 30). The building shall have illuminated addresses visible from the street or drive fronting the property. Size and location of address identification shall be reviewed and approved by the Fire Department.</p> <ul style="list-style-type: none"> • Residential Fire-Flow with Automatic Fire Sprinkler System: The required fire-flow for the proposed residential portion of the project is determined to be 875 GPM for one hour. • All public streets shall meet City of Folsom Street Standards. • The maximum length of any dead-end street shall not exceed 500 feet in accordance with the Folsom Fire Code (unless approved by the Fire Department). • All-weather emergency access roads and fire hydrants (tested and flushed) shall be provided before combustible material storage or vertical construction is allowed. All-weather access is defined as 6" of compacted AB from May 1 to September 30 and 2"AC over 6" AB from October 1 to April 30 • The first Fire Station planned for the Folsom Plan Area may be required to be completed and operational at the time that the threshold of 1,500 occupied homes within the Folsom Plan Area is met. 	G, I, M, B	CD (P), FD	The owner/applicant has designed and received approval for all weather access improvements and fire hydrants for this subdivision. Permits for vertical construction will not be issued prior to these improvements being completed. As of May 1, 2022, the City has issued approximately 1300 Certificates of Occupancy in the Folsom Plan Area.	Yes

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#	Mitigation Measure	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
LANDSCAPE/TREE PRESERVATION REQUIREMENTS						

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#	Mitigation Measure	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
76.		<p>The owner/applicant shall obtain a tree removal permit, mitigate for removal of protected and heritage trees in accordance with Chapter 12.16 of the City of Folsom Municipal Code for Tree Preservation, and minimize indirect impacts to trees to be preserved. This shall include the following:</p> <ul style="list-style-type: none"> • A Tree Permit Application containing an application form, justification statement, site map, preservation program, and arborist's report shall be submitted to the City of Folsom by the owner/applicant for issuance of a Tree Permit prior to commencement of any grading or site improvement activities. • A Mitigation Plan shall be prepared by the owner/applicant to mitigate for the removal of the protected Canopy Oak Trees and Isolated Oak Trees within the development site. The Mitigation Plan for the Isolated Oak Trees shall consist of replacement trees and/or payment of "In-Lieu" fees on a diameter inch bases consistent with 10-14, 10-15 of the FPASP. Replacement trees may be located within the boundaries of the development parcel, a natural parkway, landscape corridor or passive or preserve open space zone, preferably within the Folsom Plan Area. The Mitigation Plan for the Isolated Oak Trees shall be subject to review and approval by the City. The Mitigation Plan for the Canopy Oak Trees shall be consistent with the mitigation requirements established by the Folsom Plan Area Specific Plan. • The Conservation Areas shall be fenced prior to construction. In addition, oak trees to be preserved within the Passive Recreation Open Spaces shall be fenced with high-visibility fencing prior to starting construction. The fencing shall be installed outside the tree preservation zone of oak trees, and shall surround the entirety of the tree preservation zone area. Parking of vehicles, equipment, or storage of materials is prohibited within the Tree Protection Zone of Protected Trees at all times. Signs shall be posted on exclusion fencing stating that the enclosed trees are to be preserved. Signs shall state the penalty for damage to, or removal of, the protected tree. 	G, I	CD (P)(E)	<p>The owner/applicant obtained a Tree Permit from the Community Development Department for the removal of protected oak trees that were impacted by the grading and construction of Phase 1 of the Toll Brothers at Folsom Ranch project.</p> <p>The Tree Permit was approved prior to commencement of grading and construction in the Summer of 2020. The owner/applicant paid in-lieu fees for the removal of some trees, the City approved a Tree Replacement Plan for another portion of the tree that were removed and preserved existing oak trees in El Dorado County for the remaining mitigation for the total number of protected trees in accordance with this condition.</p> <p>The Conservation Easements within the Phase 1 portion of the subdivision were fenced off around their boundaries in advance of the commencement of grading and construction and the City verified compliance by inspecting the fence in advance of grading.</p>	Yes

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#	Mitigation Measure	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
77.		<ul style="list-style-type: none"> The owner/applicant shall retain an ISA certified project arborist for implementation of the project. The project arborist shall be responsible for overseeing onsite tree removal and tree preservation. Oak trees located adjacent to construction areas that may be indirectly impacted due to work within or near the Tree Protection Zone shall be identified and tagged by the project arborist during construction activities. The indirectly impacted trees shall be monitored by the project arborist for five years in accordance with the Conceptual Oak Plan and FPASP EIR/EIS Mitigation Measure 3A.3-5. Trees that appear to be dead or dying within five years of project implementation will be replaced as per the requirements of this Plan. 	G	CD (P)(E)	The owner/applicant has retained an ISA certified project arborist. The project arborist was on-site during the removal of all protected oak trees and was present during grading within the tree protection zone (TPZ) of those tree that were to be preserved. All of the preserved trees were identified, tagged and TPZ fencing was placed around them prior to commencement of grading in August of 2020.	Yes

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78.		<p>Landscaping Plans Final landscape plans and specifications shall be prepared by a registered landscape architect and approved by the City prior to the approval of the first building permit. Said plans shall include all on-site landscape specifications and details including a tree planting exhibit demonstrating sufficient diversity and appropriate species selection to the satisfaction of the Community Development Department. The tree exhibit shall include all street trees, accent trees, parking lot shading trees, and mitigation trees proposed within the development. Said plans shall comply with all State and local rules, regulations, Governor’s declarations and restrictions pertaining to water conservation and outdoor landscaping.</p> <p>Landscaping shall meet shade requirements as outlined in the Folsom Plan Area Specific Plan where applicable. The landscape plans shall comply and implement water efficient requirements as adopted by the State of California (Assembly Bill 1881) (State Model Water Efficient Landscape Ordinance) until such time the City of Folsom adopts its own Water Efficient Landscape Ordinance at which time the owner/applicant shall comply with any new ordinance. Shade and ornamental trees shall be maintained according to the most current American National Standards for Tree Care Operations (ANSI A-300) by qualified tree care professionals. Tree topping for height reduction, view protection, light clearance or any other purpose shall not be allowed. Specialty-style pruning, such as pollarding, shall be specified within the approved landscape plans and shall be implemented during a 5-year establishment and training period. The owner/applicant shall comply with city-wide landscape rules or regulations on water usage. Owner/applicant shall comply with any state or local rules and regulations relating to landscape water usage and landscaping requirements necessitated to mitigate for drought conditions on all landscaping in the Toll Brothers project.</p>	B	CD (P)(E)	The Community Development Department is currently reviewing the landscape and streetscape plans for this subdivision. Prior to plan approval, the Community Development Department will review the plans for compliance with this condition.	Condition will be satisfied prior to issuance of a building permit in the subdivision.
79.		<p>Right of Way Landscaping Landscaping along all road rights of way and in public open space lots shall be installed when the adjoining road or lots are constructed.</p>	I, OG	CD (P)	The landscape and irrigation improvements for all open space parcels in the subdivision will be constructed upon completion of the roads and lots that adjoin them.	Yes

**CONDITIONS OF APPROVAL FOR THE TOLL BROTHERS AT FOLSOM RANCH PROJECT (PN 19-091)
WEST OF EAST BIDWELL ROAD, NORTH OF WHITE ROCK ROAD, EAST OF OAK AVENUE PARKWAY, AND
SOUTH OF MANGINI PARKWAY
GPA, SPA, DA AMENDMENTS, SLVTSM, PD PERMIT, AND INCLUSIONARY HOUSING PLAN**

#	Mitigation Measures	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
MAP REQUIREMENTS						
80.		<p><i>Subdivision Improvement Agreement</i> Prior to the approval of any Final Map, the owner/applicant shall enter into a subdivision improvement agreement with the City, identifying all required improvements, if any, to be constructed with each proposed phase of development. The owner/applicant shall provide security acceptable to the City, guaranteeing construction of the improvements.</p>	M	CD (E)	The required subdivision improvement agreement is included as part of the City staff report accompanying the final map for City Council approval. The resolution approving the final map for this subdivision includes a statement authorizing the City Manager to execute the subdivision improvement agreement for the subdivision along with approval of the final map.	Yes
81.		<p><i>The Final Inclusionary Housing Plan</i> The Final Inclusionary Housing Plan shall be approved by the City Council, and the Inclusionary Housing Agreement approved by the City Attorney shall be executed prior to recordation of the first Small-Lot Final Map for the Toll Brothers at Folsom Ranch project.</p>	M	CD (P)(E)	The owner/applicant has executed an Inclusionary Housing Agreement with the City. The agreement allows the owner/applicant to provide an in-lieu fee assigned to each building permit in the subdivision. The in-lieu housing fee will be paid at the time of building permit issuance.	Yes

82.		<p>Department of Real Estate Public Report The owner/applicant shall disclose to the homebuyers in the Department of Real Estate Public Report and the CC&R's for the Toll Brothers at Folsom Ranch project the following items:</p> <ol style="list-style-type: none"> 1) Future public parks and public schools are located in relatively close proximity to the proposed subdivision, and that the public parks may include facilities (basketball courts, a baseball field, softball fields, soccer fields, and playground equipment) that may generate noise impacts during various times, including but not limited to evening and nighttime hours. The owner/applicant shall also disclose that the existing public parks include nighttime sports lighting that may generate lighting impacts during evening and nighttime hours. 2) The soil in the subdivision may contain naturally occurring asbestos and naturally occurring arsenic. 3) The collecting, digging, or removal of any stone, artifact, or other prehistoric or historic object located in public or open space areas, and the disturbance of any archaeological site or historic property, is prohibited. 4) The project site is located within close proximity to the Mather Airport flight path and that overflight noise may be present at various times. 5) That all properties located within one mile of an on- or off-site area zoned or used for agricultural use (including livestock grazing) shall be accompanied by written disclosure from the transferor, in a form approved by the City of Folsom, advising any transferee of the potential adverse odor impacts from surrounding agricultural operations which disclosure shall direct the transferee to contact the County of Sacramento concerning any such property within the County zoned for agricultural uses within one mile of the subject property being transferred. 6) The project site is located adjacent to the future JPA Connector which may generate noise impacts during various times including but not limited to evening and nighttime hours. 	M	CD (P) PK	The Community Development Department has reviewed the subdivisions CC & R's and verified that all required disclosures in this condition of approval are included.	Yes
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#	Mitigation Measures	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
83.		<p>Public Utility Easements The owner/applicant shall dedicate public utility easements for underground facilities on properties adjacent to the public and private streets. A minimum of twelve and one-half-foot (12.5') wide Public Utility Easements for underground facilities (i.e., SMUD, Pacific Gas and Electric, cable television, telephone) shall be dedicated adjacent to all public and private street rights-of-way. The owner/applicant shall dedicate additional width to accommodate extraordinary facilities as determined by the City. The width of the public utility easements adjacent to public and private right of way may be reduced with prior approval from public utility companies.</p>	M	CD (E)	The owner/applicant has dedicated a 12.5' PUE along all roadway utility corridors as well as internal streets within the subdivision. The public utility easements are shown on the final map.	Yes
84.		<p>Final Map Phasing Should multiple Final Maps be filed by the owner/applicant, the phasing of maps shall be to the satisfaction of the Community Development Department.</p>	M	CD (E)	The Community Development Department has reviewed and approved the phasing plan for Phase 3A of the Toll Brothers project.	Yes
85.		<p>Backbone Infrastructure As provided for in the ARDA and the Amendment No. 1 thereto, the owner/applicant shall provide fully executed grant deeds, legal descriptions, and plats for all necessary Infrastructure to serve the project, including but not limited to lands, public rights of way, public utility easements, public water main easements, public sewer easements, irrevocable offers of dedication and temporary construction easements. All required easements as listed necessary for the Infrastructure shall be reviewed and approved by the City and recorded with the Sacramento County Recorder pursuant to the timing requirements set forth in Section 3.8 of the ARDA, and any amendments thereto.</p>	M	CD (E)	The owner/applicant provided all necessary public utility easements, grant deeds, offers of dedication or temporary construction easements required to build all of the required Backbone Infrastructure needed to serve the subdivision. These were recorded with Sacramento County Recorder by separate instrument.	Yes
86.		<p>New Permanent Benchmarks The owner/applicant shall provide and establish new permanent benchmarks on the (NAVD 88) datum in various locations within the subdivision or at any other locations in the vicinity of the project/subdivision as directed by the City Engineer. The type and specifications for the permanent benchmarks shall be provided by the City. The new benchmarks shall be placed by the owner/applicant within 6 months from the date of approval of the vesting tentative subdivision map.</p>	M	CD (E)	The owner/applicant has installed new benchmarks per the direction of the City Engineer and the new benchmarks have been placed in compliance with this condition of approval.	Yes

CONDITIONS OF APPROVAL FOR THE TOLL BROTHERS AT FOLSOM RANCH PROJECT (PN 19-091) WEST OF EAST BIDWELL ROAD, NORTH OF WHITE ROCK ROAD, EAST OF OAK AVENUE PARKWAY, AND SOUTH OF MANGINI PARKWAY GPA, SPA, DA AMENDMENTS, SLVTSM, PD PERMIT, AND INCLUSIONARY HOUSING PLAN						
#	Mitigation Measures	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
87.		Centralized Mail Delivery Units All Final Maps shall show easements or other mapped provisions for the placement of centralized mail delivery units. The owner/applicant shall provide a concrete base for the placement of any centralized mail delivery unit. Specifications and location of such base shall be determined pursuant to the applicable requirements of the U. S. Postal Service and the City of Folsom Community Development Department, with due consideration for street light location, traffic safety, security, and consumer convenience.	M	CD (E)	The final map for this subdivision includes the required easement for the placement of centralized mail delivery units. The USPS will provide the owner/applicant with the location of the mail delivery unit and will provide a concrete pad for the placement is the specified location in the subdivision.	Yes
88.		Recorded Final Map Prior to the issuance of building permits, the owner/applicant shall provide a digital copy of the recorded Final Map (in AutoCAD format) to the Community Development Department. The exception to this requirement are model homes; subject to approval of the Community Development Department, building permits for model homes only may be issued prior to recording of the Final Map.	B	CD (E)	The Community Development Department shall verify that the owner/applicant has provided the required recorded copy of the final map to the CDD prior to building permit issuance in the subdivision.	Condition will be satisfied prior to issuance of a building permit.
89.		Recorded Final Map Prior to issuance of building permits, the owner/applicant shall provide the Folsom-Cordova Unified School District with a copy of the recorded Final Map.	B	CD (P), FCUSD	The Community Development Department shall verify that the owner/applicant has provided the required recorded copy of the final map to the FCUSD prior to building permit issuance in the subdivision.	Condition will be satisfied prior to issuance of a building permit.
90.		Credit Reimbursement Agreement Prior to the recordation of the first Small-Lot Final Map, the owner/applicant and City shall enter into a credit and reimbursement agreement for constructed improvements that are included in the Folsom Plan Area's Public Facilities Financing Plan.	M	CD (E)	The owner/applicant has executed all of the required Specific Plan Infrastructure Fee Credit/Reimbursement Agreements for the Phase 3A subdivision. The executed agreements are on file with the Community Development Department.	Yes

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#	Mitigation Measures	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
ARCHITECTURE/SITE DESIGN REQUIREMENTS						

91.		<p>The Regency Phase 1 portion of the Toll Brothers at Folsom Ranch project (Lots 1-590 as shown on the Small-Lot Vesting Tentative Subdivision Map) shall comply with the following architecture and design requirements:</p> <ol style="list-style-type: none"> 1. This approval is for five, one-story master plans in four architectural styles with three color and material options each for the Regency portion of the Toll Brothers project. The applicant shall submit building plans that comply with this approval and the attached building elevations dated August 30, 2019. 2. The design, materials, and colors of the proposed Regency single-family and townhome residential units shall be consistent with the submitted building elevations, materials samples, and color scheme to the satisfaction of the Community Development Department. 3. The Community Development Department shall approve the individual lot permits to assure no duplication or repetition of the same house, same roof-line, same elevation style, side-by-side, or across the street from each other. 4. All mechanical equipment shall be ground-mounted and concealed from view of public streets, neighboring properties and nearby higher buildings. For lots abutting the open space areas, mechanical equipment shall be located out of view from open space areas. 5. Decorative light fixtures, consistent with the Folsom Ranch Central District Design Guidelines and unique to each architectural design theme, shall be added to the front building elevation of each Master Plan to the satisfaction of the Community Development Department. 6. A minimum of one street shall be planted in the front yard of each residential lot within the subdivision. A minimum of two trees are required along the street-side of all corner lots. All front yard irrigation and landscaping shall be installed prior to a Building Permit Final. 7. A maximum of 25% of the townhome product located on interior lots shall be permitted to have a side entry at the primary entrance location to the residence. 	B	CD (P) (B)	<p>The Community Development Department will review and approve all site and building plans in the subdivision to verify compliance with this condition prior to building permit issuance on all lots in the subdivision.</p>	<p>Condition will be satisfied prior to issuance of a building permit.</p>
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#	Mitigation Measures	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
92.		<p><i>Design Review Approval</i> Prior to issuance of a building permit for any residential units within the traditional Subdivisions (Lots 1-214 as shown on the Small-Lot Vesting Tentative Subdivision Map) and Regency Phase 2 (421 unmapped residential units) portions of the Toll Brothers at Folsom Ranch project, the owner/applicant shall obtain Design Review and/or Planned Development approval from the Planning Commission for all residences to be built within the aforementioned portions of the project area. If the architecture is not consistent with the Folsom Ranch Central District Design Guidelines, the owner applicant may modify the plans or apply for a modification to the Design Guidelines to be reviewed by the Planning Commission.</p> <p>In addition, the final design of the clubhouse within the Regency Phase 1 portion of the project shall be subject to review and approval by the Planning Commission. If other clubhouse structures are proposed with the Regency Phase 2 portion of the project or the traditional Subdivision portion of the project, they will also be subject to review and approval by the Planning Commission.</p>	B	CD (P) PR	This condition has been satisfied with the approval of the Phase 3A design review by the Planning Commission.	Yes
93.		<p><i>Mechanical Equipment Screening</i> All mechanical equipment shall be concealed from view of public and private streets, neighboring properties and nearby higher buildings where practicable to the satisfaction of the Community Development Department.</p>	B	CD (P) (E)	The Community Development Department will review and approve all site and building plans in the subdivision to verify compliance with this condition prior to building permit issuance on all lots in the subdivision.	Condition will be satisfied prior to issuance of a building permit.

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#	Mitigation Measures	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
PARKS AND RECREATION REQUIREMENTS						
94.		The owner/applicant shall modify the FPASP Land Use Plan and Parks Plan to identify the relocated public park lands that are outside of the project area prior to issuance of the first building permit for Regency Phase 1. The relocated parklands shall include 8 acres adjacent to the planned Local Park No. 4 (LP4) which is 2.3 acres in size, resulting in a 10.3-acre park site. The remaining 2 acres shall be relocated adjacent to Local Park No. 2 (LP2) which is 1.1 acres in size, resulting in a 3.1-acre park site. Final parkland location and size shall be approved by the Parks and Recreation Director.	B	CD (E) (P), PR	The owner/applicant has modified the FPASP Land Use Plan and Parks Plan for the required park land transfers and the modified plans are on file with the Community Development Department.	Yes
95.		The owner/applicant shall provide 7.5-acres of private recreation facilities within the "Regency" Phase 1 Subdivision (Lot D: 5.0-acres)(Lot G: 0.5-acres)(Lot F: 0.5-acres) and "Traditional Homes" Subdivision (Lot E: 1.5-acres) portions of the proposed project as shown on the Small Lot Vesting Tentative Subdivision Maps. The final size and location of the private amenity within the "Regency" Phase 2 Subdivision as shown on the Toll Brothers at Folsom Ranch Master Plan Exhibit will be determined with approval of the future entitlements associated with "Regency" Phase 2.	M, OG	CD (E) (P), PR	The final map for this subdivision includes the creation of Lot D (5 acres) and includes a note that Lot D will be granted to the Regency HOA by separate instrument. The other lots in Phase 1 will be created with future phased maps in the Regency project.	Yes The creation of the Phase 2 regency private amenity lots will be part of the future Phase 2 subdivision.
96.		Prior to issuance of the last building permit (342nd building permit) within Phase 1B of the Regency Phase 1 Active-Adult Community as shown on the Conceptual Phasing Exhibit, dated January 24, 2020, the owner/applicant shall begin construction of the private amenity and maintain continual progress until completion.	B, OG	CD (E) (P), PR	The Community Development Department will monitor the progress of development of the Regency age-restricted project to verify compliance with this condition.	Condition will be satisfied prior to issuance of the 342 nd building permit.
97.		Prior to issuance of the last building permit (590th building permit) in Phase 1C of the Regency Phase 1 Active-Adult Community as shown on the Conceptual Phasing Exhibit, dated January 24, 2029, the owner/applicant shall begin construction of the two private dog-park amenities and maintain continual progress until completion.	B, OG	CD (E) (P), PR	The Community Development Department will monitor the progress of development of the Regency age-restricted project to verify compliance with this condition.	Condition will be satisfied prior to issuance of the 590th building permit.

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#	Mitigation Measures	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
98.		Prior to issuance of the 137 th building permit within Traditional Subdivision portion of the Toll Brothers at Folsom Ranch project, the owner/applicant shall begin construction of the private amenity and maintain continual progress until completion.	B, OG	CD (E) (P), PR	The Community Development and Parks Departments will monitor the development of the project to verify compliance with this condition.	Condition will be satisfied prior to issuance of the 137 th building permit in Phase 3
99.		Prior to the issuance of the last building permit within Regency Phase 1, the owner/applicant shall complete grading of the public trails on Lots H, I, J, and N, and the Class 1 trail parallel to Mangini Parkway on Lots Q and R, as shown on the Toll Brothers Public Trails System Modification Exhibit and Vesting Tentative Subdivision Map, dated January 24, 2020.	B	CD (E) (P), PR	The Community Development and Parks Departments will monitor the development of the project to verify compliance with this condition.	Condition will be satisfied prior to issuance of the last building permit in Phase 1
100.		The owner/applicant shall include the maintenance of all graded subdivision trails and completed Class I trail parallel to Mangini Parkway within the responsibility of the development Homeowner's Association (HOA) until the Open Space is decided to the City. The City shall not incur any maintenance responsibility or expense as a result of these trails until the transfer of Open Space ownership to the City is complete.	G, I, OG	CD (E) (P), PR	The Community Development and Parks Departments will monitor the development of the project to verify compliance with this condition.	Condition will be satisfied prior to City acceptance of Open Space
101.		The owner/applicant shall include the maintenance of all private trail connections within the responsibility of the development Homeowner's Association (HOA) in perpetuity. The City shall not incur any maintenance responsibility or expense as a result of these private trail connections to the public trails within the subdivision.	G, I, OG	CD (E) (P), PR	The Community Development and Parks Departments will monitor the development of the project to verify compliance with this condition.	Condition will be satisfied prior to City acceptance of Open Space

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#	Mitigation Measures	Condition of Approval	When Required	Responsible Department	Comments	Condition Satisfied?
102.		The owner/applicant shall include the maintenance of all 86.1-acres of Open Space (Measure W Open Space) and fuel modification buffers, in accordance with the Folsom Plan Area Open Space Master Plan, within the responsibility of the development Homeowner’s Association (HOA) until the Open Space is deeded to the City. The City shall not incur any maintenance responsibility or expense as a result of this Open Space until the transfer of Open Space ownership to the City is complete. In addition, the Open Space shall not be deeded to the City until development on both sides adjacent to the Open Space are complete and at such a time the City is ready to take ownership.	OG	CD (E) (P), PR	The Community Development and Parks Departments will monitor the development of the project to verify compliance with this condition.	Condition will be satisfied prior to City acceptance of Open Space
103.		Parkland dedications shall be calculated as net acreage.	G, I	CD (E) (P), PR	The Community Development and Parks Departments will monitor the development of the project to verify compliance with this condition.	Condition shall be satisfied prior to City acceptance of Parkland.
MISCELLANEOUS REQUIREMENTS						
104.		The owner/applicant shall update the Folsom Plan Area Specific Plan to reflect all changes and modifications to the General Plan Land Use and Specific Plan Land Use diagrams, tables, and exhibits to reflect changes resulting from the Toll Brothers at Folsom Ranch project prior to issuance of the first building permit to the satisfaction of the Community Development Department.	B	CD (E) (P), PR	The owner/applicant has modified the FPASP Land Use Plan and Parks Plan for the required park land transfers and the modified plans are on file with the Community Development Department.	Yes
105.		The Regency Phase 1 (Lots 1-590 as shown on the Small-Lot Vesting Tentative Subdivision Map dated October 17, 2019) and the Regency Phase 2 unmapped portions of the Toll Brothers at Folsom Ranch project shall be limited to age-restricted (Age 55+) residential units.	OG	CD (E) (P)	The Community Development Department has reviewed and approved the CC&R’s for the subdivision that include this restriction and will monitor the project to ensure compliance.	Yes

Mitigation Measures						
19.	<p>Toll Brothers at Folsom Ranch Project Mitigation Monitoring Reporting Program (MMRP). Table 1 below describes the mitigation measures from the FPASP (May 2011) MMRP, as amended by the Revised Proposed Water Supply Facility Alternative (November 2012), Folsom South of U.S. Highway 50 Backbone Infrastructure Mitigated Negative Declaration (December 2014), the Westland Eagle Specific Plan Amendment (September 2015), and the Toll Brothers at Folsom Ranch Project.</p>					
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#	Mitigation Number (Source)	Mitigation Measures	Timing	Responsible Agency	Comments	Condition Satisfied?
Aesthetics						
106-1	3A.1-1 (FPASP EIR/EIS)	<p>Construct and Maintain a Landscape Corridor Adjacent to U.S. 50. The project applicant(s) for any particular discretionary development application adjacent to U.S. 50 shall fund, construct, and maintain a landscaped corridor within the SPA, south of U.S. 50. This corridor shall be 50 feet wide, except that the landscaped corridor width shall be reduced to 25 feet adjacent to the proposed regional mall. Landscaping plans and specifications shall be approved by Caltrans and the City of Folsom, and constructed by the project applicant(s) before the start of earthmoving activities associated with residential or commercial units. Landscaped areas would not be required within the preserved oak woodlands. As practicable, landscaping shall primarily contain native and/or drought tolerant plants. Landscaped corridors shall be maintained in perpetuity to the satisfaction of the City of Folsom.</p>	<p>1. Plans and specifications: before approval of grading plans and building permits 2. Construction: before the approval of occupancy permits associated with residential and commercial units 3. Maintenance: in perpetuity</p>	City of Folsom Community Development Department	The Toll Brothers at Folsom Ranch subdivision does not have any frontage along US HWY 50 and therefore this condition does not apply to the subdivision.	Yes
106-2	3A.1-4 (FPASP EIR/EIS)	<p>Screen Construction Staging Areas. The project applicant(s) for any particular discretionary development application shall locate staging and material storage areas as far away from sensitive biological resources and sensitive land uses (e.g., residential areas, schools, parks) as feasible. Staging and material storage areas shall be approved by the appropriate agency (identified below) before the approval of grading plans for all project phases and shall be screened from adjacent occupied land uses in earlier development phases to the maximum extent practicable. Screens may include, but are not limited to, the use of such visual barriers such</p>	Before approval of grading plans and during construction for all project phases.	City of Folsom Community Development Department.	The construction staging area for the subdivision is not located near any existing sensitive biological resources, land uses or existing residences. The construction area is shown on the plans for the subdivision and the plans have	Yes

		<p>as berms or fences. The screen design shall be approved by the appropriate agency to further reduce visual effects to the extent possible.</p> <p>Mitigation for the off-site elements outside of the City of Folsom’s jurisdictional boundaries shall be developed by the project applicant(s) of each applicable project phase in consultation with the affected oversight agency(ies) (i.e., El Dorado and/or Sacramento Counties, and Caltrans) to reduce to the extent feasible the visual effects of construction activities on adjacent project land uses that have already been developed.</p>			been approved by the Community Development Department.	
106-3	3A.1-5 (FPASP EIR/EIS)	<p>Establish and Require Conformance to Lighting Standards and Prepare and Implement a Lighting Plan.</p> <p>To reduce impacts associated with light and glare, the City shall:</p> <ul style="list-style-type: none"> ▶ Establish standards for on-site outdoor lighting to reduce high-intensity nighttime lighting and glare as part of the Folsom Specific Plan design guidelines/standards. Consideration shall be given to design features, namely directional shielding for street lighting, parking lot lighting, and other substantial light sources, that would reduce effects of nighttime lighting. In addition, consideration shall be given to the use of automatic shutoffs or motion sensors for lighting features to further reduce excess nighttime light. ▶ Use shielded or screened public lighting fixtures to prevent the light from shining off of the surface intended to be illuminated. <p>To reduce impacts associated with light and glare, the project applicant(s) of all project phases shall:</p> <ul style="list-style-type: none"> ▶ Shield or screen lighting fixtures to direct the light downward and prevent light spill on adjacent properties. ▶ Flood and area lighting needed for construction activities, nighttime sporting activities, and/or security shall be screened or aimed no higher than 45 degrees above straight down (half-way between straight down and straight to the side) when the source is visible from any off-site residential property or public roadway. ▶ For public lighting in residential neighborhoods, prohibit the use of light fixtures that are of unusually high intensity or brightness (e.g., harsh mercury vapor, low-pressure sodium, or fluorescent bulbs) or that blink or flash. ▶ Use appropriate building materials (such as low-glare glass, low-glare building glaze or finish, neutral, earth-toned colored paint and roofing materials), shielded or screened lighting, and appropriate signage in the office/commercial areas to prevent light and glare from adversely affecting motorists on nearby roadways. ▶ Design exterior on-site lighting as an integral part of the building and landscape design in the Folsom Specific Plan area. Lighting fixtures shall be architecturally consistent with the overall site design. 	Before approval of building permits.	City of Folsom Community Development Department	The Community Development Department (CDD) has reviewed and approved lighting plans for subdivision. The plans are in compliance with the condition of approval.	Yes

		<ul style="list-style-type: none"> ▶ Lighting of off-site facilities within the City of Folsom shall be consistent with the City's General Plan standards. ▶ Lighting of the off-site detention basin shall be consistent with Sacramento County General Plan standards. ▶ Lighting of the two local roadway connections from Folsom Heights off-site into El Dorado Hills shall be consistent with El Dorado County General Plan standards. <p>A lighting plan for all on- and off-site elements within the each agency's jurisdictional boundaries (specified below) shall be submitted to the relevant jurisdictional agency for review and approval, which shall include the above elements. The lighting plan may be submitted concurrently with other improvement plans, and shall be submitted before the installation of any lighting or the approval of building permits for each phase. The project applicant(s) for any particular discretionary development application shall implement the approved lighting plan.</p> <p>Mitigation for the off-site elements outside of the City of Folsom's jurisdictional boundaries must be coordinated by the project applicant(s) of each applicable project phase with the affected oversight agency(ies) (i.e., El Dorado and/or Sacramento Counties).</p>				
Air Quality						
106-4	3A.2-1a (FPASP EIR/EIS)	<p>Implement Measures to Control Air Pollutant Emissions Generated by Construction of On-Site Elements. To reduce short-term construction emissions, the project applicant(s) for any particular discretionary development application shall require their contractors to implement SMAQMD's list of Basic Construction Emission Control Practices, Enhanced Fugitive PM Dust Control Practices, and Enhanced Exhaust Control Practices (list below) in effect at the time individual portions of the site undergo construction. In addition to SMAQMD-recommended measures, construction operations shall comply with all applicable SMAQMD rules and regulations.</p> <p>Basic Construction Emission Control Practices</p> <ul style="list-style-type: none"> ▶ Water all exposed surfaces two times daily. Exposed surfaces include, but are not limited to soil piles, graded areas, unpaved parking areas, staging areas, and access roads. ▶ Cover or maintain at least two feet of free board space on haul trucks transporting soil, sand, or other loose material on the site. Any haul trucks that would be traveling along freeways or major roadways should be covered. ▶ Use wet power vacuum street sweepers to remove any visible trackout mud or dirt onto adjacent public roads at least once a day. Use of dry power sweeping is prohibited. ▶ Limit vehicle speeds on unpaved roads to 15 miles per hour (mph). 	Before the approval of all grading plans by the City and throughout project construction, where applicable, for all project phases.	City of Folsom Community Development Department	The City and its Environmental Compliance Consultant (Helix) have reviewed all MMRP conditions and verified compliance with this Mitigation Measure. Compliance was verified prior to commencement of grading and construction in the Summer of 2020. The compliance table is on file with the City.	Yes

	<ul style="list-style-type: none">▶ All roadways, driveways, sidewalks, parking lots to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.▶ Minimize idling time either by shutting equipment off when not in use or reducing the time of idling to 5 minutes (as required by the state airborne toxics control measure [Title 13, Section 2485 of the California Code of Regulations]). Provide clear signage that posts this requirement for workers at the entrances to the site.▶ Maintain all construction equipment in proper working condition according to manufacturer's specifications. The equipment must be checked by a certified mechanic and determine to be running in proper condition before it is operated. <p>Enhanced Fugitive PM Dust Control Practices – Soil Disturbance Areas</p> <ul style="list-style-type: none">▶ Water exposed soil with adequate frequency for continued moist soil. However, do not overwater to the extent that sediment flows off the site.▶ Suspend excavation, grading, and/or demolition activity when wind speeds exceed 20 mph.▶ Plant vegetative ground cover (fast-germinating native grass seed) in disturbed areas as soon as possible. Water appropriately until vegetation is established. <p>Enhanced Fugitive PM Dust Control Practices – Unpaved Roads</p> <ul style="list-style-type: none">▶ Install wheel washers for all exiting trucks, or wash off all trucks and equipment leaving the site.▶ Treat site accesses to a distance of 100 feet from the paved road with a 6 to 12-inch layer of wood chips, mulch, or gravel to reduce generation of road dust and road dust carryout onto public roads.▶ Post a publicly visible sign with the telephone number and person to contact at the construction site regarding dust complaints. This person shall respond and take corrective action within 48 hours. The phone number of SMAQMD and the City contact person shall also be posted to ensure compliance. <p>Enhanced Exhaust Control Practices</p> <ul style="list-style-type: none">▶ The project shall provide a plan, for approval by the City of Folsom Community Development Department and SMAQMD, demonstrating that the heavy-duty (50 horsepower [hp] or more) off-road vehicles to be used in the construction project, including owned, leased, and subcontractor vehicles, will achieve a project wide fleet-average 20% NOX reduction and 45% particulate reduction compared to the most current California Air Resources Board (ARB) fleet average that exists at the time of construction. Acceptable options for reducing emissions may include use of late-model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available. The project applicant(s) of each project phase or its representative shall submit to the City of Folsom Community Development Department and SMAQMD a comprehensive inventory of all off-road construction equipment, equal to or greater than 50 hp, that would be used an aggregate of 40 or				
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		<p>more hours during any portion of the construction project. The inventory shall include the horsepower rating, engine production year, and projected hours of use for each piece of equipment. The inventory shall be updated and submitted monthly throughout the duration of the project, except that an inventory shall not be required for any 30-day period in which no construction activity occurs. At least 48 hours prior to the use of heavy-duty off-road equipment, the project representative shall provide SMAQMD with the anticipated construction timeline including start date, and name and phone number of the project manager and on-site foreman. SMAQMD's Construction Mitigation Calculator can be used to identify an equipment fleet that achieves this reduction (SMAQMD 2007a). The project shall ensure that emissions from all off-road diesel powered equipment used on the SPA do not exceed 40% opacity for more than three minutes in any one hour. Any equipment found to exceed 40 percent opacity (or Ringelmann 2.0) shall be repaired immediately, and the City and SMAQMD shall be notified within 48 hours of identification of noncompliant equipment. A visual survey of all in-operation equipment shall be made at least weekly, and a monthly summary of the visual survey results shall be submitted throughout the duration of the project, except that the monthly summary shall not be required for any 30-day period in which no construction activity occurs. The monthly summary shall include the quantity and type of vehicles surveyed as well as the dates of each survey. SMAQMD staff and/or other officials may conduct periodic site inspections to determine compliance. Nothing in this mitigation measure shall supersede other SMAQMD or state rules or regulations.</p> <ul style="list-style-type: none"> ▶ If at the time of construction, SMAQMD has adopted a regulation or new guidance applicable to construction emissions, compliance with the regulation or new guidance may completely or partially replace this mitigation if it is equal to or more effective than the mitigation contained herein, and if SMAQMD so permits. 				
<p>106 -5</p>	<p>3A.2-1b (FPASP EIR/EIS)</p>	<p>Pay Off-site Mitigation Fee to SMAQMD to Off-Set NO_x Emissions Generated by Construction of On-Site Elements.</p> <p>Implementation of the project or the other four other action alternatives would result in construction-generated NO_x emissions that exceed the SMAQMD threshold of significance, even after implementation of the SMAQMD Enhanced Exhaust Control Practices (listed in Mitigation Measure 3A.2-1a). Additionally, Mitigation Measure 3A.4-1 (Implement Additional Measures to Control Construction-Generated GHG Emissions, pages 3A.4-14 to 15) has the potential to both reduce and increase NO_x emissions, depending on the types of alternative fuels and engine types employed. Therefore, the project applicant(s) shall pay SMAQMD an off-site mitigation fee for implementation of any of the five action alternatives for the purpose of reducing NO_x emissions to a less-than-significant level (i.e., less than 85 lb/day). All NO_x emission reductions and increases associated with GHG mitigation shall be added to or subtracted from the amount above the construction threshold to determine off-site mitigation fees, when possible. The specific fee amounts shall be calculated when the daily construction emissions can be more accurately determined: that is, if the City/USACE select and certify the EIR/EIS and approves the Proposed Project or one of the other</p>	<p>Before the approval of all grading plans by the City and throughout project construction for all project phases.</p>	<p>The City of Folsom Community Development Department shall not grant any grading permits to the respective project applicant(s) until the respective project applicant(s)</p>	<p>The City and its Environmental Compliance Consultant (Helix) have reviewed all MMRP conditions and verified compliance with this Mitigation Measure. Compliance was verified prior to commencement of grading and construction in the Summer of 2020. The compliance table is on file with the City.</p>	<p>Yes</p>

		four other action alternatives, the City and the applicants must establish the phasing by which development would occur, and the applicants must develop a detailed construction schedule. Calculation of fees associated with each project development phase shall be conducted by the project applicant(s) in consultation with SMAQMD staff before the approval of grading plans by the City. The project applicant(s) for any particular discretionary development application shall pay into SMAQMD's off-site construction mitigation fund to further mitigate construction generated emissions of NO _x that exceed SMAQMD's daily emission threshold of 85 lb/day. The calculation of daily NO _x emissions shall be based on the cost rate established by SMAQMD at the time the calculation and payment are made. At the time of writing this EIR/EIS the cost rate is \$16,000 to reduce 1 ton of NO _x plus a 5% administrative fee (SMAQMD 2008c). The determination of the final mitigation fee shall be conducted in coordination with SMAQMD before any ground disturbance occurs for any project phase. Based on information available at the time of writing this EIR/EIS, and assuming that construction would be performed at a consistent rate over a 19-year period (and averaging of 22 work days per month), it is estimated that the off-site construction mitigation fees would range from \$517,410 to \$824,149, depending on which alternative is selected. Because the fee is based on the mass quantity of emissions that exceed SMAQMD's daily threshold of significance of 85 lb/day, total fees would be substantially greater if construction activity is more intense during some phases and less intense during other phases of the 19-year build out period, and in any event, based on the actual cost rate applied by SMAQMD. (This fee is used by SMAQMD to purchase off-site emissions reductions. Such purchases are made through SMAQMD's Heavy Duty Incentive Program, through which select owners of heavy-duty equipment in Sacramento County can repower or retrofit their old engines with cleaner engines or technologies.)		have paid the appropriate off-site mitigation fee to SMAQMD.		
106-6	3A.2-1c (FPASP EIR/EIS)	Analyze and Disclose Projected PM ₁₀ Emission Concentrations at Nearby Sensitive Receptors Resulting from Construction of On-Site Elements. Prior to construction of each discretionary development entitlement of on-site land uses, the project applicant shall perform a project-level CEQA analysis (e.g., supporting documentation for an exemption, negative declaration, or project-specific EIR) that includes detailed dispersion modeling of construction-generated PM ₁₀ to disclose what PM ₁₀ concentrations would be at nearby sensitive receptors. The dispersion modeling shall be performed in accordance with applicable SMAQMD guidance that is in place at the time the analysis is performed. At the time of writing this EIR/EIS, SMAQMD's most current and most detailed guidance for addressing construction-generated PM ₁₀ emissions is found in its Guide to Air Quality Assessment in Sacramento County (SMAQMD 2009a). The project-level analysis shall incorporate detailed parameters of the construction equipment and activities, including the year during which construction would be performed, as well as the proximity of potentially affected receptors, including receptors proposed by the project that exist at the time the construction activity would occur.	Before the approval of all grading plans by the City.	City of Folsom Community Development Department	The City and its Environmental Compliance Consultant (Helix) have reviewed all MMRP conditions and verified compliance with this Mitigation Measure. Compliance was verified prior to commencement of grading and construction in the Summer of 2020. The compliance table is on file with the City.	Yes
106-7	3A.2-2 (FPASP EIR/EIS)	Implement All Measures Prescribed by the Air Quality Mitigation Plan to Reduce Operational Air Pollutant Emissions. To reduce operational emissions, the project applicant(s) for any particular discretionary development application shall implement all measures prescribed in the SMAQMD-approved Folsom Plan Area Specific Plan Air Quality Mitigation Plan (AQMP) (Torrence Planning 2008), a copy of which is included in Appendix C2. The AQMP is intended to improve mobility, reduce vehicle miles traveled, and improve air	Before issuance of subdivision maps or improvement plans.	City of Folsom Community Development Department	The City and its Environmental Compliance Consultant (Helix) have reviewed all MMRP conditions and verified compliance with this Mitigation Measure. Compliance was verified prior	Yes

		quality as required by AB 32 and SB 375. The AQMP includes, among others, measures designed to provide bicycle parking at commercial land uses, an integrated pedestrian/bicycle path network, transit stops with shelters, a prohibition against the use the wood-burning fireplaces, energy star roofing materials, electric lawnmowers provided to homeowners at no charge, and on-site transportation alternatives to passenger vehicles (including light rail) that provide connectivity with other local and regional alternative transportation networks.			to commencement of grading and construction in the Summer of 2020. The compliance table is on file with the City.	
106-8	3A.2-4a (FPASP EIR/EIS)	<p>Develop and Implement a Plan to Reduce Exposure of Sensitive Receptors to Construction-Generated Toxic Air Contaminant Emissions. The project applicant(s) for any particular discretionary development application shall develop a plan to reduce the exposure of sensitive receptors to TACs generated by project construction activity associated with buildout of the selected alternative. Each plan shall be developed by the project applicant(s) in consultation with SMAQMD. The plan shall be submitted to the City for review and approval before the approval of any grading plans.</p> <p>The plan may include such measures as scheduling activities when the residences are the least likely to be occupied, requiring equipment to be shut off when not in use, and prohibiting heavy trucks from idling. Applicable measures shall be included in all project plans and specifications for all project phases.</p> <p>The implementation and enforcement of all measures identified in each plan shall be funded by the project applicant(s) for the respective phase of development.</p>	Before the approval of all grading plans by the City and throughout project construction, where applicable, for all project phases.	City of Folsom Community Development Department	The City and its Environmental Compliance Consultant (Helix) have reviewed all MMRP conditions and verified compliance with this Mitigation Measure. Compliance was verified prior to commencement of grading and construction in the Summer of 2020. The compliance table is on file with the City.	Yes
106-9	3A.2-4b (FPASP EIR/EIS)	<p>Implement Measures to Reduce Exposure of Sensitive Receptors to Operational Emissions of Toxic Air Contaminants. The following measures shall be implemented to reduce exposure of sensitive receptors to Toxic Air Contaminants.</p> <ul style="list-style-type: none"> ▶ Proposed commercial and industrial land uses that have the potential to emit TACs or host TAC-generating activity (e.g., loading docks) shall be located away from existing and proposed on-site sensitive receptors such that they do not expose sensitive receptors to TAC emissions that exceed an incremental increase of 10 in 1 million for the cancer risk and/or a noncarcinogenic Hazard Index of 1.0. ▶ The multi-family residences planned across from the off-site corporation yard near the southwest corner of the SPA shall be set back as far as possible from the boundary of the corporation yard and/or relocated to another area. ▶ Where necessary to reduce exposure of sensitive receptors to an incremental increase of 10 in 1 million for the cancer risk and/or a noncarcinogenic Hazard Index of 1.0, proposed commercial and industrial land uses that would host diesel trucks shall incorporate idle reduction strategies that reduce the main propulsion engine idling time through alternative technologies such as, IdleAire, electrification of truck parking, and alternative energy sources for TRUs, to allow diesel engines to be completely turned off. ▶ Signs shall be posted in at all loading docks and truck loading areas which indicate that diesel-powered delivery trucks must be shut off when not in use for longer than 5 minutes on the premises in order to reduce idling emissions. This measure is consistent with the ATCM to Limit Diesel-Fueled Commercial 	Before the approval of all grading plans by the SMAQMD and throughout project construction, where applicable, for all project phases.	City of Folsom Community Development Department	The City and its Environmental Compliance Consultant (Helix) have reviewed all MMRP conditions and verified compliance with this Mitigation Measure. Compliance was verified prior to commencement of grading and construction in the Summer of 2020. The compliance table is on file with the City.	Yes

		<p>Motor Vehicle Idling, which was approved by the California Office of Administrative Law in January 2005.</p> <ul style="list-style-type: none"> ▶ Implement the following additional guidelines, which are recommended in ARB’s Land Use Handbook: A Community Health Perspective (ARB 2005) and are considered to be advisory and not regulatory: <ul style="list-style-type: none"> ▪ Sensitive receptors, such as residential units and daycare centers, shall not be located in the same building as dry-cleaning operations that use perchloroethylene. Dry-cleaning operations that use perchloroethylene shall not be located within 300 feet of any sensitive receptor. A setback of 500 feet shall be provided for operations with two or more machines. ▪ Large gasoline stations (defined as facilities with a throughput of 3.6 million gallons per year or greater) and sensitive land uses shall not be sited within 300 feet of each other. Small gasoline-dispensing facilities (less than 3.6 million gallons of throughput per year) and sensitive land uses shall not be sited within 50 feet of each other. 				
106-10	3A.2-5 (FPASP EIR/EIS)	<p>Implement A Site Investigation to Determine the Presence of NOA and, if necessary, Prepare and Implement an Asbestos Dust Control Plan. A site investigation shall be performed to determine whether and where NOA is present in the soil and rock on the SPA. The site investigation shall include the collection of soil and rock samples by a qualified geologist. If the site investigation determines that NOA is present on the SPA then the project applicant shall prepare an Asbestos Dust Control Plan for approval by SMAQMD as required in Title 17, Section 93105 of the California Code of Regulations, “Asbestos Airborne Toxic Control Measure for Construction, Grading, Quarrying, and Surface Mining Operations.” The Asbestos Dust Control Plan shall specify measures, such as periodic watering to reduce airborne dust and ceasing construction during high winds. Measures in the Asbestos Dust Control Plan may include but shall not be limited to dust control measures required by Mitigation Measure 3A.2-1a. The project applicant shall submit the plan to the Folsom Community Development Department for review and SMAQMD for review and approval before construction of the first project phase. SMAQMD approval of the plan must be received before any asbestos-containing rock (serpentinite) can be disturbed. Upon approval of the Asbestos Dust Control Plan by SMAQMD, the applicant shall ensure that construction contractors implement the terms of the plan throughout the construction period.</p>	Before the approval of all grading plans by the City and throughout project construction, where applicable, for all project phases.	City of Folsom Community Development Department	The owner/applicant obtained approval for an Asbestos Dust Mitigation Plan from the SMAQMD prior to commencement of grading and construction in the Summer of 2020. The approved Asbestos Dust Mitigation Plan is on file with the Community Development Department.	Yes
106-11	3A.2-6 (FPASP EIR/EIS)	<p>Implement Measures to Control Exposure of Sensitive Receptors to Operational Odorous Emissions. The project applicant(s) for any particular discretionary development application shall implement the following measures:</p> <ul style="list-style-type: none"> ▶ The odor-producing potential of land uses shall be considered when the exact type of facility that would occupy areas zoned for commercial, industrial, or mixed-use land uses is determined. Facilities that have the potential to emit objectionable odors shall be located as far away as feasible from existing and proposed sensitive receptors. ▶ The multi-family residences planned across from the off-site corporation yard near the southwest corner of the SPA shall be set back as far as possible from the boundary of the corporation yard and/or relocated 	Before the approval of building permits by the City and throughout project construction, where	City of Folsom Community Development Department	The City and its Environmental Compliance Consultant (Helix) have reviewed all MMRP conditions and verified compliance with this Mitigation Measure. Compliance was verified prior to commencement of grading and construction in the Summer of 2020. This subdivision is residential and is not adjacent to any odorous land uses and is	Yes

		<p>to another area. (This measure is also required by Mitigation Measure 3A.2-4b to limit exposure to TAC emissions.)</p> <ul style="list-style-type: none"> ▶ Before the approval of building permits, odor control devices shall be identified to mitigate the exposure of receptors to objectionable odors if a potential odor-producing source is to occupy an area zoned for commercial, industrial, or mixed-use land uses. The identified odor control devices shall be installed before the issuance of certificates of occupancy for the potentially odor-producing use. The odor producing potential of a source and control devices shall be determined in coordination with SMAQMD and based on the number of complaints associated with existing sources of the same nature. ▶ The deeds to all properties located within the plan area that are within one mile of an on- or off-site area zoned or used for agricultural use (including livestock grazing) shall be accompanied by a written disclosure from the transferor, in a form approved by the City of Folsom, advising any transferee of the potential adverse odor impacts from surrounding agricultural operations, which disclosure shall direct the transferee to contact the County of Sacramento concerning any such property within the County zoned for agricultural uses within one mile of the subject property being transferred. ▶ Truck loading docks and delivery areas shall be located as far away as feasible from existing and proposed sensitive receptors. ▶ Signs shall be posted at all loading docks and truck loading areas which indicate that diesel-powered delivery trucks must be shut off when not in use for longer than 5 minutes on the premises in order to reduce idling emissions. This measure is consistent with the ATCM to Limit Diesel-Fueled Commercial Motor Vehicle Idling, which was approved by California’s Office of Administrative Law in January 2005. (This measure is also required by Mitigation Measure 3A.2-4b to limit TAC emissions.) ▶ Proposed commercial and industrial land uses that have the potential to host diesel trucks shall incorporate idle reduction strategies that reduce the main propulsion engine idling time through alternative technologies such as, IdleAire, electrification of truck parking, and alternative energy sources for TRUs, to allow diesel engines to be completely turned off. (This measure is also required by Mitigation Measure 3A.2-4b to limit TAC emissions.) 	applicable, for all project phases.		not adjacent to the future Corporation Yard.	
Biological Resources						
106-12	3A.3-1a (FPASP EIR/EIS)	<p>Design Stormwater Drainage Plans and Erosion and Sediment Control Plans to Avoid and Minimize Erosion and Runoff to All Wetlands and Other Waters That Are to Remain on the SPA and Use Low Impact Development Features.</p> <p>To minimize indirect effects on water quality and wetland hydrology, the project applicant(s) for any particular discretionary development application shall include stormwater drainage plans and erosion and sediment control plans in their improvement plans and shall submit these plans to the City Public Works Department for review and approval. For off-site elements within Sacramento County or El Dorado County jurisdiction (e.g., off-site detention basin and off-site roadway connections to El Dorado Hills), plans shall be</p>	Before approval of improvement and drainage plans, and on an ongoing basis throughout and after project construction, as	City of Folsom Community Development Department	The Owner/applicant has received a NPDES permit from the State Regional Water Quality Control Board (SRWQCB). The NPDES Permit requires the implementation of BMP’s, monitoring and reporting for stormwater runoff. The NPDES Permit includes a Storm Water	Yes

	<p>submitted to the appropriate county planning department. Before approval of these improvement plans, the project applicant(s) for any particular discretionary development application shall obtain a NPDES MS4 Municipal Stormwater Permit and Grading Permit, comply with the City's Grading Ordinance and County drainage and stormwater quality standards, and commit to implementing all measures in their drainage plans and erosion and sediment control plans to avoid and minimize erosion and runoff into Alder Creek and all wetlands and other waters that would remain on-site. Detailed information about stormwater runoff standards and relevant City and County regulation is provided in Chapter 3A.9, "Hydrology and Water Quality."</p> <p>The project applicant(s) for any particular discretionary development entitlement shall implement stormwater quality treatment controls consistent with the Stormwater Quality Design Manual for Sacramento and South Placer Regions in effect at the time the application is submitted. Appropriate runoff controls such as berms, storm gates, off-stream detention basins, overflow collection areas, filtration systems, and sediment traps shall be implemented to control siltation and the potential discharge of pollutants. Development plans shall incorporate Low Impact Development (LID) features, such as pervious strips, permeable pavements, bioretention ponds, vegetated swales, disconnected rain gutter downspouts, and rain gardens, where appropriate. Use of LID features is recommended by the EPA to minimize impacts on water quality, hydrology, and stream geomorphology and is specified as a method for protecting water quality in the proposed specific plan. In addition, free spanning bridge systems shall be used for all roadway crossings over wetlands and other waters that are retained in the on-site open space. These bridge systems would maintain the natural and restored channels of creeks, including the associated wetlands, and would be designed with sufficient span width and depth to provide for wildlife movement along the creek corridors even during high-flow or flood events, as specified in the 404 permit.</p> <p>In addition to compliance with City ordinances, the project applicant(s) for any particular discretionary development application shall prepare a Stormwater Pollution Prevention Plan (SWPPP), and implement Best Management Practices (BMPs) that comply with the General Construction Stormwater Permit from the Central Valley RWQCB, to reduce water quality effects during construction. Detailed information about the SWPPP and BMPs are provided in Chapter 3A.9, "Hydrology and Water Quality."</p> <p>Each project development shall result in no net change to peak flows into Alder Creek and associated tributaries, or to Buffalo Creek, Carson Creek, and Coyote Creek. The project applicant(s) shall establish a baseline of conditions for drainage on-site. The baseline-flow conditions shall be established for 2-, 5-, and 100-year storm events. These baseline conditions shall be used to develop monitoring standards for the stormwater system on the SPA. The baseline conditions, monitoring standards, and a monitoring program shall be submitted to USACE and the City for their approval. Water quality and detention basins shall be designed and constructed to ensure that the performance standards, which are described in Chapter 3A.9, "Hydrology and Water Quality," are met and shall be designed as off-stream detention basins. Discharge sites into Alder Creek and associated tributaries, as well as tributaries to Carson Creek, Coyote Creek, and Buffalo Creek, shall be monitored to ensure that pre-project conditions are being met. Corrective measures shall be</p>	<p>required for all project phases.</p>		<p>Pollution Prevention Plan (SWPPP), which outlines monitoring standards, frequency and baseline modeling. The Owner/applicant has submitted monthly reports to the City and SRWQCB. There are no off-site elements outside the City limits for this subdivision.</p>	
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		<p>implemented as necessary. The mitigation measures will be satisfied when the monitoring standards are met for 5 consecutive years without undertaking corrective measures to meet the performance standard.</p> <p>See FEIR/FEIS Appendix S showing that the detention basin in the northeast corner of the SPA has been moved off stream.</p> <p>Mitigation for the off-site elements outside of the City of Folsom’s jurisdictional boundaries must be coordinated by the project applicant(s) of each applicable project phase in consultation with the affected oversight agency(ies) (i.e., El Dorado County for the roadway connections, Sacramento County for the detention basin west of Prairie City Road, and Caltrans for the U.S. 50 interchange improvements) such that the performance standards described in Chapter 3A.9, “Hydrology and Water Quality,” are met.</p>				
106-13	3A.3-1b (FPASP EIR/EIS)	<p>Secure Clean Water Act Section 404 Permit and Implement All Permit Conditions; Ensure No Net Loss of Functions and Values of Wetlands, Other Waters of the U.S., and Waters of the State.</p> <p>Before the approval of grading and improvement plans and before any groundbreaking activity associated with each distinct discretionary development entitlement, the project applicant(s) for any particular discretionary development application requiring fill of wetlands or other waters of the U.S. or waters of the state shall obtain all necessary permits under Sections 401 and 404 of the CWA or the state’s Porter-Cologne Act for the respective phase. For each respective discretionary development entitlement, all permits, regulatory approvals, and permit conditions for effects on wetland habitats shall be secured before implementation of any grading activities within 250 feet of waters of the U.S. or wetland habitats or lesser distance deemed sufficiently protective by a qualified biologist with approval from USFWS, including waters of the state, that potentially support Federally listed species. The project applicant(s) shall commit to replace, restore, or enhance on a “no net loss” basis (in accordance with USACE and the Central Valley RWQCB) the acreage of all wetlands and other waters of the U.S. that would be removed, lost, and/or degraded with implementation of project plans for that development increment. Wetland habitat shall be restored, enhanced, and/or replaced at an acreage and location and by methods agreeable to USACE, the Central Valley RWQCB, and the City, as appropriate, depending on agency jurisdiction, and as determined during the Section 401 and Section 404 permitting processes. As part of the Section 404 permitting process, a draft wetland mitigation and monitoring plan (MMP) shall be developed for the project on behalf of the project applicant(s). Before any ground-disturbing activities in an area that would adversely affect wetlands and before engaging in mitigation activities associated with each discretionary development entitlement, the project applicant(s) shall submit the draft wetland MMP to USACE, the Central Valley RWQCB, Sacramento County, El Dorado County, and the City for review and approval of those portions of the plan over which they have jurisdiction. The MMP would have to be finalized prior to impacting any wetlands. Once the final MMP is approved and implemented, mitigation monitoring shall continue for a minimum of 5 years from completion of mitigation, or human intervention (including recontouring and grading), or until the performance standards identified in the approved MMP have been met, whichever is longer.</p> <p>As part of the MMP, the project applicant(s) shall prepare and submit plans for the creation of aquatic habitat in order to adequately offset and replace the aquatic functions and services that would be lost at the SPA,</p>	<p>Before the approval of grading or improvement plans or any ground disturbing activities for any project development phase containing wetland features or other waters of the U.S. The MMP must be approved before any impact on wetlands can occur.</p> <p>Mitigation shall be implemented on an ongoing basis throughout and after</p>	<p>City of Folsom Community Development Department</p>	<p>The City and its Environmental Compliance Consultant (Helix) have reviewed all MMRP conditions and verified compliance with this Mitigation Measure. Compliance was verified prior to commencement of grading and construction in the Summer of 2020. The compliance table is on file with the City.</p> <p>The Owner/applicant has received a NPDES permit from the State Regional Water Quality Control Board (SRWQCB). The NDES Permit requires the implementation of BMP’s, monitoring and reporting for stormwater runoff. The NPDES Permit includes a Storm Water Pollution Prevention Plan (SWPPP), which outlines monitoring standards, frequency and baseline modeling. The Owner/applicant has submitted monthly reports to the City and SRWQCB.</p> <p>The owner/applicant has recorded Declarations of Covenants & Restrictions (DCR’s) in compliance with the requirements of the USACE permit. The DCR’s are shown on the final map.</p>	<p>Yes</p>

	<p>account for the temporal loss of habitat, and contain an adequate margin of safety to reflect anticipated success. Restoration of previously altered and degraded wetlands shall be a priority of the MMP for offsetting losses of aquatic functions on the SPA because it is typically easier to achieve functional success in restored wetlands than in those created from uplands. The MMP must demonstrate how the aquatic functions and values that would be lost through project implementation will be replaced.</p> <p>The habitat MMP for jurisdictional wetland features shall be consistent with USACE's and EPA's April 10, 2008 Final Rule for Compensatory Mitigation for Losses of Aquatic Resources (33 CFR Parts 325 and 332 and 40 CFR Part 230) and USACE's October 26, 2010 Memorandum Re: Minimum Level of Documentation Required for Permit Decisions. According to the Final Rule, mitigation banks should be given preference over other types of mitigation because a lot of the risk and uncertainty regarding mitigation success is alleviated by the fact that mitigation bank wetlands must be established and demonstrating functionality before credits can be sold. The use of mitigation credits also alleviates temporal losses of wetland function while compensatory wetlands are being established. Mitigation banks also tend to be on larger, more ecologically valuable parcels and are subjected to more rigorous scientific study and planning and implementation procedures than typical permittee-responsible mitigation sites (USACE and EPA, 2008). Permittee-responsible on-site mitigation areas can be exposed to long-term negative effects of surrounding development since they tend to be smaller and less buffered than mitigation banks. The Final Rule also establishes a preference for a "watershed approach" in selecting locations for compensatory mitigation project locations, that mitigation selection must be "appropriate and practicable" and that mitigation banks must address watershed needs based on criteria set forth in the Final Rule. The watershed approach accomplishes this objective by expanding the informational and analytic basis of mitigation project site selection decisions and ensuring that both authorized impacts and mitigation are considered on a watershed scale rather than only project by project. This requires a degree of flexibility so that district engineers can authorize mitigation projects that most effectively address the case-specific circumstances and needs of the watershed, while remaining practicable for the permittee. The SPA includes portions of the Alder Creek, Buffalo Creek, Coyote Creek, and Carson Creek Watersheds. The majority of the SPA is within the Alder Creek Watershed. Alder Creek and Buffalo Creek are part of the Lower American River Watershed. Carson Creek and Coyote Creek are part of the Cosumnes River Watershed. Mitigation credits may be available within the Cosumnes Watershed, but not within the American River Watershed and not within the sub-watersheds of the SPA. Therefore, aquatic habitats may need to be restored or created on the SPA and adjacent off-site lands, preferably within the affected watersheds, in order to successfully replace lost functions at the appropriate watershed scale where loss of function would occur. It is not likely feasible to provide compensatory mitigation for all aquatic resource impacts on site.</p> <p>Therefore, a combination of on-site and off-site permittee-responsible mitigation and mitigation banking would likely be necessary to achieve the no-net-loss standard.</p> <p>The SPA is located within the service areas of several approved mitigation banks (e.g., Bryte Ranch, Clay Station, Fitzgerald Ranch, and Twin City Mitigation Bank). The majority of compensatory mitigation for wetland impacts is proposed to be accomplished at an agency approved mitigation bank or banks authorized to sell credits to offset impacts in the SPA. The applicants' biological consultant, ECORP, has identified</p>	<p>construction, as required.</p>				
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	<p>availability of approximately 31 vernal pool credits and 228 seasonal wetland credits at mitigation banks whose service area includes the SPA. Additional credits may also be available from pending, but not yet approved, mitigation banks. However, availability is subject to change and, as noted above, a combination of mitigation bank credits and permittee-responsible on and off-site mitigation may be necessary to fully offset project impacts on wetlands and other waters of the U.S. If USACE determines that the use of mitigation bank credits is not sufficient mitigation to offset impacts within the SPA, the October 26, 2010 Memorandum Re: Minimum Level of Documentation Required for Permit Decisions requires USACE to specifically demonstrate why the use of bank credits is not acceptable to USACE in accordance with Section 33 CFR 332.3(a)(1).</p> <p>Compensatory mitigation for losses of stream and intermittent drainage channels shall follow the Final Rule Guidelines, which specify that compensatory mitigation should be achieved through in-kind preservation, restoration, or enhancement within the same watershed, subject to practicability considerations. The wetland MMP shall address how to mitigate impacts on vernal pool, seasonal swale, seasonal wetland, seep, marsh, pond, and intermittent and perennial stream habitat, and shall describe specific method(s) to be implemented to avoid and/or mitigate any off-site project-related impacts. The wetland compensation section of the habitat MMP shall include the following:</p> <ul style="list-style-type: none"> ▶ Compensatory mitigation sites and criteria for selecting these mitigation sites. In General, compensatory mitigation sites should meet the following criteria, based on the Final Rule; <ul style="list-style-type: none"> ▪ located within the same watershed as the wetland or other waters that would be lost, as appropriate and practicable; ▪ located in the most likely position to successfully replace wetland functions lost on the impact site considering watershed-scale features such as aquatic habitat diversity, habitat connectivity, available water sources and hydrologic relationships, land use trends, ecological benefits, and compatibility with adjacent land uses, and the likelihood for success and sustainability; ▶ A complete assessment of the existing biological resources in both the on-site preservation areas and off-site compensatory mitigation areas, including wetland functional assessment using the California Rapid Assessment Method (CRAM) (Collins et al. 2008), or other appropriate wetland assessment protocol as determined through consultation with USACE and the USFWS, to establish baseline conditions; ▶ Specific creation and restoration plans for each mitigation site; ▶ Use of CRAM to compare compensatory wetlands to the baseline CRAM scores from wetlands in the SPA. The compensatory wetland CRAM scores shall be compared against the highest quality wetland of each type from the SPA; ▶ CRAM scores, or other wetland assessment protocol scores, from the compensatory wetlands shall be compared against the highest quality wetland scores for each wetland type to document success of compensatory wetlands in replacing the functions of the affected wetlands to be replaced; 				
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	<p>► Monitoring protocol, including schedule and annual report requirements, and the following elements:</p> <ul style="list-style-type: none">▪ ecological performance standards, based on the best available science, that can be assessed in a practicable manner (e.g., performance standards proposed by Barbour et al. 2007). Performance standards must be based on attributes that are objective and verifiable;▪ assessments conducted annually for 5 years after construction or restoration of compensatory wetlands to determine whether these areas are acquiring wetland functions and to plot the performance trajectory of preserved, restored, or created wetlands over time.▪ assessments results for compensatory wetlands shall also be compared against scores for reference wetlands assessed in the same year;▪ assessments analysis conducted annually for 5 years after any construction adjacent to wetlands preserved on the SPA to determine whether these areas are retaining functions and values. Assessments results for wetlands preserved on site shall also be compared against scores for reference wetlands assessed in the same year;▪ analysis of assessments data, including assessment of potential stressors, to determine whether any remedial activities may be necessary;▪ corrective measures if performance standards are not met;▪ monitoring of plant communities as performance criteria (annual measure of success, during monitoring period) and success criteria (indicative of achievement of mitigation habitat requirement at end of monitoring period) for hydrologic function have become established and the creation site “matures” over time;▪ GIS analysis of compensatory wetlands to demonstrate actual acreage of functioning wetland habitat;▪ adaptive management measures to be applied if performance standards and acreage requirements are not being met;▪ responsible parties for monitoring and preparing reports; and▪ responsible parties for receiving and reviewing reports and for verifying success or prescribing implementation or corrective actions. <p>A final operations and management plan (OMP) for all on- and off-site permittee-sponsored wetland preservation and mitigation areas shall be prepared and submitted to USACE and USFWS for review, comment and preliminary approval prior to the issuance of any permits under Section 404 of the CWA. The plan shall include detailed information on the habitats present within the preservation and mitigation areas, the long-term management and monitoring of these habitats, legal protection for the preservation and mitigation areas (e.g., conservation easement, declaration of restrictions), and funding mechanism information (e.g., endowment). A final OMP for each discretionary development entitlement affecting wetlands must be approved prior to construction.</p>				
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		<p>USACE has determined that the project will require an individual permit. In its final stage and once approved by USACE, the MMP for the project is expected to detail proposed wetland restoration, enhancement, and/or replacement activities that would ensure no net loss of aquatic functions in the project vicinity. Approval and implementation of the wetland MMP shall aim to fully mitigate all unavoidable impacts on jurisdictional waters of the U.S., including jurisdictional wetlands. In addition to USACE approval, approval by the City, Sacramento County, El Dorado County, and the Central Valley RWQCB, as appropriate depending on agency jurisdiction, and as determined during the Section 401 and Section 404 permitting processes, will also be required. Approvals from Sacramento County and El Dorado County shall be required for impacts resulting from off-site project elements occurring in these counties, such as the off-site detention basin in Sacramento County and the roadway connections into El Dorado County. To satisfy the requirements of the City and the Central Valley RWQCB, mitigation of impacts on the nonjurisdictional wetlands beyond the jurisdiction of USACE shall be included in the same MMP. All mitigation requirements determined through this process shall be implemented before grading plans are approved. The MMP shall be submitted to USACE and approved prior to the issuance of any permits under Section 404 of the CWA. Water quality certification pursuant to Section 401 of the CWA will be required before issuance of a Section 404 permit. Before construction in any areas containing wetland features, the project applicant(s) shall obtain water quality certification for the project. Any measures required as part of the issuance of water quality certification shall be implemented.</p> <p>Mitigation for the off-site elements outside of the City of Folsom's jurisdictional boundaries must be developed by the project applicant(s) of each applicable project phase in consultation with the affected oversight agency(ies) (i.e., Caltrans, El Dorado and/or Sacramento Counties).</p>				
106-14	3A.3-2a (FPASP EIR/EIS)	<p>Avoid Direct Loss of Swainson's Hawk and Other Raptor Nests. To mitigate impacts on Swainson's hawk and other raptors (including burrowing owl), the project applicant(s) of all project phases shall retain a qualified biologist to conduct preconstruction surveys and to identify active nests on and within 0.5 mile of the SPA and active burrows on the SPA. The surveys shall be conducted before the approval of grading and/or improvement plans (as applicable) and no less than 14 days and no more than 30 days before the beginning of construction for all project phases. To the extent feasible, guidelines provided in Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in the Central Valley (Swainson's Hawk Technical Advisory Committee 2000) shall be followed for surveys for Swainson's hawk. If no nests are found, no further mitigation is required.</p> <p>If active nests are found, impacts on nesting Swainson's hawks and other raptors shall be avoided by establishing appropriate buffers around the nests. No project activity shall commence within the buffer area until the young have fledged, the nest is no longer active, or until a qualified biologist has determined in consultation with DFG that reducing the buffer would not result in nest abandonment. DFG guidelines recommend implementation of 0.25- or 0.5-mile-wide buffers, but the size of the buffer may be adjusted if a qualified biologist and the City, in consultation with DFG, determine that such an adjustment would not be</p>	Before the approval of grading and improvement plans, before any ground disturbing activities, and during project construction as applicable for all project phases.	California Department of Fish and Game and City of Folsom Community Development Department.	The City and its Environmental Compliance Consultant (Helix) have reviewed all MMRP conditions and verified compliance with this Mitigation Measure. Compliance was verified prior to commencement of grading and construction in the Summer of 2020. The compliance table is on file with the City.	Yes

		<p>likely to adversely affect the nest. Monitoring of the nest by a qualified biologist during and after construction activities will be required if the activity has potential to adversely affect the nest.</p> <p>If active burrows are found, a mitigation plan shall be submitted to the City for review and approval before any ground-disturbing activities.</p> <p>The City shall consult with DFG. The mitigation plan may consist of installation of one-way doors on all burrows to allow owls to exit, but not reenter, and construction of artificial burrows within the project vicinity, as needed; however, burrow owl exclusions may only be used if a qualified biologist verifies that the burrow does not contain eggs or dependent young. If active burrows contain eggs and/or young, no construction shall occur within 50 feet of the burrow until young have fledged. Once it is confirmed that there are no owls inside burrows, these burrows may be collapsed.</p> <p>Mitigation for the off-site elements outside of the City of Folsom's jurisdictional boundaries must be developed by the project applicant(s) of each applicable project phase in consultation with the affected oversight agency(ies) (i.e., El Dorado and/or Sacramento Counties, or Caltrans), such that the performance criteria set forth in DFG's guidelines are determined to be met.</p>				
106-15	3A.3-2b (FPASP EIR/EIS)	<p>Mitigation Measure 3A.3-2b: Prepare and Implement a Swainson's Hawk Mitigation Plan.</p> <p>To mitigate for the loss of Swainson's hawk foraging habitat, the project applicant(s) of all project phases shall prepare and implement a Swainson's hawk mitigation plan including, but not limited to the requirements described below.</p> <p>Before the approval of grading and improvement plans or before any ground-disturbing activities, whichever occurs first, the project applicant(s) shall preserve, to the satisfaction of the City or Sacramento County, as appropriate depending on agency jurisdiction, suitable Swainson's hawk foraging habitat to ensure 1:1 mitigation of habitat value for Swainson's hawk foraging habitat lost as a result of the project, as determined by the City, or Sacramento County, after consultation with DFG and a qualified biologist.</p> <p>The 1:1 habitat value shall be based on Swainson's hawk nesting distribution and an assessment of habitat quality, availability, and use within the City's planning area, or Sacramento County jurisdiction. The mitigation ratio shall be consistent with the 1994 DFG Swainson's Hawk Guidelines included in the Staff Report Regarding Mitigation for Impacts to Swainson's Hawks (<i>Buteo swainsoni</i>) in the Central Valley of California, which call for the following mitigation ratios for loss of foraging habitat in these categories: 1:1 if within 1 mile of an active nest site, 0.75:1 if over 1 mile but less than 5 miles, and 0.5:1 if over 5 miles but less than 10 miles from an active nest site. Such mitigation shall be accomplished through credit purchase from an established mitigation bank approved to sell Swainson's hawk foraging habitat credits to mitigate losses in the SPA, if available, or through the transfer of fee title or perpetual conservation easement. The mitigation land shall be located within the known foraging area and within Sacramento County. The City, or Sacramento County if outside City jurisdiction, after consultation with DFG, will determine the appropriateness of the mitigation land.</p>	Before the approval of grading, improvement, or construction plans and before any ground disturbing activity in any project development phase that would affect Swainson's hawk foraging habitat.	City of Folsom Community Development Department	The City and its Environmental Compliance Consultant (Helix) have reviewed all MMRP conditions and verified compliance with this Mitigation Measure. Compliance was verified prior to commencement of grading and construction in the Summer of 2020. The compliance table is on file with the City.	Yes

	<p>Before approval of such proposed mitigation, the City, or Sacramento County for the off-site detention basin, shall consult with DFG regarding the appropriateness of the mitigation. If mitigation is accomplished through conservation easement, then such an easement shall ensure the continued management of the land to maintain Swainson’s hawk foraging values, including but not limited to ongoing agricultural uses and the maintenance of all existing water rights associated with the land. The conservation easement shall be recordable and shall prohibit any activity that substantially impairs or diminishes the land’s capacity as suitable Swainson’s hawk habitat.</p> <p>The project applicant(s) shall transfer said Swainson’s hawk mitigation land, through either conservation easement or fee title, to a third party, nonprofit conservation organization (Conservation Operator), with the City and DFG named as third-party beneficiaries. The Conservation Operator shall be a qualified conservation easement land manager that manages land as its primary function. Additionally, the Conservation Operator shall be a tax-exempt nonprofit conservation organization that meets the criteria of Civil Code Section 815.3(a) and shall be selected or approved by the City or County, after consultation with DFG. The City, or County, after consultation with DFG and the Conservation Operator, shall approve the content and form of the conservation easement. The City, or County, DFG, and the Conservation Operator shall each have the power to enforce the terms of the conservation easement. The Conservation Operator shall monitor the easement in perpetuity to assure compliance with the terms of the easement.</p> <p>The project applicant(s), after consultation with the City, or County of jurisdiction, DFG, and the Conservation Operator, shall establish an endowment or some other financial mechanism that is sufficient to fund in perpetuity the operation, maintenance, management, and enforcement of the conservation easement. If an endowment is used, either the endowment funds shall be submitted to the City for impacts on lands within the City’s jurisdiction or Sacramento County for the off-site detention basin to be distributed to an appropriate third-party nonprofit conservation agency, or they shall be submitted directly to the third-party nonprofit conservation agency in exchange for an agreement to manage and maintain the lands in perpetuity. The Conservation Operator shall not sell, lease, or transfer any interest of any conservation easement or mitigation land it acquires without prior written approval of the City and DFG. Mitigation lands established or acquired for impacts incurred at the off-site detention basin shall require approval from Sacramento County prior to sale or transfer of mitigation lands or conservation easement.</p> <p>If the Conservation Operator ceases to exist, the duty to hold, administer, manage, maintain, and enforce the interest shall be transferred to another entity acceptable to the City and DFG, or Sacramento County and DFG depending on jurisdiction of the affected habitat. The City Planning Department shall ensure that mitigation habitat established for impacts on habitat within the City’s planning area is properly established and is functioning as habitat by reviewing regular monitoring reports prepared by the Conservation Operator of the mitigation site(s). Monitoring of the mitigation site(s) shall continue for the first 10 years after establishment of the easement and shall be funded through the endowment, or other appropriate funding mechanism, established by the project applicant(s). Sacramento County shall review the monitoring reports for impacts on habitat at the off-site detention basin.</p>					
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		Mitigation for the off-site elements outside of the City of Folsom’s jurisdictional boundaries must be coordinated by the project applicant(s) of each applicable project phase with the affected oversight agency(ies) (i.e., Sacramento County and Caltrans).				
106-16	3A.3-2c (FPASP EIR/EIS)	<p>Avoid and Minimize Impacts to Tricolored Blackbird Nesting Colonies. To avoid and minimize impacts to tricolored blackbird, the project applicant(s) of all project phases shall conduct a preconstruction survey for any project activity that would occur during the tricolored blackbird’s nesting season (March 1–August 31). The preconstruction survey shall be conducted by a qualified biologist before any activity occurring within 500 feet of suitable nesting habitat, including freshwater marsh and areas of riparian scrub vegetation. The survey shall be conducted within 14 days before project activity begins.</p> <p>If no tricolored blackbird colony is present, no further mitigation is required. If a colony is found, the qualified biologist shall establish a buffer around the nesting colony. No project activity shall commence within the buffer area until a qualified biologist confirms that the colony is no longer active. The size of the buffer shall be determined in consultation with DFG. Buffer size is anticipated to range from 100 to 500 feet, depending on the nature of the project activity, the extent of existing disturbance in the area, and other relevant circumstances.</p> <p>Mitigation for the off-site elements outside of the City of Folsom’s jurisdictional boundaries (i.e., U.S. 50 interchange improvements) must be developed by the project applicant(s) of each applicable project phase in consultation with the affected oversight agency(ies) (i.e., Caltrans) and must be sufficient to achieve the performance criteria described above.</p>	Before the approval of any ground-disturbing activity within 500 feet of suitable nesting habitat as applicable for all project phases.	City of Folsom Community Development Department	The City and its Environmental Compliance Consultant (Helix) have reviewed all MMRP conditions and verified compliance with this Mitigation Measure. Compliance was verified prior to commencement of grading and construction in the Summer of 2020. The compliance table is on file with the City.	Yes
106-17	3A.3-2d (FPASP EIR/EIS)	<p>Avoid and Minimize Impacts to Special-Status Bat Roosts. The project applicant of all project phases containing potential bat roosting habitat shall retain a qualified biologist to conduct surveys for roosting bats. Surveys shall be conducted in the fall to determine if the mine shaft is used as a hibernaculum and in spring and/or summer to determine if it is used as a maternity or day roost. Surveys shall consist of evening emergence surveys to note the presence or absence of bats and could consist of visual surveys at the time of emergence. If evidence of bat use is observed, the number and species of bats using the roost shall be determined. Bat detectors may be used to supplement survey efforts. If no bat roosts are found, then no further study shall be required.</p> <p>If roosts of pallid bat or Townsend’s big-eared bats are determined to be present and must be removed, the bats shall be excluded from the roosting site. A mitigation program addressing compensation, exclusion methods, and roost removal procedures shall be developed in consultation with DFG before implementation. Exclusion methods may include use of one-way doors at roost entrances (bats may leave but not reenter), or sealing roost entrances when the site can be confirmed to contain no bats. Exclusion efforts may be restricted during periods of sensitive activity (e.g., during hibernation or while females in maternity colonies are nursing young). The loss of each roost (if any) will be replaced in consultation with DFG and may include construction and installation of bat boxes suitable to the bat species and colony size excluded from the original roosting site. Roost replacement will be implemented before bats are excluded from the original</p>	Before the approval of any ground-disturbing activity within 500 feet of suitable nesting habitat as applicable for all project phases.	City of Folsom Community Development Department	The City and its Environmental Compliance Consultant (Helix) have reviewed all MMRP conditions and verified compliance with this Mitigation Measure. Compliance was verified prior to commencement of grading and construction in the Summer of 2020. The compliance table is on file with the City.	Yes

		roost sites. Once the replacement roosts are constructed and it is confirmed that bats are not present in the original roost site, the mine shaft may be removed.				
106 -18	3A.3-2g (FPASP EIR/EIS)	<p>Secure Take Authorization for Federally Listed Vernal Pool Invertebrates and Implement All Permit Conditions. No project construction shall proceed in areas supporting potential habitat for Federally listed vernal pool invertebrates, or within adequate buffer areas (250 feet or lesser distance deemed sufficiently protective by a qualified biologist with approval from USFWS), until a biological opinion (BO) or Not Likely to Adversely Affect (NLAA) letter has been issued by USFWS and the project applicant(s) for any particular discretionary development entitlements affecting such areas have abided by conditions in the BO (including conservation and minimization measures) intended to be completed before on-site construction. Conservation and minimization measures shall include preparation of supporting documentation describing methods to protect existing vernal pools during and after project construction, a detailed monitoring plan, and reporting requirements.</p> <p>As described under Mitigation Measure 3A.3-1a, an MMP shall be developed that describes details how loss of vernal pool and other wetland habitats shall be offset, including details on creation of habitat, account for the temporal loss of habitat, contain performance standards to ensure success, and outline remedial actions if performance standards are not met.</p> <p>The project applicant(s) for any particular discretionary development application potentially affecting vernal pool habitat shall complete and implement a habitat MMP that will result in no net loss of acreage, function, and value of affected vernal pool habitat. The final habitat MMP shall be consistent with guidance provided in Programmatic Formal Endangered Species Act Consultation on Issuance of 404 Permits for Projects with Relatively Small Effects on Listed Vernal Pool Crustaceans within the Jurisdiction of the Sacramento Field Office, California (USFWS 1996) or shall provide an alternative approach that is acceptable to the City, USACE, and USFWS and accomplishes no net loss of habitat acreage, function, and value.</p> <p>The project applicant(s) for any particular discretionary development application "potentially affecting vernal pool habitat" shall ensure that there is sufficient upland habitat within the target areas for creation and restoration of vernal pools and vernal pool complexes to provide ecosystem health. This standard shall be accomplished by requiring the project applicant(s) for any discretionary development application affecting vernal pool or seasonal wetland habitat to identify the extent of indirectly affected vernal pool and seasonal wetland habitat, either by identifying all such habitat within 250 feet of project construction activities or by providing an alternative technical evaluation. If a lesser distance is pursued, this distance shall be approved by USFWS. The project applicant(s) shall preserve acreage of vernal pool habitat for each wetted acre of any indirectly affected vernal pool habitat at a ratio approved by USFWS at the conclusion of the Section 7 consultation. This mitigation shall occur before the approval of any grading or improvement plans for any project phase that would allow work within 250 feet of such habitat or lesser distance deemed sufficiently protective by a qualified biologist with approval from USFWS, and before any ground disturbing activity within 250 feet of the habitat or lesser distance deemed sufficiently protective by a qualified biologist with approval from USFWS. The project applicant(s) will not be required to complete this mitigation measure for</p>	Before the approval of any grading or improvement plans, before any ground disturbing activities within 250 feet of said habitat or lesser distance deemed sufficiently protective by a qualified biologist with approval from USFWS, and on an ongoing basis throughout construction as applicable for all project phases as required by the mitigation plan, BO, and/or BMPs.	U.S. Army Corps of Engineers, Sacramento District; U.S. Fish and Wildlife Service; and City of Folsom Community Development Department	The City and its Environmental Compliance Consultant (Helix) have reviewed all MMRP conditions and verified compliance with this Mitigation Measure. Compliance was verified prior to commencement of grading and construction in the Summer of 2020. The compliance table is on file with the City.	Yes

		<p>direct or indirect impacts that have already been mitigated to the satisfaction of USFWS through another BO or mitigation plan (i.e., if impacts on specific habitat acreage are mitigated by one project phase or element, the project applicant(s) will not be required to mitigate for it again in another phase of the project).</p> <p>A standard set of BMPs shall be applied to construction occurring in areas within 250 feet of off-site vernal pool habitat, or within any lesser distance deemed adequate by a qualified biologist (with approval from USFWS) to constitute a sufficient buffer from such habitat. Refer to Section 3A.9, "Hydrology and Water Quality - Land" for the details of BMPs to be implemented.</p> <p>Mitigation for the off-site elements outside of the City of Folsom's jurisdictional boundaries must be developed by the project applicant(s) of each applicable project phase in consultation with the affected oversight agency(ies) (i.e., El Dorado and/or Sacramento Counties, or Caltrans).</p>				
106-19	3A.3-4a (FPASP EIR/EIS)	<p>Mitigation Measure 3A.3-4a: Secure and Implement Section 1602 Streambed Alteration Agreement. The project applicant(s) for any particular discretionary development application shall obtain a Section 1602 streambed alteration agreement from DFG for all construction activities that would occur in the bed and bank of Alder Creek and other drainage channels and ponds on the SPA. As a condition of issuance of the streambed alteration agreement, the project applicant(s) for any particular discretionary development application affecting riparian habitat shall hire a qualified restoration ecologist to prepare a riparian habitat MMP. The draft MMP shall describe specific method(s) to be implemented to avoid and/or compensate for impacts on the stream channel of Alder Creek and other drainage channels within DFG jurisdiction, and the bed and banks of the on-site ponds. Mitigation measures may include establishment or restoration of riparian habitat within the project's open space areas along preserved stream corridors, riparian habitat restoration off-site, or preservation and enhancement of existing riparian habitat either on or off the SPA. The compensation habitat shall be similar in composition and structure to the habitat to be removed and shall be at ratios adequate to offset the loss of riparian habitat functions and services at the SPA. The riparian habitat compensation section of the habitat MMP shall include the following:</p> <ul style="list-style-type: none"> ▶ compensatory mitigation sites and criteria for selecting these mitigation sites; ▶ complete assessment of the existing biological resources in both the on-site and off-site preservation and restoration areas; ▶ site-specific management procedures to benefit establishment and maintenance of native riparian plant species, including black willow, arroyo willow, white alder, and Fremont cottonwood; ▶ a planting and irrigation program if needed for establishment of native riparian trees and shrubs at strategic locations within each mitigation site (planting and irrigation may not be necessary if preservation of functioning riparian habitat is chosen as mitigation or if restoration can be accomplished without irrigation or planting); ▶ in kind reference habitats for comparison with compensatory riparian habitats (using performance and success criteria) to document success; 	<p>Before the approval of grading or improvement plans or any construction activities (including clearing and grubbing) that affect the bed and bank or riparian and freshwater marsh habitat associated with Alder Creek and other on-site or off-site drainage channels and ponds.</p>	<p>California Department of Fish and Game and City of Folsom Community Development Department</p>	<p>The City and its Environmental Compliance Consultant (Helix) have reviewed all MMRP conditions and verified compliance with this Mitigation Measure. Compliance was verified prior to commencement of grading and construction in the Summer of 2020. The compliance table is on file with the City.</p>	<p>Yes</p>

		<ul style="list-style-type: none"> ▶ monitoring protocol, including schedule and annual report requirements (compensatory riparian habitats shall be monitored for a minimum period of five years); ▶ ecological performance standards, based on the best available science and including specifications for native riparian plant densities, species composition, amount of dead woody vegetation gaps and bare ground, and survivorship; at a minimum, compensatory mitigation planting sites must achieve 80% survival of planted riparian trees and shrubs by the end of the five-year maintenance and monitoring period or dead and dying trees shall be replaced and monitoring continued until 80% survivorship is achieved; ▶ corrective measures if performance standards are not met; ▶ responsible parties for monitoring and preparing reports; and ▶ responsible parties for receiving and reviewing reports and for verifying success or prescribing implementation or corrective actions. <p>Any conditions of issuance of the Streambed Alteration Agreement shall be implemented as part of project construction activities that adversely affect the bed and bank and riparian habitat associated with Alder Creek and other drainage channels and ponds that are within the project area that is subject to DFG jurisdiction. The agreement shall be executed by the project applicant(s) and DFG before the approval of any grading or improvement plans or any construction activities in any project phase that could potentially affect the bed and bank of Alder Creek and other on-site or off-site drainage channels under DFG jurisdiction and their associated freshwater marsh and riparian habitat.</p> <p>Mitigation for the U.S. 50 interchange improvements must be coordinated by the project applicant(s) of each applicable project phase with the Caltrans.</p>				
106-20	3A.3-4b (FPASP EIR/EIS)	<p>Conduct Surveys to Identify and Map Valley Needlegrass Grassland; Implement Avoidance and Minimization Measures or Compensatory Mitigation. The project applicant(s) of all project phases shall retain a qualified botanist to conduct preconstruction surveys to determine if valley needlegrass grassland is present on the SPA. This could be done concurrently with any special-status plant surveys conducted on site as special-status plant surveys are floristic in nature, i.e. require that all species encountered be identified, and require preparation of a plant community map. If valley needlegrass grassland is not found on the SPA, the botanist shall document the findings in a letter report to the City of Folsom, and no further mitigation shall be required. Valley needlegrass grassland was not found in any of the off-site project elements.</p> <p>If valley needlegrass grassland is found on the SPA, the location and extent of the community shall be mapped and the acreage of this community type, if any, that would be removed by project implementation shall be calculated. The project applicant(s) for any particular discretionary development application affecting valley needlegrass grassland shall consult with DFG and the City of Folsom to determine appropriate mitigation for removal of valley needlegrass grassland resulting from project implementation. Mitigation measures shall include one or more of the following components sufficient to achieve no net loss of valley needlegrass grassland acreage: establishment of valley needlegrass grassland within project's open</p>	Before approval of grading or improvement plans or any ground disturbing activities, including grubbing or clearing, for any project phase.	California Department of Fish and Game, and City of Folsom Community Development Department	The City and its Environmental Compliance Consultant (Helix) have reviewed all MMRP conditions and verified compliance with this Mitigation Measure. Compliance was verified prior to commencement of grading and construction in the Summer of 2020. The compliance table is on file with the City.	Yes

		space areas currently characterized by annual grassland, establishment of valley needlegrass grassland off-site, or preservation and enhancement of existing valley needlegrass grassland either on or off the SPA. The applicant(s) shall compensate for any loss of valley needlegrass grassland resulting from project implementation at a minimum 1:1 replacement ratio.				
106-21	3A.3-5 (FPASP EIR/EIS)	<p>Conduct Tree Survey, Prepare and Implement an Oak Woodland Mitigation Plan, Replace Native Oak Trees Removed, and Implement Measures to Avoid and Minimize Indirect Impacts on Oak Trees Retained On Site. The project applicant(s) shall prepare an oak woodland mitigation and monitoring plan. The project applicant(s) of all on- and off-site project phases containing oak woodland habitat or individual trees shall adhere to the requirements described below, which are consistent with those outlined in California Public Resources Code 21083.4. Pursuant to Sacramento County General Plan policy, the acreage of oak woodland habitat for determining impacts and mitigation requirements was calculated as the oak tree canopy area within stands of oak trees having greater than 10% cover plus a 30-foot-radius buffer measured from the outer edge of the tree canopy. Oak trees located in areas greater than 30 feet from stands meeting the greater than 10% tree canopy cover criterion were considered isolated trees and not part of the blue oak woodland community. Mitigation for impacts on isolated oak trees is discussed separately below.</p> <ul style="list-style-type: none"> ▶ Preserve approximately 399 acres of existing oak woodland habitat in the SPA (this acreage is based on the extent of oak woodland habitat as determined from aerial photograph interpretation; however, following completion of ground verification by a qualified arborist, the actual amount of oak woodland present within impact areas could be slightly greater or lesser than the amount calculated from aerial photograph and, therefore, the amount preserved could also be slightly greater or lesser than 399 acres). ▶ Create 243 acres of oak woodland habitat in the SPA by planting a combination of blue oak acorns, seedlings, and trees in the following SPA locations: <ul style="list-style-type: none"> ▪ Non-wooded areas that are adjacent to or contiguous with the existing oak woodland habitat. ▪ Preserve and passive open space zones throughout the SPA. ▪ Open space areas that are adjacent to existing oak woodlands that will be impacted by project grading (i.e. catch slopes). ▪ Other practical locations within the SPA in or adjacent to open space. ▪ Oak Woodlands Mitigation Planting Criteria <p>The following oak woodland mitigation planting criteria shall be used to create oak woodland habitat:</p> <ul style="list-style-type: none"> ▶ A minimum of 55 planting sites per acre (with a total of 70 units, as defined below) will mitigate for one acre of oak woodland impacts. A combination of acorns, seedlings, and various sizes of container trees (#1 container, #5 container, #15 container) or transplanted trees shall be incorporated into the planting design. Mitigation acreage that is planted solely with larger oak trees (no acorns) shall have a minimum of 35 planting sites per acre. The units are defined as follows: 	Before approval of grading or improvement plans or any ground disturbing activities, including grubbing or clearing, for any project phase containing protected trees or oak woodland.	City of Folsom Community Development Department	<p>The owner/applicant obtained a Tree Permit from the Community Development Department for the removal of protected oak trees that were impacted by the grading and construction of Phase 3 of the Toll Brothers at Folsom Ranch project.</p> <p>The Tree Permit was approved prior to commencement of grading and construction in the Summer of 2020. The owner/applicant paid in-lieu fees for the removal of some trees, the City approved a Tree Replacement Plan for another portion of the tree that were removed and preserved existing oak trees in El Dorado County for the remaining mitigation for the total number of protected trees in accordance with this condition.</p> <p>The Conservation Easements within the Phase 3 portion of the subdivision were fenced off around their boundaries in advance of the commencement of grading and construction and the City verified compliance by inspecting the fence in advance of grading.</p>	Yes

	<ul style="list-style-type: none">▪ One established acorn equals one unit (acorns will be over planted to maximize potential germination).▪ One oak seedling equals one unit.▪ One #1 container oak tree equals two units.▪ One #5 container oak tree equals three units.▪ One #15 container oak tree equals four units.▪ One 24-inch boxed oak tree equals six units.▪ One transplanted oak tree equals four units per trunk diameter inch (dbh).▪ Native non oak species characteristic of oak woodlands shall be included in the mitigation planting plan to augment overall habitat values. Each non oak tree species shall represent unit values described above for oak trees, but non oak species shall comprise no more than 10% of the mitigation plantings.▶ Preserve and protect existing off-site oak woodland habitat. Existing, unprotected oak woodland habitat within Sacramento and El Dorado Counties may be secured and placed under conservation easement in lieu of onsite mitigation measures if necessary. The off-site locations would be managed as oak woodland habitat in perpetuity.▶ Create oak woodlands off site. Plant a combination of blue oak acorns, seedlings, and trees at off-site location(s), if needed to achieve the creation goal of 243 acres of new blue oak woodland habitat. This measure would only be needed if 243 acres of blue oak woodland could not be created in the SPA. Off-site creation shall follow the same guidelines as outlined in the Mitigation Planting Criteria for onsite creation. Off-site tree planting shall occur at sites within Sacramento County that should naturally support blue oak woodland and shall be used to restore former blue oak woodland habitat that has been degraded or removed through human activities. Restoration shall be designed to result in species composition and densities similar to those in the SPA prior to project development. Planted areas shall be placed under conservation easement and managed as oak woodland habitat in perpetuity.▶ The oak woodland mitigation plan prepared by the project applicant(s) shall include a maintenance and monitoring program for any replacement trees. The program shall include monitoring and reporting requirements, schedule, and success criteria. Replacement oak trees shall be maintained and monitored for a minimum of eight years from the date of planting and irrigation shall be provided to planted trees for the first five years after planting. Any replacement trees that die during the monitoring period shall be replaced in sufficient numbers to achieve 80% survival rate for planted trees by the end of the eight-year maintenance and monitoring period. Dead and dying trees shall be replaced and monitoring continued until 80% survivorship is achieved. Security acceptable to the City and sufficient to cover maintenance and monitoring costs for eight years shall be provided to the City Planning Department. The security will be forfeited if the project applicant or designated responsible party fails to provide maintenance and monitoring and meet the success criteria.				
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	<p>Isolated Oak Tree Mitigation</p> <p>The project applicant(s) of all on-site project phases containing oak woodland habitat or isolated trees and the off-site Prairie City Road and Oak Avenue interchange improvements to U.S. 50; Rowberry Drive Overcrossing; and the underground sewer force main shall develop a map depicting the tree canopy of all oak trees in the survey area and identifying the acreage of tree canopy that would be preserved and the acreage that would be removed. A tree permit for removal of isolated oak trees (those not located within the delineated boundary of oak woodland habitat) shall be obtained from the City Planning Director. As a condition of the tree removal permit, project applicant(s) shall be required to develop a Planting and Maintenance Agreement. The City's Tree Preservation Code requires compensatory mitigation and the City and the project applicants have developed a plan, as set forth Section 10 of the Folsom Plan Area Specific Plan (attached to this EIR/EIS as Appendix N) specifically to avoid and minimize adverse effects on isolated oak trees from project development and to provide compensatory mitigation for removal of protected trees in the SPA. In addition to the language contained in the Folsom Plan Area Specific Plan, the following elements shall be included in a protected tree mitigation plan to be developed by the project applicants and agreed upon by the City:</p> <ul style="list-style-type: none"> ▶ Project applicant(s) of projects containing isolated oak trees shall retain a certified arborist or registered professional forester to perform a determinate survey of tree species, size (dbh), condition, and location for all areas of the project site proposed for tree removal and encroachment of development. The condition of individual trees shall be assessed according to the American Society of Consulting Arborists rating system with the following added explanations: <ul style="list-style-type: none"> ▪ 5 = Excellent; No problems – tree has no structural problems, branches are properly spaced and tree characteristics are nearly perfect for the species. ▪ 4 = Good; No apparent problems – tree is in good condition and no apparent problems from visual inspection. If potential structural or health problems are tended at this stage, future hazard can be reduced and more serious health problems can be averted. ▪ 3 = Fair; Minor problems – There are some minor structural or health problems that pose no immediate danger. When the recommended actions in an arborist report are completed correctly the defect(s) can be minimized or eliminated. ▪ 2 = Poor; Major problems – the tree is in poor condition, but the condition could be improved with correct arboricultural work including, but not limited to: pruning, cabling, bracing, bolting, guying, spraying, mistletoe removal, vertical mulching, and fertilization. If the recommended actions are completed correctly, hazard can be reduced and the rating can be elevated to a 3. If no action is taken the tree is considered a liability and should be removed. ▪ 1 = Hazardous or non correctable condition – the tree is in extremely poor condition and in non-reversible decline. This rating is assigned to a tree that has structural and/or health problems that no 				
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	<p>amount of tree care work or effort can change. The issues may or may not be considered a dangerous situation. The tree may also be infested with a disease or pest(s) that is non-controllable at this time and is causing an unacceptable risk of spreading the disease or pests(s) to other trees.</p> <ul style="list-style-type: none">▪ 0 = Dead – the tree has no significant signs of life (dead or very close to being dead). <p>Isolated Oak Tree Mitigation Planting Criteria</p> <ul style="list-style-type: none">▶ The determination for whether an isolated tree shall be preserved, removed without compensation, or removed with compensatory mitigation shall be based on the condition and size of the tree as follows:<ul style="list-style-type: none">▪ Trees rated 0 or 1 may be removed with no mitigation.▪ Trees rated 2 may be removed at 50% of the normal Folsom Municipal Code mitigation.▪ Trees rated 3, 4, and/or 5 may be removed at the normal Folsom Municipal Code mitigation.▪ Native isolated oaks measuring 24 inches or greater dbh for a single trunk or 40 inches or more for a multi-trunked tree and rated a 3 to 5 shall be retained, unless retaining wall(s) higher than 4 feet tall (from bottom of footing to the top of the wall) would be required to protect the tree(s) from mass grading of the SPA properties.▪ Native oaks measuring between 12 and 24 inches dbh and rated a 4 or 5 shall not be removed or mitigated unless wall(s) higher than 4 feet tall (from bottom of footing to the top of the wall) would be required to protect the tree(s) from mass grading of the SPA properties. Trees in this size class but rated 2 or 3 shall not be removed unless unreasonable costs to save the tree(s) (greater than the cost of implementing the isolated oak tree mitigation planting criteria described here) would result.▪ Native oaks measuring 5 inches or greater dbh but less than 12 inches dbh shall not be removed unless unreasonable costs to save the tree(s) (greater than the cost of implementing the isolated oak tree mitigation planting criteria described here) would result.▪ Native oak trees measuring 1 inch or greater dbh but less than 5 inches dbh may be preserved to receive a Small Tree Preservation Credit (STPC). Any tree that is to be considered for preservation credit shall be evaluated, included in the arborist report, and shall have been found to be rated a 3, 4, or a 5. Credits shall only be accepted if the tree protection zone (TPZ) (i.e., the outer edge of the tree canopy drip line) is protected with fencing in the exact manner that 5 inches dbh and greater trees are protected on a construction site, and the spacing is equal to the proper tree spacing dictated by the Folsom Master Tree List. STPC shall not count if they the tree is in a poor growing space due to its position within the TPZ of another protected tree to be preserved. The City shall accept the preservation of native oak trees in this size class as credit towards the total removed inches based on the following STPC criteria:▶ Folsom Municipal Code requires one of the following be planted as compensation for each diameter inch of protected tree removed:				
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		<ul style="list-style-type: none"> ▪ half of a 24-inch box tree; ▪ one #15 container tree; ▪ two #5 container trees; or ▪ \$150 in-lieu payment or other fee set by City Council Resolution. <p>▶ The Planting and Maintenance Agreement shall include a planting plan, planting and irrigation design details, and a weaning schedule for the establishment period. The plan shall include a 5-year establishment period for trees and 8 years for planted acorns with an annual monitoring report that includes corrections needed with proposed work plan, and notice of compliance within 90-days of annual monitoring report. Security in an form acceptable to the City and sufficient to cover maintenance and monitoring costs for eight years shall be provided to the City Planning Department. The security will be forfeited if the project applicant or designated responsible party fails to fulfill the Planting and Maintenance Agreement.</p> <p>▶ To avoid and minimize indirect impacts on protected trees to remain on the SPA, the project applicant(s) of all affected project phases shall install high visibility fencing outside the outer edge of the drip lines of all trees to be retained on the SPA during project construction. The fencing may be installed around groups or stands of trees or whole wooded areas but must be installed so that the drip lines of all trees are protected. Grading, trenching, equipment or materials storage, parking, paving, irrigation, and landscaping shall be prohibited within the fenced areas (i.e. drip lines of protected trees). If the activities listed cannot be avoided within the drip line of a particular tree, that tree shall be counted as an affected tree and compensatory mitigation shall be provided, or the tree in question shall be monitored for a period of five years and replaced only if the tree appears to be dead or dying within five years of project implementation.</p> <p>Through a combination of the mitigation options presented above along with the proposed on-site preservation of blue oak woodland habitat in the open space areas, the project applicant(s) can satisfy the mitigation requirements for removal of trees protected under the Folsom Municipal Code while also mitigating the impacts on oak woodland habitat, as determined through consultation with the Sacramento County Planning Department (for County off-site impacts only) and/or the City of Folsom.</p> <p>Mitigation for the U.S. 50 interchange improvements must be coordinated by the project applicant(s) of each applicable project phase with Caltrans.</p>				
106-22	WS-1 (Addendum)	<p>Conduct Environmental Awareness Training for Construction Employees.</p> <p>Prior to beginning construction activities, the Project Applicant shall employ a qualified biologist to develop and conduct environmental awareness training for construction employees. The training shall describe the importance of onsite biological resources, including special-status wildlife habitats; potential nests of special-status birds; and roosting habitat for special-status bats. The biologist shall also explain the importance of other responsibilities related to the protection of wildlife during construction such as inspecting open trenches</p>	Before approval of grading or improvement plans or any ground disturbing	City of Folsom Community Development Department	The City and its Environmental Compliance Consultant (Helix) have reviewed all MMRP conditions and verified compliance with this Mitigation Measure. Compliance was verified prior to commencement of grading and	Yes

		<p>and looking under vehicles and machinery prior to moving them to ensure there are no lizards, snakes, small mammals, or other wildlife that could become trapped, injured, or killed in construction areas or under equipment.</p> <p>The environmental awareness program shall be provided to all construction personnel to brief them on the life history of special-status species in or adjacent to the project area, the need to avoid impacts on sensitive biological resources, any terms and conditions required by State and federal agencies, and the penalties for not complying with biological mitigation requirements. If new construction personnel are added to the project, the contractor's superintendent shall ensure that the personnel receive the mandatory training before starting work. An environmental awareness handout that describes and illustrates sensitive resources to be avoided during project construction and identifies all relevant permit conditions shall be provided to each person.</p>	<p>activities, including grubbing or clearing, for any project phase.</p>		<p>construction in the Summer of 2020. The compliance table is on file with the City.</p>	
106-23	WS-2 (Addendum)	<p>Conduct Preconstruction Western Spadefoot Survey.</p> <p>The Project Applicant(s) shall retain a qualified biologist to conduct a preconstruction western spadefoot survey within 48 hours of the initiation of construction activity within suitable tadpole habitat (e.g., vernal pools, seasonal wetlands, and drainages with standing water) for western spadefoot. If no western spadefoot individuals are found during the preconstruction survey, the biologist shall document the findings in a letter report to CDFW and the City, and no further mitigation shall be required. If western spadefoot individuals are found, the qualified biologist shall consult with CDFW to determine appropriate avoidance measures.</p>	<p>Before approval of grading or improvement plans or any ground disturbing activities, including grubbing or clearing, within suitable tadpole habitat.</p>	<p>California Department of Fish and Game, and City of Folsom Community Development Department</p>	<p>The City and its Environmental Compliance Consultant (Helix) have reviewed all MMRP conditions and verified compliance with this Mitigation Measure. Compliance was verified prior to commencement of grading and construction in the Summer of 2020. The compliance table is on file with the City.</p>	<p>Yes</p>
106-24	NWPT-1 (Addendum)	<p>Conduct Preconstruction Northwestern Pond Turtle Survey.</p> <p>The Project Applicant(s) shall retain a qualified biologist to conduct a preconstruction northwestern pond turtle survey within 48 hours of the initiation of construction activity within suitable habitat for northwestern pond turtle. If no northwestern pond turtles are found during the preconstruction survey, the biologist shall document the findings in a letter report to CDFW and the City, and no further mitigation shall be required. If northwestern pond turtles are found, the qualified biologist shall capture and relocate the turtles to a suitable preserved location in the vicinity of the project.</p>	<p>Before approval of grading or improvement plans or any ground disturbing activities, including grubbing or clearing, within suitable northwestern pond turtle habitat.</p>	<p>California Department of Fish and Game, and City of Folsom Community Development Department</p>	<p>The City and its Environmental Compliance Consultant (Helix) have reviewed all MMRP conditions and verified compliance with this Mitigation Measure. Compliance was verified prior to commencement of grading and construction in the Summer of 2020. The compliance table is on file with the City.</p>	<p>Yes</p>

106-25	NB-1 (Addendum)	<p>Preconstruction Nesting Bird Survey.</p> <p>The Project Applicant shall conduct a preconstruction nesting bird survey of all areas associated with construction activities on the project site within 14 days prior to commencement of construction during the nesting season (1 February through 31 August).</p> <p>If active nests are found, a no-disturbance buffer around the nest shall be established. The buffer distance shall be established by a qualified biologist in consultation with CDFW. The buffer shall be maintained until the fledglings are capable of flight and become independent of the nest, to be determined by a qualified biologist. Once the young are independent of the nest, no further measures are necessary. Pre-construction nesting surveys are not required for construction activity outside of the nesting season.</p>	Before approval of grading or improvement plans or any ground disturbing activities, including grubbing or clearing, for any project phase.	California Department of Fish and Game, and City of Folsom Community Development Department	The City and its Environmental Compliance Consultant (Helix) have reviewed all MMRP conditions and verified compliance with this Mitigation Measure. Compliance was verified prior to commencement of grading and construction in the Summer of 2020. The compliance table is on file with the City.	Yes
Cultural and Tribal Cultural Resources						
106-26	3A.5-1a (Addendum)	<p>Comply with the Programmatic Agreement.</p> <p>The PA for the project is incorporated by reference. The PA provides a management framework for identifying historic properties, determining adverse effects, and resolving those adverse effects as required under Section 106 of the National Historic Preservation Act. This document is incorporated by reference. The PA is available for public inspection and review at the California Office of Historic Preservation 1725 23rd Street Sacramento, CA 95816.</p>	During all construction phases	City of Folsom Community Development Department; U.S. Army Corp of Engineers;	On June 10, 2019, the US Army Corps of Engineers, in consultation with the City, SHPO, the tribes and consulting parties determined that the entire Toll Brothers at Folsom Ranch Regency project has satisfied its pre-construction compliance requirements for cultural resources and may proceed with construction. All required compliance letters are on file with the Community Development Department.	Yes
106-27	3A.5-1b (Addendum)	<p>Perform an Inventory and Evaluation of Cultural Resources for the California Register of Historic Places, Minimize or Avoid Damage or Destruction, and Perform Treatment Where Damage or Destruction Cannot be Avoided.</p> <p>These steps may be combined with deliverables and management steps performed for Section 106 provided that management documents prepared for the PA also clearly reference the California Register of Historical Resources (CRHR) listing criteria and significance thresholds that apply under CEQA. Prior to ground disturbing work for each individual development phase or off-site element, the applicable oversight agency (City of Folsom, El Dorado County, Sacramento County, or Caltrans), or the project applicant(s) of all project phases, with applicable oversight agency, shall perform the following actions:</p> <ul style="list-style-type: none"> ▶ The project applicant shall retain the services of a qualified archaeologist to perform an inventory of cultural resources within each individual development phase or off-site element subject to approval under CEQA. Identified resources shall be evaluated for listing on the CRHR. The inventory report shall also identify locations that are sensitive for undiscovered cultural resources based upon the location of 	Before approval of grading or improvement plans or any ground disturbing activities, including grubbing or clearing, for any project phase.	City of Folsom Community Development Department	On June 10, 2019, the US Army Corps of Engineers, in consultation with the City, SHPO, the tribes and consulting parties determined that the entire Toll Brothers at Folsom Ranch Regency project has satisfied its pre-construction compliance requirements for cultural resources and may proceed with construction. All required compliance letters are on file with the Community Development Department.	Yes

	<p>known resources, geomorphology, and topography. The inventory report shall specify the location of monitoring of ground-disturbing work in these areas by a qualified archaeologist and monitoring in the vicinity of identified resources that may be damaged by construction, if appropriate.</p> <ul style="list-style-type: none">▶ The identification of any sensitive locations subject to monitoring during construction of each individual development phase shall be performed in concert with monitoring activities performed under the PA to minimize the potential for conflicting requirements.▶ For each resource that is determined eligible for the CRHR, the applicable agency or the project applicant(s) for any particular discretionary development (under the agency’s direction) shall obtain the services of a qualified archaeologist who shall determine if implementation of the individual project development would result in damage or destruction of “significant” (under CEQA) cultural resources. These findings shall be reviewed by the applicable agency for consistency with the significance thresholds and treatment measures provided in this EIR/EIS.▶ Where possible, the project shall be configured or redesigned to avoid impacts on eligible or listed resources. Alternatively, these resources may be preserved in place if possible, as suggested under California Public Resources Code Section 21083.2. Avoidance of historic properties is required under certain circumstances under the Public Resource Code and 36 CFR Part 800.▶ Where impacts cannot be avoided, the applicable agency or the project applicant(s) of all project phases (under the applicable agency’s direction) shall prepare and implement treatment measures that are determined to be necessary by a qualified archaeologist. These measures may consist of data recovery excavations for resources that are eligible for listing because of the data they contain (which may contribute to research). Alternatively, for historical architectural, engineered, or landscape features, treatment measures may consist of a preparation of interpretive, narrative, or photographic documentation. These measures shall be reviewed by the applicable oversight agency for consistency with the significance thresholds and standards provided in this EIR/EIS.▶ To support the evaluation and treatment required under this Mitigation Measure, the archaeologist retained by either the applicable oversight agency or the project applicant(s) of all project phases shall prepare an appropriate prehistoric and historic context that identifies relevant prehistoric, ethnographic, and historic themes and research questions against which to determine the significance of identified resources and appropriate treatment.▶ These steps and documents may be combined with the phasing of management and documents prepared pursuant to the FAPA to minimize the potential for inconsistency and duplicative management efforts. <p>Mitigation for the off-site elements outside of the City of Folsom’s jurisdictional boundaries shall be coordinated by the project applicant(s) of each applicable project phase with the affected oversight agency(ies) (i.e., El Dorado and/or Sacramento Counties, or Caltrans).</p>				
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106 -28	3A.5-2 (Addendum)	<p>Conduct Construction Personnel Education, Conduct On-Site Monitoring If Required, Stop Work if Cultural Resources are Discovered, Assess the Significance of the Find, and Perform Treatment or Avoidance as Required.</p> <p>To reduce potential impacts to previously undiscovered cultural resources, the project applicant(s) of all project phases shall do the following:</p> <ul style="list-style-type: none"> ▶ Before the start of ground-disturbing activities, the project applicant(s) of all project phases shall retain a qualified archaeologist to conduct training for construction workers as necessary based upon the sensitivity of the project APE, to educate them about the possibility of encountering buried cultural resources and inform them of the proper procedures should cultural resources be encountered. ▶ As a result of the work conducted for Mitigation Measures 3A.5-1a and 3A.5-1b, if the archaeologist determines that any portion of the SPA or the off-site elements should be monitored for potential discovery of as-yet-unknown cultural resources, the project applicant(s) of all project phases shall implement such monitoring in the locations specified by the archaeologist. USACE should review and approve any recommendations by archaeologists with respect to monitoring. ▶ Should any cultural resources, such as structural features, unusual amounts of bone or shell, artifacts, or architectural remains be encountered during any construction activities, work shall be suspended in the vicinity of the find and the appropriate oversight agency(ies) (identified below) shall be notified immediately. The appropriate oversight agency(ies) shall retain a qualified archaeologist who shall conduct a field investigation of the specific site and shall assess the significance of the find by evaluating the resource for eligibility for listing on the CRHR and the NRHP. If the resource is eligible for listing on the CRHR or NRHP and it would be subject to disturbance or destruction, the actions required in Mitigation Measures 3A.5-1a and 3A.5-1b shall be implemented. The oversight agency shall be responsible for approval of recommended mitigation if it is determined to be feasible in light of the approved land uses and shall implement the approved mitigation before resuming construction activities at the archaeological site. <p>Mitigation for the off-site elements outside of the City of Folsom’s jurisdictional boundaries must be coordinated by the project applicant(s) of each applicable project phase with the affected oversight agency(ies) (i.e., El Dorado and/or Sacramento Counties, or Caltrans).</p> <p>The project applicant, in coordination with USACE, shall ensure that an archaeological sensitivity training program is developed and implemented during a pre-construction meeting for construction supervisors. The sensitivity training program shall provide information about notification procedures when potential archaeological material is discovered, procedures for coordination between construction personnel and monitoring personnel, and information about other treatment or issues that may arise if cultural resources (including human remains) are discovered during project construction. This protocol shall be communicated to all new construction personnel during orientation and on a poster that is placed in a visible location inside the</p>	Before approval of grading or improvement plans or any ground disturbing activities, including grubbing or clearing, for any project phase.	City of Folsom Community Development Department; U.S. Army Corp of Engineers	On June 10, 2019, the US Army Corps of Engineers, in consultation with the City, SHPO, the tribes and consulting parties determined that the entire Toll Brothers at Folsom Ranch Regency project has satisfied its pre-construction compliance requirements for cultural resources and may proceed with construction. All required compliance letters are on file with the Community Development Department. Compliance with this condition is monitored through construction inspection.	Yes
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		<p>construction job trailer. The phone number of the USACE cultural resources staff member shall also be included.</p> <p>The on-site sensitivity training shall be carried out each time a new contractor will begin work in the APE and at the beginning of each construction season by each contractor.</p> <p>If unanticipated discoveries of additional historic properties, defined in 36 CFR 800.16 (l), are made during the construction of the project, the USACE shall ensure that they will be protected by implementing the following measures:</p> <ul style="list-style-type: none"> ▶ The Construction Manager, or archaeological monitor, if given the authority to halt construction activities, shall ensure that work in that area is immediately halted within a 100-foot radius of the unanticipated discovery until the find is examined by a person meeting the professional qualifications standards specified in Section 2.2 of Attachment G of the HPMP. The Construction Manager, or archaeological monitor, if present, shall notify the USACE within 24 hours of the discovery. ▶ The USACE shall notify the State Historic Preservation Officer (SHPO) within one working day of an unanticipated discovery and may initiate interim treatment measures in accordance with this HPTP. Once the USACE makes a formal determination of eligibility for the resource, the USACE will notify the SHPO within 48 hours of the determination and afford the SHPO an opportunity to comment on appropriate treatment. The SHPO shall respond within 72 hours of the request to consult. Failure of the SHPO to respond within 72 hours shall not prohibit the USACE from implementing the treatment measures. <p>The project applicants shall be required to submit to the City proof of compliance in the form of a completed training roster and copy of training materials.</p>				
106-29	3A.5-3 (Addendum)	<p>Suspend Ground-Disturbing Activities if Human Remains are Encountered and Comply with California Health and Safety Code Procedures.</p> <p>In accordance with the California Health and Safety Code, if human remains are uncovered during ground-disturbing activities, including those associated with off-site elements, the project applicant(s) of all project phases shall immediately halt all ground-disturbing activities in the area of the find and notify the Sacramento County Coroner and a professional archaeologist skilled in osteological analysis to determine the nature of the remains. The coroner is required to examine all discoveries of human remains within 48 hours of receiving notice of a discovery on private or public lands (California Health and Safety Code Section 7050.5[b]). If the coroner determines that the remains are those of a Native American, he or she must contact the NAHC by phone within 24 hours of making that determination (California Health and Safety Code Section 7050[c]).</p> <p>After the coroner's findings are complete, the project applicant(s), an archaeologist, and the NAHC-designated Most Likely Descendant shall determine the ultimate treatment and disposition of the remains and take appropriate steps to ensure that additional human interments are not disturbed. The responsibilities for</p>	During all ground disturbing activities, for any project phase.	Sacramento County Coroner; Native American Heritage Commission; City of Folsom Community Development Department	There have been no human remains discovered during the course of grading and construction in the project.	Yes

		<p>acting on notification of a discovery of Native American human remains are identified in Section 5097.9 of the California Public Resources Code.</p> <p>Upon the discovery of Native American remains, the procedures above regarding involvement of the applicable county coroner, notification of the NAHC, and identification of an Most Likely Descendant shall be followed. The project applicant(s) of all project phases shall ensure that the immediate vicinity (according to generally accepted cultural or archaeological standards and practices) is not damaged or disturbed by further development activity until consultation with the Most Likely Descendant has taken place. The Most Likely Descendant shall have 48 hours after being granted access to the site to inspect the site and make recommendations. A range of possible treatments for the remains may be discussed: nondestructive removal and analysis, preservation in place, relinquishment of the remains and associated items to the descendants, or other culturally appropriate treatment. As suggested by AB 2641 (Chapter 863, Statutes of 2006), the concerned parties may extend discussions beyond the initial 48 hours to allow for the discovery of additional remains. AB 2641(e) includes a list of site protection measures and states that the project applicant(s) shall comply with one or more of the following requirements:</p> <ul style="list-style-type: none"> ▶ record the site with the NAHC or the appropriate Information Center, ▶ use an open-space or conservation zoning designation or easement, or ▶ record a reinterment document with the county. <p>The project applicant(s) or its authorized representative of all project phases shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance if the NAHC is unable to identify an Most Likely Descendant or if the Most Likely Descendant fails to make a recommendation within 48 hours after being granted access to the site. The project applicant(s) or its authorized representative may also reinter the remains in a location not subject to further disturbance if it rejects the recommendation of the Most Likely Descendant and mediation by the NAHC fails to provide measures acceptable to the landowner. Ground disturbance in the zone of suspended activity shall not recommence without authorization from the archaeologist.</p> <p>Mitigation for the off-site elements outside of the City of Folsom's jurisdictional boundaries must be coordinated by the project applicant(s) of each applicable project phase with the affected oversight agency(ies) (i.e., El Dorado and/or Sacramento Counties, or Caltrans).</p> <p>The project applicants shall be required to submit to the City proof of compliance in the form of a completed training roster and copy of training materials.</p>				
Geology and Soils						
106-30	3A.7-1a (FPASP EIR/EIS)	Prepare Site-Specific Geotechnical Report per CBC Requirements and Implement Appropriate Recommendations. Before building permits are issued and construction activities begin any project development phase, the project applicant(s) of each project phase shall hire a licensed geotechnical engineer to prepare a final geotechnical subsurface investigation report for the on- and off-site facilities, which shall be	Before issuance of building permits and ground-	City of Folsom Community Development Department	The owner/applicant has provided Geotechnical Report to the City. The Geotechnical report for the subdivision is on file with the City.	Yes

		<p>submitted for review and approval to the appropriate City or county department (identified below). The final geotechnical engineering report shall address and make recommendations on the following:</p> <ul style="list-style-type: none"> ▶ site preparation; ▶ soil bearing capacity; ▶ appropriate sources and types of fill; ▶ potential need for soil amendments; ▶ road, pavement, and parking areas; ▶ structural foundations, including retaining-wall design; ▶ grading practices; ▶ soil corrosion of concrete and steel; ▶ erosion/winterization; ▶ seismic ground shaking; ▶ liquefaction; and ▶ expansive/unstable soils. <p>In addition to the recommendations for the conditions listed above, the geotechnical investigation shall include subsurface testing of soil and groundwater conditions, and shall determine appropriate foundation designs that are consistent with the version of the CBC that is applicable at the time building and grading permits are applied for. All recommendations contained in the final geotechnical engineering report shall be implemented by the project applicant(s) of each project phase. Special recommendations contained in the geotechnical engineering report shall be noted on the grading plans and implemented as appropriate before construction begins. Design and construction of all new project development shall be in accordance with the CBC. The project applicant(s) shall provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the geotechnical report.</p>	disturbing activities.			
106-31	3A.7-1b (FPASP EIR/EIS)	<p>Monitor Earthwork during Earthmoving Activities. All earthwork shall be monitored by a qualified geotechnical or soils engineer retained by the project applicant(s) of each project phase. The geotechnical or soils engineer shall provide oversight during all excavation, placement of fill, and disposal of materials removed from and deposited on both on- and off-site construction areas.</p> <p>Mitigation for the off-site elements outside of the City of Folsom's jurisdictional boundaries must be coordinated by the project applicant(s) of each applicable project phase with the affected oversight agency(ies) (i.e., El Dorado and/or Sacramento Counties, or Caltrans).</p>	Before issuance of building permits and ground-disturbing activities.	City of Folsom Community Development Department	Compliance with this condition has been monitored through construction inspection by the City.	Yes
106-32	3A.7-3 (FPASP EIR/EIS)	<p>Prepare and Implement the Appropriate Grading and Erosion Control Plan. Before grading permits are issued, the project applicant(s) of each project phase that would be located within the City of Folsom shall retain a California Registered Civil Engineer to prepare a grading and erosion control plan. The grading and erosion control plan shall be submitted to the City Public Works Department before issuance of grading</p>	Before the start of construction activities.	City of Folsom Community	Compliance with this condition has been monitored through construction inspection by the City.	Yes

		<p>permits for all new development. The plan shall be consistent with the City’s Grading Ordinance, the City’s Hillside Development Guidelines, and the state’s NPDES permit, and shall include the site-specific grading associated with development for all project phases.</p> <p>For the two off-site roadways into El Dorado Hills, the project applicant(s) of that phase shall retain a California Registered Civil Engineer to prepare a grading and erosion control plan. The grading and erosion control plan shall be submitted to the El Dorado County Public Works Department and the El Dorado Hills Community Service District before issuance of grading permits for roadway construction in El Dorado Hills. The plan shall be consistent with El Dorado County’s Grading, Erosion, and Sediment Control Ordinance and the state’s NPDES permit, and shall include the site-specific grading associated with roadway development.</p> <p>For the off-site detention basin west of Prairie City Road, the project applicant(s) of that phase shall retain a California Registered Civil Engineer to prepare a grading and erosion control plan. The grading and erosion control plan shall be submitted to the Sacramento County Public Works Department before issuance of a grading permit. The plan shall be consistent with Sacramento County’s Grading, Erosion, and Sediment Control Ordinance and the state’s NPDES permit, and shall include the site-specific grading associated with construction of the detention basin.</p> <p>The plans referenced above shall include the location, implementation schedule, and maintenance schedule of all erosion and sediment control measures, a description of measures designed to control dust and stabilize the construction-site road and entrance, and a description of the location and methods of storage and disposal of construction materials. Erosion and sediment control measures could include the use of detention basins, berms, swales, wattles, and silt fencing, and covering or watering of stockpiled soils to reduce wind erosion. Stabilization on steep slopes could include construction of retaining walls and reseeding with vegetation after construction. Stabilization of construction entrances to minimize trackout (control dust) is commonly achieved by installing filter fabric and crushed rock to a depth of approximately 1 foot. The project applicant(s) shall ensure that the construction contractor is responsible for securing a source of transportation and deposition of excavated materials.</p> <p>Mitigation for the off-site elements outside of the City of Folsom’s jurisdictional boundaries must be coordinated by the project applicant(s) of each applicable project phase with the affected oversight agency(ies) (i.e., El Dorado and/or Sacramento Counties).</p> <p>Implementation of Mitigation Measure 3A.9-1 (discussed in Section 3A.9, “Hydrology and Water Quality – Land”) would also help reduce erosion-related impacts.</p>		Development Department		
106-33	3A.7-5 (FPASP EIR/EIS)	<p>Divert Seasonal Water Flows Away from Building Foundations. The project applicant(s) of all project phases shall either install subdrains (which typically consist of perforated pipe and gravel, surrounded by nonwoven geotextile fabric), or take such other actions as recommended by the geotechnical or civil engineer for the project that would serve to divert seasonal flows caused by surface infiltration, water seepage, and perched water during the winter months away from building foundations.</p>	Before and during earthmoving activities.	City of Folsom Community Development Department	The Community Development Department has reviewed and all improvement plans in the subdivision to verify compliance with mitigation measure.	Yes

106 -34	3A.7-10 (FPASP EIR/EIS)	<p>Conduct Construction Personnel Education, Stop Work if Paleontological Resources are Discovered, Assess the Significance of the Find, and Prepare and Implement a Recovery Plan as Required.</p> <p>To minimize potential adverse impacts on previously unknown potentially unique, scientifically important paleontological resources, the project applicant(s) of all project phases where construction would occur in the Ione and Mehrten Formations shall do the following:</p> <ul style="list-style-type: none"> ▶ Before the start of any earthmoving activities for any project phase in the Ione or Mehrten Formations, the project applicant(s) shall retain a qualified paleontologist or archaeologist to train all construction personnel involved with earthmoving activities, including the site superintendent, regarding the possibility of encountering fossils, the appearance and types of fossils likely to be seen during construction, and proper notification procedures should fossils be encountered. ▶ If paleontological resources are discovered during earthmoving activities, the construction crew shall immediately cease work in the vicinity of the find and notify the appropriate lead agency (identified below). The project applicant(s) shall retain a qualified paleontologist to evaluate the resource and prepare a recovery plan in accordance with Society of Vertebrate Paleontology guidelines (1996). The recovery plan may include, but is not limited to, a field survey, construction monitoring, sampling and data recovery procedures, museum storage coordination for any specimen recovered, and a report of findings. Recommendations in the recovery plan that are determined by the lead agency to be necessary and feasible shall be implemented before construction activities can resume at the site where the paleontological resources were discovered. <p>Mitigation for the off-site elements outside of the City of Folsom’s jurisdictional boundaries must be coordinated by the project applicant(s) of each applicable project phase with the affected oversight agency(ies) (i.e., Sacramento County).</p>	During earthmoving activities in the Ione and Mehrten Formations.	City of Folsom Community Development Department	The City and its Environmental Compliance Consultant (Helix) have reviewed all MMRP conditions and verified compliance with this Mitigation Measure. Compliance was verified prior to commencement of grading and construction in the Summer of 2020. The compliance table is on file with the City.	Yes
Greenhouse Gas Emissions and Climate Change						
106 -35	3A.4-1 (FPASP EIR/EIS)	<p>Implement Additional Measures to Control Construction-Generated GHG Emissions.</p> <p>To further reduce construction-generated GHG emissions, the project applicant(s) any particular discretionary development application shall implement all feasible measures for reducing GHG emissions associated with construction that are recommended by SMAQMD at the time individual portions of the site undergo construction. Such measures may reduce GHG exhaust emissions from the use of on-site equipment, worker commute trips, and truck trips carrying materials and equipment to and from the SPA, as well as GHG emissions embodied in the materials selected for construction (e.g., concrete). Other measures may pertain to the materials used in construction. Prior to releasing each request for bid to contractors for the construction of each discretionary development entitlement, the project applicant(s) shall obtain the most current list of GHG reduction measures that are recommended by SMAQMD and stipulate that these measures be implemented in the respective request for bid as well as the subsequent construction contract with the selected primary contractor. The project applicant(s) for any particular discretionary development application may submit to the City and SMAQMD a report that substantiates why specific measures are</p>	Before approval of small-lot final maps and building permits for all discretionary development project, including all on- and off-site elements and implementation throughout	City of Folsom Community Development Department	The City and its Environmental Compliance Consultant (Helix) have reviewed all MMRP conditions and verified compliance with this Mitigation Measure. Compliance was verified prior to commencement of grading and construction in the Summer of 2020. The compliance table is on file with the City.	Yes

	<p>considered infeasible for construction of that particular development phase and/or at that point in time. The report, including the substantiation for not implementing particular GHG reduction measures, shall be approved by the City, in consultation with SMAQMD prior to the release of a request for bid by the project applicant(s) for seeking a primary contractor to manage the construction of each development project. By requiring that the list of feasible measures be established prior to the selection of a primary contractor, this measure requires that the ability of a contractor to effectively implement the selected GHG reduction measures be inherent to the selection process.</p> <p>SMAQMD's recommended measures for reducing construction-related GHG emissions at the time of writing this EIR/EIS are listed below and the project applicant(s) shall, at a minimum, be required to implement the following:</p> <ul style="list-style-type: none"> ▶ Improve fuel efficiency from construction equipment: <ul style="list-style-type: none"> ▪ reduce unnecessary idling (modify work practices, install auxiliary power for driver comfort); ▪ perform equipment maintenance (inspections, detect failures early, corrections); ▪ train equipment operators in proper use of equipment; ▪ use the proper size of equipment for the job; and ▪ use equipment with new technologies (repowered engines, electric drive trains). ▶ Use alternative fuels for electricity generators and welders at construction sites such as propane or solar, or use electrical power. ▶ Use an ARB-approved low-carbon fuel, such as biodiesel or renewable diesel for construction equipment. (Emissions of oxides of nitrogen [NO_x] emissions from the use of low carbon fuel must be reviewed and increases mitigated.) Additional information about low carbon fuels is available from ARB's Low Carbon Fuel Standard Program (ARB 2009b). ▶ Encourage and provide carpools, shuttle vans, transit passes and/or secure bicycle parking for construction worker commutes. ▶ Reduce electricity use in the construction office by using compact fluorescent bulbs, powering off computers every day, and replacing heating and cooling units with more efficient ones. ▶ Recycle or salvage non-hazardous construction and demolition debris (goal of at least 75% by weight). ▶ Use locally sourced or recycled materials for construction materials (goal of at least 20% based on costs for building materials, and based on volume for roadway, parking lot, sidewalk and curb materials). ▶ Minimize the amount of concrete used for paved surfaces or use a low carbon concrete option. ▶ Produce concrete on-site if determined to be less emissive than transporting ready mix. 	<p>project construction.</p>			
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		<ul style="list-style-type: none"> ▶ Use EPA-certified SmartWay trucks for deliveries and equipment transport. Additional information about the SmartWay Transport Partnership Program is available from ARB's Heavy-Duty Vehicle Greenhouse Gas Measure (ARB 2009c) and EPA (EPA 2009). ▶ Develop a plan in consultation with SMAQMD to efficiently use water for adequate dust control. This may consist of the use of nonpotable water from a local source. <p>In addition to SMAQMD-recommended measures, construction activity shall comply with all applicable rules and regulations established by SMAQMD and ARB.</p>				
106-36	3A.4-2b (FPASP EIR/EIS)	<p>Participate in and Implement an Urban and Community Forestry Program and/or Off-Site Tree Program to Off-Set Loss of On-Site Trees. The trees on the project site contain sequestered carbon and would continue to provide future carbon sequestration during their growing life. For all harvestable trees that are subject to removal, the project applicant(s) for any particular discretionary development application shall participate in and provide necessary funding for urban and community forestry program (such as the UrbanWood program managed by the Urban Forest Ecosystems Institute [Urban Forest Ecosystems Institute 2009]) to ensure that wood with an equivalent carbon sequestration value to that of all harvestable removed trees is harvested for an end-use that would retain its carbon sequestration (e.g., furniture building, cabinet making). For all nonharvestable trees that are subject to removal, the project applicant(s) shall develop and fund an off-site tree program that includes a level of tree planting that, at a minimum, increases carbon sequestration by an amount equivalent to what would have been sequestered by the blue oak woodland during its lifetime. This program shall be funded by the project applicant(s) of each development phase and reviewed for comment by an independent Certified Arborist unaffiliated with the project applicant(s) and shall be coordinated with the requirements of Mitigation Measure 3.3-5, as stated in Section 3A.3, "Biological Resources - Land." Final approval of the program shall be provided by the City. Components of the program may include, but not be limited to, providing urban tree canopy in the City of Folsom, or reforestation in suitable areas outside the City. Reforestation in natural habitat areas outside the City of Folsom would simultaneously mitigate the loss of oak woodland habitat while planting trees within the urban forest canopy would not. The California Urban Forestry Greenhouse Gas Reporting Protocol shall be used to assess this mitigation program (CCAR 2008). All unused vegetation and tree material shall be mulched for use in landscaping on the project site, shipped to the nearest composting facility, or shipped to a landfill that is equipped with a methane collection system, or combusted in a biomass power plant. Tree and vegetative material should not be burned on- or off-site unless used as fuel in a biomass power plant.</p>	Before approval of final maps and/or building permits for all project phases requiring discretionary approval, including all on- and off-site elements.	City of Folsom Community Development Department	The owner/applicant worked with an organization Urban Wood Rescue which is a program in association with the Sacramento Tree Foundation that makes wood products from large trees that are removed as a result of development. The owner/applicant provided most of the large trees that were removed as a part of the grading and construction for the project to Urban Wood Rescue and they made table, furniture, etc. from the trees that were provided. The remaining trees and tree canopy was mulched by the owner/applicant and is stored on site to use as mulch in the landscape areas throughout the project. No removed trees were transported to the landfill in accordance with this condition of approval.	Yes
Hazards and Hazardous Materials						
106-37	3A.8-2 (FPASP EIR/EIS)	<p>Complete Investigations Related to the Extent to Which Soil and/or Groundwater May Have Been Contaminated in Areas Not Covered by the Phase I and II Environmental Site Assessments and Implement Required Measures. The project applicant(s) for any discretionary development application shall conduct Phase I Environmental Site Assessments (where an Phase I has not been conducted), and if necessary, Phase II Environmental Site Assessments, and/or other appropriate testing for all areas of the SPA</p>	Before and during earth moving activities	City of Folsom Community Development Department	The subdivision is not within any identified area where contaminated groundwater is present. Therefore there is no required Phase 1 or Phase 2 Environmental Assessment required.	Yes

		<p>and include, as necessary, analysis of soil and/or groundwater samples for the potential contamination sites that have not yet been covered by previous investigations (as shown in Exhibit 3A.8-1) before construction activities begin in those areas. Recommendations in the Phase I and II Environmental Site Assessments to address any contamination that is found shall be implemented before initiating ground-disturbing activities in these areas.</p> <p>The project applicant(s) shall implement the following measures before ground-disturbing activities to reduce health hazards associated with potential exposure to hazardous substances:</p> <ul style="list-style-type: none"> ▶ Prepare a plan that identifies any necessary remediation activities appropriate for proposed on- and off-site uses, including excavation and removal of on-site contaminated soils, redistribution of clean fill material in the SPA, and closure of any abandoned mine shafts. The plan shall include measures that ensure the safe transport, use, and disposal of contaminated soil and building debris removed from the site. In the event that contaminated groundwater is encountered during site excavation activities, the contractor shall report the contamination to the appropriate regulatory agencies, dewater the excavated area, and treat the contaminated groundwater to remove contaminants before discharge into the sanitary sewer system. The project applicant(s) shall be required to comply with the plan and applicable Federal, state, and local laws. The plan shall outline measures for specific handling and reporting procedures for hazardous materials and disposal of hazardous materials removed from the site at an appropriate off-site disposal facility. ▶ Notify the appropriate Federal, state, and local agencies if evidence of previously undiscovered soil or groundwater contamination (e.g., stained soil, odorous groundwater) is encountered during construction activities. Any contaminated areas shall be remediated in accordance with recommendations made by the Sacramento County Environmental Management Department, Central Valley RWQCB, DTSC, and/or other appropriate Federal, state, or local regulatory agencies. ▶ Obtain an assessment conducted by PG&E and SMUD pertaining to the contents of any existing pole-mounted transformers located in the SPA. The assessment shall determine whether existing on-site electrical transformers contain PCBs and whether there are any records of spills from such equipment. If equipment containing PCB is identified, the maintenance and/or disposal of the transformer shall be subject to the regulations of the Toxic Substances Control Act under the authority of the Sacramento County Environmental Health Department. <p>Mitigation for the off-site elements outside of the City of Folsom’s jurisdictional boundaries must be coordinated by the project applicant(s) of each applicable project phase with the affected oversight agency(ies) (i.e., Sacramento County).</p>				
106-38	3A.8-6 (FPASP EIR/EIS)	<p>Prudent Avoidance and Notification of EMF Exposure. Potential purchasers of residential properties near the transmission lines shall be made aware of the controversy surrounding EMF exposure. The California Department of Real Estate shall be requested to insert an appropriate notification into the applicant’s final Subdivision Public Report application, which shall be provided to purchasers of properties within 100 feet</p>	At the submission of	City of Folsom Community	There are no overhead powerlines existing within this subdivision and all proposed and future utility lines to serve this subdivision will be placed	Yes

		from the 100-115kV power line , or within 150 feet from the 220-230 kV power line . The notification would include a discussion of the scientific studies and conclusions reached to date, acknowledge that the notification distance is not based on specific biological evidence, but rather, the distance where background levels may increase, and provide that, given some uncertainty in the data, this notification is merely provided to allow purchasers to make an informed decision.	tentative map applications.	Development Department	underground in accordance with the subdivision's conditions of approval.	
106-39	3A.8-7 (FPASP EIR/EIS)	<p>Prepare and Implement a Vector Control Plan in Consultation with the Sacramento-Yolo Mosquito and Vector Control District. To ensure that operation and design of the stormwater system, including multiple planned detention basins, is consistent with the recommendations of the Sacramento-Yolo Mosquito and Vector Control District regarding mosquito control, the project applicant(s) of all project phases shall prepare and implement a Vector Control Plan. This plan shall be prepared in coordination with the Sacramento-Yolo Mosquito and Vector Control District and shall be submitted to the City for approval before issuance of the grading permit for the detention basins under the City's jurisdiction. For the off-site detention basin, the plan shall be submitted to Sacramento County for approval before issuance of the grading permit for the off-site detention basin. The plan shall incorporate specific measures deemed sufficient by the City to minimize public health risks from mosquitoes, and as contained within the Sacramento-Yolo Mosquito and Vector Control District BMP Manual (Sacramento-Yolo Mosquito and Vector Control District 2008). The plan shall include, but is not limited to, the following components:</p> <ul style="list-style-type: none"> ▶ Description of the project. ▶ Description of detention basins and all water features and facilities that would control on-site water levels. ▶ Goals of the plan. ▶ Description of the water management elements and features that would be implemented, including: <ul style="list-style-type: none"> ▪ BMPs that would implemented on-site; ▪ public education and awareness; ▪ sanitary methods used (e.g., disposal of garbage); ▪ mosquito control methods used (e.g., fluctuating water levels, biological agents, pesticides, larvicides, circulating water); and ▪ stormwater management (consistent with Stormwater Management Plan). ▶ Long-term maintenance of the detention basins and all related facilities (e.g., specific ongoing enforceable conditions or maintenance by a homeowner's association). <p>To reduce the potential for mosquitoes to reproduce in the detention basins, the project applicant(s) shall coordinate with the Sacramento-Yolo Mosquito and Vector Control District to identify and implement BMPs based on their potential effectiveness for SPA conditions. Potential BMPs could include, but are not limited to, the following:</p>	Before issuance of grading permits for the project water features.	City of Folsom Community Development Department	The City and its Environmental Compliance Consultant (Helix) have reviewed all MMRP conditions and verified compliance with this Mitigation Measure. Compliance was verified prior to commencement of grading and construction in the Summer of 2020. The compliance table is on file with the City.	Yes

		<ul style="list-style-type: none"> ▶ build shoreline perimeters as steep and uniform as practicable to discourage dense plant growth; ▶ perform routine maintenance to reduce emergent plant densities to facilitate the ability of mosquito predators (i.e., fish) to move throughout vegetated area; ▶ design distribution piping and containment basins with adequate slopes to drain fully and prevent standing water. The design slope should take into consideration buildup of sediment between maintenance periods. Compaction during grading may also be needed to avoid slumping and settling; ▶ coordinate cleaning of catch basins, drop inlets, or storm drains with mosquito treatment operations; ▶ enforce the prompt removal of silt screens installed during construction when no longer needed to protect water quality; ▶ if the sump, vault, or basin is sealed against mosquitoes, with the exception of the inlet and outlet, submerge the inlet and outlet completely to reduce the available surface area of water for mosquito egg-laying (female mosquitoes can fly through pipes); and ▶ design structures with the appropriate pumping, piping, valves, or other necessary equipment to allow for easy dewatering of the unit if necessary (Sacramento Yolo Mosquito and Vector Control District 2008). <p>The project applicant(s) of the project phase containing the off-site detention basin shall coordinate mitigation for the off-site with the affected oversight agency (i.e., Sacramento County).</p>				
Hydrology and Water Quality						
106-40	3A.9-1 (FPASP EIR/EIS)	<p>Acquire Appropriate Regulatory Permits and Prepare and Implement SWPPP and BMPs. Prior to the issuance of grading permits, the project applicant(s) of all projects disturbing one or more acres (including phased construction of smaller areas which are part of a larger project) shall obtain coverage under the SWRCB's NPDES stormwater permit for general construction activity (Order 2009-0009-DWQ), including preparation and submittal of a project-specific SWPPP at the time the NOI is filed. The project applicant(s) shall also prepare and submit any other necessary erosion and sediment control and engineering plans and specifications for pollution prevention and control to Sacramento County, City of Folsom, El Dorado County (for the off-site roadways into El Dorado Hills under the Proposed Project Alternative). The SWPPP and other appropriate plans shall identify and specify:</p> <ul style="list-style-type: none"> ▶ the use of an effective combination of robust erosion and sediment control BMPs and construction techniques accepted by the local jurisdictions for use in the project area at the time of construction, that shall reduce the potential for runoff and the release, mobilization, and exposure of pollutants, including legacy sources of mercury from project-related construction sites. These may include but would not be limited to temporary erosion control and soil stabilization measures, sedimentation ponds, inlet protection, perforated riser pipes, check dams, and silt fences ▶ the implementation of approved local plans, non-stormwater management controls, permanent post-construction BMPs, and inspection and maintenance responsibilities; 	Submittal of the State Construction General Permit NOI and SWPPP (where applicable) and development and submittal of any other locally required plans and specifications before the issuance of grading permits for all on-site project phases	City of Folsom Community Development Department	The Owner/applicant has received a NPDES permit from the State Regional Water Quality Control Board (SRWQCB). The NDES Permit requires the implementation of BMP's, monitoring and reporting for stormwater runoff. The NPDES Permit includes a Storm Water Pollution Prevention Plan (SWPPP), which outlines monitoring standards, frequency and baseline modeling. The Owner/applicant has submitted monthly reports to the City and SRWQCB.	Yes

		<ul style="list-style-type: none"> ▶ the pollutants that are likely to be used during construction that could be present in stormwater drainage and nonstormwater discharges, including fuels, lubricants, and other types of materials used for equipment operation; ▶ spill prevention and contingency measures, including measures to prevent or clean up spills of hazardous waste and of hazardous materials used for equipment operation, and emergency procedures for responding to spills; ▶ personnel training requirements and procedures that shall be used to ensure that workers are aware of permit requirements and proper installation methods for BMPs specified in the SWPPP; and ▶ the appropriate personnel responsible for supervisory duties related to implementation of the SWPPP. ▶ Where applicable, BMPs identified in the SWPPP shall be in place throughout all site work and construction/demolition activities and shall be used in all subsequent site development activities. BMPs may include, but are not limited to, such measures as those listed below. ▶ Implementing temporary erosion and sediment control measures in disturbed areas to minimize discharge of sediment into nearby drainage conveyances, in compliance with state and local standards in effect at the time of construction. These measures may include silt fences, staked straw bales or wattles, sediment/silt basins and traps, geofabric, sandbag dikes, and temporary vegetation. ▶ Establishing permanent vegetative cover to reduce erosion in areas disturbed by construction by slowing runoff velocities, trapping sediment, and enhancing filtration and transpiration. ▶ Using drainage swales, ditches, and earth dikes to control erosion and runoff by conveying surface runoff down sloping land, intercepting and diverting runoff to a watercourse or channel, preventing sheet flow over sloped surfaces, preventing runoff accumulation at the base of a grade, and avoiding flood damage along roadways and facility infrastructure. <p>A copy of the approved SWPPP shall be maintained and available at all times on the construction site. For those areas that would be disturbed as part of the U.S. 50 interchange improvements, Caltrans shall coordinate with the development and implementation of the overall project SWPPP, or develop and implement its own SWPPP specific to the interchange improvements, to ensure that water quality degradation would be avoided or minimized to the maximum extent practicable.</p> <p>Mitigation for the off-site elements outside of the City of Folsom’s jurisdictional boundaries must be coordinated by the project applicant(s) of each applicable project phase with the affected oversight agency(ies) (i.e., El Dorado and/or Sacramento Counties, or Caltrans).</p>	<p>and off-site elements and implementation throughout project construction.</p>			
106-41	3A.9-2 (FPASP EIR/EIS)	<p>Prepare and Submit Final Drainage Plans and Implement Requirements Contained in Those Plans.</p> <p>Before the approval of grading plans and building permits, the project applicant(s) of all project phases shall submit final drainage plans to the City, and to El Dorado County for the off-site roadway connections into El Dorado Hills, demonstrating that off-site upstream runoff would be appropriately conveyed through the SPA,</p>	<p>Before approval of grading plans and building</p>	<p>City of Folsom Public Works Department</p>	<p>The Owner/applicant has received a NPDES permit from the State Regional Water Quality Control Board (SRWQCB). The NDES Permit</p>	<p>Yes</p>

	<p>and that project-related on-site runoff would be appropriately contained in detention basins or managed with through other improvements (e.g., source controls, biotechnical stream stabilization) to reduce flooding and hydromodification impacts.</p> <p>The plans shall include, but not be limited to, the following items:</p> <ul style="list-style-type: none"> ▶ an accurate calculation of pre-project and post-project runoff scenarios, obtained using appropriate engineering methods, that accurately evaluates potential changes to runoff, including increased surface runoff; ▶ runoff calculations for the 10-year and 100-year (0.01 AEP) storm events (and other, smaller storm events as required) shall be performed and the trunk drainage pipeline sizes confirmed based on alignments and detention facility locations finalized in the design phase; ▶ a description of the proposed maintenance program for the on-site drainage system; ▶ project-specific standards for installing drainage systems; ▶ City and El Dorado County flood control design requirements and measures designed to comply with them; <p>Implementation of stormwater management BMPs that avoid increases in the erosive force of flows beyond a specific range of conditions needed to limit hydromodification and maintain current stream geomorphology. These BMPs will be designed and constructed in accordance with the forthcoming SSQP Hydromodification Management Plan (to be adopted by the RWQCB) and may include, but are not limited to, the following:</p> <ul style="list-style-type: none"> ▶ use of Low Impact Development (LID) techniques to limit increases in stormwater runoff at the point of origination (these may include, but are not limited to: surface swales; replacement of conventional impervious surfaces with pervious surfaces [e.g., porous pavement]; impervious surfaces disconnection; and trees planted to intercept stormwater); ▶ enlarged detention basins to minimize flow changes and changes to flow duration characteristics; ▶ bioengineered stream stabilization to minimize bank erosion, utilizing vegetative and rock stabilization, and inset floodplain restoration features that provide for enhancement of riparian habitat and maintenance of natural hydrologic and channel to floodplain interactions; ▶ minimize slope differences between any stormwater or detention facility outfall channel with the existing receiving channel gradient to reduce flow velocity; and ▶ minimize to the extent possible detention basin, bridge embankment, and other encroachments into the channel and floodplain corridor, and utilize open bottom box culverts to allow sediment passage on smaller drainage courses. <p>The final drainage plan shall demonstrate to the satisfaction of the City of Folsom Community Development and Public Works Departments and El Dorado County Department of Transportation that 100-year (0.01</p>	<p>permits of all project phases.</p>		<p>requires the implementation of BMP's, monitoring and reporting for stormwater runoff. The NPDES Permit includes a Storm Water Pollution Prevention Plan (SWPPP), which outlines monitoring standards, frequency and baseline modeling. The Owner/applicant has submitted monthly reports to the City and SRWQCB.</p>	
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<p>106 -42</p>	<p>3A.9-3 (FPASP EIR/EIS)</p>	<p>Develop and Implement a BMP and Water Quality Maintenance Plan. Before approval of the grading permits for any development project requiring a subdivision map, a detailed BMP and water quality maintenance plan shall be prepared by a qualified engineer retained by the project applicant(s) the development project. Drafts of the plan shall be submitted to the City of Folsom and El Dorado County for the off-site roadway connections into El Dorado Hills, for review and approval concurrently with development of tentative subdivision maps for all project phases. The plan shall finalize the water quality improvements and further detail the structural and nonstructural BMPs proposed for the project. The plan shall include the elements described below.</p> <ul style="list-style-type: none"> ▶ A quantitative hydrologic and water quality analysis of proposed conditions incorporating the proposed drainage design features. ▶ Predevelopment and post development calculations demonstrating that the proposed water quality BMPs meet or exceed requirements established by the City of Folsom and including details regarding the size, geometry, and functional timing of storage and release pursuant to the “Stormwater Quality Design Manual for Sacramento and South Placer Regions” ([SSQP 2007b] per NPDES Permit No. CAS082597 WDR Order No. R5-2008-0142, page 46) and El Dorado County’s NPDES SWMP (County of El Dorado 2004). ▶ Source control programs to control water quality pollutants on the SPA, which may include but are limited to recycling, street sweeping, storm drain cleaning, household hazardous waste collection, waste minimization, prevention of spills and illegal dumping, and effective management of public trash collection areas. ▶ A pond management component for the proposed basins that shall include management and maintenance requirements for the design features and BMPs, and responsible parties for maintenance and funding. ▶ LID control measures shall be integrated into the BMP and water quality maintenance plan. These may include, but are not limited to: <ul style="list-style-type: none"> ▪ surface swales; ▪ replacement of conventional impervious surfaces with pervious surfaces (e.g., porous pavement); ▪ impervious surfaces disconnection; and 	<p>Prepare plans before the issuance of grading permits for all project phases and off-site elements and implementation throughout project construction.</p>	<p>City of Folsom Community Development Department and Public Works Department</p>	<p>The Owner/applicant has received a NPDES permit from the State Regional Water Quality Control Board (SRWQCB). The NPDES Permit requires the implementation of BMP’s, monitoring and reporting for stormwater runoff. The NPDES Permit includes a Storm Water Pollution Prevention Plan (SWPPP), which outlines monitoring standards, frequency and baseline modeling. The Owner/applicant has submitted monthly reports to the City and SRWQCB.</p> <p>The owner/applicant has prepared storm drain design reports and provided storm drain calculations for all of the proposed storm drainage features and detention/water quality and hydromodification basins necessary to serve this subdivision. These reports have been reviewed and approved by the Community Development and Public Works Departments.</p>	<p>Yes</p>

		<ul style="list-style-type: none"> trees planted to intercept stormwater. <p>New stormwater facilities shall be placed along the natural drainage courses within the SPA to the extent practicable so as to mimic the natural drainage patterns. The reduction in runoff as a result of the LID configurations shall be quantified based on the runoff reduction credit system methodology described in "Stormwater Quality Design Manual for the Sacramento and South Placer Regions, Chapter 5 and Appendix D4" (SSQP 2007b) and proposed detention basins and other water quality BMPs shall be sized to handle these runoff volumes.</p> <p>For those areas that would be disturbed as part of the U.S. 50 interchange improvements, it is anticipated that Caltrans would coordinate with the development and implementation of the overall project SWPPP, or develop and implement its own SWPPP specific to the interchange improvements, to ensure that water quality degradation would be avoided or minimized to the maximum extent practicable.</p> <p>Mitigation for the off-site elements outside of the City of Folsom's jurisdictional boundaries must be coordinated by the project applicant(s) of each applicable project phase with El Dorado County and Caltrans.</p>				
106-43	3A.9-4 (FPASP EIR/EIS)	<p>Inspect and Evaluate Existing Dams Within and Upstream of the Project Site and Make Improvements if Necessary. Prior to submittal to the City of tentative maps or improvement plans the project applicant(s) of all project phases shall perform conduct studies to determine the extent of inundation in the case of dam failure. If the studies determine potential exposure of people or structures to a significant risk of flooding as a result of the failure of a dam, the applicants(s) shall implement of any feasible recommendations provided in that study, potentially through drainage improvements, subject to the approval of the City of Folsom Public Works Department.</p>	Prior to submittal to the City of tentative maps or improvement plans.	City of Folsom Community Development Department	There are no existing or proposed dams upstream from this subdivision and therefore there is no requirement to perform the analysis required in this condition of approval.	Yes
Noise and Vibration						
106-44	3A.11-1 (FPASP EIR/EIS)	<p>Implement Noise-Reducing Construction Practices, Prepare and Implement a Noise Control Plan, and Monitor and Record Construction Noise near Sensitive Receptors. To reduce impacts associated with noise generated during project related construction activities, the project applicant(s) and their primary contractors for engineering design and construction of all project phases shall ensure that the following requirements are implemented at each work site in any year of project construction to avoid and minimize construction noise effects on sensitive receptors. The project applicant(s) and primary construction contractor(s) shall employ noise-reducing construction practices. Measures that shall be used to limit noise shall include the measures listed below:</p> <ul style="list-style-type: none"> Noise-generating construction operations shall be limited to the hours between 7 a.m. and 7 p.m. Monday through Friday, and between 8 a.m. and 6 p.m. on Saturdays and Sundays. All construction equipment and equipment staging areas shall be located as far as possible from nearby noise-sensitive land uses. 	Before and during construction activities on the SPA and within El Dorado Hills.	City of Folsom Community Development Department	The owner/applicant has implemented noise reducing construction practices included as part of the required Noise Control Plan. Compliance with these requirements has been monitored through construction inspection.	Yes

		<ul style="list-style-type: none"> ▶ All construction equipment shall be properly maintained and equipped with noise-reduction intake and exhaust mufflers and engine shrouds, in accordance with manufacturers' recommendations. Equipment engine shrouds shall be closed during equipment operation. ▶ All motorized construction equipment shall be shut down when not in use to prevent idling. ▶ Individual operations and techniques shall be replaced with quieter procedures (e.g., using welding instead of riveting, mixing concrete offsite instead of on-site). ▶ Noise-reducing enclosures shall be used around stationary noise-generating equipment (e.g., compressors and generators) as planned phases are built out and future noise sensitive receptors are located within close proximity to future construction activities. ▶ Written notification of construction activities shall be provided to all noise-sensitive receptors located within 850 feet of construction activities. Notification shall include anticipated dates and hours during which construction activities are anticipated to occur and contact information, including a daytime telephone number, for the project representative to be contacted in the event that noise levels are deemed excessive. Recommendations to assist noise-sensitive land uses in reducing interior noise levels (e.g., closing windows and doors) shall also be included in the notification. ▶ To the extent feasible, acoustic barriers (e.g., lead curtains, sound barriers) shall be constructed to reduce construction-generated noise levels at affected noise-sensitive land uses. The barriers shall be designed to obstruct the line of sight between the noise-sensitive land use and on-site construction equipment. When installed properly, acoustic barriers can reduce construction noise levels by approximately 8–10 dB (EPA 1971). ▶ When future noise sensitive uses are within close proximity to prolonged construction noise, noise-attenuating buffers such as structures, truck trailers, or soil piles shall be located between noise sources and future residences to shield sensitive receptors from construction noise. ▶ The primary contractor shall prepare and implement a construction noise management plan. This plan shall identify specific measures to ensure compliance with the noise control measures specified above. The noise control plan shall be submitted to the City of Folsom before any noise-generating construction activity begins. Construction shall not commence until the construction noise management plan is approved by the City of Folsom. Mitigation for the two off-site roadway connections into El Dorado County must be coordinated by the project applicant(s) of the applicable project phase with El Dorado County, since the roadway extensions are outside of the City of Folsom's jurisdictional boundaries. 				
106 -45	3A.11-3 (FPASP EIR/EIS)	<p>Implement Measures to Prevent Exposure of Sensitive Receptors to Groundborne Noise or Vibration from Project Generated Construction Activities.</p> <ul style="list-style-type: none"> ▶ To the extent feasible, blasting activities shall not be conducted within 275 feet of existing or future sensitive receptors. 	Before and during bulldozing and blasting activities on the	City of Folsom Community Development Department	Blasting has been necessary throughout the course of grading and construction in this subdivision. The blasting has not been within 2000 feet of any sensitive receptor. The blasting contractor has	Yes

		<ul style="list-style-type: none"> ▶ To the extent feasible, bulldozing activities shall not be conducted within 50 feet of existing or future sensitive receptors. ▶ All blasting shall be performed by a blast contractor and blasting personnel licensed to operate in the State of California. ▶ A blasting plan, including estimates of vibration levels at the residence closest to the blast, shall be submitted to the enforcement agency for review and approval prior to the commencement of the first blast. ▶ Each blast shall be monitored and documented for groundbourne noise and vibration levels at the nearest sensitive land use and associated recorded submitted to the enforcement agency. 	SPA and within El Dorado Hills and the County of Sacramento		obtained a blasting permit from the City and the Community Development Department has verified compliance with the permit through construction inspection.	
106-46	3A.11-5 (FPASP EIR/EIS)	<p>Implement Measures to Reduce Noise from Project-Generated Stationary Sources.</p> <p>The project applicant(s) for any particular discretionary development project shall implement the following measures to reduce the effect of noise levels generated by on-site stationary noise sources that would be located within 600 feet of any noise-sensitive receptor:</p> <ul style="list-style-type: none"> ▶ Routine testing and preventive maintenance of emergency electrical generators shall be conducted during the less sensitive daytime hours (i.e., 7:00 a.m. to 6:00 p.m.). All electrical generators shall be equipped with noise control (e.g., muffler) devices in accordance with manufacturers' specifications. ▶ External mechanical equipment associated with buildings shall incorporate features designed to reduce noise emissions below the stationary noise source criteria. These features may include, but are not limited to, locating generators within equipment rooms or enclosures that incorporate noise-reduction features, such as acoustical louvers, and exhaust and intake silencers. Equipment enclosures shall be oriented so that major openings (i.e., intake louvers, exhaust) are directed away from nearby noise-sensitive receptors. ▶ Parking lots shall be located and designed so that noise emissions do not exceed the stationary noise source criteria established in this analysis (i.e., 50 dB for 30 minutes in every hour during the daytime [7 a.m. to 10 p.m.] and less than 45 dB for 30 minutes of every hour during the night time [10 p.m. to 7 a.m.]). Reduction of parking lot noise can be achieved by locating parking lots as far away as feasible from noise sensitive land uses, or using buildings and topographic features to provide acoustic shielding for noise-sensitive land uses. ▶ Loading docks shall be located and designed so that noise emissions do not exceed the stationary noise source criteria established in this analysis (i.e., 50 dB for 30 minutes in every hour during the daytime [7 a.m. to 10 p.m.] and less than 45 dB for 30 minutes of every hour during the night time [10 p.m. to 7 a.m.]). Reduction of loading dock noise can be achieved by locating loading docks as far away as possible from noise sensitive land uses, constructing noise barriers between loading docks and noise- 	Before submittal of improvement plans for each project phase, and during project operations for testing of emergency generators.	City of Folsom Community Development Department	<p>The owner/applicant has implemented noise reducing construction practices included as part of the required Noise Control Plan. Compliance with these requirements has been monitored through construction inspection.</p> <p>There are no sensitive receptors within 600 feet of any on-going construction and grading activity in the subdivision.</p>	Yes

		sensitive land uses, or using buildings and topographic features to provide acoustic shielding for noise-sensitive land uses.				
106-47	4.13-1 (Addendum)	<p>Exterior Traffic Noise Reduction Measures</p> <p>Prior to building occupancy, the project applicant shall design and construct noise barriers, as detailed below, to reduce traffic noise levels below the City of Folsom exterior criteria of 60 dB Ldn.</p> <ul style="list-style-type: none"> ▶ 6-foot tall solid noise barriers, relative to backyard elevations, shall be constructed along all property boundaries adjacent to East Bidwell Street, Mangini Parkway, and Oak Avenue Parkway. ▶ For the proposed Traditional Subdivisions portion of the project, a 7-foot tall solid noise barrier, relative to backyard elevations, shall be constructed along all property boundaries adjacent to White Rock Road. ▶ For the proposed Regency at Folsom Ranch Phase 1 and Phase 2 portions of the project, an 8-foot tall solid noise barrier, relative to backyard elevations, shall be constructed along all property boundaries adjacent to White Rock Road. <p>Suitable materials for the traffic noise barriers include masonry and precast concrete panels. The overall barrier height may be achieved by utilizing a barrier and earthen berm combination. Other materials may be acceptable but shall be reviewed by an acoustical consultant prior to use.</p> <p>Barrier height requirements are based on a property boundary setback of 117-122 feet from the ultimate alignment of White Rock Road under the approved Capital Southeast Connector project. If 90 days prior to pulling building permits for the Toll Brothers site, it is determined that there is no evidence that the White Rock Road improvements are funded and moving forward, as described under the approved Capital Southeast Connector project, the project applicant shall obtain the services of a noise consultant to reconduct a site-specific acoustical analysis based on the actual property boundary setback to determine the appropriate noise reduction measures to reduce traffic noise levels in accordance with adopted City of Folsom noise standards.</p>	Prior to building occupancy	City of Folsom Community Development Department	The landscape and streetscape plans for the subdivision include the required masonry walls in the required height and required locations. The Community Development Department will monitor compliance during construction and verify that the sound walls are complete prior to issuance of a Certificate of Occupancy in the subdivision.	Condition will be satisfied prior to issuance of a C of O in the appropriate phase of development of the project.
106-48	4.13-2 (Addendum)	<p>Interior Traffic Noise Reduction Measures</p> <p>Prior to building occupancy, the project applicant shall ensure the following construction design features have been implemented.</p> <ul style="list-style-type: none"> ▶ For the first-row of homes located along White Rock Road, the west-, south-, and east-facing upper-floor building facades shall maintain minimum window assembly STC ratings of 34. ▶ Mechanical ventilation (air conditioning) shall be provided for all residences in this development to allow the occupants to close doors and windows as desired to achieve compliance with the applicable interior noise level criteria. 	Prior to building occupancy	City of Folsom Community Development Department	The Community Development Department will monitor compliance during construction and verify that the sound walls are complete prior to issuance of a Certificate of Occupancy in the subdivision.	Condition will be satisfied prior to issuance of a C of O in the appropriate phase of development of the project.

Public Services						
106-49	3A.14-1 (FPASP EIR/EIS)	<p>Prepare and Implement a Construction Traffic Control Plan. The project applicant(s) of all project phases shall prepare and implement traffic control plans for construction activities that may affect road rights-of-way. The traffic control plans must follow any applicable standards of the agency responsible for the affected roadway and must be approved and signed by a professional engineer. Measures typically used in traffic control plans include advertising of planned lane closures, warning signage, a flag person to direct traffic flows when needed, and methods to ensure continued access by emergency vehicles. During project construction, access to existing land uses shall be maintained at all times, with detours used as necessary during road closures. Traffic control plans shall be submitted to the appropriate City or County department or the California Department of Transportation (Caltrans) for review and approval before the approval of all project plans or permits, for all project phases where implementation may cause impacts on traffic.</p> <p>Mitigation for the off-site elements outside of the City of Folsom’s jurisdictional boundaries must be coordinated by the project applicant(s) of each applicable project phase with the affected oversight agency(ies) (i.e., El Dorado and/or Sacramento Counties and Caltrans).</p>	Before the approval of all relevant plans and/or permits and during construction of all project phases.	City of Folsom Public Works Department	<p>The Community Development Department has reviewed and approved all traffic control plans required for the construction of both off-site and on-site improvements for this subdivision to verify compliance with City ordinances and to minimize delays to the travelling public.</p> <p>There are no off-site elements outside the City limits for this subdivision.</p>	Yes
106-50	3A.14-2 (FPASP EIR/EIS)	<p>Incorporate California Fire Code; City of Folsom Fire Code Requirements; and EDHFD Requirements, if Necessary, into Project Design and Submit Project Design to the City of Folsom Fire Department for Review and Approval. To reduce impacts related to the provision of new fire services, the project applicant(s) of all project phases shall do the following, as described below.</p> <p>1. Incorporate into project designs fire flow requirements based on the California Fire Code, Folsom Fire Code (City of Folsom Municipal Code Title 8, Chapter 8.36), and other applicable requirements based on the City of Folsom Fire Department fire prevention standards.</p> <p>Improvement plans showing the incorporation automatic sprinkler systems, the availability of adequate fire flow, and the locations of hydrants shall be submitted to the City of Folsom Fire Department for review and approval. In addition, approved plans showing access design shall be provided to the City of Folsom Fire Department as described by Zoning Code Section 17.57.080 (“Vehicular Access Requirements”). These plans shall describe access-road length, dimensions, and finished surfaces for firefighting equipment. The installation of security gates across a fire apparatus access road shall be approved by the City of Folsom Fire Department. The design and operation of gates and barricades shall be in accordance with the Sacramento County Emergency Access Gates and Barriers Standard, as required by the City of Folsom Fire Code.</p> <p>2. Submit a Fire Systems New Buildings, Additions, and Alterations Document Submittal List to the City of Folsom Community Development Department Building Division for review and approval before the issuance of building permits.</p> <p>In addition to the above measures, the project applicant(s) of all project phases shall incorporate the provisions described below for the portion of the SPA within the EDHFD service area, if it is determined through City/El Dorado County negotiations that EDHFD would serve the 178-acre portion of the SPA.</p>	Before issuance of building permits and issuance of occupancy permits or final inspections for all project phases.	City of Folsom Fire Department, City of Folsom Community Development Department	The City Fire Department has reviewed and approved all proposed improvements for the subdivision. The City FD will verify adequate fire flow prior to building permit issuance in the subdivision.	Condition will be satisfied prior to issuance of a building permit.

		<p>3. Incorporate into project designs applicable requirements based on the EDHFD fire prevention standards. For commercial development, improvement plans showing roadways, land splits, buildings, fire sprinkler systems, fire alarm systems, and other commercial building improvements shall be submitted to the EDHFD for review and approval. For residential development, improvement plans showing property lines and adjacent streets or roads; total acreage or square footage of the parcel; the footprint of all structures; driveway plan views describing width, length, turnouts, turnarounds, radiuses, and surfaces; and driveway profile views showing the percent grade from the access road to the structure and vertical clearance shall be submitted to the EDHFD for review and approval.</p> <p>4. Submit a Fire Prevention Plan Checklist to the EDHFD for review and approval before the issuance of building permits. In addition, residential development requiring automation fire sprinklers shall submit sprinkler design sheet(s) and hydraulic calculations from a California State Licensed C-16 Contractor.</p> <p>The City shall not authorize the occupancy of any structures until the project applicant(s) have obtained a Certificate of Occupancy from the City of Folsom Community Development Department verifying that all fire prevention items have been addressed on-site to the satisfaction of the City of Folsom Fire Department and/or the EDHFD for the 178-acre area of the SPA within the EDHFD service area.</p>				
106-51	3A.14-3 (FPASP EIR/EIS)	<p>Incorporate Fire Flow Requirements into Project Designs. The project applicant(s) of all project phases shall incorporate into their project designs fire flow requirements based on the California Fire Code, Folsom Fire Code, and/or EDHFD for those areas of the SPA within the EDHFD service area and shall verify to City of Folsom Fire Department that adequate water flow is available, prior to approval of improvement plans and issuance of occupancy permits or final inspections for all project phases.</p>	Before issuance of building permits and issuance of occupancy permits or final inspections for all project phases.	City of Folsom Fire Department, City of Folsom Community Development Department	The City Fire Department has reviewed and approved all proposed improvements for the subdivision. The City FD will verify adequate fire flow prior to building permit issuance in the subdivision.	Condition will be satisfied prior to issuance of a building permit.
Traffic and Transportation						
106-52	3A.15-1a (FPASP EIR/EIS)	<p>The Applicant Shall Pay a Fair Share to Fund the Construction of Improvements to the Folsom Boulevard/Blue Ravine Road Intersection (Intersection 1). To ensure that the Folsom Boulevard/Blue Ravine Road intersection operates at an acceptable LOS, the eastbound approach must be reconfigured to consist of two left-turn lanes, one through lane, and one right-turn lane. The applicant shall pay its proportionate share of funding of improvements, as may be determined by a nexus study or other appropriate and reliable mechanism paid for by applicant, to reduce the impacts to the Folsom Boulevard/Blue Ravine Road intersection (Intersection 1).</p>	A phasing analysis shall be performed prior to approval of the first subdivision map to determine when the improvement should be implemented	City of Folsom Community Development Department	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.

			and when fair share funding should be paid.			
106-53	3A.15-1b (FPASP EIR/EIS)	The Applicant Shall Pay a Fair Share to Fund the Construction of Improvements at the Sibley Street/Blue Ravine Road Intersection (Intersection 2). To ensure that the Sibley Street/Blue Ravine Road intersection operates at an acceptable LOS, the northbound approach must be reconfigured to consist of two left-turn lanes, two through lanes, and one right-turn lane. The applicant shall pay its proportionate share of funding of improvements, as may be determined by a nexus study or other appropriate and reliable mechanism paid for by applicant, to reduce the impacts to the Sibley Street/Blue Ravine Road intersection (Intersection 2).	A phasing analysis shall be performed prior to approval of the first subdivision map to determine when the improvement should be implemented and when fair share funding should be paid.	City of Folsom Community Development Department	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.
106-54	3A.15-1c (FPASP EIR/EIS)	The Applicant Shall Fund and Construct Improvements to the Scott Road (West)/White Rock Road Intersection (Intersection 28). To ensure that the Scott Road (West)/White Rock Road intersection operates at an acceptable LOS, a traffic signal must be installed.	A phasing analysis shall be performed prior to approval of the first subdivision map to determine when the improvement should be implemented.	City of Folsom Community Development Department	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.
106-55	3A.15-1e (FPASP EIR/EIS)	Fund and Construct Improvements to the Hillside Drive/Easton Valley Parkway Intersection (Intersection 41). To ensure that the Hillside Drive/Easton Valley Parkway intersection operates at an acceptable LOS, the eastbound approach must be reconfigured to consist of one dedicated left turn lane and two through lanes, and the westbound approach must be reconfigured to consist of two through lanes and one dedicated right-turn lane. The applicant shall fund and construct these improvements.	A phasing analysis shall be performed prior to approval of the first subdivision map to	City of Folsom Community Development Department	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to	Condition will be satisfied prior to issuance of a building permit.

			determine when the improvement should be implemented.		building permit issuance in this subdivision.	
106-56	3A.15-1f (FPASP EIR/EIS)	Fund and Construct Improvements to the Oak Avenue Parkway/Middle Road Intersection (Intersection 44). To ensure that the Oak Avenue Parkway/Middle Road intersection operates at an acceptable LOS, control all movements with a stop sign. The applicant shall fund and construct these improvements.	A phasing analysis shall be performed prior to approval of the first subdivision map to determine when the improvement should be implemented.	City of Folsom Community Development Department	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.
106-57	3A.15-1h (FPASP EIR/EIS)	Participate in Fair Share Funding of Improvements to Reduce Impacts to the Hazel Avenue/Folsom Boulevard Intersection (Sacramento County Intersection 2). To ensure that the Hazel Avenue/Folsom Boulevard intersection operates at an acceptable LOS, this intersection must be grade separated including "jug handle" ramps. No at grade improvement is feasible. Grade separating and extended (south) Hazel Avenue with improvements to the U.S. 50/Hazel Avenue interchange is a mitigation measure for the approved Easton-Glenbrough Specific Plan development project. The applicant shall pay its proportionate share of funding of improvements to the agency responsible for improvements, based on a program established by that agency to reduce the impacts to the Hazel Avenue/Folsom Boulevard intersection (Sacramento County Intersection 2).	A phasing analysis shall be performed prior to approval of the first subdivision map to determine when the improvement should be implemented.	Sacramento County Public Works Department and Caltrans	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.
106-58	3A.15-1i (FPASP EIR/EIS)	Participate in Fair Share Funding of Improvements to Reduce Impacts on the Grant Line Road/White Rock Road Intersection and to White Rock Road widening between the Rancho Cordova City limit to Prairie City Road (Sacramento County Intersection 3). Improvements must be made to ensure that the Grant Line Road/White Rock Road intersection operates at an acceptable LOS. The currently County proposed White Rock Road widening project will widen and realign White Rock Road from the Rancho Cordova City limit to the El Dorado County line (this analysis assumes that the Proposed Project and build alternatives will widen White Rock Road to five lanes from Prairie City road to the El Dorado County Line). This widening includes improvements to the Grant Line Road intersection and realigning White Rock Road	Before project build out. Design of the White Rock Road widening to four lanes, from Grant Line Road to Prairie	Sacramento County Public Works Department	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.

		to be the through movement. The improvements include two eastbound through lanes, one eastbound right turn lane, two northbound left turn lanes, two northbound right turn lanes, two westbound left turn lanes and two westbound through lanes. This improvement also includes the signalization of the White Rock Road and Grant Line Road intersection. With implementation of this improvement, the intersection would operate at an acceptable LOS A. The applicant shall pay its proportionate share of funding of improvements to the agency responsible for improvements, based on a program established by that agency to reduce the impacts to the Grant Line Road/White Rock Road intersection (Sacramento County Intersection 3).	City Road, with Intersection improvements has begun, and because this widening project is environmentally cleared and fully funded, it's construction is expected to be complete before the first phase of the Proposed Project or alternative is built.			
106-59	3A.15-1j (FPASP EIR/EIS)	Participate in Fair Share Funding of Improvements to Reduce Impacts on Hazel Avenue between Madison Avenue and Curragh Downs Drive (Roadway Segment 10). To ensure that Hazel Avenue operates at an acceptable LOS between Curragh Downs Drive and Gold Country Boulevard, Hazel Avenue must be widened to six lanes. This improvement is part of the County adopted Hazel Avenue widening project.	Before project build out. Construction of phase two of the Hazel Avenue widening, from Madison Avenue to Curragh Downs Drive, is expected to be completed by year 2013, before the first phase of the Proposed Project or alternative is	Sacramento County Public Works Department	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.

			complete. The applicant shall pay its proportionate share of funding of improvements to the agency responsible for improvements, based on a program established by that agency to reduce the impacts to Hazel Avenue between Madison Avenue and Curragh Downs Drive (Sacramento County Roadway Segment 10).			
106-60	3A.15-11 (FPASP EIR/EIS)	Participate in Fair Share Funding of Improvements to Reduce Impacts on the White Rock Road/Windfield Way Intersection (El Dorado County Intersection 3). To ensure that the White Rock Road/Windfield Way intersection operates at an acceptable LOS, the intersection must be signalized and separate northbound left and right turn lanes must be striped. The applicant shall pay its proportionate share of funding of improvements to the agency responsible for improvements, based on a program established by that agency to reduce the impacts to the White Rock Road/Windfield Way intersection (El Dorado County Intersection 3).	Before project build out. A phasing analysis should be performed prior to approval of the first subdivision map to determine during which project phase	El Dorado County Department of Transportation	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit in the subdivision

			the improvement should be built.			
106-61	3A.15-1o (FPASP EIR/EIS)	<p>Participate in Fair Share Funding of Improvements to Reduce Impacts on Eastbound U.S. 50 as an alternative to improvements at the Folsom Boulevard/U.S. 50 Eastbound Ramps Intersection (Caltrans Intersection 4). Congestion on eastbound U.S. 50 is causing vehicles to use Folsom Boulevard as an alternate parallel route until they reach U.S. 50, where they must get back on the freeway due to the lack of a parallel route. It is preferred to alleviate the congestion on U.S. 50 than to upgrade the intersection at the end of this reliever route. The applicant shall pay its proportionate share of funding of improvements to the agency responsible for improvements, based on a program established by that agency to reduce the impacts to the Folsom Boulevard/U.S. 50 Eastbound Ramps intersection (Caltrans Intersection 4). To ensure that the Folsom Boulevard/U.S. 50 eastbound ramps intersection operates at an acceptable LOS, auxiliary lanes should be added to eastbound U.S. 50 from Hazel Avenue to east of Folsom Boulevard. This was recommended in the Traffic Operations Analysis Report for the U.S. 50 Auxiliary Lane Project.</p>	Before project build out. A phasing analysis should be performed prior to approval of the first subdivision map to determine during which project phase the improvement should be built.	City of Folsom Community Development Department and Sacramento County Department of Transportation	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.
106-62	3A.15-1p (FPASP EIR/EIS)	<p>Participate in Fair Share Funding of Improvements to Reduce Impacts on the Grant Line Road/ State Route 16 Intersection (Caltrans Intersection 12). To ensure that the Grant Line Road/State Route 16 intersection operates at an acceptable LOS, the northbound and southbound approaches must be reconfigured to consist of one left-turn lane and one shared through/right-turn lane. Protected left-turn signal phasing must be provided on the northbound and southbound approaches. Improvements to the Grant Line Road/State Route 16 intersection are contained within the County Development Fee Program, and are scheduled for Measure A funding.</p> <p>Improvements to this intersection must be implemented by Caltrans, Sacramento County, and the City of Rancho Cordova.</p> <p>The applicant shall pay its proportionate share of funding of improvements to the agency responsible for improvements, based on a program established by that agency to reduce the impacts to the Grant Line Road/State Route 16 intersection (Caltrans Intersection 12).</p>	Before project build out. A phasing analysis should be performed prior to approval of the first subdivision map to determine during which project phase the improvement should be built.	Sacramento County Department of Transportation and the City of Rancho Cordova Department of Public Works	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.
106-63	3A.15-1q (FPASP EIR/EIS)	<p>Participate in Fair Share Funding of Improvements to Reduce Impacts on Eastbound U.S. 50 between Zinfandel Drive and Sunrise Boulevard (Freeway Segment 1). To ensure that Eastbound U.S. 50 operates at an acceptable LOS between Zinfandel Drive and Sunrise Boulevard, a bus-carpool (HOV) lane must be constructed. This improvement is currently planned as part of the Sacramento 50 Bus-Carpool Lane and</p>	Before project build out. Construction of the Sacramento	Caltrans	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees	Condition will be satisfied prior to

		Community Enhancements Project. The applicant shall pay its proportionate share of funding of improvements to the agency responsible for improvements, based on a program established by that agency to reduce the impacts to Eastbound U.S. 50 between Zinfandel Drive and Sunrise Boulevard (Freeway Segment 1).	50 Bus-Carpool Lane and Community Enhancements Project is expected to be completed by year 2013, before the first phase of the Proposed Project or alternative is complete. Construction of the Sacramento 50 Bus-Carpool Lane and Community Enhancements Project has started since the writing of the Draft EIS/EIR.		and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	issuance of a building permit.
106-64	3A.15-1r (FPASP EIR/EIS)	Participate in Fair Share Funding of Improvements to Reduce Impacts on Eastbound U.S. 50 between Hazel Avenue and Folsom Boulevard (Freeway Segment 3). To ensure that Eastbound U.S. 50 operates at an acceptable LOS between Hazel Avenue and Folsom Boulevard, an auxiliary lane must be constructed. This improvement was recommended in the Traffic Operations Analysis Report for the U.S. 50 Auxiliary Lane Project. This improvement is included in the proposed 50 Corridor Mobility Fee Program. The applicant shall pay its proportionate share of funding of improvements to the agency responsible for improvements, based on a program established by that agency to reduce the impacts to Eastbound U.S. 50 between Hazel Avenue and Folsom Boulevard (Freeway Segment 3).	Before project build out. A phasing analysis should be performed to determine during which project phase the improvement should be built.	City of Folsom Community Development Department and Sacramento County Department of Transportation	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.

106-65	3A.15-1s (FPASP EIR/EIS)	Participate in Fair Share Funding of Improvements to Reduce Impacts on Eastbound U.S. 50 between Folsom Boulevard and Prairie City Road (Freeway Segment 4). To ensure that Eastbound U.S. 50 operates at an acceptable LOS between Folsom Boulevard and Prairie City Road, an auxiliary lane must be constructed. This improvement was recommended in the Traffic Operations Analysis Report for the U.S. 50 Auxiliary Lane Project. This improvement is included in the proposed 50 Corridor Mobility Fee Program. The applicant shall pay its proportionate share of funding of improvements, as may be determined by a nexus study or other appropriate and reliable mechanism paid for by applicant, to reduce the impacts to Eastbound U.S. 50 between Folsom Boulevard and Prairie City Road (Freeway Segment 4).	Before project build out. A phasing analysis should be performed prior to approval of the first subdivision map to determine during which project phase the improvement should be built.	City of Folsom Community Development Department and Sacramento County Department of Transportation	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.
106-66	3A.15-1u (FPASP EIR/EIS)	Participate in Fair Share Funding of Improvements to Reduce Impacts on Westbound U.S. 50 between Prairie City Road and Folsom Boulevard (Freeway Segment 16). To ensure that Westbound U.S. 50 operates at an acceptable LOS between Prairie City Road and Folsom Boulevard, an auxiliary lane must be constructed. This improvement was recommended in the Traffic Operations Analysis Report for the U.S. 50 Auxiliary Lane Project. This improvement is included in the proposed 50 Corridor Mobility Fee Program. The applicant shall pay its proportionate share of funding of improvements, as may be determined by a nexus study or other appropriate and reliable mechanism paid for by applicant, to reduce the impacts to Westbound U.S. 50 between Prairie City Road and Folsom Boulevard (Freeway Segment 16).	Before project build out. A phasing analysis should be performed prior to approval of the first subdivision map to determine during which project phase the improvement should be built.	City of Folsom Community Development Department and Sacramento County Department of Transportation	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.
106-67	3A.15-1v (FPASP EIR/EIS)	Participate in Fair Share Funding of Improvements to Reduce Impacts on Westbound U.S. 50 between Hazel Avenue and Sunrise Boulevard (Freeway Segment 18). To ensure that Westbound U.S. 50 operates at an acceptable LOS between Hazel Avenue and Sunrise Boulevard, an auxiliary lane must be constructed. This improvement was recommended in the Traffic Operations Analysis Report for the U.S. 50 Auxiliary Lane Project, and included in the proposed Rancho Cordova Parkway interchange project. Improvements to this freeway segment must be implemented by Caltrans. The applicant shall pay its proportionate share of funding of improvements to the agency responsible for improvements, based on a	Before project build out. A phasing analysis should be performed prior to approval of the first subdivision	City of Rancho Cordova Department of Public Works and Sacramento County Department of Transportation	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.

		program established by that agency to reduce the impacts to Westbound U.S. 50 between Hazel Avenue and Sunrise Boulevard (Freeway Segment 18).	map to determine during which project phase the improvement should be built.			
106-68	3A.15-1w (FPASP EIR/EIS)	Participate in Fair Share Funding of Improvements to Reduce Impacts on U.S. 50 Eastbound/Folsom Boulevard Ramp Merge (Freeway Merge 4). To ensure that Eastbound U.S. 50 operates at an acceptable LOS at the Folsom Boulevard merge, an auxiliary lane from the Folsom Boulevard merge to the Prairie City Road diverge must be constructed. This improvement was recommended in the Traffic Operations Analysis Report for the U.S. 50 Auxiliary Lane Project. This improvement is included in the proposed 50 Corridor Mobility Fee Program. The applicant shall pay its proportionate share of funding of improvements to the agency responsible for improvements, based on a program established by that agency to reduce the impacts to the U.S. 50 Eastbound/Folsom Boulevard Ramp Merge (Freeway Merge 4).	Before project build out. A phasing analysis should be performed prior to approval of the first subdivision map to determine during which project phase the improvement should be built.	City of Folsom Community Development Department and Sacramento County Department of Transportation	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.
106-69	3A.15-1x (FPASP EIR/EIS)	Participate in Fair Share Funding of Improvements to Reduce Impacts on U.S. 50 Eastbound/Prairie City Road Diverge (Freeway Diverge 5). To ensure that Eastbound U.S. 50 operates at an acceptable LOS at the Prairie City Road off-ramp diverge, an auxiliary lane from the Folsom Boulevard merge must be constructed. This improvement was recommended in the Traffic Operations Analysis Report for the U.S. 50 Auxiliary Lane Project. This auxiliary lane improvement is included in the proposed 50 Corridor Mobility Fee Program. The applicant shall pay its proportionate share of funding of improvements, as may be determined by a nexus study or other appropriate and reliable mechanism paid for by applicant, to reduce the impacts to the U.S. 50 Eastbound/Prairie City Road diverge (Freeway Diverge 5).	Before project build out. A phasing analysis should be performed prior to approval of the first subdivision map to determine during which project phase the improvement should be built.	City of Folsom Community Development Department and Sacramento County Department of Transportation	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.

106-70	3A.15-1y (FPASP EIR/EIS)	<p>Participate in Fair Share Funding of Improvements to Reduce Impacts on U.S. 50 Eastbound/Prairie City Road Direct Merge (Freeway Merge 6). To ensure that Eastbound U.S. 50 operates at an acceptable LOS at the Prairie City Road onramp direct merge, an auxiliary lane to the East Bidwell Street – Scott Road diverge must be constructed. This auxiliary lane improvement is included in the proposed 50 Corridor Mobility Fee Program. The applicant shall pay its proportionate share of funding of improvements, as may be determined by a nexus study or other appropriate and reliable mechanism paid for by applicant, to reduce the impacts to the U.S. 50 Eastbound/Prairie City Road direct merge (Freeway Merge 6).</p>	<p>Before project build out. A phasing analysis should be performed prior to approval of the first subdivision map to determine during which project phase the improvement should be built.</p>	<p>City of Folsom Community Development Department</p>	<p>This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.</p>	<p>Condition will be satisfied prior to issuance of a building permit.</p>
106-71	3A.15-1z (FPASP EIR/EIS)	<p>Participate in Fair Share Funding of Improvements to Reduce Impacts on U.S. 50 Eastbound/Prairie City Road Flyover On-Ramp to Oak Avenue Parkway Off-Ramp Weave (Freeway Weave 8). To ensure that Eastbound U.S. 50 operates at an acceptable LOS at the Prairie City Road flyover on-ramp to Oak Avenue Parkway off-ramp weave, an improvement acceptable to Caltrans should be implemented to eliminate the unacceptable weaving conditions. Such an improvement may involve a “braided ramp”.</p> <p>The applicant shall pay its proportionate share of funding of improvements, as may be determined by a nexus study or other appropriate and reliable mechanism paid for by applicant, to reduce the impacts to the U.S. 50 Eastbound / Prairie City Road flyover on-ramp to Oak Avenue Parkway off-ramp weave (Freeway Weave 8).</p>	<p>Before project build out. A phasing analysis should be performed prior to approval of the first subdivision map to determine during which project phase the improvement should be built.</p>	<p>City of Folsom Community Development Department</p>	<p>This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.</p>	<p>Condition will be satisfied prior to issuance of a building permit.</p>
106-72	3A.15-1aa (FPASP EIR/EIS)	<p>Participate in Fair Share Funding of Improvements to Reduce Impacts on U.S. 50 Eastbound/Oak Avenue Parkway Loop Merge (Freeway Merge 9). To ensure that Eastbound U.S. 50 operates at an acceptable LOS at the Oak Avenue Parkway loop merge, an auxiliary lane to the East Bidwell Street – Scott Road diverge must be constructed. This auxiliary lane improvement is included in the proposed 50 Corridor Mobility Fee Program. The applicant shall pay its proportionate share of funding of improvements, as may be determined by a nexus study or other appropriate and reliable mechanism paid for by applicant, to reduce the impacts to the U.S. 50 Eastbound/ Oak Avenue Parkway loop merge (Freeway Merge 9).</p>	<p>Before project build out. A phasing analysis should be performed prior to approval of the first subdivision</p>	<p>City of Folsom Community Development Department</p>	<p>This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.</p>	<p>Condition will be satisfied prior to issuance of a building permit.</p>

			map to determine during which project phase the improvement should be built.			
106-73	3A.15-1dd (FPASP EIR/EIS)	Participate in Fair Share Funding of Improvements to Reduce Impacts on U.S. 50 Westbound/Empire Ranch Road Loop Ramp Merge (Freeway Merge 23). To ensure that Westbound U.S. 50 operates at an acceptable LOS, the northbound Empire Ranch Road loop on ramp should start the westbound auxiliary lane that ends at the East Bidwell Street – Scott Road off ramp. The slip on ramp from southbound Empire Ranch Road would merge into this extended auxiliary lane. Improvements to this freeway segment must be implemented by Caltrans. The applicant shall pay its proportionate share of funding of improvements, as may be determined by a nexus study or other appropriate and reliable mechanism paid for by applicant, to reduce the impacts to the U.S. 50 Westbound/Empire Ranch Road loop ramp merge (Freeway Merge 23).	Before project build out. A phasing analysis should be performed prior to approval of the first subdivision map to determine during which project phase the improvement should be built.	City of Folsom Community Development Department	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.
106-74	3A.15-1ee (FPASP EIR/EIS)	Participate in Fair Share Funding of Improvements to Reduce Impacts on U.S. 50 Westbound/Oak Avenue Parkway Loop Ramp Merge (Freeway Merge 29). To ensure that Westbound U.S. 50 operates at an acceptable LOS, the northbound Oak Avenue Parkway loop on ramp should start the westbound auxiliary lane that ends at the Prairie City Road off ramp. The slip on ramp from southbound Oak Avenue Parkway would merge into this extended auxiliary lane. Improvements to this freeway segment must be implemented by Caltrans. The applicant shall pay its proportionate share of funding of improvements, as may be determined by a nexus study or other appropriate and reliable mechanism paid for by applicant, to reduce the impacts to the U.S. 50 Westbound/Oak Avenue Parkway loop ramp merge (Freeway Merge 29).	Before project build out. A phasing analysis should be performed prior to approval of the first subdivision map to determine during which project phase the improvement should be built.	City of Folsom Community Development Department	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.

106 -75	3A.15-1ff (FPASP EIR/EIS)	Participate in Fair Share Funding of Improvements to Reduce Impacts on U.S. 50 Westbound/Prairie City Road Loop Ramp Merge (Freeway Merge 32). To ensure that Westbound U.S. 50 operates at an acceptable LOS at the Prairie City Road loop ramp merge, an auxiliary lane to the Folsom Boulevard off ramp diverge must be constructed. This auxiliary lane improvement is included in the proposed 50 Corridor Mobility Fee Program. The applicant shall pay its proportionate share of funding of improvements, as may be determined by a nexus study or other appropriate and reliable mechanism paid for by applicant, to reduce the impacts to the U.S. 50 Westbound/Prairie City Road Loop Ramp Merge (Freeway Merge 32).	Before project build out. A phasing analysis should be performed prior to approval of the first subdivision map to determine during which project phase the improvement should be built.	City of Folsom Community Development Department and Sacramento County Department of Transportation	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.
106 -76	3A.15-1gg (FPASP EIR/EIS)	Participate in Fair Share Funding of Improvements to Reduce Impacts on U.S. 50 Westbound/Prairie City Road Direct Ramp Merge (Freeway Merge 33). To ensure that Westbound U.S. 50 operates at an acceptable LOS at the Prairie City Road direct ramp merge, an auxiliary lane to the Folsom Boulevard off ramp diverge must be constructed. This auxiliary lane improvement is included in the proposed 50 Corridor Mobility Fee Program. The applicant shall pay its proportionate share of funding of improvements, as may be determined by a nexus study or other appropriate and reliable mechanism paid for by applicant, to reduce the impacts to the U.S. 50 Westbound/Prairie City Road direct ramp merge (Freeway Merge 33).	Before project build out. A phasing analysis should be performed prior to approval of the first subdivision map to determine during which project phase the improvement should be built.	City of Folsom Community Development Department and Sacramento County Department of Transportation	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.
106 -77	3A.15-1hh (FPASP EIR/EIS)	Participate in Fair Share Funding of Improvements to Reduce Impacts on U.S. 50 Eastbound/Folsom Boulevard Diverge (Freeway Diverge 34). To ensure that Westbound U.S. 50 operates at an acceptable LOS at the Folsom Boulevard Diverge, an auxiliary lane from the Prairie City Road loop ramp merge must be constructed. Improvements to this freeway segment must be implemented by Caltrans. This auxiliary lane improvement is included in the proposed 50 Corridor Mobility Fee Program. The applicant shall pay its proportionate share of funding of improvements, as may be determined by a nexus study or other appropriate and reliable mechanism paid for by applicant, to reduce the impacts to the U.S. 50 Eastbound / Folsom Boulevard diverge (Freeway Diverge 34).	Before project build out. A phasing analysis should be performed prior to approval of the first subdivision	City of Folsom Community Development Department and Sacramento County Department of Transportation	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.

			map to determine during which project phase the improvement should be built.			
106-78	3A.15-1ii (FPASP EIR/EIS)	Participate in Fair Share Funding of Improvements to Reduce Impacts on U.S. 50 Westbound/Hazel Avenue Direct Ramp Merge (Freeway Merge 38). To ensure that Westbound U.S. 50 operates at an acceptable LOS at the Hazel Avenue direct ramp merge, an auxiliary lane to the Sunrise Boulevard off ramp diverge must be constructed. This auxiliary lane improvement is included in the proposed 50 Corridor Mobility Fee Program. The applicant shall pay its proportionate share of funding of improvements to the agency responsible for improvements, based on a program established by that agency to reduce the impacts to the U.S. 50 Westbound/Hazel Avenue direct ramp merge (Freeway Merge 38).	Before project build out. A phasing analysis should be performed prior to approval of the first subdivision map to determine during which project phase the improvement should be built.	Sacramento County Department of Transportation and City of Rancho Cordova Department of Public Works	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.
106-79	3A.15-2a (FPASP EIR/EIS)	Develop Commercial Support Services and Mixed-use Development Concurrent with Housing Development, and Develop and Provide Options for Alternative Transportation Modes. The project applicant(s) for any particular discretionary development application including commercial or mixed-use development along with residential uses shall develop commercial and mixed-use development concurrent with housing development, to the extent feasible in light of market realities and other considerations, to internalize vehicle trips. Pedestrian and bicycle facilities shall be implemented to the satisfaction of the City Public Works Department. To further minimize impacts from the increased demand on area roadways and intersections, the project applicant(s) for any particular discretionary development application involving schools or commercial centers shall develop and implement safe and secure bicycle parking to promote alternative transportation uses and reduce the volume of single-occupancy vehicles using area roadways and intersections. The project applicant(s) for any particular discretionary development application shall participate in capital improvements and operating funds for transit service to increase the percent of travel by transit. The project's fair-share participation and the associated timing of the improvements and service shall be identified in the project conditions of approval and/or the project's development agreement. Improvements and service shall be coordinated, as necessary, with Folsom Stage Lines and Sacramento RT.	Before approval of improvement plans for all project phases any particular discretionary development application that includes residential and commercial or mixed-use development. As a condition of project approval and/or	City of Folsom Community Development Department	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.

			as a condition of the development agreement for all project phases.			
106-80	3A.15-2b (FPASP EIR/EIS)	Participate in the City's Transportation System Management Fee Program. The project applicant(s) for any particular discretionary development application shall pay an appropriate amount into the City's existing Transportation System Management Fee Program to reduce the number of single-occupant automobile travel on area roadways and intersections.	Concurrent with construction for all project phases.	City of Folsom Community Development Department	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.
106-81	3A.15-2c (FPASP EIR/EIS)	Participate with the 50 Corridor Transportation Management Association. The project applicant(s) for any particular discretionary development application shall join and participate with the 50 Corridor Transportation Management Association to reduce the number of single-occupant automobile travel on area roadways and intersections.	Concurrent with construction for all project phases.	City of Folsom Community Development Department	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.
106-82	3A.15-3 (FPASP EIR/EIS)	Pay Full Cost of Identified Improvements that Are Not Funded by the City's Fee Program. In accordance with Measure W, the project applicant(s) for any particular discretionary development application shall provide fair-share contributions to the City's transportation impact fee program to fully fund improvements only required because of the Specific Plan.	As a condition of project approval and/or as a condition of the development agreement for all project phases.	City of Folsom Community Development Department	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.
106-83	3A.15-4a (FPASP EIR/EIS)	The Applicant Shall Pay a Fair Share to Fund the Construction of Improvements to the Sibley Street/Blue Ravine Road Intersection (Folsom Intersection 2). To ensure that the Sibley Street/Blue Ravine Road intersection operates at a LOS D with less than the Cumulative No Project delay, the northbound approach must be reconfigured to consist of two left-turn lane, two through lanes, and one dedicated right-turn lane. The applicant shall pay its proportionate share of funding of improvements, as may be determined by a nexus study	Before project build out. A phasing analysis should be performed prior to	City of Folsom Community Development Department	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to	Condition will be satisfied prior to issuance of

		or other appropriate and reliable mechanism paid for by applicant, to reduce the impacts to the Sibley Street/Blue Ravine Road intersection (Folsom Intersection 2).	approval of the first subdivision map to determine during which project phase the improvement should be built.		building permit issuance in this subdivision.	a building permit.
106-84	3A.15-4b (FPASP EIR/EIS)	The Applicant Shall Pay a Fair Share to Fund the Construction of Improvements to the Oak Avenue Parkway/East Bidwell Street Intersection (Folsom Intersection 6). To ensure that the Oak Avenue Parkway/East Bidwell Street intersection operates at an acceptable LOS, the eastbound (East Bidwell Street) approach must be reconfigured to consist of two left-turn lanes, four through lanes and a right-turn lane, and the westbound (East Bidwell Street) approach must be reconfigured to consist of two left turn lanes, four through lanes, and a right-turn lane. It is against the City of Folsom policy to have eight lane roads because of the impacts to non motorized traffic and adjacent development; therefore, this improvement is infeasible.	Before project build out. A phasing analysis should be performed prior to approval of the first subdivision map to determine during which project phase the improvement should be built.	City of Folsom Community Development Department	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.
106-85	3A.15-4c (FPASP EIR/EIS)	The Applicant Shall Pay a Fair Share to Fund the Construction of Improvements to the East Bidwell Street/College Street Intersection (Folsom Intersection 7). To ensure that the East Bidwell Street/College Street intersection operates at acceptable LOS C or better, the westbound approach must be reconfigured to consist of one left-turn lane, one left-through lane, and two dedicated right-turn lanes. The applicant shall pay its proportionate share of funding of improvements, as may be determined by a nexus study or other appropriate and reliable mechanism paid for by applicant, to reduce the impacts to the East Bidwell Street/Nesmith Court intersection (Folsom Intersection 7).	Before project build out. A phasing analysis should be performed prior to approval of the first subdivision map to determine during which project phase the	City of Folsom Community Development Department	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.

			improvement should be built.			
106-86	3A.15-4d (FPASP EIR/EIS)	The Applicant Shall Pay a Fair Share to Fund the Construction of Improvements to the East Bidwell Street/Iron Point Road Intersection (Folsom Intersection 21). To ensure that the East Bidwell Street /Iron Point Road intersection operates at an acceptable LOS, the northbound approach must be reconfigured to consist of two left-turn lanes, four through lanes and a right-turn lane, and the southbound approach must be reconfigured to consist of two left-turn lanes, four through lanes and a right-turn lane. It is against the City of Folsom policy to have eight lane roads because of the impacts to non motorized traffic and adjacent development; therefore, this improvement is infeasible.	Before project build out. A phasing analysis should be performed prior to approval of the first subdivision map to determine during which project phase the improvement should be built.	City of Folsom Community Development Department	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.
106-87	3A.15-4e (FPASP EIR/EIS)	The Applicant Shall Pay a Fair Share to Fund the Construction of Improvements to the Serpa Way/Iron Point Road Intersection (Folsom Intersection 23). To improve LOS at the Serpa Way/ Iron Point Road intersection, the northbound approaches must be restriped to consist of one left-turn lane, one shared left-through lanes, and one right-turn lane. The applicant shall pay its proportionate share of funding of improvements, as may be determined by a nexus study or other appropriate and reliable mechanism paid for by applicant, to reduce the impacts to the Serpa Way/Iron Point Road Intersection (Folsom Intersection 23).	Before project build out. A phasing analysis should be performed prior to approval of the first subdivision map to determine during which project phase the improvement should be built.	City of Folsom Community Development Department	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.
106-88	3A.15-4f (FPASP EIR/EIS)	The Applicant Shall Pay a Fair Share to Fund the Construction of Improvements to the Empire Ranch Road/Iron Point Road Intersection (Folsom Intersection 24). To ensure that the Empire Ranch Road / Iron Point Road intersection operates at a LOS D or better, all of the following improvements are required: The eastbound approach must be reconfigured to consist of one left-turn lane, two through lanes, and a right-turn lane. The westbound approach must be reconfigured to consist of two left-turn lanes, one through lane,	Before project build out. A phasing analysis should be performed	City of Folsom Community Development Department	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide	Condition will be satisfied prior to issuance of

		and a through-right lane. The northbound approach must be reconfigured to consist of two left-turn lanes, three through lanes, and a right-turn lane. The southbound approach must be reconfigured to consist of two left-turn lanes, three through lanes, and a right-turn lane. The applicant shall pay its proportionate share of funding of improvements, as may be determined by a nexus study or other appropriate and reliable mechanism paid for by applicant, to reduce the impacts to the Empire Ranch Road / Iron Point Road Intersection Before project build out. A phasing analysis should be performed prior to approval of the first subdivision map to determine during which project phase the improvement should be built. (Folsom Intersection 24).	prior to approval of the first subdivision map to determine during which project phase the improvement should be built.		Transportation fees collected prior to building permit issuance in this subdivision.	a building permit.
106-89	3A.15-4g (FPASP EIR/EIS)	The Applicant Shall Fund and Construct Improvements to the Oak Avenue Parkway/Easton Valley Parkway Intersection (Folsom Intersection 33). To ensure that the Oak Avenue Parkway/Easton Valley Parkway intersection operates at an acceptable LOS the southbound approach must be reconfigured to consist of two left-turn lanes, two through lanes, and two right-turn lanes. The applicant shall fund and construct these improvements.	Before project build out. A phasing analysis should be performed prior to approval of the first subdivision map to determine during which project phase the improvement should be built.	City of Folsom Community Development Department	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.
106-90	3A.15-4i (FPASP EIR/EIS)	Participate in Fair Share Funding of Improvements to Reduce Impacts on the Grant Line Road/White Rock Road Intersection (Sacramento County Intersection 3). To ensure that the Grant Line Road/White Rock Road intersection operates at an acceptable LOS E or better this intersection should be replaced by some type of grade separated intersection or interchange. Improvements to this intersection are identified in the Sacramento County's Proposed General Plan. Implementation of these improvements would assist in reducing traffic impacts on this intersection by providing acceptable operation. Intersection improvements must be implemented by Sacramento County. The applicant shall pay its proportionate share of funding of improvements to the agency responsible for improvements, based on a program established by that agency to reduce the impacts to the Grant Line Road/White Rock Road Intersection (Sacramento County Intersection 3).	Before project build out. A phasing analysis should be performed prior to approval of the first subdivision map to determine during which project phase the	Sacramento County Department of Transportation.	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.

			improvement should be built.			
106-91	3A.15-4j (FPASP EIR/EIS)	Participate in Fair Share Funding of Improvements to Reduce Impacts on Grant Line Road between White Rock Road and Kiefer Boulevard (Sacramento County Roadway Segments 5-7). To improve operation on Grant Line Road between White Rock Road and Kiefer Boulevard, this roadway segment must be widened to six lanes. This improvement is proposed in the Sacramento County and the City of Rancho Cordova General Plans; however, it is not in the 2035 MTP. Improvements to this roadway segment must be implemented by Sacramento County and the City of Rancho Cordova. The applicant shall pay its proportionate share of funding of improvements to the agency responsible for improvements, based on a program established by that agency to reduce the impacts to Grant Line Road between White Rock Road and Kiefer Boulevard (Sacramento County Roadway Segments 5-7). The identified improvement would more than offset the impacts specifically related to the Folsom South of U.S. 50 project on this roadway segment.	Before project build out. A phasing analysis should be performed prior to approval of the first subdivision map to determine during which project phase the improvement should be built.	Sacramento County Department of Transportation.	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.
106-92	3A.15-4k (FPASP EIR/EIS)	Participate in Fair Share Funding of Improvements to Reduce Impacts on Grant Line Road between Kiefer Boulevard and Jackson Highway (Sacramento County Roadway Segment 8). To improve operation on Grant Line Road between Kiefer Boulevard Jackson Highway, this roadway segment could be widened to six lanes. This improvement is proposed in the Sacramento County and the City of Rancho Cordova General Plans; however, it is not in the 2035 MTP. Improvements to this roadway segment must be implemented by Sacramento County and the City of Rancho Cordova. The applicant shall pay its proportionate share of funding of improvements to the agency responsible for improvements, based on a program established by that agency to reduce the impacts to Grant Line Road between Kiefer Boulevard and Jackson Highway (Sacramento County Roadway Segment 8). The identified improvement would more than offset the impacts specifically related to the Folsom South of U.S. 50 project on this roadway segment.	Before project build out. A phasing analysis should be performed prior to approval of the first subdivision map to determine during which project phase the improvement should be built.	Sacramento County Department of Transportation.	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.
106-93	3A.15-4l (FPASP EIR/EIS)	Participate in Fair Share Funding of Improvements to Reduce Impacts on Hazel Avenue between Curragh Downs Drive and U.S. 50 Westbound Ramps (Sacramento County Roadway Segments 12-13). To improve operation on Hazel Avenue between Curragh Downs Drive and the U.S. 50 westbound ramps, this roadway segment could be widened to eight lanes. This improvement is inconsistent with Sacramento County's general plan because the county's policy requires a maximum roadway cross section of six lanes.	Before project build out. A phasing analysis should be performed	Sacramento County Department of Transportation.	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide	Condition will be satisfied prior to issuance of

		Analysis shown later indicates that improvements at the impacted intersection in this segment can be mitigated (see Mitigation Measure 3A.15-4q). Improvements to impacted intersections on this segment will improve operations on this roadway segment and, therefore; mitigate this segment impact. The applicant shall pay its proportionate share of funding of improvements to the agency responsible for improvements, based on a program established by that agency to reduce the impacts to Hazel Avenue between Curragh Downs Drive and U.S. 50 Westbound Ramps (Sacramento County Roadway Segments 12-13).	prior to approval of the first subdivision map to determine during which project phase the improvement should be built.		Transportation fees collected prior to building permit issuance in this subdivision.	a building permit.
106-94	3A.15-4m (FPASP EIR/EIS)	Participate in Fair Share Funding of Improvements to Reduce Impacts on White Rock Road between Grant Line Road and Prairie City Road (Sacramento County Roadway Segment 22). To improve operation on White Rock Road between Grant Line Road and Prairie City Road, this roadway segment must be widened to six lanes. This improvement is included in the 2035 MTP but is not included in the Sacramento County General Plan. Improvements to this roadway segment must be implemented by Sacramento County. The identified improvement would more than offset the impacts specifically related to the Folsom South of U.S. 50 project on this roadway segment. However, because of other development in the region that would substantially increase traffic levels, this roadway segment would continue to operate at an unacceptable LOS F even with the capacity improvements identified to mitigate Folsom South of U.S. 50 impacts. The applicant shall pay its proportionate share of funding of improvements to the agency responsible for improvements, based on a program established by that agency to reduce the impacts to White Rock Road between Grant Line Road and Prairie City Road (Sacramento County Roadway Segment 22).	Before project build out. A phasing analysis should be performed prior to approval of the first subdivision map to determine during which project phase the improvement should be built.	Sacramento County Department of Transportation.	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.
106-95	3A.15-4n (FPASP EIR/EIS)	Participate in Fair Share Funding of Improvements to Reduce Impacts on White Rock Road between Empire Ranch Road and Carson Crossing Road (Sacramento County Roadway Segment 28). To improve operation on White Rock Road between Empire Ranch Road and Carson Crossing Road, this roadway segment must be widened to six lanes. Improvements to this roadway segment must be implemented by Sacramento County. The applicant shall pay its proportionate share of funding of improvements to the agency responsible for improvements, based on a program established by that agency to reduce the impacts to White Rock Road between Empire Ranch Road and Carson Crossing Road (Sacramento County Roadway Segment 28).	Before project build out. A phasing analysis should be performed prior to approval of the first subdivision map to determine during which project phase the	Sacramento County Department of Transportation.	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.

			improvement should be built.			
106-96	3A.15-4o (FPASP EIR/EIS)	Participate in Fair Share Funding of Improvements to Reduce Impacts on the White Rock Road/Carson Crossing Road Intersection (El Dorado County 1). To ensure that the White Rock Road/Carson Crossing Road intersection operates at an acceptable LOS, the eastbound right turn lane must be converted into a separate free right turn lane, or double right. Improvements to this intersection must be implemented by El Dorado County. The applicant shall pay its proportionate share of funding of improvements to the agency responsible for improvements, based on a program established by that agency to reduce the impacts to the White Rock Road/Carson Crossing Road Intersection (El Dorado County 1).	Before project build out. A phasing analysis should be performed prior to approval of the first subdivision map to determine during which project phase the improvement should be built.	Sacramento County Department of Transportation.	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.
106-97	3A.15-4p (FPASP EIR/EIS)	Participate in Fair Share Funding of Improvements to Reduce Impacts on the Hazel Avenue/U.S. 50 Westbound Ramps Intersection (Caltrans Intersection 1). To ensure that the Hazel Avenue/U.S. 50 westbound ramps intersection operates at an acceptable LOS, the westbound approach must be reconfigured to consist of one dedicated left turn lane, one shared left through lane and three dedicated right-turn lanes. Improvements to this intersection must be implemented by Caltrans and Sacramento County. The applicant shall pay its proportionate share of funding of improvements to the agency responsible for improvements, based on a program established by that agency to reduce the impacts to the Hazel Avenue/U.S. 50 Westbound Ramps Intersection (Caltrans Intersection 1).	Before project build out. A phasing analysis should be performed prior to approval of the first subdivision map to determine during which project phase the improvement should be built.	Sacramento County Department of Transportation.	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.
106-98	3A.15-4q (FPASP EIR/EIS)	Participate in Fair Share Funding of Improvements to Reduce Impacts on Eastbound US 50 between Zinfandel Drive and Sunrise Boulevard (Freeway Segment 1). To ensure that Eastbound US 50 operates at an acceptable LOS between Zinfandel Drive and Sunrise Boulevard, an additional eastbound lane could be constructed. This improvement is not consistent with the Concept Facility in Caltrans State Route 50 Corridor System Management Plan; therefore, it is not likely to be implemented by Caltrans by 2030.	Before project build out. A phasing analysis should be performed	Sacramento County Department of Transportation.	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide	Condition will be satisfied prior to issuance of

		Construction of the Capitol South East Connector, including widening White Rock Road and Grant Line Road to six lanes with limited access, could divert some traffic from U.S. 50 and partially mitigate the project's impact. The applicant shall pay its proportionate share of funding of improvements to the agency responsible for improvements, based on a program established by that agency to reduce the impacts to Eastbound U.S. 50 between Zinfandel Drive and Sunrise Boulevard (Freeway Segment 1).	prior to approval of the first subdivision map to determine during which project phase the improvement should be built.		Transportation fees collected prior to building permit issuance in this subdivision.	a building permit.
106-99	3A.15-4r (FPASP EIR/EIS)	Participate in Fair Share Funding of Improvements to Reduce Impacts on Eastbound US 50 between Rancho Cordova Parkway and Hazel Avenue (Freeway Segment 3). To ensure that Eastbound US 50 operates at an acceptable LOS between Rancho Cordova Parkway and Hazel Avenue, an additional eastbound lane could be constructed. This improvement is not consistent with the Concept Facility in Caltrans State Route 50 Corridor System Management Plan; therefore, it is not likely to be implemented by Caltrans by 2030. Construction of the Capitol South East Connector, including widening White Rock Road and Grant Line Road to six lanes with limited access, could divert some traffic off of U.S. 50 and partially mitigate the project's impact. The applicant shall pay its proportionate share of funding of improvements to the agency responsible for improvements, based on a program established by that agency to reduce the impacts to Eastbound U.S. 50 between Rancho Cordova Parkway and Hazel Avenue (Freeway Segment 3).	Before project build out. A phasing analysis should be performed prior to approval of the first subdivision map to determine during which project phase the improvement should be built.	Sacramento County Department of Transportation.	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.
106-100	3A.15-4s (FPASP EIR/EIS)	Participate in Fair Share Funding of Improvements to Reduce Impacts on Eastbound US 50 between Folsom Boulevard and Prairie City Road (Freeway Segment 5). To ensure that Eastbound US 50 operates at an acceptable LOS between Folsom Boulevard and Prairie City Road, the eastbound auxiliary lane should be converted to a mixed flow lane that extends to and drops at the Oak Avenue Parkway off ramp (see mitigation measure 3A.15-4t). Improvements to this freeway segment must be implemented by Caltrans. This improvement is not consistent with the Concept Facility in Caltrans State Route 50 Corridor System Management Plan; therefore, it is not likely to be implemented by Caltrans by 2030. Construction of the Capitol South East Connector, including widening White Rock Road and Grant Line Road to six lanes with limited access, could divert some traffic off of U.S. 50 and partially mitigate the project's impact. The applicant shall pay its proportionate share of funding of improvements, as may be determined by a nexus study or other appropriate and reliable mechanism paid for by applicant, to reduce the impacts to Eastbound U.S. 50 between Folsom Boulevard and Prairie City Road (Freeway Segment 5).	Before project build out. A phasing analysis should be performed prior to approval of the first subdivision map to determine during which project phase the	Sacramento County Department of Transportation.	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.

			improvement should be built.			
106 - 101	3A.15-4t (FPASP EIR/EIS)	Participate in Fair Share Funding of Improvements to Reduce Impacts on Eastbound US 50 between Prairie City Road and Oak Avenue Parkway (Freeway Segment 6). To ensure that Eastbound US 50 operates at an acceptable LOS between Prairie City Road and Oak Avenue Parkway, the northbound Prairie City Road slip on ramp should merge with the eastbound auxiliary lane that extends to and drops at the Oak Avenue Parkway off ramp (see Mitigation Measures 3A.15-4u, v and w), and the southbound Prairie City Road flyover on ramp should be braided over the Oak Avenue Parkway off ramp and start an extended full auxiliary lane to the East Bidwell Street – Scott Road off ramp. Improvements to this freeway segment must be implemented by Caltrans. The applicant shall pay its proportionate share of funding of improvements, as may be determined by a nexus study or other appropriate and reliable mechanism paid for by applicant, to reduce the impacts to Eastbound U.S. 50 between Prairie City Road and Oak Avenue Parkway (Freeway Segment 6).	Before project build out. A phasing analysis should be performed prior to approval of the first subdivision map to determine during which project phase the improvement should be built.	Sacramento County Department of Transportation.	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.
106 - 102	3A.15-4u (FPASP EIR/EIS)	Participate in Fair Share Funding of Improvements to Reduce Impacts on the U.S. 50 Eastbound / Prairie City Road Slip Ramp Merge (Freeway Merge 6). To ensure that Eastbound US 50 operates at an acceptable LOS, the northbound Prairie City Road slip on ramp should start the eastbound auxiliary lane that extends to and drops at the Oak Avenue Parkway off ramp (see mitigation measure 3A.15-4u, w and x), and the southbound Prairie City Road flyover on ramp should be braided over the Oak Avenue Parkway off ramp and start an extended full auxiliary lane to the East Bidwell Street – Scott Road off ramp. Improvements to this freeway segment must be implemented by Caltrans. The applicant shall pay its proportionate share of funding of improvements, as may be determined by a nexus study or other appropriate and reliable mechanism paid for by applicant, to reduce the impacts to the U.S. 50 Eastbound / Prairie City Road slip ramp merge (Freeway Merge 6).	Before project build out. A phasing analysis should be performed prior to approval of the first subdivision map to determine during which project phase the improvement should be built.	Sacramento County Department of Transportation.	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.
142 - 103	3A.15-4v (FPASP EIR/EIS)	Participate in Fair Share Funding of Improvements to Reduce Impacts on the U.S. 50 Eastbound / Prairie City Road Flyover On Ramp to Oak Avenue Parkway Off Ramp Weave (Freeway Weave 7). To ensure that Eastbound US 50 operates at an acceptable LOS, the northbound Prairie City Road slip on ramp should start the eastbound auxiliary lane that extends to and drops at the Oak Avenue Parkway off ramp (see mitigation measure 3A.15-4u, v and x), and the southbound Prairie City Road flyover on ramp should be	Before project build out. A phasing analysis should be performed	Sacramento County Department of Transportation.	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide	Condition will be satisfied prior to issuance of

		braided over the Oak Avenue Parkway off ramp and start an extended full auxiliary lane to the East Bidwell Street – Scott Road off ramp. Improvements to this freeway segment must be implemented by Caltrans. The applicant shall pay its proportionate share of funding of improvements, as may be determined by a nexus study or other appropriate and reliable mechanism paid for by applicant, to reduce the impacts to the U.S. 50 Eastbound / Prairie City Road Flyover On Ramp to Oak Avenue Parkway Off Ramp Weave (Freeway Weave 7).	prior to approval of the first subdivision map to determine during which project phase the improvement should be built.		Transportation fees collected prior to building permit issuance in this subdivision.	a building permit.
106 - 104	3A.15-4w (FPASP EIR/EIS)	Participate in Fair Share Funding of Improvements to Reduce Impacts on U.S. 50 Eastbound / Oak Avenue Parkway Loop Ramp Merge (Freeway Merge 8). To ensure that Eastbound US 50 operates at an acceptable LOS, the southbound Oak Avenue Parkway loop on ramp should merge with the eastbound auxiliary lane that starts at the southbound Prairie City Road braided flyover on ramp and ends at the East Bidwell Street – Scott Road off ramp (see mitigation measure 3A.15-4u, v and w). Improvements to this freeway segment must be implemented by Caltrans. The applicant shall pay its proportionate share of funding of improvements, as may be determined by a nexus study or other appropriate and reliable mechanism paid for by applicant, to reduce the impacts to U.S. 50 Eastbound / Oak Avenue Parkway Loop Ramp Merge (Freeway Merge 8).	Before project build out. A phasing analysis should be performed prior to approval of the first subdivision map to determine during which project phase the improvement should be built.	Sacramento County Department of Transportation.	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.
106 - 105	3A.15-4x (FPASP EIR/EIS)	Participate in Fair Share Funding of Improvements to Reduce Impacts on U.S. 50 Westbound / Empire Ranch Road Loop Ramp Merge (Freeway Merge 27). To ensure that Westbound US 50 operates at an acceptable LOS, the northbound Empire Ranch Road loop on ramp should start the westbound auxiliary lane that ends at the East Bidwell Street – Scott Road off ramp. The slip on ramp from southbound Empire Ranch Road slip ramp would merge into this extended auxiliary lane. Improvements to this freeway segment must be implemented by Caltrans. The applicant shall pay its proportionate share of funding of improvements, as may be determined by a nexus study or other appropriate and reliable mechanism paid for by applicant, to reduce the impacts to the U.S. 50 Westbound / Empire Ranch Road loop ramp merge (Freeway Merge 27).	Before project build out. A phasing analysis should be performed prior to approval of the first subdivision map to determine during which project phase the	Sacramento County Department of Transportation.	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.

			improvement should be built.			
106 - 106	3A.15-4y (FPASP EIR/EIS)	Participate in Fair Share Funding of Improvements to Reduce Impacts on U.S. 50 Westbound / Prairie City Road Loop Ramp Merge (Freeway Merge 35). To ensure that Westbound US 50 operates at an acceptable LOS, the northbound Prairie City Road loop on ramp should start the westbound auxiliary lane that continues beyond the Folsom Boulevard off ramp. The slip on ramp from southbound Prairie City Road slip ramp would merge into this extended auxiliary lane. Improvements to this freeway segment must be implemented by Caltrans. The applicant shall pay its proportionate share of funding of improvements, as may be determined by a nexus study or other appropriate and reliable mechanism paid for by applicant, to reduce the impacts to the U.S. 50 Westbound / Prairie City Road Loop Ramp Merge (Freeway Merge 35).	Before project build out. A phasing analysis should be performed prior to approval of the first subdivision map to determine during which project phase the improvement should be built.	Sacramento County Department of Transportation.	This subdivision will pay its fair share of the following improvements with the payment of Specific Plan Infrastructure Fees (SPIF), City Traffic Impact Fees and Sacramento County Wide Transportation fees collected prior to building permit issuance in this subdivision.	Condition will be satisfied prior to issuance of a building permit.
106 - 107	4.17-1 (Addendum)	East Bidwell Street/Regency Parkway (Driveway #6). Prior to buildout of the Toll Brothers Site, the project applicant shall construct the intersection as shown in Figure 4-2 of the Addendum: <ul style="list-style-type: none"> ▶ Northbound: one thru lane and one left turn lane in a 150-foot pocket with 60-foot taper; ▶ Southbound: one thru lane and one right turn lane in a 150-foot pocket with 60-foot taper; ▶ Westbound: one shared lane, plus a 300-foot northbound acceleration lane on East Bidwell Street to receive left-turns from Regency Parkway (a second northbound lane on East Bidwell Street starting from Regency Parkway is equivalent to the 300-foot acceleration lane); and ▶ Control: side-street-stop-control; Note that unsignalized left turns to East Bidwell Street are against City policy. The northbound acceleration lane on East Bidwell Street is an interim configuration until the intersection warrants signalization. Signalization will be triggered as part of the entitlement process on neighboring parcels. A future signal at this location is included in Folsom Plan Area Specific Plan, and plan area fees paid by the Project contribute towards its construction in the future.	Prior to issuance of phase 3 building permits.	City of Folsom Community Development Department	This condition will be satisfied prior to issuance of the 546 th building permit in the Phase 2 portion of the Toll Brothers at Folsom Ranch Regency project in accordance with previous conditions of approval. The Phase 1 portion of the Regency project consists of 545 dwelling units, The VTSM for the Phase 2 portion of the Regency project has not yet been approved by the City Council.	Condition will be satisfied prior to issuance of a Certificate of Occupancy in the subdivision
106 - 108	4.17-2 (Addendum)	East Bidwell Street/White Rock Road. Prior to buildout of the Toll Brothers Site, the project applicant shall implement either (A) or (B) below: <p>(A) The Capital Southeast Connector Joint Powers Authority project has programmed to relocate and signalize the East Bidwell Street/White Rock Road intersection as shown in the October 2017 geometric conceptual drawing, or equivalent improvements (i.e., three southbound approach lanes, four eastbound approach lanes, and three westbound approach lanes). Figure 4-3 of the Addendum provides a conceptual</p>	Prior to issuance of phase 1 building permits.	City of Folsom Community Development Department	The Capital Southeast Connector -JPA has executed a construction contract with Goodfellow Brothers, Inc. to construct the Capital Southeast Connector from Prairie City Road to East Bidwell Street. The construction contract was executed	Condition will be satisfied prior to issuance of a

		<p>intersection layout for this mitigation. Under this scenario, fair share is defined as the project's responsibility to the Sacramento County Transportation Development Fee. The project applicant is required to pay the Sacramento County Transportation Development Fee. Option A can be considered to be implemented once the JPA has let contracts for construction of the new intersection. This will insure that the mitigation is constructed before project traffic adds five or more seconds of delay to the intersection.</p> <p>(B) Signalize the existing East Bidwell Street/White Rock Road intersection with the existing geometry. Figure 4-4 of the Addendum provides a conceptual intersection layout for this mitigation.</p>			<p>in December of 2020. Grading and construction commenced in April 2021. The project will include the relocation and signalization of the existing White Rock Road/East Bidwell Street intersection. The owner/applicant will pay the Sacramento County Transportation Development Fee prior to issuance of all building permits in the subdivision.</p>	<p>Certificate of Occupancy in the subdivision</p>
106 - 109	4.17-3 (Addendum)	<p>East Bidwell Street/Mangini Parkway. Prior to buildout of the Toll Brothers Site, the project applicant shall signalize the intersection with the following geometry (Figure 4-5 of the Addendum):</p> <ul style="list-style-type: none"> ▶ Northbound: One left-turn lane in a 200-foot pocket with a 60-foot taper, two thru lanes, and one right-turn lane in a 150-foot pocket with a 60-foot taper (the second thru lane shall be developed 300 feet south of the intersection); ▶ Southbound: One left-turn lane in a 200-foot pocket with a 60-foot taper, one thru lane, and one right-turn lane in a 150-foot pocket with a 60-foot taper; ▶ Eastbound and westbound: One left-turn lane in a 200-foot pocket with a 60-foot taper, one thru lane, and one right-turn lane in a 200-foot pocket with a 60-foot taper. <p>Note that northbound East Bidwell street will remain at two lanes from Mangini Parkway to US 50.</p>	<p>Signalize the intersection and conduct all geometric improvements, with the exception of the second northbound thru lane prior to issuance of phase 1 building permits. Construct the second northbound thru lane prior to issuance of phase 2 building permits.</p>	<p>City of Folsom Community Development Department</p>	<p>The Community Development Department has reviewed and approved the improvement plans for the construction of these required improvements including the plans for the modification to the existing traffic signal at the intersection of East Bidwell Street and Mangini Parkway. These improvements are currently under construction.</p>	<p>Condition will be satisfied prior to issuance of a building permit.</p>
106 - 110	4.17-4 (Addendum)	<p>East Bidwell Street/Savannah Parkway. Prior to buildout of the Toll Brothers site, the project applicant shall reconstruct the intersection with the following geometry (Figure 4-6 of the Addendum):</p> <ul style="list-style-type: none"> ▶ Northbound approach: One thru lane and one shared through-right lane with a 150-foot taper; ▶ Southbound approach: One left turn lane in a 150-foot pocket plus 60-foot taper, and one through lane; ▶ Westbound approach: One left turn lane in a 60-foot pocket plus 60-foot taper, and one through lane; 	<p>Construct all geometric improvements with the exception of one thru</p>	<p>City of Folsom Community Development Department</p>	<p>The required improvements in this condition have been completed and accepted by the City. These improvements were constructed as part of the off-site improvements for the</p>	<p>Yes</p>

		<p>► Southbound departure: Construct a southbound receiving and acceleration lane for westbound left turn traffic. The acceleration lane should be in a 300-foot pocket plus an appropriate taper.</p> <p>Note that unsignalized left turns to East Bidwell Street are against City policy. The southbound acceleration lane on East Bidwell Street is an interim configuration until the intersection warrants signalization. Signalization will be triggered as part of the entitlement process on neighboring parcels. A future signal at this location is included in FPASP, and plan area fees paid by the project applicant contribute towards its construction in the future.</p>	<p>northbound lane prior to issuance of phase 1 building permits. Construct the second thru northbound lane prior to issuance of phase 3 building permits.</p>		<p>Mangini Ranch Phase 2, Village No. 7 subdivision.</p>	
<p>106 - 111</p>	<p>4.17-5 (Addendum)</p>	<p>East Bidwell Street/Alder Creek Parkway. Prior to buildout of the Toll Brothers Site, the project applicant shall reconstruct and signalize the intersection as shown in Figure 4-7 of the Addendum:</p> <ul style="list-style-type: none"> ► Northbound approach: One U-turn lane in a 150-foot pocket with a 60-foot taper, two through lanes, and one right turn lane in a 150-foot pocket plus 60-foot taper. ► Southbound approach: One left turn lane in a 240-foot pocket plus 60-foot taper, and two through lanes. The second southbound through lane can be dropped south of Old Ranch Way. ► Westbound approach: One right turn lane, plus one left-turn lane in a 200-foot pocket plus 60-foot taper. <p>The above mitigations are consistent with the ultimate geometry for East Bidwell near Alder Creek Pkwy and builds on conditions of approval from neighboring projects.</p>	<p>Construct all geometric improvements with the exception of one thru northbound lane and one thru southbound lane prior to issuance of phase 1 building permits. Construct the second thru northbound lane and the second thru southbound lane prior to issuance of phase 3 building permits.</p>	<p>City of Folsom Community Development Department</p>	<p>The Community Development Department has approved the plans for the reconstruction and signalization of the East Bidwell Street/Alder Creek Parkway intersection in accordance with this condition.</p>	<p>Condition will be satisfied prior to issuance of a building permit in the subdivision</p>

106 - 112	4.17-6 (Addendum)	<p>White Rock Road/Oak Avenue Parkway. Prior to project buildout, the project applicant shall implement either (A) or (B) below:</p> <p>(A) The Capital Southeast Connector Joint Powers Authority (JPA) project has programmed to realign this portion of White Rock Road and build a partial signal to accommodate anticipated U-Turns. Expand or construct a signalized intersection as follows:</p> <ul style="list-style-type: none"> ▶ Southbound: A single shared lane for left and right turns. ▶ Eastbound: A thru lane and a left/U-turn in 300-foot pocket plus taper. ▶ Westbound: A thru lane and a right-turn in 300-foot pocket plus taper. ▶ Signalize with protected phasing for left-turns and U-turns. ▶ Geometric design shall be consistent with Capital Southeast Connector Joint Powers Authority adopted standards. <p>(B) Channelize the White Rock Road/Oak Avenue Pkwy intersection on the existing White Rock Road alignment to restrict turning movements to westbound right turns and southbound right turns. The westbound right turn requires a 365-foot deceleration lane, and the southbound right turn requires a 960-foot acceleration lane. Figure 4-8 of the Addendum provides a conceptual layout for the mitigated intersection.</p>	Prior to issuance of phase 3 building permits	City of Folsom Community Development Department	The Capital Southeast Connector-JPA project is currently under construction. The Connector project will implement and complete Option A in this condition. The owner/applicant shall implement the required improvements to the intersection in compliance with this condition prior to issuance of the first Certificate of Occupancy in the Phase 3 portion of the project.	Condition will be satisfied prior to issuance of a Certificate of Occupancy in the Phase 3 subdivision
Utilities and Service Systems						
106 - 113	3A.16-1 (FPASP EIR/EIS)	<p>Submit Proof of Adequate On- and Off-Site Wastewater Conveyance Facilities and Implement On- and Off-Site Infrastructure Service Systems or Ensure That Adequate Financing Is Secured. Before the approval of the final map and issuance of building permits for all project phases, the project applicant(s) of all project phases shall submit proof to the City of Folsom that an adequate wastewater conveyance system either has been constructed or is ensured through payment of the City's facilities augmentation fee as described under the Folsom Municipal Code Title 3, Chapter 3.40, "Facilities Augmentation Fee – Folsom South Area Facilities Plan," or other sureties to the City's satisfaction. Both on-site wastewater conveyance infrastructure and off-site force main sufficient to provide adequate service to the project shall be in place for the amount of development identified in the tentative map before approval of the final map and issuance of building permits for all project phases, or their financing shall be ensured to the satisfaction of the City.</p>	Before approval of final maps and issuance of building permits for any project phases.	City of Folsom Community Development Department and City of Folsom EWR Department	The Phase 1 Sanitary Sewer infrastructure including the off-site sewer trunk main, the Alder Creek Parkway sewer lift station and forced main to serve this subdivision have been constructed by the FPA landowners and have been completed and accepted by the City and are currently in operation.	Yes
106 - 114	3A.16-3 (FPASP EIR/EIS)	<p>Demonstrate Adequate SRWTP Wastewater Treatment Capacity. The project applicant(s) of all project phases shall demonstrate adequate capacity at the SRWTP for new wastewater flows generated by the project. This shall involve preparing a tentative map-level study and paying connection and capacity fees as identified by SRCSD. Approval of the final map and issuance of building permits for all project phases shall not be granted until the City verifies adequate SRWTP capacity is available for the amount of development identified in the tentative map.</p>	Before approval of final maps and issuance of building permits for any project phases.	City of Folsom Community Development Department and City of Folsom EWR Department	The City obtained a letter from Regional San which provides verification that there is adequate capacity in the existing Regional San conveyance and treatment system to accommodate the entire Folsom Plan Area at buildout. Confirmation from Regional San was required because the Folsom Plan Area is served by the existing Regional San	Yes

					Lift Station on Iron Point Road. The City Sewer Lift Station and Forced Main which connects to the Regional San Lift Station has been accepted by the City and is currently in operation.	
106 - 115	3A.18-1 (FPASP EIR/EIS)	Submit Proof of Surface Water Supply Availability. a. Prior to approval of any small-lot tentative subdivision map subject to Government Code Section 66473.7 (SB 221), the City shall comply with that statute. Prior to approval of any small-lot tentative subdivision map for a proposed residential project not subject to that statute, the City need not comply with Section 66473.7, or formally consult with any public water system that would provide water to the affected area; nevertheless, the City shall make a factual showing or impose conditions similar to those required by Section 66473.7 to ensure an adequate water supply for development authorized by the map. b. Prior to recordation of each final subdivision map, or prior to City approval of any similar project-specific discretionary approval or entitlement required for nonresidential uses, the project applicant(s) of that project phase or activity shall demonstrate the availability of a reliable and sufficient water supply from a public water system for the amount of development that would be authorized by the final subdivision map or project-specific discretionary nonresidential approval or entitlement. Such a demonstration shall consist of information showing that both existing sources are available or needed supplies and improvements will be in place prior to occupancy.	Before approval of final maps and issuance of building permits for any project phases.	City of Folsom Community Development Department and City of Folsom EWR Department	The owner/applicant has constructed the necessary infrastructure to provide potable water to the subdivision. The potable Phase 1 water infrastructure for the Folsom Plan Area has been reviewed, approved and accepted by the City and is currently in operation.	Yes
106 - 116	3A.18-2a (FPASP EIR/EIS)	Submit Proof of Adequate Off-Site Water Conveyance Facilities and Implement Off-Site Infrastructure Service System or Ensure That Adequate Financing Is Secured. Before the approval of the final subdivision map and issuance of building permits for all project phases, the project applicant(s) of any particular discretionary development application shall submit proof to the City of Folsom that an adequate off-site water conveyance system either has been constructed or is ensured or other sureties to the City's satisfaction. The off-site water conveyance infrastructure sufficient to provide adequate service to the project shall be in place for the amount of development identified in the tentative map before approval of the final subdivision map and issuance of building permits for all project phases, or their financing shall be ensured to the satisfaction of the City. A certificate of occupancy shall not be issued for any building within the SPA until the water conveyance infrastructure sufficient to serve such building has been constructed and is in place.	Before approval of final maps and issuance of building permits for any project phases.	City of Folsom Community Development Department and City of Folsom EWR Department	The off-site potable water infrastructure to serve the subdivision has been reviewed, approved and accepted by the City and is currently in operation. In addition, the City has verified that the off-site potable water infrastructure is adequate to serve the subdivision.	Yes
106 - 117	3A.18-2b (FPASP EIR/EIS)	Demonstrate Adequate Off-Site Water Treatment Capacity (if the Off-Site Water Treatment Plant Option is Selected). If an off-site water treatment plant (WTP) alternative is selected (as opposed to the on-site WTP alternative), the project applicant(s) for any particular discretionary development application shall demonstrate adequate capacity at the off-site WTP. This shall involve preparing a tentative map-level study and paying connection and capacity fees as determined by the City. Approval of the final project map shall not be granted until the City verifies adequate water treatment capacity either is available or is certain to be available when needed for the amount of development identified in the tentative map before approval of the final map and issuance of building permits for all project phases. A certificate of occupancy shall not be	Before approval of final maps and issuance of building permits for any project phases.	City of Folsom Community Development Department and City of Folsom EWR Department	This condition is not applicable to this subdivision. The water supply for this subdivision is provided by the City of Folsom Water Treatment Plant rather than an Off-Site Water Treatment Plant.	Yes

		issued for any building within the SPA until the water treatment capacity sufficient to serve such building has been constructed and is in place.				
Additional Measures						
106 - 118	Cumulative Mitigation Measure AIR-1-Land (FPASP EIR/EIS)	<p>Implement East Sacramento Regional Aggregate Mining Truck Management Plan or Other Measures to Reduce Exposure of Sensitive Receptors to Operational Emissions of Toxic Air Contaminants from Quarry Truck Traffic. The City of Folsom is a participant in the development of an East Sacramento Regional Aggregate Mining Truck Management Plan (TMP), a cooperative effort led by the County of Sacramento, with the input of the City of Folsom, the City of Rancho Cordova and other interested parties, including representatives of quarry project applicants. When the County Board of Supervisors approved entitlements for the Teichert quarry project in November 2010, it also adopted conditions of approval and a development agreement that requires Teichert’s participation in, and fair share funding of, a TMP to implement roadway capacity and safety improvements required to improve the compatibility of truck traffic from the quarries with the future urban development in the Folsom Specific Plan area and other jurisdictions that will be affected by quarry truck traffic. The development agreement adopted by the County for the Teichert project imposes limits on the amounts of annual aggregate sales from Teichert’s facility until a TMP is adopted. The City of Folsom does not have direct jurisdiction over the Teichert, DeSilva Gates, or Walltown quarry project applicants as these projects are located within the unincorporated portion of the County. The County, as the agency with the primary authority over the quarries, has indicated that it intends to prepare an environmental analysis in accordance with CEQA prior to adoption of a TMP. The City’s authority to control the activities of the quarry trucks includes restrictions or other actions, such as the approval and implementation of specialized road improvements to accommodate quarry truck traffic, that would be applicable within the City’s jurisdictional boundaries. For the foregoing reasons, the City of Folsom considers itself a “responsible agency” (as that term is defined at State CEQA Guidelines, CCR Section 15381), in that it has some discretionary power over some elements of a future TMP, if such TMP calls for improvements or other activities on roadways within the jurisdiction of the City. In a responsible agency role, the City would follow the process specified in the CEQA Guidelines for consideration and approval of the environmental analysis prepared by the County for a TMP after such documentation is prepared and adopted by the County. (State CEQA Guidelines, CCR Section 15096.)</p> <p>Because no final project description for a TMP has been developed as of the completion of this FEIR/FEIS, the City would have to speculate as to those portions of a TMP that might be proposed for implementation within its jurisdiction, or the impacts that could arise from the implementation of as-yet uncertain components. Accordingly, formulation of the precise means of mitigating the potential cumulative air quality impacts pursuant to the TMP is not currently feasible or practical. However, as the preferred, feasible, and intended mitigation strategy to address the cumulative impacts of quarry truck traffic through the SPA, the City shall implement, or cause to be implemented those portions of the TMP (as described above) that are within its authority to control. In implementing the TMP, the City shall ensure that the TMP or traffic measures imposed by the City within the SPA reduce the risk of cancer to sensitive receptors along routes within the SPA from toxic air contaminant emissions to no more than 296 in one million (SMAQMD 2009.</p>	Prior to approval of first tentative map or discretionary approval within SPA that would place sensitive receptors along roadways that quarry trucks would reasonably use to access U.S. Highway 50.	City of Folsom Community Development Department	The Community Development Department and the Public Works Department will work closely to implement the future Truck Management Plan (TMP) and coordinate responses to any future entitlement and CEQA compliance need for the TMP and make sure the requirements in this condition of approval are met to the satisfaction of the City.	Condition will be satisfied prior to approval of a future TMP.

	<p>March. Recommended Protocol for Evaluating the Location of Sensitive Land Uses Adjacent to Major Roadways, Version 2.2:7), or such different threshold of significance mandated by SMAQMD or ARB at the time, if any. With this mitigation, the cumulative air quality impacts from truck toxic air contaminants would be less than significant.</p> <p>As an alternative (or in addition) to implementing the TMP within the SPA, the following measures could (and should) be voluntarily implemented by the quarry project applicant(s) (Teichert, DeSilva Gates, and Granite [Walltown]) to help ensure exposure of sensitive receptors to TACs generated by quarry truck traffic to the 296-in-one-million threshold of significance identified above. The City encourages implementation of the following measures:</p> <ul style="list-style-type: none"> ▶ The quarry project applicant(s) should meet with the City of Folsom to discuss mitigation strategies, implementation, and cost. ▶ A site-specific, project-level screening analysis and/or Health Risk Assessment (HRA) should be conducted by the City of Folsom and funded by the quarry project applicant(s) for all proposed sensitive receptors (e.g., residences, schools) in the SPA that would be located along the sides of roadway segments that are identified in Table 4-4 as being potentially significant under any of the analyzed scenarios. Each project-level analysis shall be performed according to the standards set forth by SMAQMD for the purpose of disclosure to the public and decision makers. The project-level analysis shall account for the location of the receptors relative to the roadway, their distance from the roadway, the projected future traffic volume for the year 2030 (including the proportion of diesel trucks), and emission rates representative of the vehicle fleet for the year when the sensitive land uses would first become operational and/or occupied. If the incremental increase in cancer risk determined by in the HRA exceeds 296 in one million (or a different threshold of significance recommended by SMAQMD or ARB at the time, if any), then project design mitigation should be employed, which may include the following: <ul style="list-style-type: none"> ▪ Increase the setback distance between the roadway and affected receptor. If this mitigation measure is determined by the City of Folsom to be necessary, based on the results of the HRA, the quarry truck applicant(s) should pay the Folsom South of U.S. 50 Specific Plan project applicant(s) and the City of Folsom a fee that shall serve as compensation for lost development profit and lost City tax revenues, all as determined by the parties. Said mitigation fee shall be determined in consultation with the quarry project applicant(s), the Folsom South of U.S. 50 Specific Plan project applicant(s), and the City of Folsom. No quarry trucks shall be allowed to pass on any roadway segment immediately adjacent to or within the SPA until said mitigation fees are paid. ▪ Implement tiered tree planting of fine-needle species, such as redwood, along the near side of the roadway segments and, if feasible, along the roadway 500 feet in both directions of the initial planting (e.g., 500 feet north and south of a roadway that runs east-west) to enhance the dispersion and filtration of mobile-source TACs associated with the adjacent roadway. These trees should be planted at a density such that a solid visual buffer is achieved after the trees reach maturity, which breaks the line of sight 				
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		<p>between U.S. 50 and the proposed homes. These trees should be planted before occupation of any affected sensitive land uses. This measure encourages the planting of these trees in advance of the construction of potentially affected receptors to allow the trees to become established and progress toward maturity. The life of these trees should be maintained through the duration of the quarry projects. The planting, cost, and ongoing maintenance of these trees should be funded by the quarry project applicant(s).</p> <ul style="list-style-type: none"> ▪ To improve the indoor air quality at affected receptors, implement the following measures before the occupancy of the affected residences and schools: ▪ equip all affected residences and school buildings developed in the SPA with High Efficiency Particle Arresting (HEPA) filter systems at all mechanical air intake points to the interior rooms; ▪ use the heating, ventilation, and air conditioning (HVAC) systems to maintain all residential units under positive pressure at all times; ▪ locate air intake systems for HVAC as far away from roadway air pollution sources as possible; and ▪ develop and implement an ongoing education and maintenance plan about the filtration systems associated with HVAC for residences and schools. <p>To the extent this indoor air quality mitigation would not already be implemented as part of the Folsom South of U.S. 50 Specific Plan project development, this mitigation should be paid for by the quarry project applicant(s) before any quarry trucks are allowed to pass on any roadway that is within 400 feet of any residence or school within the SPA.</p>				
<p>106 - 119</p>	<p>Cumulative Mitigation Measure NOISE-1-Land (FPASP EIR/EIS)</p>	<p>Implement East Sacramento Regional Aggregate Mining Truck Management Plan or Other Measures to Reduce Exposure of Sensitive Receptors to Operational Noise from Quarry Truck Traffic. The City of Folsom is a participant in the development of an East Sacramento Regional Aggregate Mining Truck Management Plan (TMP), a cooperative effort led by the County of Sacramento, with the input of the City of Folsom, the City of Rancho Cordova and other interested parties, including representatives of quarry project applicants. When the County Board of Supervisors approved entitlements for the Teichert quarry project in November 2010, it also adopted conditions of approval and a development agreement that requires Teichert's participation in, and fair share funding of, a TMP to implement roadway capacity and safety improvements required to improve the compatibility of truck traffic from the quarries with the future urban development in the SPA and other jurisdictions that will be affected by quarry truck traffic. The development agreement adopted by the County for the Teichert project imposes limits on the amounts of annual aggregate sales from Teichert's facility until a TMP is adopted. The City of Folsom does not have direct jurisdiction over the Teichert, DeSilva Gates, or Walltown quarry project applicants as these projects are located within the unincorporated portion of the County. The County, as the agency with the primary authority over the quarries, has indicated that it intends to prepare an environmental analysis in accordance with CEQA prior to adoption of a TMP. The City's authority to control the activities of the quarry trucks includes restrictions or other actions, such as the approval and implementation of specialized road improvements to accommodate</p>	<p>Prior to approval of first tentative map or discretionary approval within SPA that would place sensitive receptors along roadways that quarry trucks would reasonably use to access U.S. 50.</p>	<p>City of Folsom Community Development Department</p>	<p>The Community Development Department and the Public Works Department will work closely to implement the future Truck Management Plan (TMP) and coordinate responses to any future entitlement and CEQA compliance need for the TMP and make sure the requirements in this condition of approval are met to the satisfaction of the City.</p>	<p>Condition will be satisfied prior to approval of a future TMP.</p>

	<p>quarry truck traffic, that would be applicable within the City’s jurisdictional boundaries. For the foregoing reasons, the City of Folsom considers itself a “responsible agency” (as that term is defined at State CEQA Guidelines, CCR Section 15381), in that it has some discretionary power over some elements of a future TMP, if such TMP calls for improvements or other activities on roadways within the jurisdiction of the City. In a responsible agency role, the City would follow the process specified in the CEQA Guidelines for consideration and approval of the environmental analysis prepared by the County for a TMP after such documentation is prepared and adopted by the County. (State CEQA Guidelines, CCR Section 15096.)</p> <p>Because no final project description for a TMP has been developed as of the completion of this FEIR/FEIS, the City would have to speculate as to those portions of a TMP that might be proposed for implementation within its jurisdiction, or the impacts that could arise from the of as yet uncertain components. Accordingly, formulation of the precise means of mitigating the potential cumulative noise impacts pursuant to the TMP is not currently feasible or practical. However, as the preferred, feasible, and intended mitigation strategy to address the cumulative impacts of quarry truck traffic through the SPA, the City shall implement, or cause to be implemented those portions of the TMP (as described above) that are within its authority to control. In implementing the TMP, the City shall ensure that the TMP or traffic measures imposed by the City within the SPA reduce the traffic noise exposure to sensitive receptors along routes within the SPA so as to ensure that sensitive receptors are not exposed to interior noise levels in excess of 45 dBA, or increases in interior noise levels of 3 dBA or more, whichever is more restrictive. With this mitigation, the cumulative noise impacts from truck traffic would be less than significant.</p> <p>As an alternative (or in addition) to implementing the TMP within the SPA, the following measures could (and should) be voluntarily implemented by the quarry project applicant(s) (Teichert, DeSilva Gates, and Granite [Walltown]) to help ensure interior noise levels for sensitive receptors to noise generated by quarry truck traffic would not exceed 45 dBA or increase of 3 dBA over existing conditions, as identified above. The City encourages implementation of the following measures:</p> <ul style="list-style-type: none"> ▶ The quarry project applicant(s) should meet with the City of Folsom to discuss mitigation strategies, implementation, and cost. ▶ A site-specific, project-level screening analysis should be conducted by the City of Folsom and funded by the quarry truck applicant(s) for all proposed sensitive receptors (e.g., residences, schools) in the SPA that would be located along the sides of roadway segments that are identified in Table 4-8 as being potentially significant under any of the analyzed scenarios. The analysis should be conducted using an approved three dimensional traffic noise modeling program (i.e., TNM or SoundPlan). Each project-level analysis should be performed according to the standards set forth by the City of Folsom for the purpose of disclosure to the public and decision makers. The project-level analysis should account for the location of the receptors relative to the roadway, their distance from the roadway, and the projected future traffic volume for the year 2030 (including the percentage of heavy trucks). If the incremental 					
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		<p>increase in traffic noise levels are determined to exceed the threshold of significance recommended by the City of Folsom, then design mitigation should be employed, which may include the following:</p> <ul style="list-style-type: none"> ▶ Model the benefits of soundwalls (berm/wall combination) along the quarry truck hauling roadways and affected receptors not to exceed a total height of eight feet (two-foot berm and six-foot concrete mason wall). If this mitigation measure is determined by the City of Folsom to be inadequate, additional three dimensional traffic noise modeling should be conducted with the inclusion of rubberized asphalt at the expense of the quarry truck applicant(s). No quarry trucks should be allowed to pass on any roadway segment immediately adjacent to or within the SPA until said mitigation has been agreed upon by the City of Folsom and fees for construction of said mitigation are paid by the quarry truck applicant(s). ▶ Implement the installation of rubberized asphalt (quiet pavement) on roadway segments adjacent to sensitive receptors that carry quarry trucks if soundwalls do not provide adequate reduction of traffic noise levels. The inclusion of rubberized asphalt would provide an additional 3 to 5 dB of traffic noise reduction. The cost of construction using rubberized asphalt should be borne by the quarry truck applicant(s). Said mitigation fee should be determined in consultation with the quarry project applicant(s), the Folsom South of U.W. 50 Specific Plan project applicant(s), and the City of Folsom. No quarry trucks should be allowed to pass on any roadway segment immediately adjacent to or within the SPA until said mitigation fees are paid. ▶ To improve the indoor noise levels at affected receptors, implement the following measures before the occupancy of the affected residences and schools: <ul style="list-style-type: none"> ▪ Conduct an interior noise analysis once detailed construction plans of residences adjacent to affected roadways are available to determine the required window package at second and third floor receptors to achieve the interior noise level standard of 45 dB Ldn without quarry trucks. ▪ Determine the interior quarry truck traffic noise level increases at second and third floor receptors adjacent to affected roadways compared to no quarry truck conditions. Window package upgrades are expected to be necessary due to the traffic noise level increases caused by quarry trucks along affected roadways. Quarry truck applicant(s) should pay for the cost of window package upgrades (increased sound transmission class rated windows) required to achieve the interior noise level standard of 45 dB Ldn with the inclusion of quarry truck traffic. <p>To the extent this noise mitigation would not already be implemented as part of the Folsom South of U.W. 50 Specific Plan project development, this mitigation should be paid for by the quarry project applicant(s) before any quarry trucks are allowed to pass on any roadway that is within 400 feet of any residence or school within the SPA.</p> 				
<p>106 - 120</p>	<p>N/A</p>	<p>Coordinate and Fund the Backbone Infrastructure and Off-Site Water Facility Alternative. The project applicant shall participate in the FPASP owners' group and shall fund and contribute their fair share to the backbone infrastructure and off-site water facility alternative improvements. The project applicant shall</p>	<p>Before approval of final maps and issuance of</p>	<p>City of Folsom Community Development</p>	<p>The FPA landowners have satisfied all of the mitigation measures for the design and construction of the Phase 1 Water</p>	

	<p>coordinate with owners' group to implement the following measures detailed in the <i>Folsom South of U.S. Highway 50 Backbone Infrastructure Mitigated Negative Declaration</i> (December 2014):</p> <ul style="list-style-type: none"> ▶ Backbone MND Mitigation Measure I-1: Design above ground pump station and storage tank facilities to reduce visual impacts. ▶ Backbone MND Mitigation Measure I-2: Develop and implement a landscaping plan for pump station and storage tank facilities to reduce visual impacts. ▶ Backbone MND Mitigation Measure III-1: Prepare and Implement NOX Reduction Plan ▶ Backbone MND Mitigation Measure III-2: Pay Off-site Mitigation Fee to SMAQMD to off-set NOX Emissions Generated by Construction. ▶ Backbone MND Mitigation Measure III-4: Implement A Site Investigation to Determine the Presence of NOA and, if necessary, Prepare and Implement an Asbestos Dust Control Plan. ▶ Backbone MND Mitigation Measure IV-1: Conduct Special-Status Plant Surveys; Implement Avoidance and Mitigation Measures or Compensatory Mitigation ▶ Backbone MND Mitigation Measure IV-2: Implement Conditions of the Biological Opinion (BO) for Federally Listed Vernal Pool Invertebrates. ▶ Backbone MND Mitigation Measure IV-3: Implement Conditions of the Biological Opinion for Impacts on Valley Elderberry Longhorn Beetle. ▶ Backbone MND Mitigation Measure IV-4: Western Spadefoot Toad ▶ Backbone MND Mitigation Measure IV-5: Western Pond Turtle ▶ Backbone MND Mitigation Measure IV-6(a): Swainson's Hawk Nesting Habitat ▶ Backbone MND Mitigation Measure IV-6(b): Swainson's Hawk Foraging Habitat ▶ Backbone MND Mitigation Measure IV-7: Tricolored Blackbird ▶ Backbone MND Mitigation Measure IV-8: Nesting Raptors ▶ Backbone MND Mitigation Measure IV-9: Nesting Special Status Birds and Migratory Birds ▶ Backbone MND Mitigation Measure IV-10: Special-Status Bats ▶ Backbone MND Mitigation Measure IV-12: Implement Section 1602 Master Streambed Alteration Agreement ▶ Backbone MND Mitigation Measure IV-13: Conduct Surveys to Identify and Map Valley Needlegrass Grassland; Implement Avoidance and Minimization Measures or Compensatory Mitigation, if necessary ▶ Backbone MND Mitigation Measure IV-14: Secure Amended Clean Water Act Section 404 Permit and Section 401 Permit and Implement All Permit Conditions; Ensure No Net Loss of Functions of Wetlands, Other Waters of the U.S., and Waters of the State 	<p>building permits for any project phase, the project applicant shall demonstrate to the City's satisfaction the fair share contribution towards implementation of Backbone Infrastructure and Off-Site Water Facility improvements and associated required mitigation as identified in the <i>Folsom South of U.S. Highway 50 Backbone Infrastructure Mitigated Negative Declaration</i> (December 2014) or the <i>Revised Proposed Off-Site Water Facility Alternative Addendum to the FPASP EIR/EIS</i></p>	<p>Department and City of Folsom Public Works Department</p>	<p>and Sewer Backbone Infrastructure to serve the first of development in the FPA. The Phase 1 backbone Infrastructure was completed and accepted by the City in 2018 and is currently in use in the FPA and being owned and operated by the City. The off-site water facility alternative improvements were not implemented. The water for the FPA was provided through the conservation of existing water in the City. The new water supply alternative was validated in 2014.</p>	
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	<ul style="list-style-type: none"> ▶ Backbone MND Mitigation Measure IV-15: Conduct Tree Survey, Prepare and Implement an Oak Woodland Mitigation Plan, Replace Native Oak Trees Removed, and Implement Measures to Avoid and Minimize Indirect Impacts on Oak Trees and Oak Woodland Habitat Retained On-Site. ▶ Backbone MND Mitigation Measure IV-11: American Badger ▶ Backbone MND Mitigation Measure V-1: Comply with the applicable procedures in the FAPA and implementation of applicable historic property treatment plans ▶ Backbone MND Mitigation Measure V-2: Conduct Construction Personnel Education, Conduct On-Site Monitoring if Required, Stop Work if Cultural Resources are Discovered, Assess the Significance of the Find, and Perform Treatment or Avoidance as Required. ▶ Backbone MND Mitigation Measure V-3: Suspend Ground-Disturbing Activities if Human Remains are Encountered and Comply with California Health and Safety Code Procedures. ▶ Backbone MND Mitigation Measure VI-1: Prepare Site-Specific Geotechnical Report per CBC Requirements and Implement Appropriate Recommendations. ▶ Backbone MND Mitigation Measure VI-3: Monitor Earthwork during Earthmoving Activities. ▶ Backbone MND Mitigation Measure VI-5(a): Prepare and Implement the Appropriate Grading and Erosion Control Plan. ▶ Backbone MND Mitigation Measure VI-5(b): Prepare and Implement the appropriate Grading and Erosion Control Plan for the detention basin West of Prairie City Road. ▶ Backbone MND Mitigation Measure IX-1: Acquire Appropriate Regulatory Permits and Prepare and Implement SWPPP and BMPs. ▶ Backbone MND Mitigation Measure VII-1: Greenhouse Gas Emissions ▶ Backbone MND Mitigation Measure XVI-1: Prepare and Implement a Construction Traffic Control Plan. ▶ Backbone MND Mitigation Measure III-3: North of U.S. Highway 50 Water Improvements ▶ Backbone MND Mitigation Measure V-4 North of U.S. Highway 50 Water Improvements ▶ Backbone MND Mitigation Measure VI-2 North of U.S. Highway 50 Water Improvements ▶ Backbone MND Mitigation Measure VI-4 North of U.S. Highway 50 Water Improvements ▶ Backbone MND Mitigation Measure XII-1 North of U.S. Highway 50 Water Improvements <p>In addition, the project applicant shall coordinate with owners' group to implement the following measures detailed in the <i>Revised Proposed Off-Site Water Facility Alternative Addendum to the FPASP EIR/EIS</i> (approved December 11, 2012):</p> <ul style="list-style-type: none"> ▶ 3B.1-2a: Enhance Exterior Appearance of Structural Facilities. 	<p>(approved December 2012); as applicable.</p>			
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	<ul style="list-style-type: none"> ▶ 3B.1-2b: Prepare Landscaping Plan. ▶ 3B.1-3a: Conformance to Construction Lighting Standards. ▶ 3B.1-3b: Prepare and Submit a Lighting Master Plan. ▶ 3B.2-1a: Develop and Implement a Construction NOX Reduction Plan. ▶ 3B.2-1c: Implement Fugitive Dust Control Measures and a Particulate Matter Monitoring Program during Construction. ▶ 3B.2-3a: Cite Pump Siting Buffers Away from Sensitive Receptors. ▶ 3B.2-3b: Conduct Project-Level DPM Screening and Implement Measures to Reduce Annual DPM to Acceptable Concentrations. ▶ 3B.4-1a: Implement GHG Reduction Measures during Construction. ▶ 3B.4-1b Prepare and Implement an Off-site Water Facilities Climate Action Plan. ▶ 3A.5-1a: Comply with the Programmatic Agreement. ▶ 3A.5-1b: Perform an Inventory and Evaluation of Cultural Resources for the California Register of Historic Places, Minimize or Avoid Damage or Destruction, and Perform Treatment Where Damage or Destruction Cannot be Avoided. ▶ 3A.5-2: Conduct Construction Personnel Education, Conduct On-Site Monitoring if Required, Stop Work if Cultural Resources are Discovered, Assess the Significance of the Find, and Perform Treatment or Avoidance as Required. ▶ 3A.5-3: Suspend Ground-Disturbing Activities if Human Remains are Encountered and Comply with California Health and Safety Code Procedures. ▶ 3B.7-1a: Prepare Geotechnical Report(s) for the Revised Proposed Off-site Water Facilities and Implement Required Measures. ▶ 3B.7-1b: Incorporate Pipeline Failure Contingency Measures Into Final Pipeline Design. ▶ 3B.7-4: Implement Corrosion Protection Measures. ▶ 3B.7-5: Conduct Construction Personnel Education, Stop Work if Paleontological Resources are Discovered, Assess the Significance of the Find, and Prepare and Implement a Recovery Plan as Required. ▶ 3B.8-1a: Transport, Store, and Handle Construction-Related Hazardous Materials in Compliance with Relevant Regulations and Guidelines. ▶ 3B.8-1b: Prepare and Implement a Hazardous Materials Management Plan. ▶ 3B.8-5a: Conduct Phase 1 Environmental Site Assessment for Selected Alignment. 				
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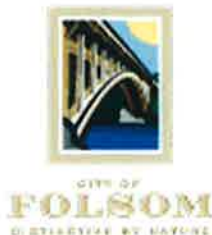
	<ul style="list-style-type: none"> ▶ 3B.8-5b: Develop and Implement a Remediation Plan. ▶ 3B.8-7a: Keep Construction Area Clear of Combustible Materials. ▶ 3B.8-7b: Provide Accessible Fire Suppression Equipment. ▶ 3B.9-1a: Acquire Appropriate Regulatory Permits and Prepare and Implement SWPPP and BMPs. ▶ 3B.9-1b: Properly Dispose of Hydrostatic Test Water and Construction Dewatering in Accordance with the Central Valley Regional Water Quality Control Board. ▶ 3B.9-3a: Prepare and Implement Drainage Plan(s) for Structural Facilities. ▶ 3B.9-3b: Ensure the Provision of Sufficient Outlet Protection and On-site Containment. ▶ 3B.11-1a: Limit Construction Hours. ▶ 3B.11-1b: Minimize Noise from Construction Equipment and Staging. ▶ 3B.11-1c: Maximize the Use of Noise Barriers. ▶ 3B.11-1d: Prohibit Non-Essential Noise Sources During Construction. ▶ 3B.11-1e: Monitor Construction Noise and Provide a Mechanism for Filing Noise Complaints. ▶ 3B.11-3: Implement Operational Noise Minimization Measures. ▶ 3B.12-1: Provide for Continued Recreational Access as Identified in Mitigation Measure 3.14-1a. ▶ 3B.15-1a: Prepare Traffic Control Plan. ▶ 3B.15-1b: Assess Pre-Off-site Water Facilities Roadway Conditions. ▶ 3B.16-3a: Minimize Utility Conflicts by Implementing an Underground Services Alert. ▶ 3B.16-3b: Coordinate with Utility Providers and Implement Appropriate Installation Methods to Minimize Potential Utility Service Disruptions. ▶ 3B.17-1a: Implement Construction Dewatering Best Management Practices. ▶ 3B.17-1b: Implement a Dewatering Discharge Monitoring Program. ▶ 3A.18-1: Submit Proof of Surface Water Supply Availability. ▶ 3A.18-2a: Submit Proof of Adequate Off-Site Water Conveyance Facilities and Implement Off-Site Infrastructure Service System or Ensure That Adequate Financing Is Secured. 				
20.	<p>White Rock Road Shoulder Improvements The owner/applicant shall construct shoulder improvements along the project’s entire frontage of westbound White Rock Road to the satisfaction of the City prior to approval of the first small lot final map. In lieu of constructing the aforementioned interim shoulder improvements, the owner/applicant may enter into a Subdivision Improvement Agreement with the City and post</p>	M	CD (E)	The Capital Southeast Connector – JPA project commenced construction in April 2021. Since the project is now complete this condition has been satisfied.	Yes

		<p>adequate security to the City's satisfaction to ensure construction of said improvements; the security shall be for a minimum period of 10 years.</p> <p>If shoulder improvements are constructed and/or funded by the owner/applicant, then said costs may be included in any applicable fee program established and approved for the Folsom Plan Area subject to approval by the City and the actual costs expended by the owner/applicant may therefore be eligible for a credit and/or reimbursement.</p> <p>If construction of the Capital Southeast Connector Project between Scott Road and the El Dorado County line has commenced during the term of the required Subdivision Improvement Agreement, then the shoulder improvement condition will be deemed satisfied and the security shall be released to the owner/applicant.</p>	M	CD (E) (P)		
21.		<p>The owner/applicant shall preserve the oak trees shown in the blue color on the attached Site Plan Exhibit for the Traditional Subdivision. The owner/applicant shall also make every attempt to preserve the tree shown in red on the attached Site Plan Exhibit provided that the City Arborist concurs (since this oak tree will be approximately 3' lower than adjacent pad grades). The additional land created from elimination of lots 49, 56, and 57 as shown on the Site Plan Exhibit shall be incorporated into the adjacent residential lots to the satisfaction of the Community Development Department. Consistent with FPASP Policy 10.19, the Community Development Director will allow modifications to the development standards to order to accommodate preservation of the oak tree on Lot 62 as shown on the attached Site Plan Exhibit. This condition shall be satisfied prior to approval of the Final Map for the Traditional Subdivision.</p>	M	CD (E) (P)	<p>The Community Development Department has reviewed and approved the Phase 3A subdivision improvements plans and all of the existing oak trees that are required to be preserved are currently in place and have been protected during grading and construction which commenced in the fall of 2021. The Community Development Department has allowed various revisions to the City development standards to further enhance the preservation of the existing oak trees.</p>	Yes

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CITY OF
FOLSOM
DISTINCTIVE BY NATURE



Folsom City Council Staff Report

MEETING DATE:	12/13/2022
AGENDA SECTION:	Consent Calendar
SUBJECT:	Resolution No. 10966 – A Resolution Accepting the AB1600 Development Fees Annual Report for the Fiscal Year ended June 30, 2022
FROM:	Finance Department

RECOMMENDATION / CITY COUNCIL ACTION

Staff recommends the City Council approve Resolution No. 10966 – A Resolution Accepting the AB1600 Development Fees Annual Report for the Fiscal Year ended June 30, 2022.

BACKGROUND / ISSUE

Following the passage of Proposition 13 in 1978, many cities began charging fees on new development to fund public improvements and services such as streets, transit facilities, sewers, and storm drains. These fees are commonly known as development impact fees. In order to ensure that these fees were spent in a timely manner and on projects for which they were being collected, the State Legislature passed a bill known as AB 1600 (Mitigation Fee Act). This bill applies to developer fees, increased, or imposed on or after January 1, 1989. AB 1600 enacts Government Code Sections 66000-66008 that generally contain four requirements:

1. A local jurisdiction must follow the process set forth in the bill and make certain determinations regarding the purpose and use of the fees, and establish a “nexus” or connection between a development project or class of project and the public improvement being financed with the fee.
2. The fee revenue must be segregated from the general fund in order to avoid commingling of public improvement fees and the general fund.

3. If a local jurisdiction has had possession of a developer fee for five years or more and has not committed that money to a project or actually spent that money, then it must make findings describing the continuing need for that money. In addition, an annual report must be made of fees collected, interest earned, projects on which fees were expended, and any transfers or loans from the fee account. This report is to be reviewed by the local agency assessing the fees.
4. If a local jurisdiction cannot make the findings required under paragraph 3, the city or county must refund the fees collected.

The attached report provides the information required by Government Code for the development fees that fall under this disclosure requirement. In some instances, the ending fund balance amount is less than the remaining appropriation because outstanding advances and loans are not included in the fund balance. Cash balances are sufficient for the remaining appropriations. No refunds have been made nor are any required. More information on these funds and all other capital project funds is available in the annual budget adopted by Council in June 2022 and in the Annual Comprehensive Financial Report (ACFR).

This report was compiled with the unaudited City financial records. The audited ACFR will be available at the end of the current calendar year.

This report has been on file with the City Clerk's office as of November 28, 2022.

POLICY / RULE

Policy 11.6 of the General Plan states:

It is the Policy of the City of Folsom to require new development to bear the cost of its increased demand/effect on municipal services and facilities so as not to create a greater burden on existing residents. Development contributes to the need for the expansion and extension of the City's circulation, water, sewer, storm drainage, and parks systems and other capital improvements, facilities, and equipment to adequately serve the development area. Service expansion and extension is not necessarily site-specific; rather, it is generally related to a larger area and the City as a whole. In order to accommodate the new development, maintain an acceptable level of service, and alleviate the effects of the increased demand on City services, it is the policy of the City of Folsom to require certain necessary improvements as a part of the development and/or the payment of municipal services and facilities fees consistent with the proportional effect of the development on such services. . .

ANALYSIS

For fiscal year ended June 30, 2022 development impact fee funds for all revenues totaled \$42,631,390. Of the \$42.63 million, \$23,658,118 are impact fees, the remaining \$18,973,272


are grants, reimbursements, interest, and miscellaneous revenue. Expenditures totaled \$21,644,721.

Upon review, it is determined that all fees have been spent or committed within 5 years of receipt, and thus no refunds are required.

ATTACHMENTS

1. Resolution No. 10966 - A Resolution Accepting the AB1600 Development Fees Annual Report for the Fiscal Year Ended June 30, 2022
2. The Development Fees Annual Report for the City of Folsom for the Fiscal Year Ended June 30, 2022

Submitted,



Stacey Tamagni, Finance Director

ATTACHMENT 1

RESOLUTION NO. 10966

A RESOLUTION ACCEPTING THE AB1600 DEVELOPMENT FEES ANNUAL REPORT FOR THE FISCAL YEAR ENDED JUNE 30, 2022

WHEREAS, Policy 11.6 of the General Plan requires new development to bear the cost of its increased demand/effect on municipal services and facilities so as not to create a greater burden on existing residents; and

WHEREAS, the City of Folsom has imposed and collected the Development Impact Fees based upon several adopted Nexus Reports that were completed in accordance with Government Code Section 66000, et. al.; and

WHEREAS, Section 66006(b) 2 of the Government Code of the State of California mandates that the “local agency shall review the information (concerning local agency improvement fees) made available to the public...at the next regularly scheduled public meeting...”

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Folsom hereby accepts the Development Fees Annual Report for the Fiscal Year Ended June 30, 2022 on file in the City Clerk’s office.

PASSED AND ADOPTED this 13th day of December 2022, by the following roll-call vote:

AYES: Councilmember(s):

NOES: Councilmember(s):

ABSTAIN: Councilmember(s):

ABSENT: Councilmember(s):

MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

ATTACHMENT 2

Development Impact Fee Report

Fiscal Year Ended June 30, 2022

City of Folsom



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**Annual Report
Development Impact Fees
For the City of Folsom
For the Fiscal Year Ended June 30, 2022**

Government Code Section 66006 requires local agencies to submit annual and five year reports detailing the status of development impact fees. The annual report must be made available to the public and presented to the public agency (City Council) at least fifteen days after it is made available to the public.

This report summarizes the following information for each of the development fee programs:

1. A brief description of the fee program.
2. Schedule of fees.
3. Beginning and ending balances of the fee program.
4. Amount of fees collected and the interest earned.
5. Disbursement information, including operating transfers.

ANALYSIS

For the fiscal year ended June 30, 2022 all fund revenues totaled \$42,631,390.44 while expenditures totaled \$21,644,721.47.

The table below summarizes, by program, the impact fees collected in FY 2021-22.

	<u>Fiscal Year End</u> <u>June 30, 2022</u>
Housing Trust Fund	\$ 36,080.00
Humbug-Willow Creek Fee	\$ 42,365.25
Supplemental Park Fee	\$ -
Park Improvements	\$ 1,010,323.14
Police Capital	\$ 169,303.39
Fire Capital	\$ 247,786.75
General Capital	\$ 365,119.50
Transportation Improvement	\$ 1,323,715.96
Drainage Capital Improvement	\$ 265,676.35
Light Rail Transportation	\$ 121,968.50
General Park Equip Cap	\$ 112,358.25
Water Impact Fee	\$ 127,619.23
Water Capital Improvement	\$ 363,450.25
Sewer Capital	\$ 58,693.50
Facilities Augmentation Critical	\$ -
Facilities Augmentation General	\$ -
Solid Waste Capital	\$ 96,108.00
FPA Highway 50 Improvement	\$ 1,273,362.00
FPA Highway 50 Interchange	\$ 2,589,411.00
FPA Transit Impact	\$ 1,315,011.00
FPA Corporation Yard	\$ 840,618.00
FPA Specific Plan Capital	\$ 12,818,590.00
FPA Solid Waste Capital	\$ 480,558.00
Total Impact Fees Collected	<u>\$ 23,658,118.07</u>

**City of Folsom
Developer Impact Fee Compliance 2022
Housing Trust**

Fund 221

Section 3.90.010 of the Folsom Municipal Code establishes the provision for collection of a Housing Trust Fund impact fee. The housing trust fund is intended to be utilized with other sources of funding including, but not limited to, fee deferrals, fee waivers, federal tax credits, tax-exempt mortgage revenue bonds, community development block grants, and HOME funds. The purpose of this fee is to further the policies, goals and programs of the housing element of the City's general plan and to help facilitate the development of affordable housing within the City.

Monies in the housing trust fund shall be used to promote the goals and policies of the housing element of the general plan; to implement any housing assistance plan, program, or guidelines adopted by the City Council; and to increase and improve the supply of housing affordable to low and very low income households, with priority given to residential projects which include very low income units, as well as other housing related purposes. Housing trust funds may be used for loans, grants, equity participation or other funding mechanisms to accomplish these purposes. The housing trust fund may be used to cover reasonable administrative, legal, consulting, or other housing related expenses, which are not reimbursed to the City through processing fees.

HOUSING TRUST FUND FEE SCHEDULE

<u>Use Category</u>	<u>Fee per Gross Square Foot</u>
Office	\$ 1.76
Retail	\$ 1.76
Light Industrial	\$ 1.76
Heavy Industrial/Manufacturing	\$ 1.76
Light Industrial/Manufacturing	\$ 1.76

**Statement of Revenues Expenditures and Changes in Fund Balance
for Last Five Fiscal Years**

<u>Description</u>	<u>FY 2017/18</u>	<u>FY 2018/19</u>	<u>FY 2019/20</u>	<u>FY 2020/21</u>	<u>FY 2021/22</u>
Revenues					
Fees	\$ 61,088	\$ 53,712	\$ 175,956	\$ 11,443	\$ 36,080
Interest	14,628	21,476	41,916	27,568	21,916
Other Revenues	27,745	15,000	6,000	6,000	-
Total Revenues	\$ 103,462	\$ 90,188	\$ 223,872	\$ 45,011	\$ 57,996
Expenditures					
AB 1600 Expenditures	\$ 92,230	\$ 11,405	\$ 4,067	\$ 1,310	\$ 475
AB 1600 Transfers Out	2,500	3,771	2,222	1,956	1,954
	\$ 94,730	\$ 15,176	\$ 6,289	\$ 3,266	\$ 2,429
Revenues less Expenditures	\$ 8,732	\$ 75,012	\$ 217,583	\$ 41,745	\$ 55,567
Fund Balance, Beginning of Year	\$ 1,805,096	\$ 1,813,828	\$ 1,888,839	\$ 2,106,422	\$ 2,148,167
Fund Balance, End of Year	\$ 1,813,828	\$ 1,888,839	\$ 2,106,422	\$ 2,148,167	\$ 2,203,734
¹ Loan Receivable	\$ 849,683	\$ 849,683	\$ 841,289	\$ 841,289	\$ 1,826,410
Available Fund Balance	\$ 964,145	\$ 1,039,156	\$ 1,265,132	\$ 1,306,877	\$ 377,324

Notes:

¹ Loan Receivable are loans issued for development of affordable housing projects.

Housing Trust

Five Year Revenue Test Using First In First Out Method					
Available Revenue Current Year	\$ 103,462	\$ 90,188	\$ 223,872	\$ 45,011	\$ 57,996
Available Revenue Prior Fiscal Year (2-yr Old Funds)	279,328	103,462	90,188	223,872	45,011
Available Revenue Prior Fiscal Year (3-yr Old Funds)	318,662	279,328	103,462	90,188	223,872
Available Revenue Prior Fiscal Year (4-yr Old Funds)	262,693	318,662	279,328	103,462	50,445
Available Revenue Prior Fiscal Year (5-yr Old Funds)	-	247,516	318,662	279,328	-
Available Revenue Prior Fiscal Year (6-yrs and beyond)	-	-	249,620	565,016	-
Total Revenue Available	\$ 964,145	\$ 1,039,156	\$ 1,265,132	\$ 1,306,877	\$ 377,324

Notes:

During FY 2021-22 \$1,000,000 was used to provide funding for a low-income housing project.

Capital Improvement Projects

	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
FY 2021-22 Projects				
Operations	\$ 475	100%	\$ 475	\$ -
Administrative Overhead (interfund transfer)	1,954	100%	1,954	- ¹
	<u>\$ 2,429</u>		<u>\$ 2,429</u>	<u>\$ -</u>
FY 2020-21 Projects				
Operations	\$ 1,310	100%	\$ 1,310	\$ -
Administrative Overhead (interfund transfer)	1,956	100%	1,956	- ¹
	<u>\$ 3,266</u>		<u>\$ 3,266</u>	<u>\$ -</u>
FY 2019-20 Projects				
Operations	\$ 4,067	100%	\$ 4,067	\$ -
Administrative Overhead (interfund transfer)	2,222	100%	2,222	- ¹
	<u>\$ 6,289</u>		<u>\$ 6,289</u>	<u>\$ -</u>
FY 2018-19 Projects				
Operations	\$ 11,405	100%	\$ 11,405	\$ -
Administrative Overhead (interfund transfer)	3,771	100%	3,771	- ¹
	<u>\$ 15,176</u>		<u>\$ 15,176</u>	<u>\$ -</u>
FY 2017-18 Projects				
Operations	\$ 92,230	100%	\$ 92,230	\$ -
Administrative Overhead (interfund transfer)	2,500	100%	2,500	- ¹
	<u>\$ 94,730</u>		<u>\$ 94,730</u>	<u>\$ -</u>

Notes:

¹ Interfund transfers are used to reimburse the General Fund for providing General Government support.

City of Folsom
Developer Impact Fee Compliance 2022
Humbug-Willow Creek Fee

Fund 223

Section 4.12.010 of the Folsom Municipal Code establishes the provision for collection of a Humbug-Willow Creek Parkway impact fee. The Humbug-Willow Creek Parkway fund is intended to be utilized with other sources of funding including, but not limited to, the residential construction tax, capital improvement-new construction service charge, drainage fees, Quimby Act fees, major road fees and park Improvement Fee. The purpose of this fee is to further the long-range planning efforts of the General Plan to develop the Humbug-Willow Creek Parkway. New development, and the expansion of existing development within the city, generates the need for financing the planning and construction of recreational trail, and passive recreational amenities along the Humbug-Willow Creek Parkway.

HUMBUG-WILLOW CREEK FUND FEE SCHEDULE

<u>Use Category</u>	<u>Basis</u>	<u>Fee Amount</u>
Residential, Single Family	Per Unit	\$ 276
Residential, Multiple Family	Per Unit	\$ 174
Mobile Dwellings	Per Unit	\$ 151
Commercial/Industrial Development	Sq. Ft.	\$ 0.0670

**Statement of Revenues Expenditures and Changes in Fund Balance
for Last Five Fiscal Years**

<u>Description</u>	<u>FY 2017/18</u>	<u>FY 2018/19</u>	<u>FY 2019/20</u>	<u>FY 2020/21</u>	<u>FY 2021/22</u>
Revenues					
Fees	\$ 146,538	\$ 107,206	\$ 81,891	\$ 17,265	\$ 42,365
Interest	229	-	-	-	-
Grant Reimbursements	2,590,416	2,402,241	68,123	40,000	985,000
Other Revenues	40,063	244,493	123,785	74,160	80
Total Revenues	<u>\$ 2,777,246</u>	<u>\$ 2,753,940</u>	<u>\$ 273,799</u>	<u>\$ 131,424</u>	<u>\$ 1,027,445</u>
Expenditures					
AB 1600 Expenditures	\$ 2,452,183	\$ 2,678,645	\$ 544,809	\$ 30,308	\$ 30,202
AB 1600 Transfers Out	-	106,013	69,653	79,472	18,637
	<u>\$ 2,452,183</u>	<u>\$ 2,784,658</u>	<u>\$ 614,462</u>	<u>\$ 109,780</u>	<u>\$ 48,839</u>
Revenues less Expenditures	\$ 325,063	\$ (30,718)	\$ (340,664)	\$ 21,644	\$ 978,606
Fund Balance, Beginning of Year	<u>\$ (1,118,872)</u>	<u>\$ (793,809)</u>	<u>\$ (824,527)</u>	<u>\$ (1,165,191)</u>	<u>\$ (1,143,546)</u>
Fund Balance, End of Year	<u>\$ (793,809)</u>	<u>\$ (824,527)</u>	<u>\$ (1,165,191)</u>	<u>\$ (1,143,546)</u>	<u>\$ (164,940)</u>
Available Fund Balance	<u>\$ (793,809)</u>	<u>\$ (824,527)</u>	<u>\$ (1,165,191)</u>	<u>\$ (1,143,546)</u>	<u>\$ (164,940)</u>

Humbug-Willow Creek Fee Fund

Five Year Revenue Test Using First In First Out Method

Available Revenue Current Year	\$ -	\$ -	\$ -	\$ -	\$ -
Available Revenue Prior Fiscal Year (2-yr Old Funds)	-	-	-	-	-
Available Revenue Prior Fiscal Year (3-yr Old Funds)	-	-	-	-	-
Available Revenue Prior Fiscal Year (4-yr Old Funds)	-	-	-	-	-
Available Revenue Prior Fiscal Year (5-yr and beyond)	-	-	-	-	-
Available Revenue Greater than Five Prior Fiscal Years	-	-	-	-	-
Total Revenue Available	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

Result: Five Year Revenue test met in accordance with Government Code 66001

Capital Improvement Projects

	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
FY 2021-22 Projects				
Placerville Rail Trail	\$ 30,202	100%	\$ 30,202	\$ -
General Government Overhead (interfund transfer)	18,637	100%	18,637	-
	\$ 48,839		\$ 48,839	\$ -

	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
FY 2020-21 Projects				
Placerville Rail Trail	\$ 30,308	100%	\$ 30,308	\$ -
General Government Overhead (interfund transfer)	79,472	100%	79,472	-
	\$ 109,780		\$ 109,780	\$ -

	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
FY 2019-20 Projects				
Oak Parkway Trail Undercrossing	\$ 626,199	85%	\$ 534,574	\$ 91,625
Placerville Rail Trail	10,235	100%	10,235	-
General Government Overhead (interfund transfer)	69,653	100%	69,653	-
	\$ 706,087		\$ 614,462	\$ 91,625

	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
FY 2018-19 Projects				
Folsom Lake Trail Phase 2	\$ 4,515	0%	\$ -	\$ 4,515
Lake Natoma Class 1 Trail	868,568	100%	868,568	-
Lake Natoma Water Front Trail	48,500	100%	48,500	-
Oak Parkway Trail Undercrossing	1,728,829	98%	1,691,614	37,215
Placerville Rail Trail	28,233	100%	28,233	-
General Government Overhead (interfund transfer)	106,013	100%	106,013	-
	\$ 2,784,658		\$ 2,636,915	\$ 41,730

	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
FY 2017-18 Projects				
Folsom Lake Trail Phase 2	\$ 1,984,345	98%	\$ 1,937,133	47,212
Lake Natoma Class 1 Trail	329,160	100%	329,160	-
Oak Parkway Trail Undercrossing	61,878	100%	61,878	-
Placerville Rail Trail	124,012	100%	124,012	-
	\$ 2,499,395		\$ 2,452,183	\$ 47,212

Notes:

¹ Interfund transfers are used to reimburse the General Fund for providing General Government support.

City of Folsom
Developer Impact Fee Compliance 2022
Supplemental Park Fee

Fund 411

Section 4.10.010 of the Folsom Municipal Code establishes the provision for collection of a Park Improvement impact fee. The fee established by this chapter is in addition to any other fees or charges, or taxes, required by law or city code as a condition of development, including, but not limited to, the residential construction tax levied by Chapter 17.90, capital improvement—new construction service charge levied by Chapter 17.92, drainage fees levied by Chapter 17.95, Quimby Act fees levied by Chapter 16.32 and major road fees levied by Chapter 12.04. The fee established by this chapter is to be collected for park and recreation facilities for which an account shall be established and funds appropriated, and for which a proposed construction schedule shall be adopted. The fee imposed by this chapter is necessary in order to assure compliance with the applicable general plan requirements that new development bear the cost for park and recreation infrastructure which is needed to serve such development.

SUPPLEMENTAL PARK IMPROVEMENT FUND FEE SCHEDULE

This fee is no longer charged

**Statement of Revenues Expenditures and Changes in Fund Balance
for Last Five Fiscal Years**

Description	FY 2017/18	FY 2018/19	FY 2019/20	FY 2020/21	FY 2021/22
Revenues					
Fees	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	3,938	5,912	5,703	3,276	2,508
Total Revenues	\$ 3,938	\$ 5,912	\$ 5,703	\$ 3,276	\$ 2,508
Expenditures					
AB 1600 Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
AB 1600 Transfers Out	-	-	435	-	-
	\$ -	\$ -	\$ 435	\$ -	\$ -
Revenues less Expenditures	\$ 3,938	\$ 5,912	\$ 5,268	\$ 3,276	\$ 2,508
Fund Balance, Beginning of Year	\$ 265,525	\$ 269,463	\$ 275,375	\$ 280,643	\$ 283,919
Fund Balance, End of Year	\$ 269,463	\$ 275,375	\$ 280,643	\$ 283,919	\$ 286,427
Available Fund Balance	\$ 269,463	\$ 275,375	\$ 280,643	\$ 283,919	\$ 286,427

Five Year Revenue Test Using First In First Out Method

Available Revenue Current Year	\$ 3,938	\$ 5,912	\$ 5,703	\$ 3,276	\$ 2,508
Available Revenue Prior Fiscal Year (2-yr Old Funds)	3,962	3,938	5,912	5,703	3,276
Available Revenue Prior Fiscal Year (3-yr Old Funds)	10,491	3,962	3,938	5,912	5,703
Available Revenue Prior Fiscal Year (4-yr Old Funds)	152,078	10,491	3,962	3,938	5,912
Available Revenue Prior Fiscal Year (5-yrs and beyond)	96,263	152,078	10,491	3,962	3,938
Available Revenue Greater than Five Prior Fiscal Years	2,731	98,994 ¹	250,637	261,128	265,090
Total Revenue Available	\$ 269,463	\$ 275,375	\$ 280,643	\$ 283,919	\$ 286,427

Notes:

Result: The Supplemental Park Improvement Fund reports funds being held beyond the five-years as described by AB1600. Per the 2023 Capital Improvement Plan funds are reserved for the Benevento Family Park project. The Supplemental Park Improvement Fund will be utilized for a total of \$285,000 for this project which is currently in the design phase.

**Supplemental Park Fee
Capital Improvement Projects**

FY 2021-22 Projects	<u>Project Amount Expended</u>	<u>Percent Funded by Impact Fees</u>	<u>Impact Fee Expenditures</u>	<u>Non-Impact Fee Expenditures</u>
General Government Overhead (interfund transfer)	\$ -	100%	\$ -	\$ -
	<u>\$ -</u>		<u>\$ -</u>	<u>\$ -</u>

FY 2020-21 Projects	<u>Project Amount Expended</u>	<u>Percent Funded by Impact Fees</u>	<u>Impact Fee Expenditures</u>	<u>Non-Impact Fee Expenditures</u>
General Government Overhead (interfund transfer)	\$ -	100%	\$ -	\$ -
	<u>\$ -</u>		<u>\$ -</u>	<u>\$ -</u>

FY 2019-20 Projects	<u>Project Amount Expended</u>	<u>Percent Funded by Impact Fees</u>	<u>Impact Fee Expenditures</u>	<u>Non-Impact Fee Expenditures</u>
General Government Overhead (interfund transfer)	\$ 435	100%	\$ 435	\$ - ¹
	<u>\$ 435</u>		<u>\$ 435</u>	<u>\$ -</u>

FY 2018-19 Projects	<u>Project Amount Expended</u>	<u>Percent Funded by Impact Fees</u>	<u>Impact Fee Expenditures</u>	<u>Non-Impact Fee Expenditures</u>
General Government Overhead (interfund transfer)	\$ -	100%	\$ -	\$ -
	<u>\$ -</u>		<u>\$ -</u>	<u>\$ -</u>

FY 2017-18 Projects	<u>Project Amount Expended</u>	<u>Percent Funded by Impact Fees</u>	<u>Impact Fee Expenditures</u>	<u>Non-Impact Fee Expenditures</u>
General Government Overhead (interfund transfer)	\$ -	100%	\$ -	\$ -
	<u>\$ -</u>		<u>\$ -</u>	<u>\$ -</u>

¹ Interfund transfers are used to reimburse the General Fund for providing General Government support.

City of Folsom
Developer Impact Fee Compliance 2022
City-Wide Park Improvement Fund

Fund 412

Section 4.10.010 of the Folsom Municipal Code establishes the provision for collection of a Park Improvement impact fee. The fee established by this chapter is in addition to any other fees or charges, or taxes, required by law or city code as a condition of development, including, but not limited to, the residential construction tax levied by Chapter 17.90, capital improvement—new construction service charge levied by Chapter 17.92, drainage fees levied by Chapter 17.95, Quimby Act fees levied by Chapter 16.32 and major road fees levied by Chapter 12.04. The fee established by this chapter is to be collected for park and recreation facilities for which an account shall be established and funds appropriated, and for which a proposed construction schedule shall be adopted. The fee imposed by this chapter is necessary in order to assure compliance with the applicable general plan requirements that new development bear the cost for park and recreation infrastructure which is needed to serve such development.

CITY-WIDE PARK IMPROVEMENT FUND FEE SCHEDULE

Use Category	Basis	Fee Amount
Residential, Single Family	Per Unit	\$ 7,037
Residential, Multiple Family	Per Unit	\$ 4,675
Residential Senior dwelling	Per Unit	\$ 3,614
Mobile Dwellings	Per Unit	\$ 2,701
Commercial/Industrial Development	Sq. Ft.	\$ 0.476

**Statement of Revenues Expenditures and Changes in Fund Balance
for Last Five Fiscal Years**

Description	FY 2017/18	FY 2018/19	FY 2019/20	FY 2020/21	FY 2021/22
Revenues					
Fees	\$ 3,819,319	\$ 2,539,916	\$ 2,034,287	\$ 446,419	\$ 1,010,323
Interest	34,929	42,345	141,800	19,163	(119,283)
Other Revenues	-	2,643	7,334	1,488	-
Total Revenues	\$ 3,854,248	\$ 2,584,905	\$ 2,183,421	\$ 467,070	\$ 891,040
Expenditures					
AB 1600 Expenditures	\$ 5,256,400	\$ 999,904	\$ 145,665	\$ 152,101	\$ 165,512
AB 1600 Transfers Out	\$ 21,737	\$ 43,231	\$ 80,371	\$ 21,528	\$ 9,943
	\$ 5,278,137	\$ 1,043,135	\$ 226,036	\$ 173,629	\$ 175,455
Revenues less Expenditures	\$ (1,423,889)	\$ 1,541,769	\$ 1,957,386	\$ 293,441	\$ 715,585
Fund Balance, Beginning of Year	\$ 1,856,322	\$ 432,434	\$ 1,974,203	\$ 3,931,589	\$ 4,225,029
Fund Balance, End of Year	\$ 432,434	\$ 1,974,203	\$ 3,931,589	\$ 4,225,029	\$ 4,940,615
Available Fund Balance	\$ 432,434	\$ 1,974,203	\$ 3,931,589	\$ 4,225,029	\$ 4,940,615

City-Wide Park Improvement Fund

Five Year Revenue Test Using First In First Out Method					
Available Revenue Current Year	\$ 432,434	\$ 1,974,203	\$ 2,183,421	\$ 467,070	\$ 891,040
Available Revenue Prior Fiscal Year (2-yr Old Funds)	-	-	1,748,168	2,183,421	467,070
Available Revenue Prior Fiscal Year (3-yr Old Funds)	-	-	-	1,574,538	2,183,421
Available Revenue Prior Fiscal Year (4-yr Old Funds)	-	-	-	-	1,399,084
Available Revenue Prior Fiscal Year (5-yr and beyond)	-	-	-	-	-
Available Revenue Greater than Five Prior Fiscal Years	-	-	-	-	-
Total Revenue Available	\$ 432,434	\$ 1,974,203	\$ 3,931,589	\$ 4,225,029	\$ 4,940,615

Result: Five Year Revenue test met in accordance with Government Code 66001

Capital Improvement Projects

FY 2021-22 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
Operations	\$ 32,305	100%	\$ 32,305	\$ -
Livermore Park	6,239	100%	6,239	-
Benevento Park (Empire Ranch Site 51)	26,968	100%	26,968	-
Sutter Middle School Gym	100,000	100%	100,000	-
General Government Overhead (interfund transfer)	9,943	100%	9,943	-
	\$ 175,455		\$ 175,455	\$ -

FY 2020-21 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
Operations	\$ 30,727	100%	\$ 30,727	\$ -
Davies Park	4,650	100%	4,650	-
Benevento Park (Empire Ranch Site 51)	15,236	100%	15,236	-
Sutter Middle School Gym	100,000	100%	100,000	-
Memorial/Celebratory Benches	1,488	0%	-	1,488
General Government Overhead (interfund transfer)	21,528	100%	21,528	-
	\$ 173,629		\$ 172,141	\$ 1,488

FY 2019-20 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
Operations	\$ 37,067	80%	\$ 29,733	\$ 7,334
BT Collins Park	1,838	100%	1,838	-
Econome Park (Site 44)	6,760	100%	6,760	-
Sutter Middle School Gym	100,000	100%	100,000	-
General Government Overhead (interfund transfer)	80,371	100%	80,371	-
	\$ 226,036		\$ 218,702	\$ 7,334

FY 2018-19 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
Operations	\$ 90,537	97%	\$ 87,894	\$ 2,643
Livermore Park	(5,518)	100%	(5,518)	-
Johnny Cash Art Park	(371)	100%	(371)	-
Johnny Cash Trail Art	9,216	100%	9,216	-
Econome Park (Site 44)	806,040	100%	806,040	-
Sutter Middle School Gym	100,000	100%	100,000	-
General Government Overhead (interfund transfer)	43,231	100%	43,231	-
	\$ 1,043,135		\$ 1,040,492	\$ 2,643

FY 2017-18 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
Operations	\$ 208,624	100%	\$ 208,624	\$ -
Lew Howard Park	377	100%	377	-
Livermore Park	37,291	100%	37,291	-
Johnny Cash Art Park	34,288	100%	34,288	-
Econome Park (Site 44)	4,975,820	100%	4,975,820	-
	<u>\$ 5,256,400</u>		<u>\$ 5,256,400</u>	<u>\$ -</u>

Notes:

¹ Interfund transfers are used to reimburse the General Fund for providing General Government support.

City of Folsom
Developer Impact Fee Compliance 2022
Police Capital

Fund 428

Section 3.80.010 of the Folsom Municipal Code establishes the provision to implement the City General Plan, Urban Development Policy No. 11.6, and to provide for adequate police, fire and general governmental services and facilities to serve new residential, industrial and commercial development throughout the City. The City Council determined that the existing police, fire and general governmental services and facilities would be inadequate to accommodate the needs generated by projected new residential, industrial and commercial growth in the City, and additional services and facilities were needed to protect and promote the health, safety and welfare of Folsom residents and businesses. Under this section of the City's Municipal Charter the City established three improvement funds entitled the police improvement fund, the fire improvement fund and the general government improvement fund. The amount of the capital improvement new construction fee shall be established by resolution adopted by the City Council of the City, and shall be based upon the determination in the Nexus Studies of: (1) the use of the fee and the type of development on which the fee is imposed; (2) the need for the facilities and/or services created by the new residential and commercial development; and (3) the reasonable cost of the facilities and/or services attributable to new development. (Ord. 871 § 1 (part), 1997) All fees collected pursuant to this chapter shall be deposited in these improvement funds and shall be expended solely to finance the planning, construction and development of the facilities and services identified in the Nexus Studies.

POLICE CAPITAL FUND FEE SCHEDULE

<u>Use Category</u>	<u>Basis</u>	<u>Fee Amount</u>
Single Family Residential	Per Unit	\$ 601
Multi-Family Residential	Per Unit	\$ 681
Mobile Dwellings	Per Unit	\$ 156
Commercial Lodging	Per Unit	\$ 35
Commercial Development	Sq. Ft.	\$ 1.012
Industrial Development	Sq. Ft.	\$ 0.875

**Statement of Revenues Expenditures and Changes in Fund Balance
for Last Five Fiscal Years**

<u>Description</u>	<u>FY 2017/18</u>	<u>FY 2018/19</u>	<u>FY 2019/20</u>	<u>FY 2020/21</u>	<u>FY 2021/22</u>
Revenues					
Fees	\$ 535,099	\$ 307,384	\$ 376,561	\$ 48,085	\$ 169,303
Interest	7,697	13,649	19,536	13,505	9,302
Total Revenues	\$ 542,796	\$ 321,033	\$ 396,098	\$ 61,590	\$ 178,606
Expenditures					
AB 1600 Expenditures	\$ -	\$ -	\$ 117,796	\$ 43,185	\$ 137,633
Debt Service - interfund transfer	500,000	-	-	-	-
AB 1600 Transfers Out	-	-	716	-	-
	\$ 500,000	\$ -	\$ 118,512	\$ 43,185	\$ 137,633
Revenues less Expenditures	\$ 42,796	\$ 321,033	\$ 277,586	\$ 18,405	\$ 40,973
Fund Balance, Beginning of Year	\$ 400,769	\$ 443,565	\$ 764,598	\$ 1,042,184	\$ 1,060,589
Fund Balance, End of Year	\$ 443,565	\$ 764,598	\$ 1,042,184	\$ 1,060,589	\$ 1,101,562
Available Fund Balance	\$ 443,565	\$ 764,598	\$ 1,042,184	\$ 1,060,589	\$ 1,101,562

Police Capital

Five Year Revenue Test Using First In First Out Method					
Available Revenue Current Year	\$ 443,565	\$ 321,033	\$ 396,098	\$ 61,590	\$ 178,606
Available Revenue Prior Fiscal Year (2-yr Old Funds)	-	443,565	321,033	396,098	61,590
Available Revenue Prior Fiscal Year (3-yr Old Funds)	-	-	325,053	321,033	396,098
Available Revenue Prior Fiscal Year (4-yr Old Funds)	-	-	-	281,868	321,033
Available Revenue Prior Fiscal Year (5-yr Old Funds)	-	-	-	-	144,235
Available Revenue Greater than Five Prior Fiscal Years	-	-	-	-	-
Total Revenue Available	\$ 443,565	\$ 764,598	\$ 1,042,184	\$ 1,060,589	\$ 1,101,562
Assigned Fund Balance	-	-	-	-	-
Total Available Revenue	\$ 443,565	\$ 764,598	\$ 1,042,184	\$ 1,060,589	\$ 1,101,562

Result: Five Year Revenue test met in accordance with Government Code 66001

Capital Improvement Projects

FY 2021-22 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
Police HQ Remodel	\$ 137,633	100%	\$ 137,633	\$ -
General Government Overhead (interfund transfer)	-	0%	-	-
	\$ 137,633		\$ 137,633	\$ -

FY 2020-21 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
Police HQ Remodel	\$ 43,185	100%	\$ 43,185	\$ -
General Government Overhead (interfund transfer)	-	0%	-	-
	\$ 43,185		\$ 43,185	\$ -

FY 2019-20 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
Purchase of Police Vehicles	\$ 117,796	100%	\$ 117,796	\$ -
General Government Overhead (interfund transfer)	716	100%	716	-
	\$ 118,512		\$ 118,512	\$ -

FY 2018-19 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
	\$ -		\$ -	\$ -

FY 2017-18 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
Debt Ser. on Municipal Svcs. Complex (interfund transfer)	\$ 1,285,125	39%	\$ 500,000	\$ 785,125
General Government Overhead (interfund transfer)	-		-	-
	\$ 1,285,125		\$ 500,000	\$ 785,125

Notes:

¹ Interfund transfers are used to reimburse the General Fund for providing General Government support.

City of Folsom
Developer Impact Fee Compliance 2022
Fire Capital

Fund 441

Section 3.80.010 of the Folsom Municipal Code establishes the provision to implement the City General Plan, Urban Development Policy No. 11.6, and to provide for adequate police, fire and general governmental services and facilities to serve new residential, industrial and commercial development throughout the City. The City Council determined that the existing police, fire and general governmental services and facilities would be inadequate to accommodate the needs generated by projected new residential, industrial and commercial growth in the City, and additional services and facilities were needed to protect and promote the health, safety and welfare of Folsom residents and businesses. Under this section of the City's Municipal Charter the City established three improvement funds entitled the police improvement fund, the fire improvement fund and the general government improvement fund. The amount of the capital improvement new construction fee shall be established by resolution adopted by the City Council of the City, and shall be based upon the determination in the Nexus Studies of: (1) the use of the fee and the type of development on which the fee is imposed; (2) the need for the facilities and/or services created by the new residential and commercial development; and (3) the reasonable cost of the facilities and/or services attributable to new development. (Ord. 871 § 1 (part), 1997) All fees collected pursuant to this chapter shall be deposited in these improvement funds and shall be expended solely to finance the planning, construction and development of the facilities and services identified in the Nexus Studies.

FIRE CAPITAL FUND FEE SCHEDULE

<u>Use Category</u>	<u>Basis</u>	<u>Fee Amount</u>
Single Family Residential	Per Unit	\$ 1,086
Multi-Family Residential	Per Unit	\$ 1,050
Mobile Dwellings	Per Unit	\$ 1,083
Commercial Lodging	Per Unit	\$ 939
Commercial Development	Sq. Ft.	\$ 0.634
Industrial Development	Sq. Ft.	\$ 0.276

**Statement of Revenues Expenditures and Changes in Fund Balance
for Last Five Fiscal Years**

<u>Description</u>	<u>FY 2017/18</u>	<u>FY 2018/19</u>	<u>FY 2019/20</u>	<u>FY 2020/21</u>	<u>FY 2021/22</u>
Revenues					
Fees	\$ 832,887	\$ 478,923	\$ 503,670	\$ 77,107	\$ 247,787
Interest	50,565	46,994	26,669	(12,922)	(2,412)
Total Revenues	\$ 883,452	\$ 525,916	\$ 530,339	\$ 64,185	\$ 245,374
Expenditures					
AB 1600 Expenditures	\$ 1,393,613	\$ 1,785,969	\$ -	\$ 2,008,060	\$ -
Debt Service - interfund transfer	79,493	80,049	80,420	-	157,800
AB 1600 Transfers Out	-	1,487	43,784	52,861	2,323
	\$ 1,473,106	\$ 1,867,505	\$ 124,204	\$ 2,060,921	\$ 160,123
Revenues less Expenditures	\$ (589,654)	\$ (1,341,589)	\$ 406,135	\$ (1,996,736)	\$ 85,251
Fund Balance, Beginning of Year	\$ 3,124,965	\$ 2,535,312	\$ 1,193,723	\$ 1,599,857	\$ (396,879)
Fund Balance, End of Year	\$ 2,535,312	\$ 1,193,723	\$ 1,599,857	\$ (396,879)	\$ (311,627)
Available Fund Balance	\$ 2,535,312	\$ 1,193,723	\$ 1,599,857	\$ (396,879)	\$ (311,627)

Fire Capital

Five Year Revenue Test Using First In First Out Method

Available Revenue Current Year	\$ 883,452	\$ 525,916	\$ 530,339	\$ -	\$ -
Available Revenue Prior Fiscal Year (2-yr Old Funds)	261,534	667,807	525,916	-	-
Available Revenue Prior Fiscal Year (3-yr Old Funds)	305,133	-	543,602	-	-
Available Revenue Prior Fiscal Year (4-yr Old Funds)	448,359	-	-	-	-
Available Revenue Prior Fiscal Year (5-yr Old Funds)	540,325	-	-	-	-
Available Revenue Greater than Five Prior Fiscal Years	96,509	-	-	-	-
Total Revenue	\$ 2,535,312	\$ 1,193,723	\$ 1,599,857	\$ -	\$ -
Assigned Fund Balance	-	-	-	-	-
Total Available Revenue	\$ 2,535,312	\$ 1,193,723	\$ 1,599,857	\$ -	\$ -

Result: Five Year Revenue test met in accordance with Government Code 66001

Capital Improvement Projects

	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
FY 2021-22 Projects				
Debt Service on Fire Station 35 (interfund transfer)	\$ 223,947	70%	\$ 157,800	\$ 66,147 ¹
General Government Overhead (interfund transfer)	2,323	100%	2,323	\$ - ²
	<u>\$ 226,270</u>		<u>\$ 160,123</u>	<u>\$ 66,147</u>
FY 2020-21 Projects				
Station 38 Remodel	\$ 2,430,715	83%	\$ 2,008,060	\$ 422,655
General Government Overhead (interfund transfer)	52,861	100%	52,861	- ²
	<u>\$ 2,483,576</u>		<u>\$ 2,060,921</u>	<u>\$ 422,655</u>
FY 2019-20 Projects				
Debt Service on Fire Station 35 (interfund transfer)	\$ 223,388	36%	\$ 80,420	\$ 142,968 ¹
General Government Overhead (interfund transfer)	43,784	100%	43,784	- ²
	<u>\$ 267,172</u>		<u>\$ 124,204</u>	<u>\$ 142,968</u>
FY 2018-19 Projects				
Debt Service on Fire Station 35 (interfund transfer)	\$ 222,357	36%	\$ 80,049	\$ 142,308 ¹
Fire Station #39	2,161,413	83%	1,785,969	375,444
General Government Overhead (interfund transfer)	1,487	100%	1,487	- ²
	<u>\$ 2,385,257</u>		<u>\$ 1,867,505</u>	<u>\$ 517,752</u>
FY 2017-18 Projects				
Debt Service on Fire Station 35 (interfund transfer)	\$ 222,313	36%	\$ 79,493	\$ 142,820 ¹
Fire Station #39	3,735,921	37%	1,393,613	2,342,308
General Government Overhead (interfund transfer)	-		-	-
	<u>\$ 3,958,234</u>		<u>\$ 1,473,106</u>	<u>\$ 2,485,128</u>

Notes:

- ¹ Interfund transfers are used to reimburse the General Fund for the impact fee portion of the debt service payments and capital expenses.
- ² Interfund transfers are used to reimburse the General Fund for providing General Government support.

City of Folsom
Developer Impact Fee Compliance 2022
General Capital

Fund 445

Section 3.80.010 of the Folsom Municipal Code establishes the provision to implement the City General Plan, Urban Development Policy No. 11.6, and to provide for adequate police, fire and general governmental services and facilities to serve new residential, industrial and commercial development throughout the City. The City Council determined that the existing police, fire and general governmental services and facilities would be inadequate to accommodate the needs generated by projected new residential, industrial and commercial growth in the City, and additional services and facilities were needed to protect and promote the health, safety and welfare of Folsom residents and businesses. Under this section of the City's Municipal Charter the City established three improvement funds entitled the police improvement fund, the fire improvement fund and the general government improvement fund. The amount of the capital improvement new construction fee shall be established by resolution adopted by the City Council of the City, and shall be based upon the determination in the Nexus Studies of: (1) the use of the fee and the type of development on which the fee is imposed; (2) the need for the facilities and/or services created by the new residential and commercial development; and (3) the reasonable cost of the facilities and/or services attributable to new development. (Ord. 871 § 1 (part), 1997) All fees collected pursuant to this chapter shall be deposited in these improvement funds and shall be expended solely to finance the planning, construction and development of the facilities and services identified in the Nexus Studies.

GENERAL CAPITAL FUND FEE SCHEDULE

Use Category	Basis	Fee Amount
Single Family Residential	Per Unit	\$ 1,596
Multi-Family Residential	Per Unit	\$ 1,596
Mobile Dwellings	Per Unit	\$ 1,589
Commercial Lodging	Per Unit	\$ 228
Commercial Development	Sq. Ft.	\$ 0.498
Industrial Development	Sq. Ft.	\$ 0.495

**Statement of Revenues Expenditures and Changes in Fund Balance
for Last Five Fiscal Years**

Description	FY 2017/18	FY 2018/19	FY 2019/20	FY 2020/21	FY 2021/22
Revenues					
Fees	\$ 1,242,626	\$ 701,310	\$ 714,359	\$ 117,263	\$ 365,120
Interest	19,876	37,077	3,681	10,224	9,921
Total Revenues	\$ 1,262,502	\$ 738,387	\$ 718,041	\$ 127,487	\$ 375,040
Expenditures					
AB 1600 Expenditures	\$ 117,834	\$ 42,871	\$ 2,505	\$ 1,582	\$ -
Debt Service - interfund transfer	600,000	1,856,110	-	-	-
AB 1600 Transfers Out	4,617	2,702	152,745	-	1,211
	\$ 722,451	\$ 1,901,683	\$ 155,250	\$ 1,582	\$ 1,211
Revenues less Expenditures	\$ 540,051	\$ (1,163,296)	\$ 562,790	\$ 125,905	\$ 373,829
Fund Balance, Beginning of Year	\$ 828,320	\$ 1,368,371	\$ 205,075	\$ 767,865	\$ 893,770
Fund Balance, End of Year	\$ 1,368,371	\$ 205,075	\$ 767,865	\$ 893,770	\$ 1,267,599
Available Fund Balance	\$ 1,368,371	\$ 205,075	\$ 767,865	\$ 893,770	\$ 1,267,599

General Capital

Five Year Revenue Test Using First In First Out Method

Available Revenue Current Year	\$ 1,262,502	\$ 205,075	\$ 718,041	\$ 127,487	\$ 375,040
Available Revenue Prior Fiscal Year (2-yr Old Funds)	105,869	-	49,824	718,041	127,487
Available Revenue Prior Fiscal Year (3-yr Old Funds)	-	-	-	48,242	718,041
Available Revenue Prior Fiscal Year (4-yr Old Funds)	-	-	-	-	47,031
Available Revenue Prior Fiscal Year (5-yrs Old Funds)	-	-	-	-	-
Available Revenue Greater than Five Prior Fiscal Years	-	-	-	-	-
Total Revenue Available	\$ 1,368,371	\$ 205,075	\$ 767,865	\$ 893,770	\$ 1,267,599

Result: Five Year Revenue test met in accordance with Government Code 66001

Capital Improvement Projects

	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
FY 2021-22 Projects				
General Government Overhead (interfund transfer)	\$ 1,211	100%	\$ 1,211	\$ -
	\$ 1,211		\$ 1,211	\$ -
FY 2020-21 Projects				
General Government Overhead (interfund transfer)	\$ 1,582	100%	\$ 1,582	\$ -
	\$ 1,582		\$ 1,582	\$ -
FY 2019-20 Projects				
Software upgrade	\$ 4,840	57%	\$ 2,745	\$ 2,095
Capital Equipment	156,847	96%	150,000	6,847
General Government Overhead (interfund transfer)	2,505	100%	2,505	-
	\$ 164,192		\$ 155,250	\$ 8,942
FY 2018-19 Projects				
Software upgrade	\$ 87,620	49%	\$ 42,871	\$ 44,749
Debt Service on City Hall (interfund transfer)	1,856,110	100%	1,856,110	-
General Government Overhead (interfund transfer)	2,702	100%	2,702	-
	\$ 1,946,432		\$ 1,901,683	\$ 44,749
FY 2017-18 Projects				
Fiber upgrade (City Hall campus)	\$ 107,484	100%	\$ 107,484	\$ -
Software upgrade	18,248	57%	10,350	7,898
Debt Service on City Hall (interfund transfer)	1,285,125	47%	600,000	685,125
General Government Overhead (interfund transfer)	4,617	100%	4,617	-
	\$ 1,415,474		\$ 722,451	\$ 693,023

Notes:

¹ Interfund transfers are used to reimburse the General Fund for providing General

² Interfund transfers are used to reimburse the General Fund for the impact fee portion of the debt service payments.

City of Folsom
Developer Impact Fee Compliance 2022
Transportation Improvement Fund

Fund 446

Section 12.04.060 of the Folsom Municipal Code establishes the provision for a transportation improvement fee. The purpose of the fee is to establish a fund for financing transportation facilities as identified in the circulation element of the city general plan and those studies which identify specific transportation facility improvements called for in the circulation element and the estimated costs thereof. Improvements include construction of new transportation facilities where there are none and reconstruction of existing transportation facilities which are not sufficient to accommodate increased traffic caused by new development. The area of benefit of the transportation facilities is the entire corporate limits of the City.

TRANSPORTATION IMPROVEMENT FUND FEE SCHEDULE

Use Category	Basis	Fee Amount
Single Family Residential	Per Unit	\$ 8,168
Multi-Family Residential	Per Unit	\$ 5,717
Mobile Dwellings	Per Unit	\$ 5,717
Commercial / Retail	Sq. Ft.	\$ 12.27
Industrial / Office	Sq. Ft.	\$ 5.33
Hospital	Sq. Ft.	\$ 12.27
Hotel / Motel	Sq. Ft.	\$ 12.27
Other	Sq. Ft.	\$ 5.33
Additional Land Uses		
High Trip Commercial	Sq. Ft.	\$ 48.67
Gas Stations	Per Fueling Station	\$ 10,914

**Statement of Revenues Expenditures and Changes in Fund Balance
for Last Five Fiscal Years**

Description	FY 2017/18	FY 2018/19	FY 2019/20	FY 2020/21	FY 2021/22
Revenues					
Fees	\$ 4,570,833	\$ 3,058,578	\$ 2,339,992	\$ 547,306	\$ 1,323,716
Interest	40,237	523,814	355,678	(61,334)	(129,933)
Other Revenues	974,361	577,843	1,668,308	5,911,747	18,957,596
Total Revenues	\$ 5,585,431	\$ 4,160,235	\$ 4,363,978	\$ 6,397,720	\$ 20,151,379
Expenditures					
AB 1600 Expenditures	\$ 1,480,795	\$ 5,299,363	\$ 7,927,850	\$ 8,993,579	\$ 17,548,721
Other Expenses	13,186	102,483	152,118	117,918	118,234
AB 1600 Transfers Out	72,728	91,884	41,545	100,682	152,910
	\$ 1,566,709	\$ 5,493,730	\$ 8,121,513	\$ 9,212,179	\$ 17,819,865
Revenues less Expenditures	\$ 4,018,722	\$ (1,333,495)	\$ (3,757,534)	\$ (2,814,459)	\$ 2,331,513
Fund Balance, Beginning of Year	\$ 10,201,347	\$ 14,220,069	\$ 12,886,574	\$ 9,129,040	\$ 6,314,581
Fund Balance, End of Year	\$ 14,220,069	\$ 12,886,574	\$ 9,129,040	\$ 6,314,581	\$ 8,646,094
Available Fund Balance	\$ 14,220,069	\$ 12,886,574	\$ 9,129,040	\$ 6,314,581	\$ 8,646,094

Five Year Revenue Test Using First In First Out Method

Available Revenue Current Year	\$ 5,585,431	\$ 4,160,235	\$ 4,363,978	\$ 6,314,581	\$ 8,646,094
Available Revenue Prior Fiscal Year (2-yr Old Funds)	4,147,236	5,585,431	4,160,235	-	-
Available Revenue Prior Fiscal Year (3-yr Old Funds)	2,641,533	3,140,908	604,827	-	-
Available Revenue Prior Fiscal Year (4-yr Old Funds)	1,845,869	-	-	-	-
Available Revenue Prior Fiscal Year (5-yr Old Funds)	-	-	-	-	-
Available Revenue Greater than Five Prior Fiscal Years	-	-	-	-	-
Total Revenue Available	\$ 14,220,069	\$ 12,886,574	\$ 9,129,040	\$ 6,314,581	\$ 8,646,094

Result: Five Year Revenue test met in accordance with Government Code 66001

Transportation Improvement Fund Interfund Loan

Per Resolution 9815 an interfund loan was approved by the City Council in the amount \$5,004,701 to be used for the completion of Econome Family Park. The resolution established the term as ten years at an interest rate equivalent to the quarterly interest earnings by all City investments, (currently approximately 2% to 2.5% per year). During fiscal year 2018 an interfund loan was made in the amount of \$2,000,000 from the Transportation Improvement Fund to the Park Improvement Capital Fund. The Park Capital Improvement Fund made a payment of \$1,000,000 plus interest on June 30, 2018, \$330,000 on June 30, 2019, \$300,000 in December 2019, \$300,000 in March 2021, and \$70,000 in June 2022. As of June 30, 2022 the interfund loan has been fully repaid..The Econome Family Park opened on July 12, 2018.

Capital Improvement Projects

	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
FY 2021-22 Projects				
East Bidwell Frontage Improvements	\$ 77,328	100%	\$ 77,328	\$ -
Capital SE Connect Seg D3	16,554,198	0%	-	16,554,198
Empire Ranch Rd Interchange	198,636	100%	198,636	-
East Bidwell Widening	74,740	100%	74,740	-
East Bidwell / Iron Pt Signal Delineation	49,704	100%	49,704	-
East Bidwell/ Iron Pt US50 Onramp	7,101	100%	7,101	-
Green Valley Road Widening	23,507	100%	23,507	-
Intelligent Transportation System	10,942	96%	10,520	421
Median Improvement Program	25,084	100%	25,084	-
Folsom Lake Xing Satety Improvement	32,902	100%	32,902	-
Greenback/ Madison Paving	2,361	100%	2,361	-
Orangevale Bridge	25,673	100%	25,673	-
Historic District Connectiivty	46,726	100%	46,726	-
HSIP Safety Improvements	17,555	100%	17,555	-
Iron Point Median	3,600	100%	3,600	-
Scott Road Realignment	383,683	100%	383,683	-
Traffic Signal System Upgrade	69,657	22%	15,404	54,253
Engineering Overhead (interfund transfer)	152,910	100%	152,910	- ²
General Government Overhead (interfund transfer)	118,234	100%	118,234	- ¹
	<u>\$ 17,874,539</u>		<u>\$ 1,265,667</u>	<u>\$ 16,608,872</u>

	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
FY 2020-21 Projects				
East Bidwell Frontage Improvements	\$ 251,712	100%	\$ 251,712	\$ -
Capital SE Connect Seg D3	6,322,280	0%	-	6,322,280
Empire Ranch Rd Interchange	230,580	100%	230,580	-
East Bidwell Widening	563,324	100%	563,324	-
East Bidwell / Iron Pt Signal Delineation	34,040	100%	34,040	-
Green Valley Road Widening	830,339	100%	830,339	-
Intelligent Transportation System	174,992	95%	166,019	8,973
Median Improvement Program	15,723	100%	15,723	-
Local Streets & Roads Program	34,754	100%	34,754	-
New Traffic Signal Improvement	84,430	100%	84,430	-
Orangevale Bridge	6,367	100%	6,367	-
Prairie City / Blue Ravine	342,415	100%	342,415	-
Rainbow Bridge Repair	10,306	100%	10,306	-
Riley Street Feasability Study	72,412	100%	72,412	-
Traffic Signal System Upgrade	62,098	43%	26,653	35,445
Engineering Overhead (interfund transfer)	100,682	100%	100,682	- ²
General Government Overhead (interfund transfer)	120,144	100%	120,144	- ¹
	<u>\$ 9,256,597</u>		<u>\$ 2,889,899</u>	<u>\$ 6,366,698</u>

FY 2019-20 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
East Bidwell Frontage Improvements	\$ 376,391	100%	\$ 376,391	\$ -
Empire Ranch Rd Interchange	289,408	100%	289,408	-
East Bidwell Widening	322,717	100%	322,717	-
East Bidwell / Iron Pt Signal Delineation	28,143	100%	28,143	-
Green Valley Road Widening	5,893,164	100%	5,893,137	26
Intelligent Transportation System	294,278	92%	271,121	23,157
Iron Point Rail Road Crossing Modifications	8,000	100%	8,000	-
Local Streets & Roads Program	34,706	77%	26,706	8,000
New Traffic Signal Improvement	477,280	100%	477,280	-
Prairie City / Blue Ravine	15,768	100%	15,768	-
Rainbow Bridge Repair	30,074	100%	30,074	-
Riley Street Feasibility Study	66,054	100%	66,054	-
Traffic Signal System Upgrade	153,200	80%	123,050	30,150 ²
Engineering Overhead (interfund transfer)	41,545	100%	41,545	- ¹
General Government Overhead (interfund transfer)	152,118	100%	152,118	-
	<u>\$ 8,182,846</u>		<u>\$ 8,121,513</u>	<u>\$ 61,333</u>

FY 2018-19 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
East Bidwell Frontage Improvements	\$ 218,007	100%	\$ 218,007	\$ -
East Bidwell Infill	598	100%	598	-
East Bidwell Widening	65,808	100%	65,808	-
East Bidwell / Iron Pt Signal Delineation	290,820	100%	290,820	-
Greenback / Madison Paving	2,144,312	19%	416,174	1,728,138
Green Valley Road Widening	704,818	100%	704,818	-
Highway 50 Facilities	37,841	100%	37,841	-
Intelligent Transportation System	148,291	100%	148,291	-
Iron Point Rail Road Crossing Modifications	761,820	100%	761,820	-
Median Improvement Program	3,692	100%	3,692	-
New Traffic Signal Improvement	2,396,298	100%	2,396,298	-
Orangevale Bridge	35,395	100%	35,395	-
Rainbow Bridge Repair	30,851	100%	30,851	-
Regional Transportation Coordination	55,000	57%	31,276	23,724
ROW Asset Management	5,079	100%	5,079	-
Traffic Signal System Upgrade	251,001	43%	107,370	143,631 ²
Engineering Overhead (interfund transfer)	91,884	100%	91,884	- ¹
General Government Overhead (interfund transfer)	147,707	100%	147,707	-
	<u>\$ 7,389,223</u>		<u>\$ 5,493,730</u>	<u>\$ 1,895,493</u>

FY 2017-18 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
East Bidwell Widening	\$ 75,954	100%	\$ 75,954	\$ -
Empire Ranch Rd Interchange	88,339	100%	88,339	-
Green Valley Road Widening	104,469	100%	104,469	-
Highway 50 Facilities	9,785	100%	9,785	-
Intelligent Transportation System	73,583	100%	73,583	-
New Traffic Signal Improvement	423,211	100%	423,211	-
Orangevale Bridge	170,386	82%	139,102	31,284
Rainbow Bridge Repair	426,438	100%	426,438	-
Regional Transportation Coordination	47,622	100%	47,622	-
ROW Asset Management	23,721	100%	23,721	-
Miscellaneous Road Improvements	1,220	100%	1,220	-
Engineering Overhead (interfund transfer)	13,186	100%	13,186	- ²
General Government Overhead (interfund transfer)	72,728	100%	72,728	- ¹
	<u>\$ 1,530,644</u>		<u>\$ 1,499,359</u>	<u>\$ 31,284</u>

Notes:

¹ Government support.

² Interfund transfers are used to reimburse the General Fund for providing Engineering support

City of Folsom
Developer Impact Fee Compliance 2022
Drainage Capital

Fund 448

Section 17.95.030 of the Folsom Municipal Code establishes the provision for collection of a fee to establish a drainage fund. The City Council declares and finds that it is necessary to adopt and establish the entire City as a zone for the improvement and construction of trunk and collection drainage facilities, including waterways, pumping plants, levees and other facilities utilized for controlling drainage and storm waters within the City in order to promote and protect the public health, safety, comfort, convenience and general welfare from uncontrolled drainage and storm water. (Ord. 620 § 1, 1988; Ord. 368 (part), 1978)

For any residential structure, residential subdivision or parcel map, whether for single-family or multiple-family use, the fee shall be \$832 per dwelling unit. For commercial or industrial buildings, commercial or industrial subdivision and all other land uses not otherwise provided for in this chapter or improvements appurtenant thereto, the fee shall be \$5,055 per acre. When only a portion of a site is being developed, the city engineer may, by written agreement with the property owner, defer that portion of the fees due on the undeveloped portion of the site. (Ord. 620 § 1, 1988)

DRAINAGE CAPITAL FUND FEE SCHEDULE

<u>Use Category</u>	<u>Basis</u>	<u>Fee Amount</u>
Single Family Residential	Per Unit	\$ 1,037
Multi-Family Residential	Per Unit	\$ 1,037
Mobile Dwellings	Per Unit	\$ 1,037
Commercial Development	Per Acre	\$ 6,302
Industrial Development	Per Acre	\$ 6,302

**Statement of Revenues Expenditures and Changes in Fund Balance
for Last Five Fiscal Years**

<u>Description</u>	<u>FY 2017/18</u>	<u>FY 2018/19</u>	<u>FY 2019/20</u>	<u>FY 2020/21</u>	<u>FY 2021/22</u>
Revenues					
Fees	\$ 831,628	\$ 471,222	\$ 488,461	\$ 71,862	\$ 265,676
Interest	9,707	21,396	23,629	10,545	7,716
Grant Reimbursement	-	74,204	-	-	42,475
Other Revenues	-	-	-	-	144
Total Revenues	<u>\$ 841,335</u>	<u>\$ 566,823</u>	<u>\$ 512,090</u>	<u>\$ 82,407</u>	<u>\$ 316,011</u>
Expenditures					
AB 1600 Expenditures	\$ 147,271	\$ 87,904	\$ 459,797	\$ 167,547	\$ 272,377
AB 1600 Transfers Out	213,348	89,494	78,174	68,181	71,744
	<u>\$ 360,619</u>	<u>\$ 177,398</u>	<u>\$ 537,971</u>	<u>\$ 235,728</u>	<u>\$ 344,121</u>
Revenues less Expenditures	\$ 480,716	\$ 389,425	\$ (25,881)	\$ (153,320)	\$ (28,110)
Fund Balance, Beginning of Year	<u>\$ 220,315</u>	<u>\$ 701,031</u>	<u>\$ 1,090,456</u>	<u>\$ 1,064,576</u>	<u>\$ 911,255</u>
Fund Balance, End of Year	<u>\$ 701,031</u>	<u>\$ 1,090,456</u>	<u>\$ 1,064,576</u>	<u>\$ 911,255</u>	<u>\$ 883,145</u>
Available Fund Balance	<u>\$ 701,031</u>	<u>\$ 1,090,456</u>	<u>\$ 1,064,576</u>	<u>\$ 911,255</u>	<u>\$ 883,145</u>

Drainage Capital

Five Year Revenue Test Using First In First Out Method

Available Revenue Current Year	\$ 701,031	\$ 566,823	\$ 512,090	\$ 82,407	\$ 316,011
Available Revenue Prior Fiscal Year (2-yr Old Funds)	-	523,633	552,486	512,090	82,407
Available Revenue Prior Fiscal Year (3-yr Old Funds)	-	-	-	316,758	484,727
Available Revenue Prior Fiscal Year (4-yr Old Funds)	-	-	-	-	-
Available Revenue Prior Fiscal Year (5-yr Old Funds)	-	-	-	-	-
Available Revenue Greater than Five Prior Fiscal Years	-	-	-	-	-
Total Revenue Available	\$ 701,031	\$ 1,090,456	\$ 1,064,576	\$ 911,255	\$ 883,145

Result: Five Year Revenue test met in accordance with Government Code 66001

Capital Improvement Projects

FY 2021-22 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
Storm Drain Ponds	\$ 12,195	100%	\$ 12,195	\$ -
Willow Creek Estates Storm Drain Lining	11,803	100%	11,803	-
Flood Plain Mapping	3,305	100%	3,305	-
NPDES	1,070	100%	1,070	-
Weather Station	30,228	100%	30,228	-
Glenn Drive Storm Drain Outfall Failure	48,440	100%	48,440	-
Engineering Overhead (interfund transfer)	228,141	100%	228,141	- ²
General Government Overhead (interfund transfer)	8,939	100%	8,939	- ¹
	\$ 344,121		\$ 344,121	\$ -

FY 2020-21 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
Storm Drain Ponds	\$ 67,237	100%	\$ 67,237	\$ -
Willow Creek Estates Storm Drain Lining	7,307	100%	7,307	-
Flood Plain Mapping	3,654	100%	3,654	-
NPDES	5,616	100%	5,616	-
Weather Station	34,566	93%	32,196	2,370
Annual NPDES Water Quality	95,631	1%	1,160	94,471
Engineering Overhead (interfund transfer)	115,543	100%	115,543	- ²
General Government Overhead (interfund transfer)	3,015	100%	3,015	- ¹
	\$ 332,569		\$ 235,728	\$ 96,841

FY 2019-20 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
Storm Drain Ponds	\$ 29,376	40%	\$ 11,827	\$ 17,549
Willow Creek Estates Storm Drain Lining	736,106	31%	229,471	506,635
Bidwell @ Bluestone Storm Drain Repair	71,100	100%	71,100	-
NPDES	29,093	100%	29,093	-
Weather Station	5,493	100%	5,493	-
Misc Expense	1,026	100%	1,026	-
Engineering Overhead (interfund transfer)	186,722	100%	186,722	- ²
General Government Overhead (interfund transfer)	3,240	100%	3,240	- ¹
	\$ 1,062,155		\$ 537,971	\$ 524,184

FY 2018-19 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
Storm Drain Ponds	\$ 330,596	2%	\$ 7,163	\$ 323,432
Willow Creek Estates Storm Drain Lining	10,185	100%	10,185	-
Engineering Overhead (interfund transfer)	156,862	100%	156,862	- ²
General Government Overhead (interfund transfer)	3,187	100%	3,187	- ¹
	<u>\$ 500,830</u>		<u>\$ 177,398</u>	<u>\$ 323,432</u>

FY 2017-18 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
Flood Plain Mapping	\$ 2,753	100%	\$ 2,753	\$ -
Storm Drain Ponds	14,805	100%	14,805	-
Annual Street Projects	4,380	100%	4,380	-
Weather Station	94,563	100%	94,563	-
Engineering Overhead (interfund transfer)	232,771	100%	232,771	- ²
General Government Overhead (interfund transfer)	11,348	100%	11,348	- ¹
	<u>\$ 360,620</u>		<u>\$ 360,620</u>	<u>\$ -</u>

Notes:

- ¹ Interfund transfers are used to reimburse the General Fund for providing General Government support.
- ² Interfund transfers are used to reimburse the General Fund for providing Engineering support

City of Folsom
Developer Impact Fee Compliance 2022
Light Rail Impact Fee

Fund 451

Section 10.50.040 of the Folsom Municipal Code establishes the provision for collection of a Light Rail Transportation Service Fee. The purpose of this fee is to implement the City General Plan, Urban Development Policy No. 17.20, which requires that the City develop a long range service system to service Folsom residents and businesses. As required by the General Plan, a long range transit plan has been developed entitled "City of Folsom Light Rail Transit Implementation Study, Final Report, dated February 1993" (hereafter the "transit study"), and includes an analysis of the feasibility and financing of: (1) Continued city-operated intra-community bus service; (2) Continued city-operated commuter bus service to downtown Sacramento and/or service to the nearest RT Metro Rail Station; and (3) Extending RT Metro service to Folsom and the preservation of future rights-of-way.

The fee established by chapter 10.50.010 is in addition to any other fees or charges or taxes, required by law or city code as a condition of development, including, but not limited to, the residential construction tax levied by Chapter 17.90, drainage fees levied by Chapter 17.95, major road fees levied by Chapter 12.04, capital improvement new construction fees levied by Chapter 17.92 and is necessary in order to assure compliance with the applicable general plan requirements that new development bear the cost for light rail transportation service infrastructure which is needed to serve such development.

LIGHT RAIL IMPACT FUND FEE SCHEDULE

<u>Use Category</u>	<u>Basis</u>	<u>Fee Amount</u>
Single Family Residential	Per Unit	\$ 724
Multi-Family Residential	Per Unit	\$ 498
Mobile Dwellings	Per Unit	\$ 498
Commercial Development	Sq. Ft.	\$ 0.230
Industrial Development	Sq. Ft.	\$ 0.095

**Statement of Revenues Expenditures and Changes in Fund Balance
for Last Five Fiscal Years**

<u>Description</u>	<u>FY 2017/18</u>	<u>FY 2018/19</u>	<u>FY 2019/20</u>	<u>FY 2020/21</u>	<u>FY 2021/22</u>
Revenues					
Fees	\$ 442,305	\$ 270,286	\$ 250,624	\$ 46,722	\$ 121,969
Interest	9,897	19,781	21,800	12,872	8,772
Total Revenues	\$ 452,203	\$ 290,067	\$ 272,425	\$ 59,594	\$ 130,740
Expenditures					
AB 1600 Expenditures	\$ 72,937	\$ 143,966	\$ 67,804	\$ 127,315	\$ 1,321
AB 1600 Transfers Out	7,054	10,745	3,658	78,176	7,284
	\$ 79,991	\$ 154,712	\$ 71,462	\$ 205,491	\$ 8,605
Revenues less Expenditures	\$ 372,212	\$ 135,355	\$ 200,963	\$ (145,897)	\$ 122,135
Fund Balance, Beginning of Year	\$ 387,693	\$ 759,905	\$ 895,260	\$ 1,096,223	\$ 950,326
Fund Balance, End of Year	\$ 759,905	\$ 895,260	\$ 1,096,223	\$ 950,326	\$ 1,072,462
Available Fund Balance	\$ 759,905	\$ 895,260	\$ 1,096,223	\$ 950,326	\$ 1,072,462

Light Rail Impact Fee

Five Year Revenue Test Using First In First Out Method					
Available Revenue Current Year	\$ 452,203	\$ 290,067	\$ 272,425	\$ 59,594	\$ 13,740
Available Revenue Prior Fiscal Year (2-yr Old Funds)	149,447	452,203	290,067	272,425	59,594
Available Revenue Prior Fiscal Year (3-yr Old Funds)	100,106	149,447	452,203	290,067	272,425
Available Revenue Prior Fiscal Year (4-yr Old Funds)	58,149	3,543	81,528	328,240	290,067
Available Revenue Prior Fiscal Year (5-yr Old Funds)	-	-	-	-	436,636
Available Revenue Greater than Five Prior Fiscal Years	-	-	-	-	-
Total Revenue Available	\$ 759,905	\$ 895,260	\$ 1,096,223	\$ 950,326	\$ 1,072,462

Result: Five Year Revenue test met in accordance with Government Code 66001

Capital Improvement Projects

FY 2021-22 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
Light Rail Project	1,321	100%	1,321	-
Administrative and Engineering Overhead	7,284	100%	7,284	-
	\$ 8,605		\$ 8,605	\$ -

FY 2020-21 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
Safety Bumps	\$ 15,538	100%	\$ 15,538	\$ -
Light Rail Project	88,827	100%	88,827	-
Historic Folsom Station L&L	71,122	32%	22,950	48,172
Administrative and Engineering Overhead	78,176	100%	78,176	-
	\$ 253,663		\$ 205,491	\$ 48,172

FY 2019-20 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
SP-JPA Admin	\$ 30,000	100%	\$ 30,000	\$ -
Landscaping	91,209	41%	37,804	53,406
Administrative and Engineering Overhead	3,658	100%	3,658	-
	\$ 124,867		\$ 71,462	\$ 53,406

FY 2018-19 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
SP-JPA Admin	\$ 27,500	100%	\$ 27,500	\$ -
Landscaping	93,873	41%	38,908	54,965
Historic District Parking Signs	30,930	100%	30,930	-
Concrete repairs in Historic District Plaza	46,628	100%	46,628	-
Administrative and Engineering Overhead	10,745	100%	10,745	-
	\$ 209,677		\$ 154,712	\$ 54,965

FY 2017-18 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
SP-JPA Admin	\$ 27,500	100%	\$ 27,500	\$ -
Landscaping	99,241	46%	45,437	53,804
Administrative and Engineering Overhead	7,054	100%	7,054	-
	\$ 133,795		\$ 79,991	\$ 53,804

Notes:

¹ Interfund transfers are used to reimburse the General Fund for providing General Government and Engineering support.

City of Folsom
Developer Impact Fee Compliance 2022
General Park Equipment Capital

Fund 452

Section 4.10.010 of the Folsom Municipal Code establishes the provision for collection of a Park Improvement impact fee. The fee established by this chapter is in addition to any other fees or charges, or taxes, required by law or city code as a condition of development, including, but not limited to, the residential construction tax levied by Chapter 17.90, capital improvement—new construction service charge levied by Chapter 17.92, drainage fees levied by Chapter 17.95, Quimby Act fees levied by Chapter 16.32 and major road fees levied by Chapter 12.04. The fee established by this chapter is to be collected for park and recreation facilities for which an account shall be established and funds appropriated, and for which a proposed construction schedule shall be adopted. The fee imposed by this chapter is necessary in order to assure compliance with the applicable general plan requirements that new development bear the cost for park and recreation infrastructure which is needed to serve such development.

GENERAL PARK EQUIPMENT CAPITAL FUND FEE SCHEDULE

<u>Use Category</u>	<u>Basis</u>	<u>Fee Amount</u>
Residential		
Single Family	Per Unit	\$ 94
Single Family - HD	Per Unit	\$ 94
Multi-Family - LD	Per Unit	\$ 94
Multi-Family	Per Unit	\$ 94
Multi-Family - HD	Per Unit	\$ 94
Mobile Dwellings	Per Unit	\$ 44
Non-Residential		
Commercial Development	Sq. Ft.	\$ 0.018
Industrial Development	Sq. Ft.	\$ 0.018

**Statement of Revenues Expenditures and Changes in Fund Balance
for Last Five Fiscal Years**

<u>Description</u>	<u>FY 2017/18</u>	<u>FY 2018/19</u>	<u>FY 2019/20</u>	<u>FY 2020/21</u>	<u>FY 2021/22</u>
Revenues					
Fees	\$ 62,546	\$ 73,302	\$ 70,988	\$ 83,624	\$ 112,358
Interest	1,160	2,458	2,498	2,344	2,768
Total Revenues	\$ 63,707	\$ 75,760	\$ 73,486	\$ 85,969	\$ 115,126
Expenditures					
AB 1600 Expenditures	\$ 6,378	\$ 80,935	\$ 9,121	\$ 3,646	\$ 12,336
AB 1600 Transfers Out	-	-	149	137	219
	\$ 6,378	\$ 80,935	\$ 9,270	\$ 3,783	\$ 12,555
Revenues less Expenditures	\$ 57,329	\$ (5,175)	\$ 64,216	\$ 82,186	\$ 102,571
Fund Balance, Beginning of Year	\$ 34,550	\$ 91,879	\$ 86,704	\$ 150,919	\$ 233,105
Fund Balance, End of Year	\$ 91,879	\$ 86,704	\$ 150,919	\$ 233,105	\$ 335,676
Available Fund Balance	\$ 91,879	\$ 86,704	\$ 150,919	\$ 233,105	\$ 335,676

General Park Equipment

Five Year Revenue Test Using First In First Out Method

Available Revenue Current Year	\$ 63,707	\$ 73,302	\$ 73,486	\$ 85,969	\$ 115,126
Available Revenue Prior Fiscal Year (2-yr Old Funds)	19,516	13,402	75,760	73,486	85,969
Available Revenue Prior Fiscal Year (3-yr Old Funds)	8,656	-	1,673	73,650	73,486
Available Revenue Prior Fiscal Year (4-yr Old Funds)	-	-	-	-	61,095
Available Revenue Prior Fiscal Year (5-yr Old Funds)	-	-	-	-	-
Available Revenue Greater than Five Prior Fiscal Years	-	-	-	-	-
Total Revenue Available	\$ 91,879	\$ 86,704	\$ 150,919	\$ 233,105	\$ 335,676

Result: Five Year Revenue test met in accordance with Government Code 66001

Capital Improvement Projects

	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
FY 2021-22 Projects				
Park Maintenance Equipment (interfund transfer)	\$ 12,336	100%	\$ 12,336	\$ - ²
General Government Overhead (interfund transfer)	219	100%	219	- ¹
	\$ 12,555		\$ 12,555	\$ -
FY 2020-21 Projects				
Park Maintenance Equipment (interfund transfer)	\$ 3,646	100%	\$ 3,646	\$ - ²
General Government Overhead (interfund transfer)	137	100%	137	- ¹
	\$ 3,783		\$ 3,783	\$ -
FY 2019-20 Projects				
Park Maintenance Equipment (interfund transfer)	\$ 9,121	100%	\$ 9,121	\$ - ²
General Government Overhead (interfund transfer)	149	100%	149	- ¹
	\$ 9,270		\$ 9,270	\$ -
FY 2018-19 Projects				
Park Maintenance Equipment (interfund transfer)	\$ 80,935	100%	\$ 80,935	\$ - ²
General Government Overhead (interfund transfer)	-	0%	-	- ¹
	\$ 80,935		\$ 80,935	\$ -
FY 2017-18 Projects				
Park Maintenance Equipment (interfund transfer)	\$ 6,378	100%	\$ 6,378	\$ - ²
General Government Overhead (interfund transfer)	-	0%	-	- ¹
	\$ 6,378		\$ 6,378	\$ -

Notes:

- ¹ Interfund transfers are used to reimburse the General Fund for providing General Government support.
- ² Interfund transfers are used to reimburse the General Fund where the equipment costs were expensed.

City of Folsom
Developer Impact Fee Compliance 2022
Water Impact Fund

Fund 456

Section 13.30.010 of the Folsom Municipal Code establishes the provision for collection of a Water Impact Fee. On October 31, 1988, the Folsom City Council approved and adopted its General Plan (the "General Plan") identifying proposed growth within the city limits and further identifying the impacts of such growth upon public facilities within the city including the impacts on water supply and the water supply system. The City of Folsom water master plan dated December 1998 (Water Plan) was adopted by the City Council on May 25, 1999 by Resolution No. 6028. The water plan analyzed the City's present and projected water supply and facilities demands, and the costs of water conservation efforts within developed areas of the City.

Section 13.30.030 established a water impact fee which is imposed on the construction of all new commercial, industrial and residential buildings that are to be served with water supplies owned and treated by the City. This fee shall be imposed on all new construction within the City, unless such property is otherwise exempt as provided for in Section 13.30.070 of this chapter. The fee established by this chapter is in addition to any other fees or charges or taxes that are required by law or City code as a condition of development. (Ord. 912 § 1 (part), 1999).

WATER IMPACT FUND FEE SCHEDULE

<u>Use Category</u>	<u>Basis</u>	<u>Fee Amount</u>
Single Family Residential	Per Unit	\$ 985
Multi-Family Residential	Per Unit	\$ 530
Commercial	Per Acre	\$ 1,326
Industrial / Office	Per Acre	\$ 1,326

**Statement of Revenues Expenditures and Changes in Fund Balance
for Last Five Fiscal Years**

<u>Description</u>	<u>FY 2017/18</u>	<u>FY 2018/19</u>	<u>FY 2019/20</u>	<u>FY 2020/21</u>	<u>FY 2021/22</u>
Revenues					
Fees	\$ 512,641	\$ 330,840	\$ 272,941	\$ 67,733	\$ 127,619
Interest	6,699	94,239	34,955	26,224	24,747
Other Revenues	-	-	-	454,001	36,746
Total Revenues	<u>\$ 519,340</u>	<u>\$ 425,079</u>	<u>\$ 307,896</u>	<u>\$ 547,959</u>	<u>\$ 189,112</u>
Expenditures					
AB 1600 Expenditures	\$ 36,004	\$ 175,872	\$ 158,198	\$ 184,902	\$ 321,886
Other Expenses	122,387	103,503	104,226	47,139	8,902
AB 1600 Transfers Out	-	-	-	-	-
	<u>\$ 158,391</u>	<u>\$ 279,375</u>	<u>\$ 262,424</u>	<u>\$ 232,041</u>	<u>\$ 330,788</u>
Revenues less Expenditures	\$ 360,949	\$ 145,704	\$ 45,472	\$ 315,918	\$ (141,676)
Fund Balance, Beginning of Year	<u>\$ 1,905,321</u>	<u>\$ 2,266,270</u>	<u>\$ 2,411,974</u>	<u>\$ 2,457,446</u>	<u>\$ 2,773,364</u>
Fund Balance, End of Year	<u>\$ 2,266,270</u>	<u>\$ 2,411,974</u>	<u>\$ 2,457,446</u>	<u>\$ 2,773,364</u>	<u>\$ 2,631,688</u>
Available Fund Balance	<u>\$ 2,266,270</u>	<u>\$ 2,411,974</u>	<u>\$ 2,457,446</u>	<u>\$ 2,773,364</u>	<u>\$ 2,631,688</u>

Water Impact Fund

Five Year Revenue Test Using First In First Out Method

Available Revenue Current Year	\$ 519,340	\$ 330,840	\$ 307,896	\$ 547,959	\$ 173,853
Available Revenue Prior Fiscal Year (2-yr Old Funds)	216,364	519,340	425,079	307,896	547,959
Available Revenue Prior Fiscal Year (3-yr Old Funds)	128,766	216,364	519,340	425,079	307,896
Available Revenue Prior Fiscal Year (4-yr Old Funds)	288,035	128,766	216,364	519,340	425,079
Available Revenue Prior Fiscal Year (5-yr Old Funds)	335,393	288,035	128,766	216,364	519,340
Available Revenue Greater than Five Prior Fiscal Years	778,372	928,629	860,001	756,726	657,561
Total Revenue Available	\$ 2,266,270	\$ 2,411,974	\$ 2,457,446	\$ 2,773,364	\$ 2,631,688
Assigned Fund Balance	-	-	-	-	-
Total Available Revenue	\$ 2,266,270	\$ 2,411,974	\$ 2,457,446	\$ 2,773,364	\$ 2,631,688

Notes:

The Water Impact Fee Fund reports funds being held beyond the five-years as described by AB1600. Per the 2023 Capital Improvement Plan funds are reserved for the Empire Ranch Non-Potable Water Well Project. The Water Capital Improvement Fund will be utilized for an additional \$1,922,634 for this project. The fund will also be utilized for rebates to customers to reduce water use in the amount of \$200,000.

Capital Improvement Projects

FY 2021-22 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
Empire Ranch non-Potable Water Well	\$ 31,946	100%	\$ 31,946	\$ -
Water Delivery Reliability Study	58,761	100%	58,761	-
Recycled Water	44,729	100%	44,729	-
Dry Year and Water Conservation (interfund transfer)	186,449	100%	186,449	-
General Government Overhead (interfund transfer)	8,902	100%	8,902	-
	\$ 330,788		\$ 330,788	\$ -

FY 2020-21 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
GSWC Inter-Tie Booster	\$ 142,506	100%	\$ 142,506	\$ -
Regional Water Authority	17,500	100%	17,500	-
Recycled Water	24,896	100%	24,896	-
Dry Year and Water Conservation (interfund transfer)	40,653	100%	40,653	-
General Government Overhead (interfund transfer)	6,486	100%	6,486	-
	\$ 232,041		\$ 232,041	\$ -

FY 2019-20 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
GSWC Inter-Tie Booster	\$ 166,654	95%	\$ 158,198	\$ 8,456
Dry Year and Water Conservation (interfund transfer)	100,000	100%	100,000	-
General Government Overhead (interfund transfer)	4,226	100%	4,226	-
	\$ 270,880		\$ 262,424	\$ 8,456

FY 2018-19 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
GSWC Inter-Tie Booster	\$ 208,141	80%	\$ 167,416	\$ 40,725
Dry Year and Water Conservation (interfund transfer)	100,000	100%	100,000	-
General Government Overhead (interfund transfer)	3,503	100%	3,503	-
	\$ 311,644		\$ 270,919	\$ 40,725

FY 2017-18 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
GSWC Inter-Tie Booster	\$ 30,004	100%	\$ 30,004	\$ -
Regional Climate change analysis	6,000	100%	6,000	-
Dry Year and Water Conservation (interfund transfer)	118,049	100%	118,000	49 ²
General Government Overhead (interfund transfer)	-		-	- ¹
	<u>\$ 154,053</u>		<u>\$ 154,004</u>	<u>\$ 49</u>

Notes:

¹ Interfund transfers are used to reimburse the General Fund for providing General Government support.

² Interfund transfers are used to reimburse the Water Operating Fund. The Water Operating Fund captured the expenses for water conservation.

**City of Folsom
Developer Impact Fee Compliance 2022
Water Connection Fund**

Fund 521

Section 13.24.060 of the Folsom Municipal Code establishes the provision for collection of a Water Connection Fee. Water connection charge was established to provide for the connection of water pipes to the city water system. (Ord 427, 1981)

WATER CAPITAL IMPROVEMENT FEE SCHEDULE

<u>Use Category</u>	<u>Basis</u>	<u>Fee Amount</u>
Single Family Residential	Per Unit	\$ 3,361
Multi-Family Residential	Per Unit	\$ 2,185
South Lexington Hills ⁽¹⁾	Per Unit	\$ 2,082
Mobile Dwellings	Per Unit	\$ 2,185
Commercial/Industrial		
3/4" meter		\$ 3,353
1" meter		\$ 8,360
1 1/2" meter		\$ 16,726
2" meter		\$ 26,766
3" meter		\$ 53,547
4" meter		\$ 83,695
6" meter		\$ 167,449
8" meter		\$ 268,010
10" meter		\$ 385,608

**Statement of Revenues Expenditures and Changes in Fund Balance
for Last Five Fiscal Years**

<u>Description</u>	<u>FY 2017/18</u>	<u>FY 2018/19</u>	<u>FY 2019/20</u>	<u>FY 2020/21</u>	<u>FY 2021/22</u>
Revenues					
Fees	\$ 1,403,343	\$ 892,951	\$ 431,405	\$ 201,146	\$ 363,450
Interest	11,118	188,406	175,569	(3,153)	(91,637)
Other Revenues	-	-	-	-	467
Total Revenues	\$ 1,414,462	\$ 1,081,356	\$ 606,974	\$ 197,993	\$ 272,281
Expenditures					
AB 1600 Expenditures	\$ 239,219	\$ 88,325	\$ 487,545	\$ 1,499,707	\$ 1,222,500
AB 1600 Transfers Out	35,158	9,200	10,792	9,969	16,393
	\$ 274,377	\$ 97,525	\$ 498,337	\$ 1,509,676	\$ 1,238,893
Revenues less Expenditures	\$ 1,140,084	\$ 983,832	\$ 108,636	\$ (1,311,683)	\$ (966,613)
Fund Balance, Beginning of Year	\$ 3,369,394	\$ 4,509,478	\$ 5,493,310	\$ 5,601,946	\$ 4,290,264
Fund Balance, End of Year	\$ 4,509,478	\$ 5,493,310	\$ 5,601,946	\$ 4,290,264	\$ 3,323,651
Available Fund Balance	\$ 4,509,478	\$ 5,493,310	\$ 5,601,946	\$ 4,290,264	\$ 3,323,651

Water Connection Capital Improvement Fund

Five Year Revenue Test Using First In First Out Method

Available Revenue Current Year	\$ 1,414,462	\$ 1,081,356	\$ 606,974	\$ 197,993	\$ 272,281
Available Revenue Prior Fiscal Year (2-yr Old Funds)	747,906	1,414,462	1,081,356	606,974	197,993
Available Revenue Prior Fiscal Year (3-yr Old Funds)	670,253	747,906	1,414,462	1,081,356	606,974
Available Revenue Prior Fiscal Year (4-yr Old Funds)	1,017,329	670,253	747,906	1,414,462	1,081,356
Available Revenue Prior Fiscal Year (5-yr Old Funds)	659,528	1,017,329	670,253	747,906	1,165,047
Available Revenue Greater than Five Prior Fiscal Years	-	562,004	1,080,995	241,573	-
Total Revenue Available	\$ 4,509,478	\$ 5,493,310	\$ 5,601,946	\$ 4,290,264	\$ 3,323,651

Result: Five Year Revenue test met in accordance with Government Code 66001

Capital Improvement Projects

FY 2021-22 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
Water Treatment Plant Backwash & Recycle Water	\$ 71,362	4%	\$ 2,589	\$ 68,773
Water Treatment Plant Pre-Treatment System Imp	1,219,911	100%	1,219,911	-
General Government Overhead (interfund transfer)	16,393	100%	16,393	-
	\$ 1,307,666		\$ 1,238,893	\$ 68,773

FY 2020-21 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
Water Treatment Plant Polymer Reliability & Redundancy	\$ 109,390	23%	\$ 25,314	\$ 84,076
Water Treatment Plant Pre-Treatment System Imp	1,517,623	97%	1,474,393	43,231
General Government Overhead (interfund transfer)	9,969	100%	9,969	-
	\$ 1,636,983		\$ 1,509,676	\$ 127,307

FY 2019-20 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
Water Treatment Plant Polymer Reliability & Redundancy	\$ 553,307	23%	\$ 126,509	\$ 426,798
Water Treatment Plant Pre-Treatment System Imp	395,342	91%	361,036	34,306
General Government Overhead (interfund transfer)	10,792	100%	10,792	-
	\$ 959,441		\$ 498,337	\$ 461,103

FY 2018-19 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
Water Treatment Plant Polymer Reliability & Redundancy	\$ 43,849	47%	\$ 20,747	\$ 23,102
Water Treatment Plant Lime System Upgrades	25,820	33%	8,568	17,252
Water Treatment Plant Pre-Treatment System Imp	78,743	75%	59,010	19,732
General Government Overhead (interfund transfer)	9,200	100%	9,200	-
	\$ 157,612		\$ 97,525	\$ 60,087

FY 2017-18 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
Ground Water Investigation and Supply Grant	\$ 6,652	100%	\$ 6,652	\$ -
Urban Water Management Program	2,592	100%	2,592	-
Water Treatment Plant Grading and Pump Station Reuse	1,643,646	14%	224,334	1,419,311
Water Treatment Plant Actiflo/Polymer Capacity	11,701	48%	5,640	6,060
General Government Overhead (interfund transfer)	35,158	100%	35,158	-
	<u>\$ 1,699,749</u>		<u>\$ 274,377</u>	<u>\$ 1,425,372</u>

Notes:

¹ Interfund transfers are used to reimburse the General Fund for providing General Government support.

City of Folsom
Developer Impact Fee Compliance 2022
Sewer Capital

Fund 531

Section 13.25.010 of the Folsom Municipal Code establishes the provision for collection of a sewer connection charge. This charge shall be collected prior to the issuance of building permits for commercial/industrial development and dwelling units as established by resolution of the city council. The purpose of the fee is to establish a fund for financing equipment and capital improvement projects required to maintain municipal services at adequate levels as service requirements increase with the construction of commercial/industrial developments and dwelling units.

SEWER CAPITAL IMPROVEMENT FEE SCHEDULE

Use Category	Basis	Fee Amount
Single Family Residential	Per Unit	\$ 1,073
Multi-Family Residential	Per Unit	\$ 839
South Lexington Hills ⁽¹⁾	Per Unit	\$ 835
Mobile Dwellings	Per Unit	\$ 949
Commercial/Industrial		
3/4" inch		\$ 1,073
1" inch		\$ 1,073
1 1/2" inch		\$ 2,149
2" inch		\$ 3,438
3" inch		\$ 6,446
4" inch		\$ 10,744
6" inch		\$ 21,487
8" inch		\$ 34,379
10" inch		\$ 49,419

**Statement of Revenues Expenditures and Changes in Fund Balance
for Last Five Fiscal Years**

Description	FY 2017/18	FY 2018/19	FY 2019/20	FY 2020/21	FY 2021/22
Revenues					
Fees	\$ 275,694	\$ 114,800	\$ 56,832	\$ 39,835	\$ 58,694
Interest	9,133	14,996	15,655	13,343	10,092
Other Revenues	-	-	-	-	-
Total Revenues	\$ 284,827	\$ 129,796	\$ 72,487	\$ 53,178	\$ 68,785
Expenditures					
AB 1600 Expenditures	\$ 6,457	\$ -	\$ -	\$ -	\$ 79,982
AB 1600 Transfers Out	365	327	1,002	949	1,160
	\$ 6,822	\$ 327	\$ 1,002	\$ 949	\$ 81,142
Revenues less Expenditures	\$ 278,005	\$ 129,469	\$ 71,485	\$ 52,229	\$ (12,357)
Fund Balance, Beginning of Year	\$ (51,330)	\$ 226,675	\$ 356,144	\$ 427,628	\$ 479,857
Fund Balance, End of Year	\$ 226,675	\$ 356,144	\$ 427,628	\$ 479,857	\$ 467,500
Available Fund Balance	\$ 226,675	\$ 356,144	\$ 427,628	\$ 479,857	\$ 467,500

Sewer Capital

Five Year Revenue Test Using First In First Out Method

Available Revenue Current Year	\$ 226,675	\$ 129,796	\$ 72,487	\$ 53,178	\$ 68,785
Available Revenue Prior Fiscal Year (2-yr Old Funds)	-	226,348	129,796	72,487	53,178
Available Revenue Prior Fiscal Year (3-yr Old Funds)	-	-	225,345	129,796	72,487
Available Revenue Prior Fiscal Year (4-yr Old Funds)	-	-	-	224,396	129,796
Available Revenue Prior Fiscal Year (5-yr and beyond)	-	-	-	-	143,254
Available Revenue Greater than Five Prior Fiscal Years	-	-	-	-	-
Total Revenue Available	\$ 226,675	\$ 356,144	\$ 427,628	\$ 479,857	\$ 467,500

Result: Five Year Revenue test met in accordance with Government Code 66001

Capital Improvement Projects

	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
FY 2021-22 Projects				
Engineering and Gen Government overhead	\$ 1,160	100%	\$ 1,160	\$ -
Sewer Evaluation & Capacity Plan	92,062	87%	79,982	12,080
	<u>\$ 93,222</u>		<u>\$ 81,142</u>	<u>\$ 12,080</u>
FY 2020-21 Projects				
Engineering and Gen Government overhead	\$ 949	100%	\$ 949	\$ -
FY 2019-20 Projects				
Engineering and Gen Government overhead	\$ 1,002	100%	\$ 1,002	\$ -
FY 2018-19 Projects				
Engineering and Gen Government overhead	\$ 327	100%	\$ 327	\$ -
FY 2017-18 Projects				
System Evaluation / Capacity	\$ 6,457	100%	\$ 6,457	\$ -
Engineering and Gen Government overhead	365	100%	365	-
	<u>\$ 6,822</u>		<u>\$ 6,822</u>	<u>\$ -</u>

Notes:

¹ Interfund transfers are used to reimburse the General Fund for providing General Government and Engineering support.

City of Folsom
Developer Impact Fee Compliance 2022
Facilities Augmentation Critical

Fund 536

Section 3.40.010 of the Folsom Municipal Code establishes the provision for collection of a facilities augmentation fee for the Folsom south area facilities plan. The fee is intended to augment existing City fees and thereby provide the necessary means for financing the construction of the facilities identified in the Folsom south area facilities plan.

FACILITIES AUGMENTATION CRITICAL FEE SCHEDULE

This fee is based on location and lot size. For fees related to development of property in this area please contact the City.

**Statement of Revenues Expenditures and Changes in Fund Balance
for Last Five Fiscal Years**

Description	FY 2017/18	FY 2018/19	FY 2019/20	FY 2020/21	FY 2021/22
Revenues					
Fees	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	2,306	320	691	438	335
Total Revenues	\$ 2,306	\$ 320	\$ 691	\$ 438	\$ 335
Expenditures					
AB 1600 Expenditures	\$ 199,284	\$ 2,629	\$ -	\$ -	\$ -
AB 1600 Transfers Out	637	590	1,987	144	59
	\$ 199,921	\$ 3,219	\$ 1,987	\$ 144	\$ 59
Revenues less Expenditures	\$ (197,615)	\$ (2,899)	\$ (1,296)	\$ 294	\$ 276
Fund Balance, Beginning of Year	\$ 242,380	\$ 44,766	\$ 41,867	\$ 40,571	\$ 40,864
Fund Balance, End of Year	\$ 44,766	\$ 41,867	\$ 40,571	\$ 40,864	\$ 41,141
Available Fund Balance	\$ 44,766	\$ 41,867	\$ 40,571	\$ 40,864	\$ 41,141

Five Year Revenue Test Using First In First Out Method

Available Revenue Current Year	\$ 2,306	\$ 320	\$ 691	\$ 438	\$ 335
Available Revenue Prior Fiscal Year (2-yr Old Funds)	3,616	2,306	320	691	\$ 144
Available Revenue Prior Fiscal Year (3-yr Old Funds)	3,490	3,616	2,306	320	691
Available Revenue Prior Fiscal Year (4-yr Old Funds)	5,718	3,490	3,616	2,306	320
Available Revenue Prior Fiscal Year (5-yrs and beyond)	4,801	5,718	3,490	3,616	2,306
Available Revenue Greater than Five Prior Fiscal Years	24,835	26,417	30,148	33,493	37,345
Total Revenue Available	\$ 44,766	\$ 41,867	\$ 40,571	\$ 40,864	\$ 41,141
Assigned Fund Balance	-	-	-	-	-
Total Available Revenue	\$ 44,766	\$ 41,867	\$ 40,571	\$ 40,864	\$ 41,141

Notes:

1 The Facilities Augmentation Critical Fund reports funds being held beyond the five-years as described by AB1600. Per the 2023 Capital Improvement Plan funds are reserved for the Water Treatment Plant Lime System Upgrade project. The Facilities Augmentation Critical Fund will be utilized for \$43,159 for this project.

**Facilities Augmentation Critical
Capital Improvement Projects**

FY 2021-22 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditure s
General Government overhead (interfund transfer)	\$ 59	100%	\$ 59	\$ - ²
	<u>\$ 59</u>		<u>\$ 59</u>	<u>\$ -</u>

FY 2020-21 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditure s
General Government overhead (interfund transfer)	\$ 144	100%	\$ 144	\$ - ²
	<u>\$ 144</u>		<u>\$ 144</u>	<u>\$ -</u>

FY 2019-20 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditure s
General Government overhead (interfund transfer)	\$ 1,987	100%	\$ 1,987	\$ - ²
	<u>\$ 1,987</u>		<u>\$ 1,987</u>	<u>\$ -</u>

FY 2018-19 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditure s
Water Treatment Plant Lime System Upgrades	\$ 25,820	10%	\$ 2,629	\$ 23,191
General Government overhead (interfund transfer)	590	100%	590	- ²
	<u>\$ 26,410</u>		<u>\$ 3,219</u>	<u>\$ 23,191</u>

FY 2017-18 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditure s
Water Treatment Plant Grading and Pump Station Reuse	\$ 1,643,646	12%	\$ 199,284	\$ 1,444,362
General Government overhead (interfund transfer)	637	100%	637	- ²
	<u>\$ 1,644,283</u>		<u>\$ 199,921</u>	<u>\$ 1,444,362</u>

Notes:

² Interfund transfers are used to reimburse the General Fund for providing General Government support.

City of Folsom
Developer Impact Fee Compliance 2022
Facilities Augmentation General

Fund 537

Section 3.40.010 of the Folsom Municipal Code establishes the provision for collection of a facilities augmentation fee for the Folsom south area facilities plan. The fee is intended to augment existing City fees and thereby provide the necessary means for financing the construction of the facilities identified in the Folsom south area facilities plan.

FACILITIES AUGMENTATION GENERAL FEE SCHEDULE

This fee is based on location and lot size. For fees related to development of property in this area please contact the City.

**Statement of Revenues Expenditures and Changes in Fund Balance
for Last Five Fiscal Years**

Description	FY 2017/18	FY 2018/19	FY 2019/20	FY 2020/21	FY 2021/22
Revenues					
Fees	\$ -	\$ -	\$ -	\$ 7	\$ -
Interest	5,670	5,170	932	857	747
Total Revenues	\$ 5,670	\$ 5,170	\$ 932	\$ 864	\$ 747
Expenditures					
AB 1600 Expenditures	\$ 42,774	\$ 323,432	\$ 17,023	\$ -	\$ -
AB 1600 Transfers Out	1,238	1,139	1,112	4,970	426
	\$ 44,012	\$ 324,571	\$ 18,135	\$ 4,970	\$ 426
Revenues less Expenditures	\$ (38,342)	\$ (319,402)	\$ (17,203)	\$ (4,106)	\$ 321
Fund Balance, Beginning of Year	\$ 468,241	\$ 429,898	\$ 110,497	\$ 93,294	\$ 89,188
Fund Balance, End of Year	\$ 429,898	\$ 110,497	\$ 93,294	\$ 89,188	\$ 89,509
Available Fund Balance	\$ 429,898	\$ 110,497	\$ 93,294	\$ 89,188	\$ 89,509

Five Year Revenue Test Using First In First Out Method

Available Revenue Current Year	\$ 5,670	\$ 5,170	\$ 932	\$ 864	\$ 747
Available Revenue Prior Fiscal Year (2-yr Old Funds)	7,024	5,670	5,170	932	864
Available Revenue Prior Fiscal Year (3-yr Old Funds)	6,233	7,024	5,670	5,170	932
Available Revenue Prior Fiscal Year (4-yr Old Funds)	6,059	6,233	7,024	5,670	5,170
Available Revenue Prior Fiscal Year (5-yr and beyond)	5,299	6,059	6,059	7,024	5,670
Available Revenue Greater than Five Prior Fiscal Years	399,613	80,341	68,439	69,528	76,126
Total Revenue Available	\$ 429,898	\$ 110,497	\$ 93,294	\$ 89,188	\$ 89,509
Assigned Fund Balance	-	-	-	-	-
Total Available Revenue	\$ 429,898	\$ 110,497	\$ 93,294	\$ 89,188	\$ 89,509

Notes:

¹ The Facilities Augmentation General Fund reports funds being held beyond the five-years as described by AB1600. The Storm Drain Ponds project is in process. Per the 2023 Capital Improvement Plan \$106,505 of funds are reserved for the Storm Drain Ponds project.

**Facilities Augmentation General
Capital Improvement Projects**

	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
FY 2021-22 Projects				
General Government Overhead (interfund transfer)	\$ 426	100%	\$ 426	\$ - ²
	\$ 426		\$ 426	\$ -
FY 2020-21 Projects				
General Government Overhead (interfund transfer)	\$ 4,970	100%	\$ 4,970	\$ - ²
	\$ 4,970		\$ 4,970	\$ -
FY 2019-20 Projects				
Storm Drain Ponds	\$ 29,376	58%	\$ 17,023	\$ 12,353
General Government Overhead (interfund transfer)	1,112	100%	1,112	- ²
	\$ 30,488		\$ 18,135	\$ 12,353
FY 2018-19 Projects				
Storm Drain Ponds	\$ 330,596	98%	\$ 323,432	\$ 7,164
General Government Overhead (interfund transfer)	1,139	100%	1,139	- ²
	\$ 331,735		\$ 324,571	\$ 7,164
FY 2017-18 Projects				
Water Treatment Plant Grading and Pump Station Reuse	\$ 1,643,646	3%	\$ 42,774	\$ 1,600,872
General Government Overhead (interfund transfer)	1,238	100%	1,238	- ²
	\$ 1,644,884		\$ 44,012	\$ 1,600,872

Notes:

² Interfund transfers are used to reimburse the General Fund for providing General Government support.

**City of Folsom
Developer Impact Fee Compliance 2022
Solid Waste Capital Improvement Fund**

Fund 541

Section 3.20.045 of the Folsom Municipal Code established a capital improvement service charge which shall be collected prior to the issuance of building permits for all residential development and upon application to the finance department for all commercial/industrial development as established by resolution of the City Council. The purpose of the fee is to establish a fund for financing equipment and capital improvement purchases required to maintain municipal services at adequate levels as service requirements increase with the construction of commercial/industrial developments and dwelling units.

SOLID WASTE CAPITAL IMPROVEMENT FEE SCHEDULE

Use Category	Basis	Fee Amount
Single Family Residential	Per Unit	\$ 363
Multi-Family Residential	Per Unit	\$ 166
Mobile Dwellings	Per Unit	\$ 166
Commercial/Industrial		
2 yard dumpster		\$ 4,064
3 yard dumpster		\$ 4,092
4 yard dumpster		\$ 4,149
6 yard dumpster		\$ 4,319
10 yard roll-off		\$ 13,304
20 yard roll-off		\$ 13,661
30 yard roll-off		\$ 14,211
40 yard roll-off		\$ 14,519

**Statement of Revenues Expenditures and Changes in Fund Balance
for Last Five Fiscal Years**

Description	FY 2017/18	FY 2018/19	FY 2019/20	FY 2020/21	FY 2021/22
Revenues					
Fees	\$ 219,702	\$ 122,216	\$ 52,732	\$ 74,494	\$ 96,108
Interest	2,463	6,813	8,435	3,749	-
Total Revenues	\$ 222,164	\$ 129,029	\$ 61,167	\$ 78,243	\$ 96,108
Expenditures					
AB 1600 Expenditures	\$ -	\$ 18,250	\$ 25,010	\$ 27,128	\$ 14,365
AB 1600 Transfers Out	2,278	2,727	392	345,234	1,416
	\$ 2,278	\$ 20,977	\$ 25,402	\$ 372,362	\$ 15,781
Revenues less Expenditures	\$ 219,886	\$ 108,052	\$ 35,765	\$ (294,119)	\$ 80,327
Fund Balance, Beginning of Year	\$ 21,891	\$ 241,777	\$ 349,830	\$ 385,595	\$ 91,476
Fund Balance, End of Year	\$ 241,777	\$ 349,830	\$ 385,595	\$ 91,476	\$ 171,803
Available Fund Balance	\$ 241,777	\$ 349,830	\$ 385,595	\$ 91,476	\$ 171,803

Solid Waste Capital Improvement Fund

Five Year Revenue Test Using First In First Out Method

Available Revenue Current Year	\$ 222,344	\$ 129,029	\$ 61,167	\$ 78,243	\$ 96,108
Available Revenue Prior Fiscal Year (2-yr Old Funds)	19,613	220,801	129,029	13,233	75,695
Available Revenue Prior Fiscal Year (3-yr Old Funds)	-	-	195,399	-	-
Available Revenue Prior Fiscal Year (4-yr Old Funds)	-	-	-	-	-
Available Revenue Prior Fiscal Year (5-yr and beyond)	-	-	-	-	-
Available Revenue Greater than Five Prior Fiscal Years	-	-	-	-	-
Total Revenue Available	\$ 241,957	\$ 349,830	\$ 385,595	\$ 91,476	\$ 171,803

Result: Five Year Revenue test met in accordance with Government Code 66001

Capital Improvement Projects

	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
FY 2021-22 Projects				
Garbage Containers	\$ 14,365	100%	\$ 14,365	\$ -
General Government overhead (interfund transfer)	1,416	100%	1,416	- ¹
	<u>\$ 15,781</u>		<u>\$ 15,781</u>	<u>\$ -</u>
FY 2020-21 Projects				
Garbage Containers	\$ 27,128	100%	\$ 27,128	\$ -
Solid Waste Capital Equipment (interfund transfer)	344,127	100%	344,127	- ²
General Government overhead (interfund transfer)	1,107	100%	1,107	- ¹
	<u>\$ 372,362</u>		<u>\$ 372,362</u>	<u>\$ -</u>
FY 2019-20 Projects				
Garbage Containers	\$ 25,010	100%	\$ 25,010	\$ -
General Government overhead (interfund transfer)	392	100%	392	- ¹
	<u>\$ 25,402</u>		<u>\$ 25,402</u>	<u>\$ -</u>
FY 2018-19 Projects				
Garbage Containers	\$ 18,250	100%	\$ 18,250	\$ -
General Government overhead (interfund transfer)	2,727	100%	2,727	- ¹
	<u>\$ 20,977</u>		<u>\$ 20,977</u>	<u>\$ -</u>
FY 2017-18 Projects				
General Government overhead (interfund transfer)	\$ 2,278	100%	\$ 2,278	\$ - ¹

Notes:

¹ Interfund transfers are used to reimburse the General Fund for providing General Government support.

² Interfund transfers are used to reimburse the Solid Waste Operating Fund. The Solid Waste Operating Fund captured the expenses for the purchase.

City of Folsom
Developer Impact Fee Compliance 2022
Folsom Plan Area Highway 50 Improvements

Fund 443

Section 3.120.040 of the Folsom Municipal Code establishes the provision for collection of a Highway 50 Improvement Fee. The purpose of this fee is to fund certain improvements to Highway 50 that serve the Folsom plan area such as, for example: Highway 50 segments from Sunrise to Hazel; Hazel to Folsom Boulevard, Folsom Boulevard to Scott Road, and the Hazel interchange modifications, as described in the PFFP and the nexus study, and including but not limited to those improvements identified in the memorandum of understanding dated December 17, 2014, entered into between the City and Caltrans.

FOLSOM PLAN AREA HIGHWAY 50 IMPROVEMENT FEE

Use Category	Basis	Fee Amount
Single Family Residential	Per Unit	\$ 1,398
Single Family Residential High Density	Per Unit	\$ 1,272
Multi-Family Residential Low Density	Per Unit	\$ 1,145
Multi-Family Residential Medium Density	Per Unit	\$ 1,018
Multi-Family Residential High Density	Per Unit	\$ 954
Mixed Use - Residential	Per Unit	\$ 890
Mixed User - Commercial	Sq. Ft.	\$ 1.71
Office Park	Sq. Ft.	\$ 1.43
General Commercial	Sq. Ft.	\$ 2.03
Community Commercial	Sq. Ft.	\$ 2.03
Regional Commercial	Sq. Ft.	\$ 1.48

**Statement of Revenues Expenditures and Changes in Fund Balance
for Last Five Fiscal Years**

Description	FY 2017/18	FY 2018/19	FY 2019/20	FY 2020/21	FY 2021/22
Revenues					
Fees	\$ 23,256	\$ 313,824	\$ 379,114	\$ 1,031,102	\$ 1,273,362
Interest	26	(29,124)	11,965	49,022	24,086
Total Revenues	\$ 23,282	\$ 284,700	\$ 391,078	\$ 1,080,124	\$ 1,297,448
Expenditures					
AB 1600 Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
AB 1600 Transfers Out	-	-	38	-	-
	\$ -	\$ -	\$ 38	\$ -	\$ -
Revenues less Expenditures	\$ 23,282	\$ 284,700	\$ 391,040	\$ 1,080,124	\$ 1,297,448
Fund Balance, Beginning of Year	\$ -	\$ 23,282	\$ 307,982	\$ 699,022	\$ 1,779,146
Fund Balance, End of Year	\$ 23,282	\$ 307,982	\$ 699,022	\$ 1,779,146	\$ 3,076,594
Available Fund Balance	\$ 23,282	\$ 307,982	\$ 699,022	\$ 1,779,146	\$ 3,076,594

FPA Highway 50 Improvements

Five Year Revenue Test Using First In First Out Method					
Available Revenue Current Year	\$ 23,282	\$ 284,700	\$ 391,078	\$ 1,080,124	\$ 1,297,448
Available Revenue Prior Fiscal Year (2-yr Old Funds)	-	23,282	284,700	391,078	1,080,124
Available Revenue Prior Fiscal Year (3-yr Old Funds)	-	-	23,244	284,700	391,078
Available Revenue Prior Fiscal Year (4-yr Old Funds)	-	-	-	23,244	284,700
Available Revenue Prior Fiscal Year (5-yr Old Funds)	-	-	-	-	23,244
Available Revenue Greater than Five Prior Fiscal Years	-	-	-	-	-
Total Revenue Available	\$ 23,282	\$ 307,982	\$ 699,022	\$ 1,779,146	\$ 3,076,594

Result: Five Year Revenue test met in accordance with Government Code 66001

Capital Improvement Projects

FY 2021-22 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
	\$ -	0%	\$ -	\$ -
	-	0%	-	-
	-	0%	-	-
	\$ -		\$ -	\$ -

FY 2020-21 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
	\$ -	0%	\$ -	\$ -
	-	0%	-	-
	-	0%	-	-
	\$ -		\$ -	\$ -

FY 2019-20 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
General Government overhead (interfund transfer)	\$ 38	100%	\$ 38	\$ -
	-	0%	-	-
	-	0%	-	-
	\$ 38		\$ 38	\$ -

FY 2018-19 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
	\$ -	0%	\$ -	\$ -
	-	0%	-	-
	-	0%	-	-
	\$ -		\$ -	\$ -

FY 2017-18 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
	\$ -	0%	\$ -	\$ -
	-	0%	-	-
	-	0%	-	-
	\$ -		\$ -	\$ -

Notes:

¹ Interfund transfers are used to reimburse the General Fund for providing General Government support.

City of Folsom
Developer Impact Fee Compliance 2022
Folsom Plan Area Highway 50 Interchange Fee

Fund 444

Section 3.120.040 of the Folsom Municipal Code establishes the provision for collection of a Highway 50 Interchange Fee. The purpose of this fee is to fund a fair share contribution toward certain Highway 50 interchanges that serve the Folsom plan area, such as, for example, the Empire Ranch Road interchange, the Oak Avenue parkway interchange, the Scott/Bidwell interchange modifications, the Prairie City Road interchange modifications, and the Rowberry Drive Overcrossing, as described in the PFFP and the nexus study.

FOLSOM PLAN AREA HIGHWAY 50 INTERCHANGE FEE

<u>Use Category</u>	<u>Basis</u>	<u>Fee Amount</u>
Single Family Residential	Per Unit	\$ 2,845
Single Family Residential High Density	Per Unit	\$ 2,586
Multi-Family Residential Low Density	Per Unit	\$ 2,326
Multi-Family Residential Medium Density	Per Unit	\$ 2,067
Multi-Family Residential High Density	Per Unit	\$ 1,940
Mixed Use - Residential	Per Unit	\$ 1,811
Mixed User - Commercial	Sq. Ft.	\$ 3.49
Office Park	Sq. Ft.	\$ 2.93
General Commercial	Sq. Ft.	\$ 4.11
Community Commercial	Sq. Ft.	\$ 4.11
Regional Commercial	Sq. Ft.	\$ 3.01

**Statement of Revenues Expenditures and Changes in Fund Balance
for Last Five Fiscal Years**

<u>Description</u>	<u>FY 2017/18</u>	<u>FY 2018/19</u>	<u>FY 2019/20</u>	<u>FY 2020/21</u>	<u>FY 2021/22</u>
Revenues					
Fees	\$ 47,286	\$ 640,268	\$ 768,668	\$ 2,096,084	\$ 2,589,411
Interest	52	(12,566)	25,483	74,372	(150,415)
Total Revenues	\$ 47,338	\$ 627,702	\$ 794,151	\$ 2,170,456	\$ 2,438,996
Expenditures					
AB 1600 Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
AB 1600 Transfers Out	-	-	77	-	-
	\$ -	\$ -	\$ 77	\$ -	\$ -
Revenues less Expenditures	\$ 47,338	\$ 627,702	\$ 794,074	\$ 2,170,456	\$ 2,438,996
Fund Balance, Beginning of Year	\$ -	\$ 47,338	\$ 675,041	\$ 1,469,115	\$ 3,639,571
Fund Balance, End of Year	\$ 47,338	\$ 675,041	\$ 1,469,115	\$ 3,639,571	\$ 6,078,567
Available Fund Balance	\$ 47,338	\$ 675,041	\$ 1,469,115	\$ 3,639,571	\$ 6,078,567

FPA Highway 50 Interchange

Five Year Revenue Test Using First In First Out Method					
Available Revenue Current Year	\$ 47,338	\$ 627,703	\$ 794,151	\$ 2,170,456	\$ 2,438,996
Available Revenue Prior Fiscal Year (2-yr Old Funds)	-	47,338	627,703	794,151	2,170,456
Available Revenue Prior Fiscal Year (3-yr Old Funds)	-	-	47,261	627,703	794,151
Available Revenue Prior Fiscal Year (4-yr Old Funds)	-	-	-	47,261	627,703
Available Revenue Prior Fiscal Year (5-yr Old Funds)	-	-	-	-	47,261
Available Revenue Greater than Five Prior Fiscal Years	-	-	-	-	-
Total Revenue Available	\$ 47,338	\$ 675,041	\$ 1,469,115	\$ 3,639,571	\$ 6,078,567

Result: Five Year Revenue test met in accordance with Government Code 66001

Capital Improvement Projects

	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
FY 2021-22 Projects	\$ -	0%	\$ -	\$ -
	-	0%	-	-
	-	0%	-	-
	\$ -		\$ -	\$ -
FY 2020-21 Projects	\$ -	0%	\$ -	\$ -
	-	0%	-	-
	-	0%	-	-
	\$ -		\$ -	\$ -
FY 2019-20 Projects	\$ 77	100%	\$ 77	\$ -
General Government overhead (interfund transfer)	-	0%	-	-
	-	0%	-	-
	\$ 77		\$ 77	\$ -
FY 2018-19 Projects	\$ -	0%	\$ -	\$ -
	-	0%	-	-
	-	0%	-	-
	\$ -		\$ -	\$ -
FY 2017-18 Projects	\$ -	0%	\$ -	\$ -
	-	0%	-	-
	-	0%	-	-
	\$ -		\$ -	\$ -

Notes:

¹ Interfund transfers are used to reimburse the General Fund for providing General Government support.

City of Folsom
Developer Impact Fee Compliance 2022
Folsom Plan Area Transit Impact

Fund 449

Section 3.120.040 of the Folsom Municipal Code establishes the provision for collection of a Transit Fee. The purpose of this fee is to fund public transit improvements in the Folsom plan area, including, but not limited to, improvements to the transit corridor, transit parking, transit stops, and a share of the public transit vehicles, as described in the PFFP and the nexus study.

FOLSOM PLAN AREA TRANSIT FEE

<u>Use Category</u>	<u>Basis</u>	<u>Fee Amount</u>
Single Family Residential	Per Unit	\$ 1,444
Single Family Residential High Density	Per Unit	\$ 1,313
Multi-Family Residential Low Density	Per Unit	\$ 1,182
Multi-Family Residential Medium Density	Per Unit	\$ 1,051
Multi-Family Residential High Density	Per Unit	\$ 984
Mixed Use - Residential	Per Unit	\$ 920
Mixed User - Commercial	Sq. Ft.	\$ 1.76
Office Park	Sq. Ft.	\$ 1.48
General Commercial	Sq. Ft.	\$ 2.09
Community Commercial	Sq. Ft.	\$ 2.09
Regional Commercial	Sq. Ft.	\$ 1.53

**Statement of Revenues Expenditures and Changes in Fund Balance
for Last Five Fiscal Years**

<u>Description</u>	<u>FY 2017/18</u>	<u>FY 2018/19</u>	<u>FY 2019/20</u>	<u>FY 2020/21</u>	<u>FY 2021/22</u>
Revenues					
Fees	\$ 24,012	\$ 325,208	\$ 389,982	\$ 1,064,446	\$ 1,315,011
Interest	27	5,680	13,222	15,331	24,842
Total Revenues	\$ 24,039	\$ 330,888	\$ 403,204	\$ 1,079,777	\$ 1,339,853
Expenditures					
AB 1600 Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
AB 1600 Transfers Out	-	-	39	-	-
	\$ -	\$ -	\$ 39	\$ -	\$ -
Revenues less Expenditures	\$ 24,039	\$ 330,888	\$ 403,165	\$ 1,079,777	\$ 1,339,853
Fund Balance, Beginning of Year	\$ -	\$ 24,039	\$ 354,927	\$ 758,092	\$ 1,837,869
Fund Balance, End of Year	\$ 24,039	\$ 354,927	\$ 758,092	\$ 1,837,869	\$ 3,177,722
Available Fund Balance	\$ 24,039	\$ 354,927	\$ 758,092	\$ 1,837,869	\$ 3,177,722

FPA Transit Impact

Five Year Revenue Test Using First In First Out Method					
Available Revenue Current Year	\$ 24,039	\$ 330,888	\$ 403,204	\$ 1,079,777	\$ 1,339,853
Available Revenue Prior Fiscal Year (2-yr Old Funds)	-	24,039	330,888	403,204	\$ 1,079,777
Available Revenue Prior Fiscal Year (3-yr Old Funds)	-	-	24,039	330,888	403,204
Available Revenue Prior Fiscal Year (4-yr Old Funds)	-	-	-	24,000	330,888
Available Revenue Prior Fiscal Year (5-yr Old Funds)	-	-	-	-	24,000
Available Revenue Greater than Five Prior Fiscal Years	-	-	-	-	-
Total Revenue Available	\$ 24,039	\$ 354,927	\$ 758,131	\$ 1,837,869	\$ 3,177,722

Result: Five Year Revenue test met in accordance with Government Code 66001

Capital Improvement Projects

FY 2021-22 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
	\$ -	0%	\$ -	\$ -
	-	0%	-	-
	-	0%	-	-
	\$ -		\$ -	\$ -

FY 2020-21 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
	\$ -	0%	\$ -	\$ -
	-	0%	-	-
	-	0%	-	-
	\$ -		\$ -	\$ -

FY 2019-20 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
General Government overhead (interfund transfer)	\$ 39	100%	\$ 39	\$ -
	-	0%	-	-
	-	0%	-	-
	\$ 39		\$ 39	\$ -

FY 2018-19 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
	\$ -	0%	\$ -	\$ -
	-	0%	-	-
	-	0%	-	-
	\$ -		\$ -	\$ -

FY 2017-18 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
	\$ -	0%	\$ -	\$ -
	-	0%	-	-
	-	0%	-	-
	\$ -		\$ -	\$ -

Notes:

¹ Interfund transfers are used to reimburse the General Fund for providing General Government support.

City of Folsom
Developer Impact Fee Compliance 2022
Folsom Plan Area Corporation Yard

Fund 459

Section 3.120.040 of the Folsom Municipal Code establishes the provision for collection of a Corporation Yard Fee. The purpose of this fee is to fund the cost of land for the corporation yard, and the fair share of the cost of facilities and construction of the city's new corporation yard necessary to accommodate future growth in the city and the Folsom plan area, as described in the PFFP and the nexus study.

FOLSOM PLAN AREA CORPORATION YARD FEE

Use Category	Basis	Fee Amount
Single Family Residential	Per Unit	\$ 1,369
Single Family Residential High Density	Per Unit	\$ 830
Multi-Family Residential Low Density	Per Unit	\$ 499
Multi-Family Residential Medium Density	Per Unit	\$ 239
Multi-Family Residential High Density	Per Unit	\$ 180
Mixed Use - Residential	Per Unit	\$ 224
Mixed User - Commercial	Sq. Ft.	\$ 0.51
Office Park	Sq. Ft.	\$ 0.35
General Commercial	Sq. Ft.	\$ 0.41
Community Commercial	Sq. Ft.	\$ 0.46
Regional Commercial	Sq. Ft.	\$ 0.37

**Statement of Revenues Expenditures and Changes in Fund Balance
for Last Five Fiscal Years**

Description	FY 2017/18	FY 2018/19	FY 2019/20	FY 2020/21	FY 2021/22
Revenues					
Fees	\$ 22,752	\$ 307,980	\$ 123,134	\$ 661,297	\$ 840,618
Interest	-	5,359	4,708	2,760	6,532
Other Revenues	580,000	-	-	-	-
Total Revenues	\$ 602,752	\$ 313,339	\$ 127,842	\$ 664,057	\$ 847,150
Expenditures					
AB 1600 Expenditures	\$ 580,000	\$ 1,995	\$ 310,480	\$ 281,332	\$ 273,516
AB 1600 Transfers Out	-	-	16,512	588	195
	\$ 580,000	\$ 1,995	\$ 326,992	\$ 281,920	\$ 273,711
Revenues less Expenditures	\$ 22,752	\$ 311,344	\$ (199,150)	\$ 382,137	\$ 573,439
Fund Balance, Beginning of Year	\$ -	\$ 22,752	\$ 334,096	\$ 134,946	\$ 517,083
Fund Balance, End of Year	\$ 22,752	\$ 334,096	\$ 134,946	\$ 517,083	\$ 1,090,522
Available Fund Balance	\$ 22,752	\$ 334,096	\$ 134,946	\$ 517,083	\$ 1,090,522

FPA Corporation Yard

Five Year Revenue Test Using First In First Out Method

Available Revenue Current Year	\$ 22,752	\$ 313,339	\$ 127,842	\$ 517,083	\$ 847,150
Available Revenue Prior Fiscal Year (2-yr Old Funds)	-	20,757	7,104	-	243,372
Available Revenue Prior Fiscal Year (3-yr Old Funds)	-	-	-	-	-
Available Revenue Prior Fiscal Year (4-yr Old Funds)	-	-	-	-	-
Available Revenue Prior Fiscal Year (5-yr Old Funds)	-	-	-	-	-
Available Revenue Greater than Five Prior Fiscal Years	-	-	-	-	-
Total Revenue Available	\$ 22,752	\$ 334,096	\$ 134,946	\$ 517,083	\$ 1,090,522

Result: Five Year Revenue test met in accordance with Government Code 66001

Capital Improvement Projects

	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
FY 2021-22 Projects				
Purchase Corp Yard Property	\$ 273,516	100%	\$ 273,516	\$ -
General Government overhead (interfund transfer)	195	100%	195	-
	<u>\$ 273,711</u>		<u>\$ 273,711</u>	<u>\$ -</u>
FY 2020-21 Projects				
Purchase Corp Yard Property	\$ 281,332	100%	\$ 281,332	\$ -
General Government overhead (interfund transfer)	588	100%	588	-
	<u>\$ 281,920</u>		<u>\$ 281,920</u>	<u>\$ -</u>
FY 2019-20 Projects				
Purchase Corp Yard Property	\$ 310,480	100%	\$ 310,480	\$ -
General Government overhead (interfund transfer)	16,512	100%	16,512	-
	<u>\$ 326,992</u>		<u>\$ 326,992</u>	<u>\$ -</u>
FY 2018-19 Projects				
Purchase Corp Yard Property	\$ 1,995	100%	\$ 1,995	\$ -
FY 2017-18 Projects				
Purchase Corp Yard Property	\$ 580,000	100%	\$ 580,000	\$ -

Notes:

¹ Interfund transfers are used to reimburse the General Fund for providing General Government support.

City of Folsom
Developer Impact Fee Compliance 2022
Folsom Plan Area Specific Plan Capital

Fund 472

Section 3.120.040 of the Folsom Municipal Code establishes the provision for collection of a Specific Plan fee. The fee is comprised of 7 subcomponents as follows:

1. The general capital facilities component of the FPASP fee is to fund acquisition of general capital facilities, including, but not limited to: furniture, fixtures and equipment for city facilities (including fire and police facilities); police and fire vehicles and uniformed personnel turnout gear, public works vehicles and equipment, library materials, such as books, computers, and other materials; and other general capital needs of the city in the Folsom plan area, as described in the PFFP and the nexus study.
2. The library component of the FPASP fee is to fund the construction of a branch library in the Folsom plan area, as described in the PFFP and the nexus study.
3. The municipal services center component of the FPASP fee is to fund the construction of a municipal services center in the Folsom plan area that allows customers to make utility bill and license payments, register for recreation programs, obtain and file building planning and permit applications and employment applications, and request code enforcement and other public services, as described in the PFFP and the nexus study.
4. The police component of the FPASP fee is to fund a police substation to serve the Folsom plan area, which is anticipated to include a public information counter area, conference rooms, lockers and showers, interview rooms and supervisor offices, as described in the PFFP and the nexus study.
5. The fire component of the FPASP fee is to fund two new fire stations to serve the Folsom plan area, as described in the PFFP and the nexus study.
6. The parks component of the FPASP fee is to fund the construction of one hundred twenty-five acres of parkland in the Folsom plan area comprised of two community parks, five neighborhood parks, and two local parks, as described in the PFFP and the nexus study.
7. The trails component of the FPASP fee is to fund the construction of approximately thirty miles of trails in the Folsom plan area, which include trails, a Class 1 bike path, Class II bike lanes, intersection protection, trail bridges, under-crossings, and design costs, as described in the PFFP and the nexus study.

FOLSOM PLAN AREA SPECIFIC PLAN FEE

Use Category	Basis	Fee Amount
Single Family Residential	Per Unit	\$ 14,008
Single Family Residential High Density	Per Unit	\$ 14,008
Multi-Family Residential Low Density	Per Unit	\$ 10,041
Multi-Family Residential Medium Density	Per Unit	\$ 10,041
Multi-Family Residential High Density	Per Unit	\$ 10,041
Mixed Use - Residential	Per Unit	\$ 10,041
Mixed User - Commercial	Sq. Ft.	\$ 3.06
Office Park	Sq. Ft.	\$ 2.28
General Commercial	Sq. Ft.	\$ 2.60
Community Commercial	Sq. Ft.	\$ 2.83
Regional Commercial	Sq. Ft.	\$ 2.40

**Statement of Revenues Expenditures and Changes in Fund Balance
for Last Five Fiscal Years**

Description	FY 2017/18	FY 2018/19	FY 2019/20	FY 2020/21	FY 2021/22
Revenues					
Fees	\$ 225,540	\$ 3,053,840	\$ 4,184,947	\$ 10,215,972	\$ 12,818,590
Interest	250	71,735	234,593	129,911	(717,905)
Total Revenues	\$ 225,790	\$ 3,125,575	\$ 4,419,540	\$ 10,345,882	\$ 12,100,685
Expenditures					
AB 1600 Expenditures	\$ -	\$ -	\$ 192,000	\$ 312,072	\$ 766,238
AB 1600 Transfers Out	-	-	366	-	10,842
	\$ -	\$ -	\$ 192,366	\$ 312,072	\$ 777,080
Revenues less Expenditures	\$ 225,790	\$ 3,125,575	\$ 4,227,174	\$ 10,033,810	\$ 11,323,606
Fund Balance, Beginning of Year	\$ -	\$ 225,790	\$ 3,351,364	\$ 7,578,538	\$ 17,612,348
Fund Balance, End of Year	\$ 225,790	\$ 3,351,364	\$ 7,578,538	\$ 17,612,348	\$ 28,935,954

FPA Specific Plan Capital

Five Year Revenue Test Using First In First Out Method

Available Revenue Current Year	\$ 225,790	\$ 3,125,575	\$ 4,419,540	\$ 10,345,882	\$ 12,100,685
Available Revenue Prior Fiscal Year (2-yr Old Funds)	-	225,790	3,125,575	4,419,540	10,345,882
Available Revenue Prior Fiscal Year (3-yr Old Funds)	-	-	33,423	2,846,926	4,419,540
Available Revenue Prior Fiscal Year (4-yr Old Funds)	-	-	-	-	2,069,847
Available Revenue Prior Fiscal Year (5-yr Old Funds)	-	-	-	-	-
Available Revenue Greater than Five Prior Fiscal Years	-	-	-	-	-
Total Revenue Available	\$ 225,790	\$ 3,351,365	\$ 7,578,538	\$ 17,612,348	\$ 28,935,954

Result: Five Year Revenue test met in accordance with Government Code 66001

Capital Improvement Projects

FY 2021-22 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
FPA Neighborhood Park #3	\$ 229,228	100%	\$ 229,228	\$ -
Fire Station #34	117,862	100%	117,862	-
Folsom Plan Area Trails	11,647	100%	11,647	-
Russell Ranch Bike Trail	280,000	100%	280,000	-
Folsom Specific Plan Area Capital Transfer	\$ 127,500	100%	127,500	- ²
General Government overhead (interfund transfer)	10,842	100%	10,842	- ¹
	\$ 777,080		\$ 777,080	\$ -

FY 2020-21 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
FPA Neighborhood Park #3	\$ 32,072	100%	\$ 32,072	\$ -
Russell Ranch Bike Trail	280,000	100%	280,000	-
	\$ 312,072		\$ 312,072	\$ -

FY 2019-20 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
Equipment	\$ 192,000	100%	\$ 192,000	\$ -
General Government overhead (interfund transfer)	366	100%	366	- ¹
	\$ 192,366		\$ 192,366	\$ -

FY 2018-19 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
	\$ -	0%	\$ -	\$ -

FY 2017-18 Projects	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
	\$ -	0%	\$ -	\$ -

Notes:

¹ Interfund transfers are used to reimburse the General Fund for providing General Government support.

² Interfund transfers are used to reimburse the Public Works Fund. The Public Works Fund captured the expenses for the purchase.

**City of Folsom
Developer Impact Fee Compliance 2022
Folsom Plan Area Solid Waste Capital**

Fund 544

Section 3.120.040 of the Folsom Municipal Code establishes the provision for collection of a Solid Waste Fee. The purpose of this fee is to fund solid waste vehicles and waste container purchases required to maintain the level of municipal solid waste service in the Folsom plan area described in the PFFP and the nexus study.

FOLSOM PLAN AREA SOLID WASTE FEE

Use Category	Basis	Fee Amount
Single Family Residential	Per Unit	\$ 532
Single Family Residential High Density	Per Unit	\$ 532
Multi-Family Residential Low Density	Per Unit	\$ 353
Multi-Family Residential Medium Density	Per Unit	\$ 353
Multi-Family Residential High Density	Per Unit	\$ 353
Mixed Use - Residential	Per Unit	\$ 353
Mixed User - Commercial	Sq. Ft.	\$ 0.40
Office Park	Sq. Ft.	\$ 0.40
General Commercial	Sq. Ft.	\$ 0.40
Community Commercial	Sq. Ft.	\$ 0.40
Regional Commercial	Sq. Ft.	\$ 0.40

**Statement of Revenues Expenditures and Changes in Fund Balance
for Last Five Fiscal Years**

Description	FY 2017/18	FY 2018/19	FY 2019/20	FY 2020/21	FY 2021/22
Revenues					
Fees	\$ 8,550	\$ 115,876	\$ 158,853	\$ 382,189	\$ 480,558
Interest	9	2,024	5,067	5,787	7,264
Total Revenues	\$ 8,559	\$ 117,900	\$ 163,919	\$ 387,976	\$ 487,822
Expenditures					
AB 1600 Expenditures	\$ -	\$ -	\$ -	\$ 34,905	\$ 216,006
AB 1600 Transfers Out	-	-	14	-	-
	\$ -	\$ -	\$ 14	\$ 34,905	\$ 216,006
Revenues less Expenditures	\$ 8,559	\$ 117,900	\$ 163,905	\$ 353,071	\$ 271,817
Fund Balance, Beginning of Year	\$ -	\$ 8,559	\$ 126,459	\$ 290,365	\$ 643,436
Fund Balance, End of Year	\$ 8,559	\$ 126,459	\$ 290,365	\$ 643,436	\$ 915,252
Available Fund Balance	\$ 8,559	\$ 126,459	\$ 290,365	\$ 643,436	\$ 915,252

FPA Solid Waste Capital

Five Year Revenue Test Using First In First Out Method					
Available Revenue Current Year	\$ 8,559	\$ 117,900	\$ 163,919	\$ 387,976	\$ 487,822
Available Revenue Prior Fiscal Year (2-yr Old Funds)	-	8,559	117,900	163,919	387,976
Available Revenue Prior Fiscal Year (3-yr Old Funds)	-	-	8,546	91,541	39,454
Available Revenue Prior Fiscal Year (4-yr Old Funds)	-	-	-	-	-
Available Revenue Prior Fiscal Year (5-yr Old Funds)	-	-	-	-	-
Available Revenue Greater than Five Prior Fiscal Years	-	-	-	-	-
Total Revenue Available	\$ 8,559	\$ 126,459	\$ 290,365	\$ 643,436	\$ 915,252

Result: Five Year Revenue test met in accordance with Government Code 66001

Capital Improvement Projects

	Project Amount Expended	Percent Funded by Impact Fees	Impact Fee Expenditures	Non-Impact Fee Expenditures
FY 2021-22 Projects				
Garbage Containers	\$ 66,006	100%	\$ 66,006	\$ -
Equipment Purchases	349,978	43%	150,000	199,978
	-	0%	-	-
	\$ 415,984		\$ 216,006	\$ 199,978
FY 2020-21 Projects				
Garbage Containers	\$ 34,905	100%	\$ 34,905	\$ -
	-	0%	-	-
	-	0%	-	-
	\$ 34,905		\$ 34,905	\$ -
FY 2019-20 Projects				
General Government overhead (interfund transfer)	\$ 14	100%	\$ 14	\$ -
	-	0%	-	-
	-	0%	-	-
	\$ 14		\$ 14	\$ -
FY 2018-19 Projects				
	\$ -	0%	\$ -	\$ -
	-	0%	-	-
	-	0%	-	-
	\$ -		\$ -	\$ -
FY 2017-18 Projects				
	\$ -	0%	\$ -	\$ -
	-	0%	-	-
	-	0%	-	-
	\$ -		\$ -	\$ -

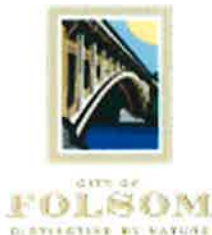
Notes:

¹ Interfund transfers are used to reimburse the General Fund for providing General Government support.

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CITY OF
FOLSOM
DISTINCTIVE BY NATURE



Folsom City Council Staff Report

MEETING DATE:	12/13/2022
AGENDA SECTION:	New Business
SUBJECT:	Resolution No. 10961 - A Resolution Authorizing Staff to Submit Grant Applications to the Sacramento Area Council of Governments for the 2022-23 Funding Round
FROM:	Public Works Department

RECOMMENDATION / CITY COUNCIL ACTION

The Public Works Department recommends that the City Council pass and adopt Resolution No. 10961 - A Resolution Authorizing Staff to Submit Grant Applications to the Sacramento Area Council of Governments for the 2022-23 Funding Round.

BACKGROUND / ISSUE

The Sacramento Area Council of Governments (SACOG) is the metropolitan planning organization (MPO) for the greater Sacramento region, which is a six-county region including Sacramento, Yolo, Sutter, Yuba, Placer, and El Dorado counties. SACOG is also the transportation planning agency for the four-county sub-region of Sacramento, Yolo, Sutter, and Yuba counties (El Dorado County and Placer County both have their own transportation planning agencies).

As the transportation planning agency for Sacramento County, SACOG is charged with receiving the region's transportation and air quality-related tax apportionments from the State of California. This includes the following sources:

- State Transportation Improvement Program (STIP)
- Congestion Mitigation and Air Quality (CMAQ)
- Regional Surface Transportation Program (RSTP)
- Active Transportation Program (ATP)

SACOG allocates the State transportation funding on a 100 percent competitive basis, requiring local agencies to apply for grant funds from one of two programs, the Regional Program and the Community Design Program. The Regional Program is divided into two categories: Transformative and Maintenance & Modernization.

The Transformative category focuses on major capital projects, generally in excess of \$5 million total project cost, such as bridges, interchanges, and major roadway or transit projects. Transformative category funding may be allocated over multiple funding rounds. The Maintenance and Modernization (M&M) category covers almost all other types of projects, such as minor capacity-enhancing projects, non-motorized transportation, technology, and ongoing maintenance.

POLICY / RULE

The City Council adopted Resolution No. 10405 Amending Financial Policies of the City of Folsom regarding grant administration on April 14, 2020. Section D – Intergovernmental Revenues, Paragraph A – Grant Applications states, “Grant application shall be the responsibility of the department seeking the grant. Grant applications which require an expenditure of funds by the City of less than or equal to the City Manager contract authority amount may be approved by the City Manager prior to submittal to the grantor. All other grant applications, including any requiring an ongoing commitment of resources or staff, shall be reviewed and approved by the City Council prior to submittal. In circumstances where it is not possible for the City Council to approve the grant application prior to submittal, the City Manager may approve the application subject to the City Council ratification as soon as practicable to do so.

Requests to the City Council or the City Manager for approval of a grant application shall identify anticipated long-term maintenance and/or renovation costs, required City matching funds, and additional personnel that may be needed if the grant is awarded for a capital project. With respect to grants for staffing, the source of funds for long-term staffing after the expiration of the grant shall also be identified in the request for approval of the grant application.

All grant applications on behalf of the City shall be reviewed by the Finance Director before submittal to the City Council or the grantor.”

ANALYSIS

In the previous funding round (2020-21), staff submitted 10 grant applications to SACOG and was awarded over \$11 million in funding for four of the 10 projects; the 2020-21 results are summarized below:

- US50/East Bidwell Improvement Project (Transformative): \$4.6 million
- ITS Master Plan Implementation (M&M): \$4.3 million
- US50/Empire Ranch Interchange (Transformative): \$2.5 million (staff requested \$10 million)

- Natoma Street Drainage, Phase 2 (M&M): Not awarded
- Folsom-Placerville Rail Trail (M&M): Not awarded
- Oak Avenue Complete Streets (M&M): Not awarded
- Blue Ravine Road Pavement Rehab (M&M): Not awarded
- Folsom Boulevard Bicycle Overcrossing (M&M): Not awarded
- Central Business District Streetscape (CD): \$100,000
- American River Canyon Road Diet (M&M): Not awarded

Staff from the Public Works and Parks & Recreation Departments collaborated to compile a list of candidate projects for possible grant funds. Once the project list was finalized, staff then determined the relative priority of each project; this is a requirement of the SACOG grant program guidelines and will help their selection committee in understanding the priorities of any agency that submits multiple applications. In this case, staff listed the projects that were previously submitted as higher priority than newly created projects, but this can be adjusted prior to submitting the grant applications. The attached table (Table 1) describes the list of projects identified by staff and the recommended priority ranking.

Grant applications are due on January 25, 2023 (M&M category) and February 8, 2023 (Transformative category). SACOG staff will review the applications and make funding recommendations to their committees and Board by April 2023, with final implementation expected in July 2023.

FINANCIAL IMPACT

There is no direct financial impact associated with this action at this point. Should the City be awarded grant funding for any of these projects, the City would be required to provide local matching funds of approximately 11 percent of the amount granted. Once any of the projects are awarded grant funding staff will return to Council to identify the source of the match required and accept the grant if approved.

ENVIRONMENTAL REVIEW

This action is exempt from environmental review under the California Environmental Quality Act (CEQA).

ATTACHMENTS

1. Resolution No. 10961 - A Resolution Authorizing Staff to Submit Grant Applications to the Sacramento Area Council of Governments for the 2022-23 Funding Round
2. Table 1: SACOG 2022-23 Funding Round, City of Folsom Applications

Submitted,

Mark Rackovan, PUBLIC WORKS DIRECTOR

Attachment 1
Resolution No. 10961

RESOLUTION NO. 10961

A RESOLUTION AUTHORIZING STAFF TO SUBMIT GRANT APPLICATIONS TO THE SACRAMENTO AREA COUNCIL OF GOVERNMENTS FOR THE 2022-23 FUNDING ROUND

WHEREAS, the Sacramento Area Council of Governments (SACOG) is the metropolitan planning organization responsible for allocating State transportation funds; and

WHEREAS, SACOG has issued a call for applications for the 2022-23 transportation funding round; and

WHEREAS, the City of Folsom has identified ten projects that are candidates for State transportation funds; and

WHEREAS, staff has evaluated the nine projects and has recommended a priority ranking of each project relative to each other; and

WHEREAS, once the projects that are grant funded are identified, staff will return to Council for approval of the source of the required match funding; and

WHEREAS, the projects identified for grant funding are summarized in Table 1 attached to the staff report for approval of this resolution:

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Folsom authorizes staff to submit grant applications to the Sacramento Area Council of Governments for the 2022-23 funding round.

PASSED AND ADOPTED this 13th day of December 2022, by the following roll-call vote:

- AYES:** Councilmember(s):
- NOES:** Councilmember(s):
- ABSENT:** Councilmember(s):
- ABSTAIN:** Councilmember(s):

MAYOR

ATTEST:

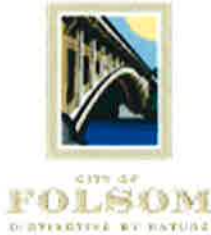
Christa Freemantle, CITY CLERK

Attachment 2

SACOG 2022-23 Funding Round, City of Folsom Applications

Table 1: SACOG 2022-23 Funding Round – City of Folsom Grant Applications

Priority	Project Title	Project Description
1	US50/Empire Ranch Interchange	Construct new freeway interchange at Empire Ranch Road and US 50 (funding request over multiple funding rounds)
2	Natoma Street Drainage Phase 2	Realign, replace, and rehabilitate storm drain facilities on Natoma Street between Scott Street and Riley Street and on Riley Street between Natoma Street and Mormon Street
3	Folsom Placerville Rail Trail	Construct Class I trail in rail corridor parallel to E. Bidwell Street from north of Oak Avenue Parkway to Iron Point Road
4	Oak Avenue Complete Streets	Between Folsom-Auburn Road and Baldwin Dam Road, widen to four lanes and construct Class I (or IV) bike facility; intersection capacity improvements at Folsom-Auburn Road and at Baldwin Dam Road
5	Blue Ravine Pavement Rehab	Asphalt Concrete Pavement resurfacing and ADA access improvements on Blue Ravine Road between Prairie City Road and Oak Avenue Parkway
6	American River Canyon Drive Road Diet	Reduce American River Canyon Drive from four lanes to two lanes with buffered and widened Class II bike lanes and roundabouts at key intersections along the corridor
7	East Bidwell Trail Undercrossing	Construct bicycle trail tunnel under East Bidwell Street at US-50 between future Dignity Hospital site and future UC Davis Medical Center site
8	Santa Juanita Avenue Curve	Planning, preliminary design and environmental clearance for re-alignment of Santa Juanita Avenue at Placer County line
9	Roundabout Policy Planning Study	Analyze potential roundabout priority locations to determine cost and feasibility
10	Trail Repair and Maintenance	Funding to rehabilitate/repair the existing paved multi-purpose trail system



Folsom City Council Staff Report

MEETING DATE:	12/13/2022
AGENDA SECTION:	New Business
SUBJECT:	Ordinance No. 1335 – An Ordinance of the City of Folsom Repealing and Re-enacting Chapter 8.36 of the Folsom Municipal Code Concerning the Folsom Fire Code (Introduction and First Reading)
FROM:	Fire Department

RECOMMENDATION / CITY COUNCIL ACTION

The Fire Department recommends that the City Council conduct the first reading of Ordinance No. 1335 - An Ordinance of the City of Folsom repealing and re-enacting Chapter 8.36 of the Folsom Municipal Code concerning the Folsom Fire Code.

BACKGROUND / ISSUE

The purpose of this Ordinance is to complete a triennial update to the City of Folsom fire and life safety regulations and adopt the 2022 edition of the California Fire Code, based on the 2021 edition of the International Fire Code, with local amendments, pursuant to state law.

Folsom Municipal Code (FMC) Chapter 8.36 Folsom Fire Code currently contains provisions relative to building inspections and fire safety as written in the 2019 edition of the California Fire Code, based on the 2018 edition of the International Fire Code, with local amendments.

On January 14, 2020, the City Council adopted Ordinance Number 1297, and the 2019 edition of the California Fire Code. The 2022 edition of the California Fire Code has been published by the California Building Standards Commission and is mandated for use statewide on January 1, 2023. It will be applicable for the next three years ending December 31, 2025.

POLICY / RULE

The California Building Standards Commission has amended and adopted the 2021 edition of the International Fire Code as the 2022 edition of the California Fire Code. California Health & Safety Code Section 18938(b) mandates that Building Standards Codes, including the California Fire Code, are applicable to all occupancies in the State of California. Government Code Section 50022.2 grants local agencies the authority to adopt codes by reference.

ANALYSIS

The purpose of this ordinance is to adopt a fire code for the City of Folsom as required by state law. The State of California requires a triennial update to the statewide fire code and requires all municipalities to complete the same review. By adopting the 2022 edition of the California Fire Code, the City of Folsom will be compliant with state law and consistent with other cities and counties throughout California by enforcing the latest available edition of the California Fire Code.

Adoption of the 2022 edition of the California Fire Code provides the City of Folsom with the ability to make certain local amendments to that code. Pursuant to California Health and Safety Code Sections 17958.5, 17958.7, and 18941.5, the City of Folsom must supply findings of fact that support the determination that amendments to building standards are necessary because of local climatic, geological, or topographical conditions. The following are the findings of fact:

1. CLIMATIC:

- (a.) Climate has one of the greatest impacts to fire behavior and other major emergency events, because it cannot be controlled. Average yearly rainfall for Folsom is approximately 18 inches and typically occurs from October to April. Low-level fog is present throughout the winter months and frequently causes visibility to be reduced. Fog, in conjunction with cold temperatures, may also cause freezing and slick roadways. These weather-related conditions may cause delays for emergency responders.
- (b.) Summers are arid and warm and there is generally no measurable precipitation. Temperatures for this dry period range from 70 to 112 degrees Fahrenheit and are frequently accompanied by light to gusty winds. The relative humidity during summer months ranges from 2 to 30 percent, which is arid. The City contains thousands of acres of open space, which, in conjunction with the dry and windy conditions, create hazardous situations culminating in grass and brush fires. Wind-driven fires have led to serious consequences in similar areas of the state.
- (c.) The Sacramento region has extreme variations in weather patterns, too. Summers are arid and warm, winters are cool to freezing, and fall and spring

can bring any combination of weather patterns together. It is this cyclical uncertainty that allows weather events such as rapid melting of the snowpack, which causes flooding in the low-lying valley areas of Sacramento County. The doubling of average rainfall called an "El Nino" event has occurred from time to time and causes the grass to mature and grow in excess of six feet high before it dries out.

- (d.) Climate is one of the greatest impacts to fire behavior and other major emergency events because it cannot be controlled. The lower humidity causing the drying of wildland fuels in the summer months allows for a higher ignition probability.

2. **GEOLOGICAL:**

- (a.) The City is susceptible to seismic hazards resulting from movement along any one of several known faults in Northern California. The most serious direct earthquake hazard threat is from the damage or collapse of buildings and other structures due to ground movement. In addition to damage caused by earthquakes, there is the possibility of earthquake-induced fires starting because of damage to gas lines, power lines, or heat producing appliances and the unavailability of water for fire control due to broken water mains.
- (b.) In addition, unstable slopes have been identified in the City, which present a significant potential for landslides. In the event of a major earthquake or landslide, some areas of the City may not be accessible to emergency equipment and, if bridges or roads are damaged, the City may be isolated from outside assistance.

3. **TOPOGRAPHICAL:**

- (a.) Several topographical features bisect the City, including the American River, Lake Natoma, and Folsom Lake, as well as creeks, natural parkways, open space, bridges, and railroad tracks. Traffic has to be channeled around several of these topographical features and limitations, which create traffic congestion and delays in emergency response. These features are located between the fire stations located within the City of Folsom.
- (b.) The California Division of Occupational Safety and Health, better known as Cal/OSHA, requires two firefighters to be located outside when two or more firefighters are inside of a burning structure. This is known as the "two in-two out" rule. It is imperative to minimize the impact of delays affecting the timely response of the firefighters.
- (c.) Increasingly heavy traffic congestion on the City's major streets acts as a barrier to timely response for fire and emergency vehicles. Several roadways are

expected to have an increased traffic flow as the City continues to increase in population.

- (d.) Preservation of wetland areas, natural parkways, riparian corridors along rivers/streams, vernal pools, open spaces, and endangered species habitats have all contributed to access problems as well as exemption from vegetation abatement programs. These situations, though very environmentally important, do increase the demands on the fire service due to the extreme fire hazard created by fuel loading, limited access, and reduced setbacks.
- (e.) More development is extending from the urban core into the grass-covered sloped areas and brush/tree covered canyons such as the East Area and Folsom Plan Area, where an increase in slope increases the rate of fire spread.
- (f.) Large areas of rural open space and rolling hills with residential development significantly increase response times. The rural geographical areas not yet provided with adequate fire protection are subject to a higher degree of risk without mitigating measures.

In summary, staff believes that the amendment and adoption of the 2022 edition of the California Fire Code, based on the 2021 International Fire Code, with local amendments, is necessary to provide a reasonable and prudent level of fire and life safety to residents, businesses, and visitors of the City of Folsom.

FINANCIAL IMPACT

Adopting the 2022 edition of the California Fire Code, based on the 2021 International Fire Code, with local amendments, as required by state law, and should not cause any financial impact.

ENVIRONMENTAL REVIEW

This action is not considered a project under Section 15061(b)(3) of the California Environmental Quality Act Guidelines, and as such is exempt from environmental review.

ATTACHMENTS

1. Ordinance No. 1335 - An Ordinance of the City of Folsom Repealing and Re-Enacting Chapter 8.36 of the Folsom Municipal Code Concerning the Folsom Fire Code (Introduction and First Reading)
2. Folsom Fire Code 2022 Adoption (Summary of Changes)

3. Folsom Fire Code 2022 Adoption (Redlined Version)

Submitted,

Ken Cusano, Fire Chief

Attachment 1

Ordinance No. 1335 - An Ordinance of the City of Folsom Repealing and Re-Enacting Chapter
8.36 of the Folsom Municipal Code Concerning the Folsom Fire Code

ORDINANCE NO. 1335**AN ORDINANCE OF THE CITY OF FOLSOM
REPEALING AND RE-ENACTING CHAPTER 8.36 OF THE
FOLSOM MUNICIPAL CODE CONCERNING THE FOLSOM FIRE CODE**

The City Council of the City of Folsom hereby does ordain as follows:

SECTION 1 PURPOSE

The purpose of this ordinance is to repeal Chapter 8.36 of the Folsom Municipal Code (the “Code”) in its entirety and re-enact Chapter 8.36 pertaining to the Folsom Fire Code.

Chapter 8.36 pertaining to the Folsom Fire Code shall be repealed in its entirety and re-enacted to adopt the 2022 edition of the California Fire Code, based on the 2021 edition of the International Fire Code, with local amendments, to provide for the safeguarding of life, property, and the environment from hazardous conditions within the City of Folsom.

SECTION 2 FINDINGS

In connection with the amendments enacted by Section 8.36.080 relating to the 2022 edition of the California Fire Code and its appendices, the Folsom City Council makes the following findings pursuant to Health and Safety Code Section 17958.5, 17958.7 and 18941.5. Such changes are reasonably necessary because of local climatic, geological, or topographical conditions. The Folsom City Council hereby adopts, pursuant to Section 18941.5 of the California Health and Safety Code, the following findings of fact:

- A.** Under this adopting ordinance, specific amendments to building standards are more restrictive than those contained within the 2022 edition of the California Fire Code, based on the 2021 edition of the International Fire Code. These amendments have been recognized by the City of Folsom to address the fire problems, hazards, concerns, and future direction by which the City can establish and maintain an environment that will afford an acceptable level of fire and life safety to all who live, work, or visit within its boundaries.
- B.** The 2022 edition of the California Fire Code and the 2021 edition of the International Fire Code have been printed and published as a Code in book form within the meaning of Section 50022.1 of the Government Code of the State of California.
- C.** The International Code Council promulgates the International Fire Code. The International Code Council has conducted open code hearings that permit participation by National, State, and local code officials; as well as industry representatives, consultants, and other private parties with an interest in the International Fire Code.

- D.** The International Fire Code, being the 2021 edition thereof, published by the International Code Council is a nationally recognized compilation of proposed rules, regulations and standards promulgated through an open and participatory process.
- E.** Under the provisions of Section 18941.5 of the Health and Safety Code, local amendments are based on climatic, geological, or topographical conditions. The findings of fact contained herein address each of these situations and present the local situation, which, either singularly or in combination, cause amendments to be adopted.

1. CLIMATIC:

- (a.) Climate has one of the greatest impacts to fire behavior and other major emergency events because it cannot be controlled. Average yearly rainfall for Folsom is approximately 18 inches and typically occurs from October to April. Low-level fog is present throughout the winter months and frequently causes visibility to be reduced. Fog, in conjunction with cold temperatures, may also cause freezing and slick roadways. These weather-related conditions may cause delays for emergency responders.
- (b.) Summers are arid and warm and there is generally no measurable precipitation. Temperatures for this dry period range from 70 to 112 degrees Fahrenheit and are frequently accompanied by light to gusty winds. The relative humidity during summer months ranges from 2 to 30 percent, which is arid. The City contains thousands of acres of open space, which, in conjunction with the dry and windy conditions create hazardous situations culminating in grass and brush fires. Wind-driven fires have led to serious consequences in similar areas of the State.
- (c.) The Sacramento region has extreme variations in weather patterns, too. Summers are arid and warm, winters are cool to freezing, and fall and spring can bring any combination of weather patterns together. It is this cyclical uncertainty that allows weather events such as rapid melting of the snowpack, which causes flooding in the low-lying valley areas of Sacramento County. The doubling of average rainfall called an "El Nino" event has occurred from time to time and causes the grass to mature and grow in excess of six feet high before it dries out.
- (d.) Climate is one of the greatest impacts to fire behavior and other major emergency events because it cannot be controlled. The drying out of wood and wildland fuels in the summer months allows for easy ignition.

2. GEOLOGICAL:

- (a.) The City is susceptible to seismic hazards resulting from movement along any one of several known faults in Northern California. The most serious direct earthquake hazard threat is from the damage or collapse of buildings and other structures due to ground movement. In addition to damage caused by earthquakes, there is the possibility of earthquake-induced fires starting because of damage to gas lines, power lines, or heat producing appliances and the unavailability of water for fire control due to broken water mains.
- (b.) In addition, unstable slopes have been identified in the City, which present a significant potential for landslides. In the event of a major earthquake or landslide, some areas of the City may not be accessible to emergency equipment and, if bridges or roads are damaged, the City may be isolated from outside assistance.

3. TOPOGRAPHICAL:

- (a.) Several topographical features bisect the City, including the American River, Lake Natoma, and Folsom Lake, as well as creeks, natural parkways, open space, bridges, and railroad tracks. Traffic has to be channeled around several of these topographical features and limitations, which create traffic congestion and delays emergency response. These features are located between the fire stations located within the City of Folsom.
 - (b.) The California Division of Occupational Safety and Health, better known as Cal/OSHA, requires two firefighters to be located outside when two or more firefighters are inside of a burning structure. This is known as the “two in-two out” rule. It is imperative to minimize the impact of delays affecting the timely response of the firefighters.
 - (c.) Increasingly heavy traffic congestion on the City’s major streets acts as a barrier to timely response for fire and emergency vehicles. Several roadways are expected to have an increased traffic flow as the City continues to increase in population.
 - (d.) Preservation of wetland areas, natural parkways, riparian corridors along rivers/streams, vernal pools, open spaces, and endangered species habitats have all contributed to access problems as well as exemption from vegetation abatement programs. These situations, though very environmentally important, do increase the demands on the fire service due to the extreme fire hazard created by fuel loading, limited access, and reduced setbacks.
 - (e.) The rural geographical areas not yet provided with adequate fire protection are subject to a higher degree of risk without mitigating measures.
- F. The City’s proximity to adjoining agencies reduces the amount of fire and medical resources that are typically available within more densely populated areas. A seamless fire protection system within Sacramento County and mutual-aid agreements with neighboring county fire

agencies allow for additional support but also reduces coverage of fire stations during initial and multiple response incidents either in the City or other jurisdictions. Resources from both El Dorado and Placer Counties are limited mainly by the size of the fire agencies, the rural/urban development, and extended response times.

- G.** The City is located in the northeastern portion of Sacramento County and is bordered by Folsom Lake, Placer, and El Dorado Counties. The City is made up of several distinct areas, each unique in its own way. Some of these areas are gated communities designed for security, not for expedient emergency response. Some of these access points are remote from main emergency response routes, extending response times. A first alarm residential structure fire assignment draws three fire engines, two ladder trucks, a medic unit, and two battalion chiefs. Commercial structure fires require one additional fire engine, therefore emptying all fire stations in the City of Folsom. If the situation intensifies, through simultaneous requests for service, long term commitments to emergencies, out-of-service emergency vehicles, etc., extended response times will occur.
- H.** The water supply in the City of Folsom makes extensive use of automatic fire sprinkler systems feasible. The area is favored with sources of high-quality water from private and municipal water companies.
- I.** The National Fire Protection Association statistics indicate that automatic fire sprinkler systems have established an efficiency record of approximately 96% satisfactory performance in the United States since 1925.
- J.** Based on the aforementioned local climatic, geological, or topographical, conditions, those specific amendments as specified in the amendments to this ordinance for the 2022 California Fire Code, are considered reasonable and necessary modifications to the requirements established pursuant to Section 18941.5. While it is clearly understood that the adoption of such amendments may not prevent the incidence of fire or other hazards, the implementation of these various amendments to the code attempt to reduce the severity and potential loss of life, property, and protection of the environment.

- K.** California Health and Safety Code Section 17958.7 requires that modifications or changes to building standards as defined in Health and Safety Code Section 18909 be expressly marked and identified as to which each finding refers. Therefore, the City Council finds that the following table provides code sections that have been modified, and the associated conditions for modification due to local climatic, geological, and topographical reasons.

<u>Section Number</u>	<u>Local Climatic/ Geological/Topographical Condition</u>
105	1a-d, 2a-b, 3a-f
106	1a-d, 2a-b, 3a-f
108	1a-d, 2a-b, 3a-f
109	1a-d, 2a-b, 3a-f
110	1a-d, 2a-b, 3a-f
112	1a-d, 2a-b, 3a-f
202	1a-d, 2a-b, 3a-f
304	1a-d, 2a-b, 3a-f
311	1a-d, 2a-b, 3a-f
317	1a-d, 2a-b, 3a-f
321	1a-d, 2a-b, 3a-f
321	1a-d, 2a-b, 3a-f
503	1a-d, 2a-b, 3a-f
504	1a-d, 2a-b, 3a-f
901	1a-d, 2a-b, 3a-f
903	1a-d, 2a-b, 3a-f
907	1a-d, 2a-b, 3a-f
912	1a-d, 2a-b, 3a-f
1031	1a-d, 2a-b, 3a-f
1204	1a-d, 2a-b, 3a-f
4905	1a-d, 2a-b, 3a-f
4906	1a-d, 2a-b, 3a-f
4907	1a-d, 2a-b, 3a-f
Appendix C	1a-d, 2a-b, 3a-f
Appendix D	1a-d, 2a-b, 3a-f

- L.** In connection with the amendments enacted by Section 2 relating to the 2022 edition of the California Fire Code, with local amendments, the City Council makes the following findings pursuant to Health and Safety Code Section 17958.5, 17958.7, and 18941.5.

1. The changes are reasonably necessary because of local climatic, geological, or topographical conditions. The City Council hereby adopt pursuant to Section 18941.5 of the California Health and Safety Code, the following findings of fact:
 - (a.) Under this adopting ordinance, specific amendments have been established which are more restrictive than those adopted by the State of California (California Building Standards Code) commonly referred to as Title 24 of the California Code of Regulations.
 - (b.) These amendments to the 2022 edition of the California Fire Code have been recognized by the City of Folsom to address the fire problems, hazards, concerns, and future direction by which the City can establish and maintain an environment which will afford a level of fire and life safety to all who live, work, or visit within its boundaries.
 - (c.) The Findings of Fact are filed separately with the California Building Standards Commission and City Clerk for the City of Folsom.

SECTION 3 ADOPTION OF THE FOLSOM FIRE CODE

Chapter 8.36 is repealed and re-enacted to the Municipal Code to read as follows:

Chapter 8.36 FOLSOM FIRE CODE

8.36.010 Short title.

This chapter shall be known and cited as the “Folsom Fire Code.”

8.36.020 California Fire Code—Adopted by reference.

There is hereby adopted by the city council of the City of Folsom for the purpose of prescribing regulations governing the safeguarding of life, property, and the environment from fire and explosion hazards arising from the storage, handling, and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises, that certain code known as the 2022 edition of the California Fire Code with those amendments adopted by the California Building Standards Commission and based on the 2021 edition of the International Fire Code, in its entirety, and with all other supplements, errata, and such portions as hereunder deleted, modified, or amended.

8.36.030 Enforcement.

The fire chief of the city is designated as the chief fire official of the city. The fire chief and his/her designated representatives shall have all the powers of peace officers in enforcing this

chapter and may issue orders, notices, citations and make arrests for violations within the incorporated area of the City of Folsom.

8.36.040 Definitions.

- A. Whenever the words “fire code” are used in this chapter, it shall mean the 2022 edition of the California Fire Code with those amendments adopted by the California Building Standards Commission and based on the 2021 edition of the International Fire Code, in its entirety, and with all other supplements, errata, and such portions as hereunder deleted, modified, or amended.
- B. Wherever the word “municipality” is used in the fire code, it shall mean the incorporated areas in the City of Folsom.
- C. Wherever the words “fire code official” are used in the fire code, they shall mean the fire chief of the City of Folsom, or the designated representatives.

8.36.060 Penalties.

Any person who violates any of the provisions of the code adopted by Section 8.36.020, or fails to comply therewith, or who violates or fails to comply with any order made hereunder, or who builds in violation of any detailed statement of specifications or plans submitted and approved hereunder, or any certificate or permit issued hereunder, and from which no appeal has been taken, or who fails to comply with such an order as affirmed or modified by the city council or by a court of competent jurisdiction within the required time, may be severally for each and every such violation and noncompliance respectively guilty of a misdemeanor, unless that provision has been identified as an infraction, and punishable as provided in Section 8.36.080. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue; and all such persons shall be required to correct or remedy such violations or defects within a reasonable time, and when not otherwise specified, each day that prohibited conditions are maintained shall constitute a separate offense. The application of the above penalty shall not be held to prevent the enforced removal of prohibited conditions.

8.36.070 Repeal of conflicting ordinances.

All former fire prevention ordinances or parts thereof conflicting or inconsistent with the provisions of this chapter or of the code adopted by this chapter are repealed.

8.36.080 Amendments, additions, deletions.

Chapter 1, being adopted in its entirety, is amended as follows:

Section 101, General, is hereby amended to read as follows:

101.1 Title. These regulations shall be known as the Folsom Fire Code, hereinafter referred to as “this code.”

Section 102, Applicability, is hereby amended by adding the following to read:

102.7.3 International codes. All references in this code to “International” codes such as Building, Residential, Mechanical, Plumbing, and Electrical Codes shall mean the appropriate code adopted by the City of Folsom and/or State of California.

Section 104, Duties and Powers of the Fire Code Official, is hereby amended by adding the following to read:

104.8.2.1 Contract Inspector. The fire code official or his/her designated representatives may require the owner or the person in possession or control of the building or premise to provide, without charge to the fire department, a special inspector (“Contract Inspector”), when the department has no technical expertise available to conduct the required inspections. The Contract Inspector shall be a qualified person who shall demonstrate his/her competence to the satisfaction of the fire code official, for inspection of a particular type of construction, operations, fire extinguishing or detection system, or process. Duties and responsibilities of the Contract Inspector shall include but not be limited to the following:

- (a.) The Contract Inspector shall observe the work assigned for conformance with the approved design drawings and specifications.
- (b.) The Contract Inspector shall furnish inspection reports to the fire code official, building code official, and other designated persons as required by the fire code official. All discrepancies shall be brought to the immediate attention of the contractor for correction, then if uncorrected, to the proper design authority, fire code official, and to the building code official.
- (c.) The Contract Inspector shall submit a final signed report stating whether the work requiring inspection was, to the best of his/her knowledge, in conformance with the approved plans and specifications and the applicable workmanship provision of this code.

Section 105, Permits, is hereby amended to read:

105.5.29 LP-gas. An operational permit is required for the storage and use of LP-gas.

EXCEPTIONS:

1. A permit is not required for outdoor containers with a total aggregate water capacity of 500-gallons (1893 L) water capacity or less serving a Group R-3 occupancy.
2. Operation of cargo tankers that transport LP-gas.
3. A permit is not required to install or maintain outdoor portable containers of less than 125-gallon (473.2 L) aggregate water capacity.

Section 105, Permits, is hereby amended by adding the following to read:

105.5.55 Activities in hazardous fire areas. An operational permit is required to conduct activities in hazardous fire areas when, in the opinion of the fire code official, it is necessary to preserve the public health, safety, or welfare. Hazardous fire area shall mean land covered with grass, grain, brush, or forest, whether privately or publicly owned which is so situated or is of such inaccessible location that a fire originating upon such land would present an abnormally difficult job of suppression or would result in great and unusual damage through fire or resulting erosion.

105.5.56 Motion picture and other filming. An operational permit is required to conduct activities related to the production of motion pictures, televisions, commercials, and similar productions.

105.5.57 Christmas tree lots. An operational permit is required to operate a Christmas tree lot.

105.6.25 Fire apparatus access roads. A construction permit is required to construct, alter, or remove a private fire apparatus access road or other emergency vehicle access road required by Section 503.1 or Folsom Municipal Code Section 17.57.080. For purposes of this requirement, altering shall include the installation of traffic calming systems such as stop signs, speed bumps, humps, pillows, roundabouts, traffic circles, diverters, and other traffic delaying measures.

105.6.26 Roof top obstructions. A construction permit is required for the installation of a roof top garden or a landscaped roof when constructed on a building's roof.

Section 107, Fees, is hereby amended by adding the following to read:

107.7 Administrative costs. When a test or inspection is scheduled and the contractor fails to perform to the satisfaction of the fire code official or their designee, the contractor will be liable for all costs incurred by the Fire Department for that test or inspection and the fire code official may submit a bill for said costs.

107.8 Fee schedule. Fees for plan reviews, services, and inspections conducted by the fire department shall be charged as set forth in a resolution adopted and amended from time to time by the city council. A copy of the fee schedule shall be placed on file with the city clerk. For items where there is no specific fee established, the fire code official shall determine the appropriate fee based upon consideration of the items listed in the fee schedule that most resemble the work proposed and the expected staff time involved to perform the required plan reviews, services, and inspections.

Section 109, Maintenance, is hereby amended by adding the following to read:

109.7 Occupant Count. The supervisor of each place of assembly shall have an effective system to keep count of the number of occupants present in the assembly area. If at any time, the fire

code official determines that an accurate count of occupants is not being maintained, the occupancy shall be cleared until an accurate count can be made.

109.8 Fire Safety Officers. When in the opinion of the fire code official it is necessary for the preservation of life or property, due to the hazardous nature of an event, production, operation or function, the fire code official shall require the owner or lessee to employ or cause the employment of one or more approved fire safety officers to be on duty at such place during the hazardous activity.

Section 111, Means of Appeals, is hereby amended to read:

111.5 Appeals. Whenever the fire code official, or their designee, disapproves an application, refuses to grant a permit applied for, or when it is claimed that the provisions of this Chapter or the Fire Code do not apply or that the true intent and meaning have been misconstrued or wrongly interpreted, the affected party shall follow the procedures set forth in Chapter 1.09 of the Folsom Municipal Code.

Section 112, Violations, is hereby amended by adding the following to read:

112.4 Violation penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair, or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, may be guilty of a misdemeanor, punishable by a fine of not more than \$1,000 or by imprisonment not exceeding six months, or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

112.5 Citations. The Fire Chief, and his or her duly authorized representative, may issue citations for infractions or misdemeanor violations of the Fire Code pursuant to Chapter 5C (commencing with Section 853.5) of Title 3 of Part 2 of the Penal Code of the State of California.

Section 113, Stop Work Order, is hereby amended to read:

113.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to remove a violation or unsafe condition, is guilty of a misdemeanor and shall be liable for a fine of not less than 500 dollars or more than 1000 dollars.

Chapter 2, Section 202, Definitions, is hereby amended by adding the following to read:

ELECTRONIC MONITORING SYSTEM shall mean an approved method to electronically detect and transmit to an approved alarm service provider's Type A (listed) Central Station, information indicating that the automatic fire sprinkler system or electronic fire detection system has been activated and shall have the ability to relay the alarm to the Sacramento Regional Fire/EMS Communications Center in an approved manner.

FUEL MODIFICATION PLAN. A fuel modification plan shall consist of a set of scaled plans that includes a plot plan showing fuel modification zones indicated with applicable assessment notes, a detailed landscape plan, and an irrigation plan. A fuel modification plan submitted for approval shall be prepared by a state licensed landscape architect, state licensed landscape contractor, a landscape designer or an individual with expertise acceptable to the fire code official.

QUALIFIED ATTENDANT shall mean an individual that has been trained in the proper methods of the handling, storage and dispensing of any material, product or substance regulated by the code. These shall include, but not be limited to ammonia, chlorine, cryogenic fluids, flammable and combustible liquids and gases. Said attendant must be able to demonstrate to the satisfaction of the fire code official that he or she possesses adequate knowledge in the subject area.

SINGLE-PREMISES is a contiguous property under one ownership.

TRAINED CROWD MANAGER. Standby personnel, usually security or usher personnel, who are trained in the proper procedure to exit people from a tent or other place of public assemblage in an orderly and calm fashion in the event of an emergency.

WASTE OIL is a Class III-B waste liquid resulting from the use of Class III-B combustible liquids such as waste motor oil, hydraulic oil, lubricating oil, brake fluids and transmission fluids. It does not include the products classified as Class I, II or III-A liquids or corrosives, toxic or highly toxic materials as defined in Chapter 2.

Chapter 3, Section 304, Combustible Waste Material, is hereby amended to read:

304.1.1.1 Waste material near ground mounted photovoltaic array. Accumulation of waste material shall not be permitted underneath nor within 10 feet from a ground mounted photovoltaic array.

304.1.2 Vegetation. Weeds, grass, vines, brush, branches, trees, or other growth that is capable of being ignited and/or endangering property, shall be cut down and removed by the owner or occupant of the property. Vegetation clearance requirements shall also be in accordance with Chapter 49 of this code and Folsom Municipal Code Chapter 8.37.

Chapter 3, Section 311, Vacant Premises, is hereby amended by deleting Exceptions 1, 2, and 3 to Section 311.2.2 to read:

311.2.2 Fire protection. Fire alarm, sprinkler and standpipe systems shall be maintained in an operable condition at all times.

Chapter 3, Section 315, General Storage, is hereby amended by adding the following to read:

315.4.3 Maximum pile size. The maximum single pile dimension for outside storage of combustible materials, including pallets, shall be 25 feet X 100 feet or 2,500 square feet.

Chapter 3, Section 317, Rooftop Gardens and Landscaped Roofs, is hereby amended to read:

317.1 General. Rooftop gardens and landscaped roofs shall be installed and maintained in accordance with Sections 317.2 through 317.6.4 of the California Fire Code and Sections 1505.0 and 1507.16 of the California Building Code.

Chapter 3, Section 317, Rooftop Gardens and Landscaped Roofs, is hereby amended by adding the following to read:

317.6 Access pathways and emergency ventilation. Access and spacing requirements shall be provided in order to ensure firefighter access to the roof, provide access pathways to specific areas of the roof, provide for venting cut out areas, and to provide emergency egress from the roof. For the purpose of access pathways and emergency ventilation, designation of ridge, hip, and valley does not apply to roofs with 2-in-12 or less pitch. All roof dimensions are measured to centerlines.

317.6.1 Alternative materials and methods. Alternative materials and methods per Section 104.9 for access pathways or venting cut outs may be requested for approval by the fire code official due to:

1. Unique site-specific limitations.
2. Alternative access opportunities (as from adjoining roofs).
3. Ground level access to the roof area in question.
4. Other adequate venting cut out opportunities when approved by the fire code official.
5. Adequate venting cut out areas afforded by panel set back from other roof top equipment (for example: shading or structural constraints may leave significant areas open for ventilation near HVAC equipment).
6. Automatic ventilation device.
7. New technology, methods, or other innovations that ensure adequate fire department access pathways and ventilation opportunities.

317.6.2 Single and two dwelling unit residential buildings. Installation of roof gardens and landscaped roofs on single and two dwelling unit residential buildings shall be in accordance with Section 317.6.2.1 through 317.6.2.3.

317.6.2.1 Hip roof design. Planted sections shall be located in a manner that provides a three (3') foot wide clear access pathway from the eave to the ridge on each roof slope where the planted sections are located. The access pathway shall be located at a structurally strong location on the building such as a bearing wall.

317.6.2.2 Single ridge roof design. Planted sections shall be located in a manner that provides two three (3') foot wide access pathways from the eave to the ridge on each roof slope where the planted sections are located.

317.6.2.3 Hips and valleys. Planted sections shall be located no closer than one and one half (1.5') feet to a hip or a valley if planted sections are to be placed on both sides of a hip or valley. If the planted sections are to be located on only one side of a hip or valley that is of equal length, then the planted sections may be placed directly adjacent to the hip or valley. Planted sections shall not be located closer than three feet (3') below the ridge.

317.6.3 Commercial and industrial buildings and multi-residential buildings containing three or more dwelling units required access pathways and venting cut outs. Access pathways and venting cut outs for commercial and industrial buildings and multi-residential buildings containing three or more dwelling units. Access pathways shall be provided in accordance with Section 317.6.3.1 through 317.6.3.6.

EXCEPTION:

1. If the fire code official determines that the roof configuration is similar to that found in single and two dwelling unit residential buildings, the design requirements found in section 317.6.2 may be utilized.

317.6.3.1 Planted dimension. Planted sections shall be no greater than 150 feet by 150 feet in distance in either axis.

317.6.3.2 Access pathways. Access pathways shall be established in the design of the roof garden or landscaped roof installation. Access pathways shall meet the requirements of this section.

317.6.3.2.1 Access pathways perimeter of the roof. There shall be a minimum six (6') foot wide clear perimeter around the edges of the roof.

EXCEPTION:

1. If either axis of the building is 250 feet or less, there shall be a minimum four (4') feet wide clear perimeter around the edges of the roof.

317.6.3.2.2 Access pathway location. The center line axis of access pathways shall run on structural members or over the next closest structural member nearest to the center lines of the roof.

317.6.3.2.3 Access pathway center line. The center line axis of the access pathways shall be provided in both axis of the roof.

317.6.3.2.4 Access pathway alignment. Access pathways shall be in a straight line and provide not less than four (4') feet clear to skylights, ventilation hatches or roof standpipes.

317.6.3.5 Access pathway around roof access hatches. Access pathways shall provide not less than four (4') feet of clearance around roof access hatch with at least one not less than four feet (4') clear pathway to parapet or roof edge.

317.6.3.6 Venting cut out areas. Venting cut outs between planted sections shall be either:

1. An access pathway eight (8') feet or greater in width.
2. An access pathway that is four (4') feet or greater in width and bordering on existing roof skylights or ventilation hatches.
3. An access pathway that is four (4') feet or greater in width and bordering four (4') feet by eight (8') feet venting cut outs every twenty (20') feet on alternating sides of the access pathway.

317.6.4 Roof garden or landscaped roof maintenance plan. The fire code official is authorized to require an approved maintenance plan for vegetation placed on roofs due to the size of the garden or landscaping area, or if materials and plants used may create a fire hazard to the building or exposures.

Chapter 3, General Requirements, is hereby amended by adding the following to read:

SECTION 321—CLEARANCE OF WEEDS, BRUSH AND VEGETATIVE GROWTH

321.1 Defensible space around structures. Any person owning, leasing, controlling, operating, or maintaining any building or structure upon or adjoining any grass- or brush-covered land or land covered with flammable growth, and any person owning, leasing, or controlling any land adjacent to such structures, shall at all times:

1. Maintain around and adjacent to such building, structure, or apiary an effective fire protection or firebreak made by removing and clearing away, for a distance of not less

than 30 feet on each side thereof, all flammable vegetation or other combustible growth. This includes ornamental plants and trees known to be flammable, including but not limited to: Acacia, Cedar, Cypress, Eucalyptus, Juniper, Pine, and Pampas Grass.

EXCEPTIONS:

- A. Ornamental plants and trees that are individually planted, spaced, and maintained in such a manner that they do not form a means of transmitting fire from native growth to the structure.
 - B. Cultivated ground cover such as green grass, ivy, succulents, or similar plants provided that they are maintained in a condition that does not form a means of transmitting fire from native growth to the structure.
2. Maintain any tree adjacent to or overhanging any building or structure free of dead wood.
 3. Maintain the roof of any building or structure free of leaves, needles, or other dead vegetative growth.

321.2 Extra hazard. When the fire code official finds that because of extra hazardous conditions, a firebreak of only 30 feet around such building or structure is not sufficient to provide reasonable fire safety, the person owning, leasing, controlling, operating, or maintaining the building or structure shall maintain around or adjacent to any building or structure an additional fire protection or firebreak made by removing all brush, flammable vegetation, or combustible growth located from 30 to 100 feet from such building or structure, as may be required by the fire code official. Grass and other vegetation located more than 30 feet from such building or structure, and less than 18 inches in height above the ground, may be maintained where necessary to stabilize the soil and prevent erosion.

321.3 Roadway clearance. The fire code official may require removal and clearance of all flammable vegetation or other combustible growth for a minimum of 10 feet on each side of every roadway, whether public or private. The fire code official may enter upon private property to inspect, remove and clear vegetation and growth as required by this section and may charge the responsible party for the cost of such action. This section shall not apply to single specimens of trees, ornamental shrubbery, or cultivated ground cover such as green grass, ivy, succulents, or similar plants used as ground cover, provided that they do not form a means of readily transmitting fire. As used in this section, "roadway" means that portion of a highway, private street, or paved trail improved, designed, or ordinarily used for vehicular travel. The minimum clearance of 10 feet may be increased if the fire code official determines additional distance is required to provide reasonable fire safety.

321.4 Fuel modification plan. A fuel modification plan shall be submitted and have preliminary approval prior to the construction of a structure or any subdivision of land where the structure or subdivision of land is located within areas designated as a Very High Hazard Severity Zone or where a structure is located within 30 feet of an open space area or natural area. The fuel

modification plan shall have final approval prior to the issuance of a permit for any new construction, remodeling, modification, or reconstruction.

321.5 Notice to correct. All notices to clear flammable vegetation and other combustible growth shall be in writing and in accordance with Folsom Municipal Code Chapter 8.37.

321.6 Abatement and penalties. The procedures for the abatement of hazardous vegetation and penalties thereof shall be in accordance with Folsom Municipal Code Chapter 8.37.

Chapter 5, Section 503, Fire Apparatus Access Roads, is hereby amended to read:

503.2.1 Dimensions. Fire apparatus and emergency vehicle access roads required by this section and Folsom Municipal Code Section 17.57.080 shall have an unobstructed continuous width of not less than 27 feet (8230 mm) for all major / primary driveway aisles and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

EXCEPTIONS:

1. Vertical clearance may be reduced, provided such reduction does not impair access by fire apparatus and approved signs are installed and maintained indicating the established vertical clearance when approved.
2. Vertical clearances or widths shall be increased when, in the opinion of the chief, vertical clearances or widths are not adequate to provide fire apparatus access.

Chapter 5, Section 503, Fire Apparatus Access Roads, is hereby amended by adding the following to read:

503.2.1.1 Group R-3 subdivisions. Fire apparatus and emergency vehicle access roads in subdivisions comprised solely of Group R-3 occupancies shall have an unobstructed continuous width of not less than 24 feet (7315 mm) and unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

503.2.1.2 Emergency Vehicle Access (EVA) roads. All other fire apparatus access roads, temporary or permanent, when approved by the fire code official, shall have an unobstructed width of not less than 20 feet (6096 mm) and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

503.2.4 Turning radius. The required turning radius of a fire apparatus access road shall have a minimum dimension of 25 feet on the inside and 50 feet on the outside.

503.2.5.1 Length. The maximum length of any dead end shall not exceed 500 feet.

503.2.7 Grade. The gradient for a fire apparatus access road shall not exceed 12.5%. Where said fire apparatus access road directly fronts the exterior of a building two or more stories in height, the gradient for a fire apparatus access road shall not exceed 9%.

503.2.8 Angles of approach. The angle of approach and angle of departure of fire apparatus access roads shall not exceed 12.5% or as approved by the fire code official.

503.2.9 Center median islands. Center median islands, such as those used for gate access, shall provide for a drive lane width of not less than 13 feet 6 inches, or 12 feet for R-3 subdivisions, in each direction.

503.5.3 Obstruction of gates and barricades. Gates or barricades required by Section 503 shall not be obstructed in any manner, including the parking of vehicles. A “FIRE DEPARTMENT ACCESS – DO NOT BLOCK” sign shall be posted on the gate or barricade when required by the fire code official.

503.6 Security gates. The installation of security gates across a fire apparatus access road shall be approved by the fire code official. The design and operation of gates and barricades shall be in accordance with the Sacramento County Emergency Access Gates and Barriers Standard.

Chapter 5, Section 504, Access to Building Openings and Roofs, is hereby amended by adding the following to read:

504.1.1 Required access walkways. Required access walkways shall have a minimum clear width of 5 feet, and shall not have permanent items such as heating and air conditioning units within them.

EXCEPTIONS:

1. Subdivisions with previous approval of less than 5-foot access walkways due to reduced setback requirements.
2. City-provided solid waste and recycling containers will be allowed within the access walkway. The containers shall not be placed under a required emergency escape or rescue opening.

504.5 Building projections. Cornices, parapets, eave openings, and similar projections from a building shall be designed to support a 330-pound horizontal and vertical load to the leading edge of the projection. This represents a 250-pound firefighter carrying 80 pounds of equipment stepping off of a ladder placed against the projection onto the top of the projection.

Chapter 5, Section 505, Premises Identification, is hereby amended by adding the following to read:

505.3 Numbers for one- and two- family dwellings. Numbers for one- and two-family dwellings shall be a minimum of 4 inches high. Numbers for all other buildings shall be no less than 6 inches high. The fire code official may require an increase in building address or number size when necessary due to building size or arrangement, or due to distance from the public way.

Chapter 5, Section 505, Premises Identification, is hereby amended by adding the following to read:

505.3.1 Multiple tenant buildings. Multiple tenant spaces serviced by vehicular access to the rear through any driveway, alleyway, or parking lot shall have numbers or addresses placed prior to occupancy on all new and existing buildings as to be plainly visible and legible from the rear access way when deemed necessary by the fire code official. Multiple tenant spaces serviced by rear access through a corridor, exit court, or exit yard shall have approved numbers or addresses displayed on the rear of the tenant space, when deemed necessary by the fire code official. Multiple tenant spaces that front on interior walkways or pedestrian malls shall have approved numbers or addresses placed over the entrance door in all new and existing buildings. An illuminated annunciator or directory board shall be required at every entrance where deemed necessary by the fire code official.

505.3.2 Illumination. Address numbers shall be illuminated at night in all new buildings. Signs shall be internally or externally illuminated. When the luminance or the face of a sign is from an external source, it shall have an intensity of not less than 5.0 foot-candles. Internally illuminated signs shall provide equivalent luminance.

Chapter 5, Section 507, Fire Protection Water Supplies, is hereby amended by adding the following to read:

507.5.7 Fire hydrant markers. Fire hydrants and other firefighting water sources shall be identified by the installation of blue raised reflective pavement markers or identified by other approved means.

Chapter 5, Section 509, Fire Protection and Utility Equipment Identification and Access, is hereby amended by adding the following to read:

509.3 Fire control room. Fire sprinkler risers and fire alarm control panels shall be located inside a room with minimum dimensions of five feet by seven feet. The room shall only be accessible from the exterior and provided with a door with a clear width of not less than 32 inches and height of not less than 80 inches. A durable sign shall be affixed to the exterior of the door with the words "FIRE CONTROL ROOM" in letters not less than 3 inches in height. A key box complying with Section 506 shall be installed adjacent to the door.

The room must be capable of maintaining a minimum temperature of 40 degrees Fahrenheit. A clearance of 12 inches shall be provided from the fire sprinkler risers to any adjacent walls. This room can be shared with other building utilities or fire protection equipment that is not incompatible. An approved cabinet or container shall be provided to store record plans of the fire sprinkler system and other fire protection equipment. This room shall not be used for any other storage.

Chapter 6, Section 603, Fuel-Fired Appliances, is hereby amended by adding the following to read:

603.6.6 Spark arrestors. Chimneys used with fireplaces or heating appliances in which solid or liquid fuel is used shall be maintained with a spark arrester as required for incinerators by the Mechanical Code.

Chapter 9, Section 901, General, is hereby amended by adding the following to read:

901.6.4 Service contracts. A service contract shall be secured and maintained by the building owner to provide for maintenance, inspection and testing of all fire protection systems. A copy of the contract shall be provided to the fire code official prior to occupancy.

Chapter 9, Section 903, Automatic Sprinkler Systems, is hereby amended by adding the following to read:

903.2.22 Required locations. An approved automatic fire sprinkler system shall be installed in all buildings 3,600 square feet in floor area or larger.

- A. For the provisions of this section, two or more buildings, except one and two family dwellings, existing entirely within the property lines of one parcel shall be considered a single building when exterior wall protection is not provided and the aggregate floor area exceeds 3,599 square feet (334.48 m²) when applying California Building Code Section 503.1.2
- B. For the provisions of this section, fire barriers or fire walls shall not apply to eliminate the installation of an automatic fire sprinkler system.

EXCEPTIONS:

1. Non-combustible, detached canopies open on four sides, not exceeding the basic allowable square footage in CBC Table 503, used exclusively for the parking or storage of private or pleasure vehicles and non-combustible storage (includes fuel islands).

903.2.23 Existing buildings. In existing buildings, except one and two family dwelling buildings, where an automatic fire extinguishing system does not exist, and the floor area of the building or structure is increased by more than fifty percent (50%) or 1,800 square feet, whichever is less, or when alterations or repairs within any 12-month period exceed fifty percent

(50%) of the value of the existing building or structure, such building or structure shall be made to conform to Section 903.2.20.

903.3.5.3 Passive purge system. A residential sprinkler system designed to the NFPA 13D standard shall be installed as a loop system (multi-purpose system) and have all toilets connected as points of passive purge. A standalone residential sprinkler system without points of passive purge may be installed with approval of the fire code official.

903.3.5.4 Check valve location. A residential sprinkler system designed to the NFPA 13D standard, with the passive purge requirements, shall have an approved check valve located between the water meter and the shut-off valve. For standalone residential sprinkler systems, a separate check valve shall be installed in accordance with design standards.

903.3.5.5 Shut-off valve location. A residential sprinkler system designed to the NFPA 13D standard shall have a clearly marked shut-off valve located on the exterior of the structure before the sprinkler system bifurcation.

903.3.5.6 Pressure reducing valve location. A residential sprinkler system designed to the NFPA 13D standard, with the passive purge requirements, shall have a pressure reducing valve, when required, located on the exterior of the structure, after the shut-off valve, and before the sprinkler system bifurcation. The pressure reducing valve shall be installed, with a maximum static pressure of 80 psi, to prevent the over-pressurization of the fixtures.

903.3.5.7 Hose bib location. A residential sprinkler system designed to the NFPA 13D standard, with the passive purge requirements, shall have hose bib on the exterior of the structure. It shall be located after the shut-off valve and after the pressure reducing valve, if provided. For standalone residential sprinkler systems, the hose bib shall be located after the shut-off valve and before the sprinkler system check valve.

903.4 Sprinkler system monitoring and alarms. Valves controlling the water supply for automatic sprinkler systems, pumps, tanks, water levels and temperatures, critical air pressures, and water-flow switches on all sprinkler systems shall be electrically supervised by a listed fire alarm control unit.

903.4.2 Alarms. Approved audible and visual alarm notification devices shall be connected to every automatic sprinkler system. Such sprinkler water-flow devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. An audible and visual alarm notification device shall be provided on the exterior of the building in an approved location. An audible and visual alarm notification device shall be provided in the interior of the building within each dwelling unit or tenant space and on each level in approved locations.

903.5.1 Water Supply Test Adjustment. A water supply test required for the design of a fire protection system shall be adjusted to 90% to account for seasonal and daily pressure

fluctuations. The adjustment percentage may be further reduced by the Fire Code Official for areas expected to have a significant water supply demand in the future.

Chapter 9, Section 907, Fire Alarm and Detection Systems, is hereby amended by adding the following to read:

907.2.30 All buildings. An approved monitored fire alarm and detection system shall be installed in all buildings not protected by an automatic sprinkler system with the exception of R-3 occupancies. Buildings with a floor area less than 500 square feet may be exempt, as determined by the fire code official, based on building construction material and features, location, occupancy type, and distance to exposures.

907.2.30.1 Fire alarm control panel location. The fire alarm control panel shall be located inside of a room or closet with an exterior access door with a clear opening width of no less than 32 inches. This room may be shared with other building utilities. Durable signage shall be provided on the exterior of the door stating "FIRE ALARM PANEL" in letters 3 inches in height and contrasting to the background.

907.8.5 Obstruction of fire alarm equipment. Fire alarm initiating devices, alarm notification appliances and annunciators shall not be concealed from view, obstructed, or impaired in any manner.

907.9.1 All existing buildings. In existing buildings, other than one or two-family dwellings, where a monitored fire alarm and detection system does not exist and the floor area of the building or structure is increased by more than fifty percent (50%) or 1,800 square feet, whichever is less, or when alterations or repairs within any 12-month period exceed fifty percent (50%) of the value of the existing building or structure, such building or structure shall be made to conform to Section 907.2.30.

Chapter 9, Section 912, Fire Department Connections, is hereby amended by adding the following to read:

912.2.3 Fire department connections. Fire department connections (FDC's) shall be located within 50 feet of a fire hydrant, and no closer than 50 feet from the buildings they supply, or other locations as approved by the fire code official.

Chapter 10, Section 1032, Maintenance of means of egress, is hereby amended by adding the following to read:

1032.7.1 Emergency escape and rescue opening access for 2 and 3 story buildings. Exterior emergency escape and rescue openings on the second story shall have a minimum clear access of not less than 5 feet wide X 5 feet deep below the opening(s) for the placement of a ground ladder. Exterior emergency escape and rescue openings on the third story shall have a minimum

clear access of not less than 5 feet wide X 7 ½ feet deep below the opening(s) for the placement of a ground ladder.

EXCEPTION:

1. Subdivisions with previous approval of reduced set back requirements.

1032.7.2 Emergency escape and rescue access for buildings 4 stories or more. Exterior emergency escape and rescue access for buildings 4 stories or more in height shall have an approved access road no closer than 15 feet from the building and with a width of at least 27 feet for the proper placement of a ladder truck.

Chapter 12, Section 1205, Solar Photovoltaic Power Systems, is hereby amended by adding the following to read:

1205.6 Remote electrical disconnect. Photovoltaic circuits shall be equipped with a means for remote electrical disconnect located downstream from the photovoltaic array at the point where the photovoltaic circuit first enters the structure, or at another approved location. The manual control to operate the remote electrical disconnect shall be located within five feet of the building's main electrical panel. The remote electrical disconnect shall be listed and meet the requirements of the California Electrical Code.

EXCEPTIONS:

1. Photovoltaic circuits contained in rigid or electrical metallic tubing running between the array combiner box and the main electrical panel which are entirely exterior to the building need not be equipped with a means of remote electrical disconnect other than the disconnects intrinsic to the system.
2. Photovoltaic circuits contained in rigid or electrical metallic tubing running between the array combiner box and the main electrical panel that run through the interior of the building when installed a minimum of 18" below the roof assembly when measured parallel to the surface of the roof.
3. The photovoltaic system inverter may be used for remote electrical disconnect when the inverter is located immediately upstream of the roof penetration where the circuit enters the structure

Chapter 33, Section 3311, Access for Firefighting, is hereby amended to read:

3311.1 Required access. Fire and emergency access roads shall be installed and maintained in accordance with Section 503 and Folsom Municipal Code Section 17.57.080.

EXCEPTION:

1. When approved, temporary fire and emergency vehicle access roads may be used until permanent roads are installed. Temporary access roads shall be provided with an all-weather road surface of 2 inches of asphalt concrete over 6 inches of 95% compacted aggregate base from October 1st through April 30th each year. Temporary access roads may be provided with an all-weather road surface of 6 inches of 95% compacted aggregate base from May 1st through September 30th each year.

3311.3 Premise identification. Prior to and during construction, an approved address sign shall be provided at each fire and emergency vehicle access road entry into the project.

Chapter 33, Section 3313, Water Supply for Fire Protection, is hereby amended to read:

3313.1 When required. Required fire hydrants shall be installed and accepted prior to combustible materials arriving on site or vertical construction commencing.

Chapter 49, Section 4905, Wildfire Protection Building Construction, is hereby amended by adding the following to read:

4905.3.1 Local agency establishment of limits. The establishment of limits for the Wildland Urban Interface Fire Area's required construction methods shall be applied to land within the City of Folsom designated as a Local Agency Very-High Fire Hazard Severity Zone and/or to buildings or structures that are located within 30 feet of an open space area or natural area.

Chapter 49, Section 4906, Vegetation Management, is hereby amended by adding the following to read:

4906.2.1 Local agency application. Buildings or structures located in the following areas shall maintain the required hazardous vegetation and fuel management:

1. Land designated within the City of Folsom as a Local Agency Very-High Fire Hazard Severity Zone.
2. Land within 30 feet of an open space area or natural area.

Chapter 49, Section 4907, Defensible Space, is hereby amended by adding the following to read:

4907.1.1 Local agency defensible space. Buildings or structures located within 30 feet of an open space area or natural area shall maintain defensible space as outlined in Government Code 51175 – 51189, Folsom Municipal Code Section 8.36, and Folsom Municipal Code Section 8.37.

Chapter 90, Section 9001-9010, Suppression and Control of Wildfire Risk Areas, is hereby amended by adding the following to read:

9001 – Scope. The unrestricted use of grass-, grain-, brush- or forest-covered land in wildfire risk areas is a potential hazard to life and property from fire and resulting erosion. Safeguards to prevent the occurrence of fires and to provide adequate fire-protection facilities to control the spread of fire that might be caused by recreational, residential, commercial, industrial, or other activities shall be in accordance with Chapter 90.

9002 – Restricted Entry. The fire chief shall determine and publicly announce when wildfire risk areas shall be closed to entry and when such areas shall again be opened to entry. Entry on and occupation of wildfire risk areas, except public roadways, inhabited areas or established trails and camp sites which have not been closed during such time when the wildfire risk area is closed to entry, is prohibited.

EXCEPTIONS:

1. Residents and owners of private property within wildfire risk areas and their invitees and guests going to or being upon their lands.
2. Entry, in the course of duty, by peace or police officers, and other duly authorized public officers, members of a fire department and members of the United States Forest Service.

Section 9003, Trespassing on Posted Property.

9003.1 General. When the fire chief determines that a specific area within a wildfire risk area presents an exceptional and continuing fire danger because of the density of natural growth, difficulty of terrain, proximity to structures or accessibility to the public, such areas shall be closed until changed conditions warrant termination of closure. Such areas shall be posted as hereinafter provided.

9003.2 Signs. Approved signs prohibiting entry by unauthorized persons shall be placed on every closed area.

9003.3 Trespassing. Entering and remaining within areas closed and posted is prohibited.

EXCEPTION:

1. Owners and occupiers of private or public property within closed and posted areas, their guests or invitees, and local, state, and federal public officers and their authorized agents acting in the course of duty.

9004 – Smoking. Lighting, igniting or otherwise setting fire to or smoking tobacco, cigarettes, pipes, cigars, or other smoking materials in wildfire risk areas is prohibited.

EXCEPTION:

Places of habitation or within the boundaries of established smoking areas or campsites as designated by the fire code official.

9005 – Spark Arrestors. Chimneys used in conjunction with fireplaces, barbecues, incinerators, or heating appliances in which solid or liquid fuel is used, upon buildings, structures or premises located within 200 feet (60 960 mm) of wildfire risk areas, shall be provided with a spark arrester constructed with heavy wire mesh or other noncombustible material with openings not to exceed 1/2 inch (12.7 mm).

9006 - Small Unmanned Aircraft. Small, unmanned aircraft liable to start or cause fire shall not be possessed, flown, projected, or caused to be projected into or across wildfire risk areas.

9007 – Open-Flame Devices. Welding torches, tar pots, decorative torches and other devices, machines, or processes liable to start or cause fire shall not be operated or used in or upon wildfire risk areas, except by permit from the fire chief.

Flame-employing devices, such as lanterns or kerosene road flares, shall not be operated or used as a signal or marker in or upon wildfire risk areas.

EXCEPTION:

1. The proper use of fuses at the scenes of emergencies or as required by standard railroad operating procedures.

9008 – Use of Fire Roads and Firebreaks. Motorcycles, motor scooters and motor vehicles shall not be driven or parked upon, and trespassing is prohibited upon, fire roads or firebreaks beyond the point where travel is restricted by a cable, gate, or sign, without the permission of the property owners. Vehicles shall not be parked in a manner which obstructs the entrance to a fire road or firebreak.

EXCEPTION:

1. Public officers acting within their scope of duty.

9010 – Liability for Damage. The expenses of fighting fires which result from a violation of this chapter shall be a charge against the person whose violation caused the fire. Damages caused by such fires shall constitute a debt of such person and are collectable by the fire chief in the same manner as in the case of an obligation under a contract, expressed or implied.

Appendix B, Section B105, Fire Flow Requirements for Buildings, is hereby amended to read:

B105.2 Buildings other than one- and two-family dwellings. The minimum fire-flow and flow duration for buildings other than one- and two-family dwellings shall be as specified in Table B105.1.

EXCEPTION:

1. A reduction in required fire-flow of up to 50 percent, as approved, is allowed when the building is provided with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1. The resulting fire-flow shall not be less than 1,500 gallons per minute (5678 L/min) for the prescribed duration as specified in Table B105.1.

Appendix C, Table C102.1, Required Number and Spacing of Fire Hydrants, is amended to read:

**TABLE C102.1
REQUIRED NUMBER AND SPACING OF FIRE HYDRANTS**

FIRE-FLOW REQUIREMENT	MINIMUM NUMBER OF HYDRANTS	AVERAGE SPACING BETWEEN HYDRANTS^{a,b,c} (feet)	MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO HYDRANT^d
1,750 or less	1	300	150
1,751 – 2,250	2	300	150
2,251 – 3,250	3	300	150
3,251 – 4,000	4	300	150
4,001 – 5,000	5	300	150
5,001 – 5,500	6	300	150
5,501 – 6,000	6	250	150
6,001 – 7,000	7	250	150
7,001 or more	8 or more ^e	200	120

Appendix D, Fire apparatus access roads, is amended by adding the following to read:

The minimum fire apparatus and emergency vehicle access road widths throughout this appendix will be 27 feet (24 feet for subdivisions comprised solely of Group R-3 occupancies).

SECTION 4 SEVERABILITY

If any section, subsection, clause, phrase, or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court or competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have adopted this ordinance and each section, subsection, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, clauses, phrases, or portions be declared invalid or unconstitutional.

SECTION 5 EFFECTIVE DATE

This ordinance shall become effective thirty (30) days from and after its passage and adoption, provided it is published in full or in summary within twenty (20) days after its adoption in a newspaper of general circulation in the City.

This ordinance was introduced and the title thereof read at the regular meeting of the City Council on December 13, 2022 and the second reading occurred at the regular meeting of the City Council on January 10, 2023.

On a motion by Council Member _____, seconded by Council Member _____, the foregoing ordinance was passed and adopted by the City Council of the City of Folsom, State of California, this tenth day of January 2023 by the following vote, to wit:

- AYES:** Councilmember(s):
- NOES:** Councilmember(s):
- ABSTAIN:** Councilmember(s):
- ABSENT:** Councilmember(s):

MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

Attachment 2
Folsom Fire Code 2022 Adoption (Summary of Changes)

Attachment 2
Folsom Fire Code 2022 Adoption (Summary of Changes)

SECTION 8.36.010			
FMC Code Section		Title	Description of Change
2019	2022		
8.36.010	8.36.010	Short Title	No changes

SECTION 8.36.020			
FMC Code Section		Title	Description of Change
2019	2022		
8.36.020	8.36.020	California Fire Code- Adopted by reference	Updated dates; clarified

SECTION 8.36.030			
FMC Code Section		Title	Description of Change
2019	2022		
8.36.030	8.36.030	Enforcement	No changes

SECTION 8.36.040			
FMC Code Section		Title	Description of Change
2019	2022		
8.36.040	8.36.040	Definitions	Updated dates

SECTION 8.36.060			
FMC Code Section		Title	Description of Change
2019	2022		
8.36.060	8.36.060	Penalties	No changes

SECTION 8.36.070			
FMC Code Section		Title	Description of Change
2019	2022		
8.36.070	8.36.070	Repeal of Conflicting Ordinances	No changes

SECTION 8.36.080			
FMC Code Section		Title	Description of Change
2019	2022		
104	104	General	Updated verbiage to match 2022 CFC to Duties and Powers of Fire Code Official
104.7.2.1	104.8.2.1	Contract Inspector	Updated code number to match 2022 CFC
105.6.27	105.5.29	LP-gas	Updated code number to match 2022 CFC
105.6.52	105.5.55	Activities in hazardous fire areas	Updated code number to match 2022 CFC
105.6.53	105.5.56	Motion picture and other filming	Updated code number to match 2022 CFC
105.6.54	105.5.57	Christmas Tree Lots	Updated code number to match 2022 CFC
105.7.26	105.6.25	Fire apparatus access roads	Updated code number to match 2022 CFC
105.7.27	105.6.26	Roof top obstructions	Updated code number to match 2022 CFC
106	107	Fees	Updated code number to match 2022 CFC
106.6	107.7	Administrative costs	Updated code number
106.7	107.8	Fee Schedule	Updated code number to match 2022 CFC
108	109	Maintenance	Updated code number to match 2022 CFC
108.7	109.7	Occupant count	Updated code number to match 2022 CFC
108.8	109.8	Fire safety officers	Updated code number to match 2022 CFC
109	111	Means of Appeals	Updated code number and Title to match 2022 CFC
109.1	111.5	Appeals	Updated code number to match 2022 CFC
110	112	Violations	Updated code number to match 2022 CFC
110.3.5	112.5	Citations	Updated code number to match 2022 CFC
110.4	112.4	Violation penalties	Updated code number to match 2022 CFC
112	113	Stop work order	Updated code number to match 2022 CFC
112.4	113.4	Failure to comply	Updated code number to match 2022 CFC,
202	202	Definitions	Updated verbiage to match 2022 CFC

SECTION 8.36.080			
FMC Code Section		Title	Description of Change
2019	2022		
903.2.21	903.2.22	Required locations	Update code number to match 2022 CFC
903.2.20.1	903.2.23	Existing Buildings	Update code number to match 2022 CFC
903.5.5	903.5.1	Water Supply Test Adjustment	Update code number to match 2022 CFC
907.8.5.1	907.8.5	Obstructions of fire alarm equipment	Update code number to match 2022 CFC
1031	1032	Section: Maintenance of means of egress	Update code number to match 2022 CFC
1031.7.1	1032.7.1	Emergency escape and rescue openings access for 2 and 3 story buildings	Update code number to match 2022 CFC
1031.7.2	1032.7.2	Emergency escape and rescue access for buildings 4 stories or more	Update code number to match 2022 CFC
1204	1205	Solar Photovoltaic Power Systems	Section number to match 2022 CFC
1204.5.4	1205.6	Remote electrical disconnect	Update code number to match 2022 CFC
3310	3311	Access for Firefighting	Section number to match 2022 CFC
3310.1	3311.1	Required Access	Update code number to match 2022 CFC
3310.3	3311.3	Premise Identification	Update code number to match 2022 CFC
3312	3313	Water Supply for Fire Protection	Section number to match 2022 CFC
3312.1	3313.1	When required	Update code number to match 2022 CFC
4906	4906	Vegetation Management	Update code number to match 2022 CFC
4907.1.2	4907.1.1	Local agency defensible space	Update code number to match 2022 CFC

SECTION 8.36.080			
FMC Code Section		Title	Description of Change
2019	2022		
	Chapter 90	Suppression and control of wildfire risk areas	Added.

Attachment 3
Folsom Fire Code 2022 Adoption (Redlined Version)

Attachment 3
Folsom Fire Code 2022 Adoption (Redlined Version)

The proposed Folsom Fire Code includes the adoption of the 2022 edition of the California Fire Code, based on the 2021 International Fire Code. In addition, it includes local amendments because of local climatic, geological, or topographical conditions. Changes are identified in red for deleted items and in blue for added or modified items. Wording in black has no change from the previous code adoption.

Chapter 8.36
FOLSOM FIRE CODE

Sections:

8.36.010 Short title.

8.36.020 California Fire Code—Adopted by reference.

8.36.030 Enforcement.

8.36.040 Definitions.

8.36.060 Penalties.

8.36.070 Repeal of conflicting ordinances.

8.36.080 Amendments, additions, deletions.

8.36.010 Short title.

This chapter shall be known and cited as the “Folsom Fire Code.” (Ord. XXXX § 3 (part), 2022)

8.36.020 California Fire Code—Adopted by reference.

~~There is hereby adopted by the city council of the City of Folsom for the purpose of prescribing regulations governing the safeguarding of life, property, and the environment from fire and explosion hazards arising from the storage, handling, and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises, that certain code known as the 2019 edition of the California Fire Code with those amendments adopted by the California Building Standards Commission and based on the 2018 edition of the International Fire Code, in its entirety, and with all other supplements, errata, and such portions as hereunder deleted, modified, or amended.~~

There is hereby adopted by the city council of the City of Folsom for the purpose of prescribing regulations governing the safeguarding of life, property, and the environment from fire and explosion hazards arising from the storage, handling, and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises, that certain code known as the 2022 edition of the California Fire Code with those amendments adopted by the California Building Standards Commission and based on the 2021 edition of the International Fire Code, in its entirety, and with all other supplements, errata, and such portions as hereunder deleted, modified, or amended.

8.36.030 Enforcement.

The fire chief of the city is designated as the chief fire official of the city. The fire chief and his/her designated representatives shall have all the powers of peace officers in enforcing this chapter and may issue orders, notices, citations and make arrests for violations within the incorporated area of the City of Folsom. (Ord. XXXX § 3 (part), 2022)

8.36.040 Definitions.

~~A. Whenever the words “fire code” are used in this chapter, it shall mean the 2019 edition of the California Fire Code with those amendments adopted by the California Building Standards Commission and based on the 2018 edition of the International Fire Code, in its entirety, and with all other supplements, errata, and such portions as hereunder deleted, modified, or amended.~~

A. Whenever the words “fire code” are used in this chapter, it shall mean the 2022 edition of the California Fire Code with those amendments adopted by the California Building Standards Commission and based on the 2021 edition of the International Fire Code, in its entirety, and with all other supplements, errata, and such portions as hereunder deleted, modified, or amended.

B. Wherever the word “municipality” is used in the fire code, it shall mean the incorporated areas in the City of Folsom.

C. Wherever the words “fire code official” are used in the fire code, they shall mean the fire chief of the City of Folsom, or the designated representatives.

8.36.060 Penalties.

Any person who violates any of the provisions of the code adopted by Section [8.36.020](#), or fails to comply therewith, or who violates or fails to comply with any order made hereunder, or who builds in violation of any detailed statement of specifications or plans submitted and approved hereunder, or any certificate or permit issued hereunder, and from which no appeal has been taken, or who fails to comply with such an order as affirmed or modified by the city council or by a court of competent jurisdiction within the required time, may be severally for each and every such violation and noncompliance respectively guilty of a misdemeanor, unless that provision has been identified as an infraction, and punishable as provided in Section [8.36.080](#). The imposition of one penalty for any violation shall not excuse the violation or permit it to continue; and all such persons shall

be required to correct or remedy such violations or defects within a reasonable time, and when not otherwise specified, each day that prohibited conditions are maintained shall constitute a separate offense. The application of the above penalty shall not be held to prevent the enforced removal of prohibited conditions. (Ord. 1269 § 3 (part), 2017)

8.36.070 Repeal of conflicting ordinances.

All former fire prevention ordinances or parts thereof conflicting or inconsistent with the provisions of this chapter or of the code adopted by this chapter are repealed. (Ord. 1269 § 3 (part), 2017)

8.36.080 Amendments, additions, deletions.

Chapter 1, being adopted in its entirety, is amended as follows:

Section 101, General, is hereby amended to read as follows:

101.1 Title. These regulations shall be known as the Folsom Fire Code, hereinafter referred to as “this code.”

Section 102, Applicability, is hereby amended by adding the following to read:

102.7.3 International codes. All references in this code to “International” codes such as Building, Residential, Mechanical, Plumbing, and Electrical Codes shall mean the appropriate code adopted by the City of Folsom and/or State of California.

~~Section 104, General Authority and Responsibilities, is hereby amended by adding the following to read:~~

~~Section 104, Duties and Powers Of The Fire Code Official, is hereby amended by adding the following to read:~~

~~**104.7.2.1 104.8.2.1 Contract Inspector.** The fire code official or his/her designated representatives may require the owner or the person in possession or control of the building or premise to provide, without charge to the fire department, a special inspector (“Contract Inspector”), when the department has no technical expertise available to conduct the required inspections.~~

~~The Contract Inspector shall be a qualified person who shall demonstrate his/her competence to the satisfaction of the fire code official, for inspection of a particular type of construction, operations, fire extinguishing or detection system, or process.~~

~~Duties and responsibilities of the Contract Inspector shall include but not be limited to the following:~~

~~(a) The Contract Inspector shall observe the work assigned for conformance with the approved design drawings and specifications.~~

~~(b) The Contract Inspector shall furnish inspection reports to the fire code official, building code official, and other designated persons as required by the fire code official. All discrepancies shall~~

be brought to the immediate attention of the contractor for correction, then if uncorrected, to the proper design authority, fire code official, and to the building code official.

(c) The Contract Inspector shall submit a final signed report stating whether the work requiring inspection was, to the best of his/her knowledge, in conformance with the approved plans and specifications and the applicable workmanship provision of this code.

Section 105, Permits, is hereby amended to read:

105.6.27 105.5.29 LP-gas. An operational permit is required for the storage and use of LP-gas.

EXCEPTIONS:

1. A permit is not required for outdoor containers with a total aggregate water capacity of 500-gallons (1893 L) water capacity or less serving a Group R-3 occupancy.
2. Operation of cargo tankers that transport LP-gas.
3. A permit is not required to install or maintain outdoor portable containers of less than 125-gallon (473.2 L) aggregate water capacity.

Section 105, Permits, is hereby amended by adding the following to read:

105.6.52 105.5.55 Activities in hazardous fire areas. An operational permit is required to conduct activities in hazardous fire areas when, in the opinion of the fire code official, it is necessary to preserve the public health, safety, or welfare. Hazardous fire area shall mean land covered with grass, grain, brush, or forest, whether privately or publicly owned which is so situated or is of such inaccessible location that a fire originating upon such land would present an abnormally difficult job of suppression or would result in great and unusual damage through fire or resulting erosion.

105.6.53 105.5.56 Motion picture and other filming. An operational permit is required to conduct activities related to the production of motion pictures, televisions, commercials, and similar productions.

105.6.54 105.5.57 Christmas tree lots. An operational permit is required to operate a Christmas tree lot.

105.7.26 105.6.25 Fire apparatus access roads. A construction permit is required to construct, alter, or remove a private fire apparatus access road or other emergency vehicle access road required by Section 503.1 or Folsom Municipal Code Section 17.57.080. For purposes of this requirement, altering shall include the installation of traffic calming systems such as stop signs, speed bumps, humps, pillows, roundabouts, traffic circles, diverters, and other traffic delaying measures.

105.7.27 105.6.26 Roof top obstructions. A construction permit is required for the installation of a roof top garden or a landscaped roof when constructed on a building's roof.

Section ~~106,~~ 107, Fees, is hereby amended by adding the following to read:

~~106.6~~ **107.7 Administrative costs.** When a test or inspection is scheduled and the contractor fails to perform to the satisfaction of the fire code official or their designee, the contractor will be liable for all costs incurred by the Fire Department for that test or inspection and the fire code official may submit a bill for said costs.

~~106.7~~ **107.8 Fee schedule.** Fees for plan reviews, services, and inspections conducted by the fire department shall be charged as set forth in a resolution adopted and amended from time to time by the city council. A copy of the fee schedule shall be placed on file with the city clerk. For items where there is no specific fee established, the fire code official shall determine the appropriate fee based upon consideration of the items listed in the fee schedule that most resemble the work proposed and the expected staff time involved to perform the required plan reviews, services, and inspections.

Section ~~108-109,~~ Maintenance, is hereby amended by adding the following to read:

~~108.7~~**109.7 Occupant Count.** The supervisor of each place of assembly shall have an effective system to keep count of the number of occupants present in the assembly area. If at any time, the fire code official determines that an accurate count of occupants is not being maintained, the occupancy shall be cleared until an accurate count can be made.

~~108.8~~**109.8 Fire Safety Officers.** When in the opinion of the fire code official it is necessary for the preservation of life or property, due to the hazardous nature of an event, production, operation or function, the fire code official shall require the owner or lessee to employ or cause the employment of one or more approved fire safety officers to be on duty at such place during the hazardous activity.

Section ~~109-111,~~ ~~Board of Appeals,~~ Means of Appeals, is hereby amended to read:

~~109.1-111.5~~ **Appeals.** Whenever the fire code official, or their designee, disapproves an application, refuses to grant a permit applied for, or when it is claimed that the provisions of this Chapter or the Fire Code do not apply or that the true intent and meaning have been misconstrued or wrongly interpreted, the affected party shall follow the procedures set forth in Chapter 1.09 of the Folsom Municipal Code.

Section ~~110~~**112,** Violations, is hereby amended by adding the following to read:

~~110.4~~ **112.4 Violation penalties.** Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair, or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, may be guilty of a misdemeanor, punishable by a fine of not more than \$1,000 or by imprisonment not exceeding six months, or both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

~~110.3.5-112.5~~ Citations. The Fire Chief, and his or her duly authorized representative, may issue citations for infractions or misdemeanor violations of the Fire Code pursuant to Chapter 5C (commencing with Section 853.5) of Title 3 of Part 2 of the Penal Code of the State of California.

Section ~~112~~**113**, Stop Work Order, is hereby amended to read:

~~112.4.~~**113.4 Failure to comply.** Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to remove a violation or unsafe condition, is guilty of a misdemeanor and shall be liable for a fine of not less than 500 dollars or more than 1000 dollars.

Chapter 2, Section 202, ~~General~~**Definitions**, is hereby amended by adding the following to read:

ELECTRONIC MONITORING SYSTEM shall mean an approved method to electronically detect and transmit to an approved alarm service provider's Type A (listed) Central Station, information indicating that the automatic fire sprinkler system or electronic fire detection system has been activated and shall have the ability to relay the alarm to the Sacramento Regional Fire/EMS Communications Center in an approved manner.

FUEL MODIFICATION PLAN. A fuel modification plan shall consist of a set of scaled plans that includes a plot plan showing fuel modification zones indicated with applicable assessment notes, a detailed landscape plan, and an irrigation plan. A fuel modification plan submitted for approval shall be prepared by a state licensed landscape architect, state licensed landscape contractor, a landscape designer, or an individual with expertise acceptable to the fire code official.

QUALIFIED ATTENDANT shall mean an individual that has been trained in the proper methods of the handling, storage and dispensing of any material, product or substance regulated by the code. These shall include, but not be limited to ammonia, chlorine, cryogenic fluids, flammable and combustible liquids and gases. Said attendant must be able to demonstrate to the satisfaction of the fire code official that he or she possesses adequate knowledge in the subject area.

SINGLE-PREMISES is a contiguous property under one ownership.

TRAINED CROWD MANAGER. Standby personnel, usually security or usher personnel, who are trained in the proper procedure to exit people from a tent or other place of public assemblage in an orderly and calm fashion in the event of an emergency.

WASTE OIL is a Class III-B waste liquid resulting from the use of Class III-B combustible liquids such as waste motor oil, hydraulic oil, lubricating oil, brake fluids and transmission fluids. It does not include the products classified as Class I, II or III-A liquids or corrosives, toxic or highly toxic materials as defined in ~~Article 80~~Chapter 2.

Chapter 3, Section 304, Combustible Waste Material, is hereby amended to read:

304.1.1.1 Waste material near ground mounted photovoltaic array. Accumulation of waste material shall not be permitted underneath nor within 10 feet from a ground mounted photovoltaic array.

304.1.2 Vegetation. Weeds, grass, vines, brush, branches, trees, or other growth that is capable of being ignited and/or endangering property, shall be cut down and removed by the owner or occupant of the property. Vegetation clearance requirements shall also be in accordance with Chapter 49 of this code and Folsom Municipal Code Chapter 8.37.

Chapter 3, Section 311, Vacant Premises, is hereby amended by deleting Exceptions 1, 2, and 3 to Section 311.2.2 to read:

311.2.2 Fire protection. Fire alarm, sprinkler and standpipe systems shall be maintained in an operable condition at all times.

Chapter 3, Section 315, General Storage, is hereby amended by adding the following to read:

315.4.3 Maximum pile size. The maximum single pile dimension for outside storage of combustible materials, including pallets, shall be 25 feet X 100 feet or 2,500 square feet.

Chapter 3, Section 317, Rooftop Gardens and Landscaped Roofs, is hereby amended to read:

317.1 General. Rooftop gardens and landscaped roofs shall be installed and maintained in accordance with Sections 317.2 through 317.6.4 of the California Fire Code and Sections 1505.0 and 1507.16 of the California Building Code.

Chapter 3, Section 317, Rooftop Gardens and Landscaped Roofs, is hereby amended by adding the following to read:

317.6 Access pathways and emergency ventilation. Access and spacing requirements shall be provided in order to ensure firefighter access to the roof, provide access pathways to specific areas of the roof, provide for venting cut out areas, and to provide emergency egress from the roof. For the purpose of access pathways and emergency ventilation, designation of ridge, hip, and valley does not apply to roofs with 2-in-12 or less pitch. All roof dimensions are measured to centerlines.

317.6.1 Alternative materials and methods. Alternative materials and methods per Section 104.9 for access pathways or venting cut outs may be requested for approval by the fire code official due to:

1. Unique site-specific limitations.
2. Alternative access opportunities (as from adjoining roofs).
3. Ground level access to the roof area in question.
4. Other adequate venting cut out opportunities when approved by the fire code official.
5. Adequate venting cut out areas afforded by panel set back from other roof top equipment (for example: shading or structural constraints may leave significant areas open for ventilation near HVAC equipment).
6. Automatic ventilation device.

7. New technology, methods, or other innovations that ensure adequate fire department access pathways and ventilation opportunities.

317.6.2 Single and two dwelling unit residential buildings. Installation of roof gardens and landscaped roofs on single and two dwelling unit residential buildings shall be in accordance with Section 317.6.2.1 through 317.6.2.3.

317.6.2.1 Hip roof design. Planted sections shall be located in a manner that provides a three (3') foot wide clear access pathway from the eave to the ridge on each roof slope where the planted sections are located. The access pathway shall be located at a structurally strong location on the building such as a bearing wall.

317.6.2.2 Single ridge roof design. Planted sections shall be located in a manner that provides two three (3') foot wide access pathways from the eave to the ridge on each roof slope where the planted sections are located.

317.6.2.3 Hips and valleys. Planted sections shall be located no closer than one and one half (1.5') feet to a hip or a valley if planted sections are to be placed on both sides of a hip or valley. If the planted sections are to be located on only one side of a hip or valley that is of equal length then the planted sections may be placed directly adjacent to the hip or valley. Planted sections shall not be located closer than three feet (3') below the ridge.

317.6.3 Commercial and industrial buildings and multi-residential buildings containing three or more dwelling units required access pathways and venting cut outs. Access pathways and venting cut outs for commercial and industrial buildings and multi-residential buildings containing three or more dwelling units. Access pathways shall be provided in accordance with Section 317.6.3.1 through 317.6.3.6.

Exception: If the fire code official determines that the roof configuration is similar to that found in single and two dwelling unit residential buildings, the design requirements found in section 317.6.2 may be utilized.

317.6.3.1 Planted dimension. Planted sections shall be no greater than 150 feet by 150 feet in distance in either axis.

317.6.3.2 Access pathways. Access pathways shall be established in the design of the roof garden or landscaped roof installation. Access pathways shall meet the requirements of this section.

317.6.3.2.1 Access pathways perimeter of the roof. There shall be a minimum six (6') foot wide clear perimeter around the edges of the roof.

Exception: If either axis of the building is 250 feet or less, there shall be a minimum four (4') feet wide clear perimeter around the edges of the roof.

317.6.3.2.2 Access pathway location. The center line axis of access pathways shall run on structural members or over the next closest structural member nearest to the center lines of the roof.

317.6.3.2.3 Access pathway center line. The center line axis of the access pathways shall be provided in both axis of the roof.

317.6.3.2.4 Access pathway alignment. Access pathways shall be in a straight line and provide not less than four (4') feet clear to skylights, ventilation hatches or roof standpipes.

317.6.3.5 Access pathway around roof access hatches. Access pathways shall provide not less than four (4') feet of clearance around roof access hatch with at least one not less than four feet (4') clear pathway to parapet or roof edge.

317.6.3.6 Venting cut out areas. Venting cut outs between planted sections shall be either:

1. An access pathway eight (8') feet or greater in width.
2. An access pathway that is four (4') feet or greater in width and bordering on existing roof skylights or ventilation hatches.
3. An access pathway that is four (4') feet or greater in width and bordering four (4') feet by eight (8') feet venting cut outs every twenty (20') feet on alternating sides of the access pathway.

317.6.4 Roof garden or landscaped roof maintenance plan. The fire code official is authorized to require an approved maintenance plan for vegetation placed on roofs due to the size of the garden or landscaping area, or if materials and plants used may create a fire hazard to the building or exposures.

Chapter 3, General Requirements is hereby amended by adding the following to read:

SECTION 321—CLEARANCE OF WEEDS, BRUSH AND VEGETATIVE GROWTH

321.1 Defensible space around structures. Any person owning, leasing, controlling, operating, or maintaining any building or structure upon or adjoining any grass- or brush-covered land or land covered with flammable growth, and any person owning, leasing, or controlling any land adjacent to such structures, shall at all times:

1. Maintain around and adjacent to such building, structure, or apiary an effective fire protection or firebreak made by removing and clearing away, for a distance of not less than 30 feet on each side thereof, all flammable vegetation or other combustible growth. This includes ornamental plants and trees known to be flammable, including but not limited to: Acacia, Cedar, Cypress, Eucalyptus, Juniper, Pine, and Pampas Grass.

EXCEPTIONS:

- A. Ornamental plants and trees that are individually planted, spaced, and maintained in such a manner that they do not form a means of transmitting fire from native growth to the structure.
- B. Cultivated ground cover such as green grass, ivy, succulents, or similar plants provided that they are maintained in a condition that does not form a means of transmitting fire from native growth to the structure.

2. Maintain any tree adjacent to or overhanging any building or structure free of dead wood.
3. Maintain the roof of any building or structure free of leaves, needles, or other dead vegetative growth.

321.2 Extra hazard. When the fire code official finds that because of extra hazardous conditions, a firebreak of only 30 feet around such building or structure is not sufficient to provide reasonable fire safety, the person owning, leasing, controlling, operating, or maintaining the building or structure shall maintain around or adjacent to any building or structure an additional fire protection or firebreak made by removing all brush, flammable vegetation, or combustible growth located from 30 to 100 feet from such building or structure, as may be required by the fire code official. Grass and other vegetation located more than 30 feet from such building or structure, and less than 18 inches in height above the ground, may be maintained where necessary to stabilize the soil and prevent erosion.

321.3 Roadway clearance. The fire code official may require removal and clearance of all flammable vegetation or other combustible growth for a minimum of 10 feet on each side of every roadway, whether public or private. The fire code official may enter upon private property to inspect, remove and clear vegetation and growth as required by this section and may charge the responsible party for the cost of such action. This section shall not apply to single specimens of trees, ornamental shrubbery, or cultivated ground cover such as green grass, ivy, succulents, or similar plants used as ground cover, provided that they do not form a means of readily transmitting fire. As used in this section, "roadway" means that portion of a highway, private street, or paved trail improved, designed, or ordinarily used for vehicular travel. The minimum clearance of 10 feet may be increased if the fire code official determines additional distance is required to provide reasonable fire safety.

321.4 Fuel modification plan. A fuel modification plan shall be submitted and have preliminary approval prior to the construction of a structure or any subdivision of land where the structure or subdivision of land is located within areas designated as a Very High Hazard Severity Zone or where a structure is located within 30 feet of an open space area or natural area. The fuel modification plan shall have final approval prior to the issuance of a permit for any new construction, remodeling, modification, or reconstruction.

321.5 Notice to correct. All notices to clear flammable vegetation and other combustible growth for shall be in writing and in accordance with Folsom Municipal Code Chapter [8.37](#).

321.6 Abatement and penalties. The procedures for the abatement of hazardous vegetation and penalties thereof shall be in accordance with Folsom Municipal Code Chapter [8.37](#).

Chapter 5, Section 503, Fire Apparatus Access Roads, is hereby amended to read:

503.2.1 Dimensions. Fire apparatus and emergency vehicle access roads required by this section and Folsom Municipal Code Section [17.57.080](#) shall have an unobstructed continuous width of not less than 27 feet (8230 mm) for all major / primary driveway aisles and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

EXCEPTIONS:

1. Vertical clearance may be reduced, provided such reduction does not impair access by fire apparatus and approved signs are installed and maintained indicating the established vertical clearance when approved.
2. Vertical clearances or widths shall be increased when, in the opinion of the chief, vertical clearances or widths are not adequate to provide fire apparatus access.

Chapter 5, Section 503, Fire Apparatus Access Roads, is hereby amended by adding the following to read:

503.2.1.1 Group R-3 subdivisions. Fire apparatus and emergency vehicle access roads in subdivisions comprised solely of Group R-3 occupancies shall have an unobstructed continuous width of not less than 24 feet (7315 mm) and unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

503.2.1.2 Emergency Vehicle Access (EVA) roads. All other fire apparatus access roads, temporary or permanent, when approved by the fire code official, shall have an unobstructed width of not less than 20 feet (6096 mm) and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

503.2.4 Turning radius. The required turning radius of a fire apparatus access road shall have a minimum dimension of 25 feet on the inside and 50 feet on the outside.

503.2.5.1 Length. The maximum length of any dead end shall not exceed 500 feet.

503.2.7 Grade. The gradient for a fire apparatus access road shall not exceed 12.5%. Where said fire apparatus access road directly fronts the exterior of a building two or more stories in height, the gradient for a fire apparatus access road shall not exceed 9%.

503.2.8 Angles of approach. The angle of approach and angle of departure of fire apparatus access roads shall not exceed 12.5% or as approved by the fire code official.

503.2.9 Center median islands. Center median islands, such as those used for gate access, shall provide for a drive lane width of not less than 13 feet 6 inches, or 12 feet for R-3 subdivisions, in each direction.

503.5.3 Obstruction of gates and barricades. Gates or barricades required by Section 503 shall not be obstructed in any manner, including the parking of vehicles. A "FIRE DEPARTMENT ACCESS – DO NOT BLOCK" sign shall be posted on the gate or barricade when required by the fire code official.

503.6 Security gates. The installation of security gates across a fire apparatus access road shall be approved by the fire code official. The design and operation of gates and barricades shall be in accordance with the Sacramento County Emergency Access Gates and Barriers Standard.

Chapter 5, Section 504, Access to Building Openings and Roofs, is hereby amended by adding the following to read:

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504.1.1 Required access walkways. Required access walkways shall have a minimum clear width of 5 feet, and shall not have permanent items such as heating and air conditioning units within them.

EXCEPTIONS:

1. Subdivisions with previous approval of less than 5-foot access walkways due to reduced setback requirements.
2. City-provided solid waste and recycling containers will be allowed within the access walkway. The containers shall not be placed under a required emergency escape or rescue opening.

504.5 Building projections. Cornices, parapets, eave openings, and similar projections from a building shall be designed to support a 330-pound horizontal and vertical load to the leading edge of the projection. This represents a 250-pound firefighter carrying 80 pounds of equipment stepping off of a ladder placed against the projection onto the top of the projection.

Chapter 5, Section 505, Premises Identification, is hereby amended by adding the following to read:

505.3 Numbers for one- and two- family dwellings. Numbers for one- and two-family dwellings shall be a minimum of 4 inches high. Numbers for all other buildings shall be no less than 6 inches high. The fire code official may require an increase in building address or number size when necessary due to building size or arrangement, or due to distance from the public way.

Chapter 5, Section 505, Premises Identification, is hereby amended by adding the following to read:

505.3.1 Multiple tenant buildings. Multiple tenant spaces serviced by vehicular access to the rear through any driveway, alleyway, or parking lot shall have numbers or addresses placed prior to occupancy on all new and existing buildings as to be plainly visible and legible from the rear access way when deemed necessary by the fire code official. Multiple tenant spaces serviced by rear access through a corridor, exit court, or exit yard shall have approved numbers or addresses displayed on the rear of the tenant space, when deemed necessary by the fire code official.

Multiple tenant spaces that front on interior walkways or pedestrian malls shall have approved numbers or addresses placed over the entrance door in all new and existing buildings. An illuminated annunciator or directory board shall be required at every entrance where deemed necessary by the fire code official.

505.3.2 Illumination. Address numbers shall be illuminated at night in all new buildings. Signs shall be internally or externally illuminated. When the luminance or the face of a sign is from an external source, it shall have an intensity of not less than 5.0 foot-candles. Internally illuminated signs shall provide equivalent luminance.

Chapter 5, Section 507, Fire Protection Water Supplies, is hereby amended by adding the following to read:

507.5.7 Fire hydrant markers. Fire hydrants and other firefighting water sources shall be identified by the installation of blue raised reflective pavement markers or identified by other approved means.

Chapter 5, Section 509, Fire Protection and Utility Equipment Identification and Access, is hereby amended by adding the following to read:

509.3 Fire control room. Fire sprinkler risers and fire alarm control panels shall be located inside a room with minimum dimensions of five feet by seven feet. The room shall only be accessible from the exterior and provided with a door with a clear width of not less than 32 inches and height of not less than 80 inches. A durable sign shall be affixed to the exterior of the door with the words "FIRE CONTROL ROOM" in letters not less than 3 inches in height. A key box complying with Section 506 shall be installed adjacent to the door.

The room must be capable of maintaining a minimum temperature of 40 degrees Fahrenheit. A clearance of 12 inches shall be provided from the fire sprinkler risers to any adjacent walls. This room can be shared with other building utilities or fire protection equipment that is not incompatible. An approved cabinet or container shall be provided to store record plans of the fire sprinkler system and other fire protection equipment. This room shall not be used for any other storage.

Chapter 6, Section 603, Fuel-Fired Appliances, is hereby amended by adding the following to read:

603.6.6 Spark arrestors. Chimneys used with fireplaces or heating appliances in which solid or liquid fuel is used shall be maintained with a spark arrester as required for incinerators by the Mechanical Code.

Chapter 9, Section 901, General, is hereby amended by adding the following to read:

901.6.4 Service contracts. A service contract shall be secured and maintained by the building owner to provide for maintenance, inspection and testing of all fire protection systems. A copy of the contract shall be provided to the fire code official prior to occupancy.

Chapter 9, Section 903, Automatic Sprinkler Systems, is hereby amended by adding the following to read:

903.2.21903.2.22 Required locations. An approved automatic fire sprinkler system shall be installed in all buildings 3,600 square feet in floor area or larger.

a. For the provisions of this section, two or more buildings, except one and two family dwellings, existing entirely within the property lines of one parcel shall be considered a single building when exterior wall protection is not provided and the aggregate floor area exceeds 3,599 square feet (334.48 m²) when applying California Building Code Section 503.1.2

b. For the provisions of this section, fire barriers or fire walls shall not apply to eliminate the installation of an automatic fire sprinkler system.

EXCEPTION:

Non-combustible, detached canopies open on four sides, not exceeding the basic allowable square footage in CBC Table 503, used exclusively for the parking or storage of private or pleasure vehicles and non-combustible storage (includes fuel islands).

903.2.20.1 903.2.23 Existing buildings. In existing buildings, except one and two family dwelling buildings, where an automatic fire extinguishing system does not exist, and the floor area of the building or structure is increased by more than fifty percent (50%) or 1,800 square feet, whichever is less, or when alterations or repairs within any 12-month period exceed fifty percent (50%) of the value of the existing building or structure, such building or structure shall be made to conform to Section 903.2.20.

903.3.5.3 Passive purge system. A residential sprinkler system designed to the NFPA 13D standard shall be installed as a loop system (multi-purpose system) and have all toilets connected as points of passive purge. A standalone residential sprinkler system without points of passive purge may be installed with approval of the fire code official.

903.3.5.4 Check valve location. A residential sprinkler system designed to the NFPA 13D standard, with the passive purge requirements, shall have an approved check valve located between the water meter and the shut-off valve. For standalone residential sprinkler systems, a separate check valve shall be installed in accordance with design standards.

903.3.5.5 Shut-off valve location. A residential sprinkler system designed to the NFPA 13D standard shall have a clearly marked shut-off valve located on the exterior of the ~~structure~~structure ~~before the sprinkler system bifurcation.~~

903.3.5.6 Pressure reducing valve location. A residential sprinkler system designed to the NFPA 13D standard, with the passive purge requirements, shall have a pressure reducing valve, when required, located on the exterior of the structure, after the shut-off valve, and before the sprinkler system bifurcation. The pressure reducing valve shall be installed, with a maximum static pressure of 80 psi, to prevent the over-pressurization of the fixtures.

903.3.5.7 Hose bib location. A residential sprinkler system designed to the NFPA 13D standard, with the passive purge requirements, shall have hose bib on the exterior of the structure ~~to assist with draining the sprinkler system.~~ It shall be located after the shut-off valve and after the pressure reducing valve, if provided. For standalone residential sprinkler systems, the hose bib shall be located after the shut-off valve and before the sprinkler system check valve. ~~In addition, for standalone residential sprinkler systems, a separate main-drain valve shall be installed in accordance with design standards.~~

903.4 Sprinkler system monitoring and alarms. ~~All~~Valves controlling the water supply for automatic sprinkler systems, pumps, tanks, water levels and temperatures, critical air pressures, and water-flow switches on all sprinkler systems shall be electrically supervised by a listed fire alarm control unit.

903.4.2 Alarms. Approved audible and visual alarm notification devices shall be connected to every automatic sprinkler system. Such sprinkler water-flow devices shall be activated by water

flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. An audible and visual alarm notification device shall be provided on the exterior of the building in an approved location. An audible and visual alarm notification device shall be provided in the interior of the building within each dwelling unit or tenant space and on each level in approved locations.

903.5.5 903.5.1 Water Supply Test Adjustment. A water supply test required for the design of a fire protection system shall be adjusted to 90% to account for seasonal and daily pressure fluctuations. The adjustment percentage may be further reduced by the Fire Code Official for areas expected to have a significant water supply demand in the future.

Chapter 9, Section 907, Fire Alarm and Detection Systems, is hereby amended by adding the following to read:

907.2.30 All buildings. An approved monitored fire alarm and detection system shall be installed in all buildings not protected by an automatic sprinkler system with the exception of R-3 occupancies. Buildings with a floor area less than 500 square feet may be exempt, as determined by the fire code official, based on building construction material and features, location, occupancy type, and distance to exposures.

907.2.30.1 Fire alarm control panel location. The fire alarm control panel shall be located inside of a room or closet with an exterior access door with a clear opening width of no less than 32 inches. This room may be shared with other building utilities. Durable signage shall be provided on the exterior of the door stating "FIRE ALARM PANEL" in letters 3 inches in height and contrasting to the background.

907.8.5.1 907.8.5 Obstruction of fire alarm equipment. Fire alarm initiating devices, alarm notification appliances and annunciators shall not be concealed from view, obstructed, or impaired in any manner.

907.9.1 All existing buildings. In existing buildings, other than one or two-family dwellings, where a monitored fire alarm and detection system does not exist and the floor area of the building or structure is increased by more than fifty percent (50%) or 1,800 square feet, whichever is less, or when alterations or repairs within any 12-month period exceed fifty percent (50%) of the value of the existing building or structure, such building or structure shall be made to conform to Section 907.2.30.

Chapter 9, Section 912, Fire Department Connections, is hereby amended by adding the following to read:

912.2.3 Fire department connections. Fire department connections (FDC's) shall be located within 50 feet of a fire hydrant, and no closer than 50 feet from the buildings they supply or other locations as approved by the fire code official.

Chapter 10, Section ~~1031~~, 1032, Maintenance of means of egress, is hereby amended by adding the following to read:

1031.7.1 1032.7.1 Emergency escape and rescue opening access for 2 and 3 story buildings.

Exterior emergency escape and rescue openings on the second story shall have a minimum clear access of not less than 5 feet wide X 5 feet deep below the opening(s) for the placement of a ground ladder. Exterior emergency escape and rescue openings on the third story shall have a minimum clear access of not less than 5 feet wide X 7 ½ feet deep below the opening(s) for the placement of a ground ladder.

EXCEPTION:

1. Subdivisions with previous approval of reduced set back requirements.

1031.7.2 1032.7.2 Emergency escape and rescue access for buildings 4 stories or more.

Exterior emergency escape and rescue access for buildings 4 stories or more in height shall have an approved access road no closer than 15 feet from the building and with a width of at least 27 feet for the proper placement of a ladder truck.

Chapter 12, Section ~~1204~~,~~1205~~, Solar Photovoltaic Power Systems, is hereby amended by adding the following to read:

~~1204.5.4~~ 1205.6 Remote electrical disconnect. Photovoltaic circuits shall be equipped with a means for remote electrical disconnect located downstream from the photovoltaic array at the point where the photovoltaic circuit first enters the structure, or at another approved location. The manual control to operate the remote electrical disconnect shall be located within five feet of the building's main electrical panel. The remote electrical disconnect shall be listed and meet the requirements of the California Electrical Code.

EXCEPTIONS:

1. Photovoltaic circuits contained in rigid or electrical metallic tubing running between the array combiner box and the main electrical panel which are entirely exterior to the building need not be equipped with a means of remote electrical disconnect other than the disconnects intrinsic to the system.
2. Photovoltaic circuits contained in rigid or electrical metallic tubing running between the array combiner box and the main electrical panel that run through the interior of the building when installed a minimum of 18" below the roof assembly when measured parallel to the surface of the roof.
3. The photovoltaic system inverter may be used for remote electrical disconnect when the inverter is located immediately upstream of the roof penetration where the circuit enters the structure.

Chapter 33, Section ~~3310~~,~~3311~~, Access for Firefighting, is hereby amended to read:

~~3310.1~~ 3311.1 Required access. Fire and emergency access roads shall be installed and maintained in accordance with Section 503 and Folsom Municipal Code Section [17.57.080](#).

EXCEPTION:

When approved, temporary fire and emergency vehicle access roads may be used until permanent roads are installed. Temporary access roads shall be provided with an all weather road surface of 2 inches of asphalt concrete over 6 inches of 95% compacted aggregate base from October 1st through April 30th each year. Temporary access roads may be provided with an all weather road surface of 6 inches of 95% compacted aggregate base from May 1st through September 30th each year.

3310.3 3311.3 Premise identification. Prior to and during construction, an approved address sign shall be provided at each fire and emergency vehicle access road entry into the project.

Chapter 33, Section ~~3312~~, **3313**, Water Supply for Fire Protection, is hereby amended to read:

3312.1 3313.1 When required. Required fire hydrants shall be installed and accepted prior to combustible materials arriving on site or vertical construction commencing.

Chapter 49, Section 4905, Wildfire Protection Building Construction, is hereby amended by adding the following to read:

4905.3.1 Local agency establishment of limits. The establishment of limits for the Wildland Urban Interface Fire Area's required construction methods shall be applied to land within the City of Folsom designated as a Local Agency Very-High Fire Hazard Severity Zone and/or to buildings or structures that are located within 30 feet of an open space area or natural area.

Chapter 49, Section 4906, ~~Hazardous Vegetation and Fuel Management~~, **Vegetation Management** is hereby amended by adding the following to read:

4906.2.1 Local agency application. Buildings or structures located in the following areas shall maintain the required hazardous vegetation and fuel management:

1. Land designated within the City of Folsom as a Local Agency Very-High Fire Hazard Severity Zone.
2. Land within 30 feet of an open space area or natural area.

Chapter 49, Section 4907, Defensible Space, is hereby amended by adding the following to read:

4907.1.2 4907.1.1-Local agency defensible space. Buildings or structures located within 30 feet of an open space area or natural area shall maintain defensible space as outlined in Government Code 51175 – 51189, Folsom Municipal Code Section 8.36, and Folsom Municipal Code Section 8.37.

Chapter 90, Section 9001-9010, Suppression and Control of Wildfire Risk Areas, is hereby amended by adding the following to read:

9001 – Scope. The unrestricted use of grass-, grain-, brush- or forest-covered land in wildfire risk areas is a potential hazard to life and property from fire and resulting erosion. Safeguards to prevent the occurrence of fires and to provide adequate fire-protection facilities to control the spread of fire

that might be caused by recreational, residential, commercial, industrial, or other activities shall be in accordance with Chapter 90.

9002 – Restricted Entry. The fire chief shall determine and publicly announce when wildfire risk areas shall be closed to entry and when such areas shall again be opened to entry. Entry on and occupation of wildfire risk areas, except public roadways, inhabited areas or established trails and camp sites which have not been closed during such time when the wildfire risk area is closed to entry, is prohibited.

EXCEPTIONS:

1. Residents and owners of private property within wildfire risk areas and their invitees and guests going to or being upon their lands.
2. Entry, in the course of duty, by peace or police officers, and other duly authorized public officers, members of a fire department and members of the United States Forest Service.

Section 9003 – TRESPASSING ON POSTED PROPERTY.

9003.1 General. When the fire chief determines that a specific area within a wildfire risk area presents an exceptional and continuing fire danger because of the density of natural growth, difficulty of terrain, proximity to structures or accessibility to the public, such areas shall be closed until changed conditions warrant termination of closure. Such areas shall be posted as hereinafter provided.

9003.2 Signs. Approved signs prohibiting entry by unauthorized persons shall be placed on every closed area.

9003.3 Trespassing. Entering and remaining within areas closed and posted is prohibited.

EXCEPTION:

1. Owners and occupiers of private or public property within closed and posted areas, their guests or invitees, and local, state, and federal public officers and their authorized agents acting in the course of duty.

9004 – Smoking. Lighting, igniting or otherwise setting fire to or smoking tobacco, cigarettes, pipes, cigars, or other smoking materials in wildfire risk areas is prohibited.

EXCEPTION:

Places of habitation or within the boundaries of established smoking areas or campsites as designated by the fire code official.

9005 – Spark Arrestors. Chimneys used in conjunction with fireplaces, barbecues, incinerators, or heating appliances in which solid or liquid fuel is used, upon buildings, structures or premises located within 200 feet (60 960 mm) of wildfire risk areas, shall be provided with a spark arrester constructed with heavy wire mesh or other noncombustible material with openings not to exceed 1/2 inch (12.7 mm).

9006 - Small Unmanned Aircraft. Small, unmanned aircraft liable to start or cause fire shall not be possessed, flown, projected, or caused to be projected into or across wildfire risk areas.

9007 – Open-Flame Devices. Welding torches, tar pots, decorative torches and other devices, machines, or processes liable to start or cause fire shall not be operated or used in or upon wildfire risk areas, except by permit from the fire chief.

Flame-employing devices, such as lanterns or kerosene road flares, shall not be operated or used as a signal or marker in or upon wildfire risk areas.

EXCEPTION:

1. The proper use of fuses at the scenes of emergencies or as required by standard railroad operating procedures.

9008 – Use of Fire Roads and Firebreaks. Motorcycles, motor scooters and motor vehicles shall not be driven or parked upon, and trespassing is prohibited upon, fire roads or firebreaks beyond the point where travel is restricted by a cable, gate, or sign, without the permission of the property owners. Vehicles shall not be parked in a manner which obstructs the entrance to a fire road or firebreak.

EXCEPTION:

1. Public officers acting within their scope of duty.

9010 – Liability for Damage. The expenses of fighting fires which result from a violation of this chapter shall be a charge against the person whose violation caused the fire. Damages caused by such fires shall constitute a debt of such person and are collectable by the fire chief in the same manner as in the case of an obligation under a contract, expressed or implied.

Appendix B, Section B105, Fire Flow Requirements for Buildings, is hereby amended to read:

B105.2 Buildings other than one- and two-family dwellings. The minimum fire-flow and flow duration for buildings other than one- and two-family dwellings shall be as specified in Table B105.1

EXCEPTION:

A reduction in required fire-flow of up to 50 percent, as approved, is allowed when the building is provided with an approved automatic sprinkler system installed in accordance with Section

903.3.1.1. The resulting fire-flow shall not be less than 1,500 gallons per minute (5678 L/min) for the prescribed duration as specified in Table B105.1.

Appendix C, Table C102.1, Required Number and Spacing of Fire Hydrants, is amended to read:

TABLE C102.1

REQUIRED NUMBER AND SPACING OF FIRE HYDRANTS

FIRE-FLOW REQUIREMENT	MINIMUM NUMBER OF HYDRANTS	AVERAGE SPACING BETWEEN HYDRANTS^{a,b,c} (feet)	MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO HYDRANT^d
1,750 or less	1	300	150
1,751– 2,250	2	300	150
2,251 – 3,250	3	300	150
3,251 – 4,000	4	300	150
4,001 – 5,000	5	300	150
5,001 – 5,500	6	300	150
5,501 – 6,000	6	250	150
6,001 – 7,000	7	250	150
7,001 or more	8 or more ^e	200	120

(Ord. 1269 § 3 (part), 2017)

Appendix D, Fire apparatus access roads, is amended by adding the following to read:

The minimum fire apparatus and emergency vehicle access road widths throughout this appendix will be 27 feet.

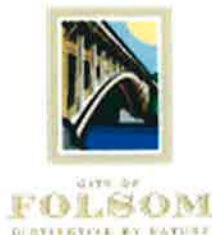
Exception:

1. The minimum fire apparatus and emergency vehicle access road widths will be 24 feet for subdivisions comprised solely of Group R-3 occupancies.

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CITY OF
FOLSOM
DISTINCTIVE BY NATURE



Folsom City Council Staff Report

MEETING DATE:	12/13/2022
AGENDA SECTION:	New Business
SUBJECT:	Ordinance No. 1336 – An Ordinance of the City of Folsom Repealing and Re-enacting Certain Chapters of Title 14, “Buildings and Construction”, of the Folsom Municipal Code Concerning Enforcement of Folsom Building Codes (Introduction and First Reading)
FROM:	Community Development Department

RECOMMENDATION / CITY COUNCIL ACTION

The Community Development Department recommends that the City Council conduct the First Reading of Ordinance No. 1336 - An Ordinance of the City of Folsom repealing and re-enacting Chapter 14 of the Folsom Municipal Code concerning the Folsom Building Code.

BACKGROUND / ISSUE

The purpose of this Ordinance is to update building safety regulations and adopt the 2022 California Building Codes pursuant to state law.

Presently, the Folsom Municipal Code (FMC) Title 14 – Buildings and Construction, contains provisions relative to building safety regulations and is based on the 2019 editions of the California Building Codes based on the 2018 International Building Codes. These Code include the Building Code, Residential Code, Electrical Code, Plumbing Code, Mechanical Code, Historical Building Code, Energy Code, Green Code, Existing Building Code, Property Maintenance Code and Pool and Spa Code.

The 2022 edition of the California Building Codes (Title 24), incorporating the 2021 editions of the International Codes, have been published by the California Building Standards Commission and are effective as state law January 1, 2023.

POLICY / RULE

Triennially the California Building Standards Commission publishes the California Building Codes which take effect 180 days after publication according to state statute. California Health & Safety Code Section 18938(b) mandates that Building Standards Codes, including the California Building Codes, are applicable to all occupancies in the State. Health & Safety Code Section 18941.5 allows cities to amend building standards contained in the California Codes based on specified criteria prior to the effective date of the codes. Government Code Section 50022.2 grants local agencies the authority to adopt codes by reference.

ANALYSIS

The purpose of this ordinance is to repeal the existing codes and adopt the new building and construction codes for the City of Folsom as required by state law. The majority of the 2022 California Building Standard Codes were modeled after the 2021 International Codes, the National Electrical Code and the Uniform Plumbing and Mechanical Codes. While these codes are similar in structure and content, some adjustments to the adoption process are necessary to complete references in the Folsom Municipal Code. Staff has compared the amendments made to the presently adopted 2019 California Building Codes to the provisions contained in the 2022 California Building Codes. In developing the amendments for these new codes, staff looked to provide a clear, cost-effective and equivalent level of sustainability and life safety to the citizens of Folsom. No “technical” amendments were proposed; only clarifications of those administrative requirements unique to our City.

In summary, staff believes that the proposed amendments and adoption of the 2021 International Building Codes, as amended by the State of California and published as the 2022 California Building Codes, are necessary to provide a reasonable and prudent level of construction, sustainability and life safety to citizens and visitors to the City of Folsom.

FINANCIAL IMPACT

The impact of adopting the 2022 California Building Standards Codes with local amendments should not cause any significant impact. However, although increasing the life safety and sustainability of City Facilities, the 2022 Energy Code for residential and non-residential buildings cannot help but increase their costs. It is anticipated that these costs will continue to decrease somewhat as more systems are installed and competition for services increases.

ENVIRONMENTAL REVIEW

This action by the City Council is exempt from environmental review pursuant to Section 15061(b)(3) (Review for Exemption) of the California Environmental Quality Act.

ATTACHMENTS

Ordinance No. 1336 - An Ordinance of the City of Folsom Repealing and Reenacting Certain Chapters of Title 14, "Buildings and Construction", of the Folsom Municipal Code Concerning Enforcement of Folsom Construction Codes. (Introduction and First Reading)

RECOMMENDATION – CITY COUNCIL ACTION

Introduction and First Reading of Ordinance No. 1336 - An Ordinance of the City of Folsom Repealing and Reenacting Certain Chapters of Title 14, "Buildings and Construction", of the Folsom Municipal Code Concerning Enforcement of Folsom Construction Codes. (Introduction and First Reading)

Reviewed and Approved,

Pam Johns
Community Development Director

ATTACHMENT 1

ORDINANCE NO. 1336 - AN ORDINANCE OF THE CITY OF FOLSOM REPEALING AND REENACTING CERTAIN CHAPTERS OF TITLE 14, "BUILDINGS AND CONSTRUCTION", OF THE FOLSOM MUNICIPAL CODE CONCERNING ENFORCEMENT OF FOLSOM BUILDING CODES (INTRODUCTION AND FIRST READING)

ORDINANCE NO. 1336**AN ORDINANCE OF THE CITY OF FOLSOM REPEALING AND RE-ENACTING CERTAIN CHAPTERS OF TITLE 14, "BUILDINGS AND CONSTRUCTION", OF THE FOLSOM MUNICIPAL CODE CONCERNING ENFORCEMENT OF FOLSOM BUILDING CODES**

THE CITY COUNCIL OF THE CITY OF FOLSOM HEREBY DOES ORDAIN AS FOLLOWS:

SECTION 1 PURPOSE

The purpose of this ordinance is to repeal and re-enact certain chapters of Title 14, "Buildings and Construction", of the Folsom Municipal Code ("The Code") to provide procedures for administration and enforcement of the provisions of the Folsom Construction Codes and to adopt and enforce rules and regulations supplemental to this Code as may be deemed necessary to clarify the application of the provisions of this Code. Such interpretations, rules, and regulations shall be in conformity with the intent and purpose of this Code.

Unless superseded or expressly repealed, references in City forms, documents and regulations to chapters and sections of the former Folsom Construction Codes shall be construed to apply to corresponding provisions contained within the new Folsom Construction Codes.

SECTION 2 CHANGES TO FOLSOM MUNICIPAL CODE

Chapters 14.02, 14.04, 14.08, 14.12, 14.16, 14.19, 14.20, 14.22, 14.23, 14.26 of Title 14 of the Folsom Municipal Code are hereby amended to read as follows:

Title 14**BUILDINGS AND CONSTRUCTION**

Chapters:

- 14.02 Building Code
- 14.04 Residential Code
- 14.08 Electrical Code
- 14.12 Plumbing Code
- 14.16 Mechanical Code
- 14.19 Energy Code
- 14.20 Green Building Standards Code
- 14.22 Historical Building Code
- 14.23 Existing Building Code
- 14.24 Property Maintenance Code
- 14.26 Referenced Standards Code

Chapter 14.02

BUILDING CODE

Sections:

- 14.02.010 Title
- 14.02.015 Definitions
- 14.02.020 Authority Having Jurisdiction
- 14.02.030 Purpose
- 14.02.040 Adoption by reference
- 14.02.045 Right of entry
- 14.02.050 Additions, amendments or deletions to Folsom Building Code
- 14.02.055 Violation—Nuisance
- 14.02.060 Enforcement
- 14.02.070 Penalties
- 14.02.080 Enforcement procedures
- 14.02.085 Conflicts

14.02.010 Title.

This Chapter shall be known and cited as the “Folsom Building Code.”

14.02.015 Definitions

For purpose of this chapter, the following terms shall have the meaning set forth in this section.

“Building Codes” or “Code” shall mean the Folsom Construction Codes and each and every ordinance codified therein as adopted by the city council of the City of Folsom by ordinance, including, but not limited to, the Folsom Building Code, the Folsom Residential Code, the Folsom Electrical Code, the Folsom Mechanical Code, the Folsom Plumbing Code, the Folsom Energy Code, the Folsom Fire Code, the Folsom Green Standards Building Code (CALGreen), the Folsom Referenced Standards Code, the Folsom Property Maintenance Code, the Folsom Historical Building Code, Folsom Existing Building Code and the Folsom Swimming Pool, Spa and Hot Tub Code. This shall also apply to references to the “Uniform Codes” found within the Folsom Municipal Code.

14.02.020 Authority Having Jurisdiction.

The Chief Building Official of the City is designated to be the authority having jurisdiction of the Folsom Construction Codes. The Chief Building Official shall administer, enforce, and render interpretations of all the provisions of this Code and the referenced technical codes. The terms “code official”, “administrative authority”, “authority having jurisdiction”, and “City” are to be considered synonymous with the terms “Chief Building Official”, “Building Official”, “Department of Building Safety” and “Building Department” as they appear in the Code or the technical codes. The city council shall budget and appropriate such City funds for the Division of Building Safety as it may deem necessary for the proper operation of the division.

14.02.030 Purpose.

The purpose of the Folsom Building Code is to provide minimum standards to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction, installation, quality of materials, use and occupancy, location and maintenance of all buildings and structures within this jurisdiction, and certain equipment specifically regulated herein, and to provide procedures for administration and enforcement of the provisions of the Folsom Construction Codes and to adopt and enforce rules and regulations supplemental to this Code as may be deemed necessary to clarify the application of the provisions of this Code. Such interpretations, rules, and regulations shall be in conformity with the intent and purpose of this Code.

14.02.040 Adoption by Reference.

Subject to the additions, amendments, or deletions set forth in Section 14.02.050 of this chapter, the California Building Code, 2022 Edition, based on the 2021 International Building Code, including Appendix Chapter I, published as Part 2, Volumes 1 and 2, Title 24, C.C.R., published by the International Code Council, is adopted and made part of this title as though fully set forth herein to provide technical requirements and the procedures for administration and enforcement of the provisions of the Folsom Building Codes. One copy of the Folsom Building Code and any and all amendments thereto, shall be kept on file in the Community Development Department and shall be available for use and examination by the public.

14.02.45 Right of Entry.

The code enforcement officer, the fire chief, the chief building official, or their designees shall be authorized to enter upon private property or public property as provided for in Section 1.09.025 of the Folsom Municipal Code to enforce the provisions of this title, or for the purpose of making any inspection, reinspection or test of any work performed pursuant to this title.

14.02.050 Additions, Amendments, or Deletions to Folsom Building Code.

The Folsom Building Code is amended as follows:

CHAPTER 1, DIVISION II

- A. Section 101.1 Title— Insert the words “City of Folsom” as the name of jurisdiction. This shall apply to any of the adopted codes wherever the name of the jurisdiction is to be inserted.
- B. Section 101.2 Scope—Delete the words “California Residential Code” and insert, in lieu thereof, the words “Folsom Residential Code”.
- C. Section 101.4 Referenced codes—Delete in its entirety and revised to read as follows:

101.4 Referenced codes. The other codes listed in Sections 101.4.1 through 101.4.7 and referenced elsewhere in this Code shall be considered part of the requirements of this Code to the prescribed extent of each reference. If another code is referenced elsewhere in this Code and has not been adopted, then that section shall be considered invalid. Where there is a conflict between the administrative requirements in this Code and those in other adopted technical codes, the more restrictive or specific requirements shall apply.

Exception: Administrative requirements in the City of Folsom Fire Code

Any references to the International Residential Code, Residential Code for One- and Two-family Dwellings, or California Residential Code shall be deleted and the words "Folsom Residential Code adopted by the City of Folsom and amended from time to time" shall be inserted in lieu thereof.

Any references to the National Electrical Code or California Electrical Code shall be deleted and the words "Folsom Electrical Code adopted by the City of Folsom and amended from time to time" shall be inserted in lieu thereof.

Any references to the International Fuel Gas Code shall be deleted and the words "Folsom Plumbing Code adopted by the City of Folsom and amended from time to time" shall be inserted in lieu thereof.

Any references to the International Plumbing Code or California Plumbing Code shall be deleted and the words "Folsom Plumbing Code adopted by the City of Folsom and amended from time to time" shall be inserted in lieu thereof.

Any references to the International Mechanical Code or California Mechanical Code shall be deleted and the words "Folsom Mechanical Code adopted by the City of Folsom and amended from time to time" shall be inserted in lieu thereof.

Any references to the International Property Maintenance Code shall be deleted and the words "Folsom Property Maintenance Code adopted by the City of Folsom and amended from time to time" shall be inserted in lieu thereof.

Any references to the International Fire Code or California Fire Code shall be deleted and the words "Folsom Fire Code adopted by the City of Folsom and amended from time to time" shall be inserted in lieu thereof.

Any references to the International Zoning Code shall be deleted and the words "Folsom Zoning Code adopted by the City of Folsom and amended from time to time" shall be inserted in lieu thereof.

Any references to the International Energy Conservation Code shall be deleted and the words "Folsom Energy Code adopted by the City of Folsom and amended from time to time" shall be inserted in lieu thereof.

Any references to the California Historical Building Code shall be deleted and the words "Folsom Historical Building Code adopted by the City of Folsom and amended from time to time" shall be inserted in lieu thereof.

Any references to the California Existing Building Code shall be deleted and the words “Folsom Existing Building Code adopted by the City of Folsom and amended from time to time” shall be inserted in lieu thereof.

Any references to the International Private Sewage Disposal Code shall be deleted.

101.4.1 Electrical. The provisions of the Electrical Code adopted by the City of Folsom and amended from time to time shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

101.4.2 Plumbing and Gas. The provisions of the Plumbing Code adopted by the City of Folsom and amended from time to time shall apply to the installation alterations, repairs and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all applicable aspects of a medical gas system. The provisions shall also apply to the installation of gas piping from the point of delivery, gas appliances and related accessories.

101.4.3 Mechanical. The provisions of the Mechanical Code adopted by the City of Folsom and amended from time to time shall apply to the installation, alterations, repairs, and replacement of mechanical systems, including equipment, appliances, fixtures, fittings and/or appurtenances, including ventilating, heating, cooling, air conditioning and refrigeration systems, incinerators, and other energy-related systems.

101.4.4 Property maintenance. The provisions of the Property Maintenance Code, adopted by the City of Folsom, and amended from time to time shall apply to existing structures and premises; equipment and facilities; light, ventilation, space heating, sanitation, life and fire safety, hazards; responsibilities of owners, operators and occupants; and occupancy of existing premises and structures and shall be enforced along with the requirements of Title 8, “Health, Sanitation and Welfare”, of the Folsom Municipal Code. Where there is a conflict between Title 8 of the Folsom Municipal Code and the Folsom Property Maintenance Code, the more restrictive shall apply.

101.4.5 Fire prevention. The provisions of the Fire Code adopted by the City of Folsom and amended from time to time shall apply to matters affecting or relating to structures, processes and premises from the hazard of fire or explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and from the construction, extension, repair, alteration or removal of fire suppression and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.

101.4.6 California Energy Code and California Green Building Standards Code. The provisions of the California Energy Code and California Green Building Standards Code adopted by the City of Folsom shall apply to all matters governing the sustainable and energy efficiency design and construction of those structures regulated by the Folsom Construction Codes as adopted by the City of Folsom.

101.4.7 California Historical Building Code. The provisions of the California Historical Building Code adopted by the City of Folsom are intended to facilitate, by means of alternative solutions, the restoration of change of occupancy so as to preserve their original or restored architectural elements and features, to encourage energy conservation, disabled access and a cost-effective approach to preservation, and to provide for the safety of the building occupants of those structures regulated by the Folsom Construction Codes as adopted by the City of Folsom.

101.4.8 California Existing Building Code. The provisions of the California Existing Building Code adopted by the City of Folsom are intended to establish the minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, access to persons with disabilities, sanitation, adequate lighting and ventilation and energy conservation; safety to life and property from fire and other hazards attributed to the built environment; and to provide safety to firefighters and emergency responders during emergency operations.

D. Section 105.3.1 Action on application—Add a new paragraph at the end to read: “Without approval of the Building Official, no new or additional permits shall be issued to any property or person who has any outstanding violations of this Code or any other code of this jurisdiction.”

E. Section 105.3.2 Time limit of application—Amend to read as follows:

An application for a permit for any proposed work shall be deemed to have been abandoned 9 months after the date of filing, unless such application has been pursued in good faith or a permit has been issued; except that the Building Official is authorized to grant one extension of time for a period not to exceed 9 months. The extension shall be requested in writing and justifiable cause demonstrated.

F. Section 105.5 Expiration—Amend to read as follows:

Every building permit shall become invalid if the work authorized by such permit has not commenced to the satisfaction of the Building Official within 12 months of permit issuance, or if work commences within 12 months and more than 180 calendar days elapses between approval of required inspections. The Building Official shall be authorized to grant one extension of time for a period not to exceed 180 calendar days for permits that have not yet expired. The extension shall be requested in writing and justifiable cause demonstrated. In order to renew action on a permit after expiration, a new full permit fee shall be paid based on the current fee schedule adopted by the City. If action on an expired permit also requires an additional plan review, a full plan review shall be paid based on the current fee schedule adopted by the City.

All building permits shall be valid for up to two years after the issuance date as long as the requirements in the previous paragraph are complied with. The Building Official is authorized to extend a permit beyond this period if the work authorized by the permit is,

in the opinion of the Building Official, being diligently pursued but only upon written request by the permittee and evidence acceptable to the Building Official indicating substantial progress. Review of the request and granting of an approved time extension beyond two years shall be made by the Building Official and any additional fees shall be paid based on the current fee schedule as adopted by the City.

G. Section 108.3 Building Permit Valuations--Amend to read as follows:

109.3 Building Permit Valuations. The applicant for a permit for a new building or structure or additions or alterations to an existing building or structure shall provide a reasonable estimated permit value at time of application. The value to be used in computing the building permit and building plan review fees shall be, including labor, the total of all construction work for which the permit is being issued, as well as grading, roofing, siding, electrical, plumbing, gas, heating, air conditioning, elevators, fire extinguishing systems, permanent mechanical equipment and systems as well as any other items which will require plan review and/or inspection. When permitted work includes an alteration to an existing structure, or includes work outside of the standard calculated fee areas determined by square footage cost tables, the applicant shall provide legitimate actual/contracted project costs to establish the additional non-calculated valuation of the total permitted project. Value for donated and/or discounted materials and labor shall be established at typical market rates. If, in the opinion of the Building Official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates acceptable to the Building Official.

Exceptions: The Building Official is authorized to omit the cost of land, permitting fees and finish materials that are not required for code compliance.

Final building permit valuation shall be set by the Building Official.

H. Section 109.1 Payment of fees—Add an additional paragraph to read as follows:

When submittal documents are incomplete or revised so as to require additional plan review after the second review, final review, or when the project involves deferred submittal items as defined in Section 107.3.4.1, an additional plan review fee shall be charged at the rate as set forth by resolution of the City Council.

I. Section 109.4 Work commencing before permit issuance—Add an additional sentence to read as follows:

The minimum investigative fee for commencing work before permit issuance shall be equal to and in addition to the amount of the normal permit fee as set forth by resolution of the City Council for the first offense and four times the amount of, and in addition to, the normal permit fee for second and subsequent offenses. The payment of such investigative fee shall not exempt any person from compliance with other provisions of this Code, the technical codes, or from any penalty prescribed by law.

J. Section 109.6 Refunds—Amend to read as follows:

Refunds. The Building Official shall be permitted to authorize refunding of a fee paid hereunder which was erroneously paid or collected.

The Building Official shall be permitted to authorize refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this Code.

The Building Official shall be permitted to authorize refunding of not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any examination time has been expended.

The Building Official shall not be permitted to authorize refunding of any fee paid except upon written application filed by the original permittee not later than 90 calendar days after the date of fee payment. Under no circumstances shall there be a refund of either fee if the plan review or building permit has expired.

K. Section 110 Inspections—Add additional section to read as follows:

Section 110.7 Reinspections is added as follows:

110.7 Reinspections. A reinspection fee may be assessed for each inspection or reinspection when any of the following conditions exist:

1. Such portion of work for which inspection is called is not completely ready.
2. Previous written or verbal correction notices have not been complied with.
3. The job address is not clearly posted and clearly visible from the street or the front of the building.
4. The inspector has no access to the work to be inspected.
5. The approved plans are not readily available to the inspector.
6. The building permit, application, appropriate documents, or any previous correction notice(s) are not available at the job site.
7. Deviating from the approved plans requiring further approval of the Building Official.

This section shall not be interpreted as requiring reinspection fees the first time an inspection is not approved for failure to comply with the requirements of this Code, but as controlling the practice of scheduling inspections before the project is completely ready for such inspections, the inspection site is not accessible to the building inspector or when plans and/or permit documents are not available to the building inspector at the site where the inspection is to be performed.

To obtain a reinspection, the applicant, or his/her designee, shall first pay the reinspection fee in accordance with resolution adopted by the City Council.

In instances where reinspection fees have been assessed, no additional inspection of the work will be performed until the reinspection fees have been paid.

L. Section 111.1 Use and occupancy—Amend to read as follows:

No building or structure shall be used, occupied, or furnished in whole or in part, and no change in the existing use or occupancy classification of a building or structure or portion thereof be made until the Building Official has issued a certificate of occupancy therefore as provided herein.

Issuance of a certificate of occupancy shall not be construed as an approval of a violation of the provisions of this Code or of other ordinances of the jurisdiction. Certificates presuming to give authority to violate or cancel the provisions of this Code or of other ordinances of the jurisdiction shall not be valid.

M. Section 111.3-- Add a second paragraph to read as follows:

Temporary occupancy may occur only upon application for a Temporary Certificate of Occupancy and the clearance for the connection of the gas and electrical utilities is granted and payment is made for the additional inspections remaining to grant final approval for occupancy of the entire building. In the event the building is not completed and ready for final inspection in the time prescribed by the Building Official or if the building is occupied prior to receiving a Certificate of Occupancy, the Building Official shall be authorized to cause the building to be vacated and the utilities disconnected until such time as the building is completed, final inspections are conducted and a Certificate of Occupancy is issued as set forth above.

14.02.055 Violations—Nuisance.

Any violation of any code as adopted and amended by ordinance shall be, and the same is declared to be, unlawful and a public nuisance.

14.02.060 Enforcement.

Unless otherwise set forth in this title, the Chief Building Official or his/her designee, shall enforce the provisions of title pursuant to the provisions of Chapter 1.08 to 1.10, inclusive, of the Folsom Municipal Code.

14.02.070 Penalties.

The following penalties shall apply to any violation of a provision of this title, unless a different penalty is otherwise established by the city council and specifically set forth by ordinance:

- A. A violation of any provision of this title shall be an administrative violation as defined in Section 1.08.020, of Chapter 1.08, Title 1 of the Folsom Municipal Code. In addition to enforcement by any procedure set forth in Chapters 1.08 to 1.10, inclusive, any violation of this title shall be punishable as a misdemeanor, which shall be punishable by a fine not

to exceed \$1,000, or by imprisonment in the county jail for not more than 6 months, or by both such fine and imprisonment.

- B. Each of the sanctions for administrative violations identified in Section 1.09.013 of Chapter 1.09, Title 1 of the Folsom Municipal Code shall be available for enforcement of the provisions of this Chapter.
- C. In addition to the criminal penalty set forth in Section 14.02.070(A) of this chapter, based upon the standards for the imposition of administrative sanctions set forth in Section 1.09.014 of Chapter 1.09, Title 1 of the Folsom Municipal Code, a violation of any provision of this title shall be deemed a Level E violation, as that term is described in Section 1.09.012 of Chapter 1.09, Title 1 of the Folsom Municipal Code. The range of monetary sanctions available for violation of this Chapter shall be as forth in Section 1.09.012(A) (5).

14.02.080 Enforcement Procedures.

- A. Prior to the suspension, revocation, or denial of any license or permit, the assessment of any fee, penalty, or change, or the commencement of any other enforcement action pursuant to this title, the director of the Community Development Department shall follow the procedures as set forth in Sections 1.09.020 to 1.09.048, inclusive, of Chapter 1.09, Title 1 of the Folsom Municipal Code. The rights to judicial review set forth in Section 1.09.050 to 1.09.052, inclusive, of Chapter 1.09 of Title 1 of the Folsom Municipal Code shall apply.
- B. A notice to correct or stop order shall be served in accordance with the provisions of Section 1.09.023 of Chapter 1.09, Title 1 of the Folsom Municipal Code.
 - 1. Unless otherwise set forth in this title, if the violation that is subject of the notice of correct concerns the failure to apply for and/or obtain a valid permit, the time allowed for application for a permit shall be no less than 7 calendar days and no more than 30 calendar days. A stop order shall accompany the notice to correct, and shall remain in effect pending the review of and decision on any permit application.
 - 2. Unless otherwise set forth in this title, if the violation that is the subject of the notice to correct concerns (a) the failure to comply with conditions placed on a permit or other entitlement issue by the City or (b) a violation of any provision of this title, the time allowed to correct the violation shall be a minimum of 24 hours and a maximum of 90 calendar days, depending upon the type of action that will be necessary to correct the violation. If the violation creates a potential risk of harm to persons or property, a stop order may accompany the notice to correct, and shall remain in effect until the violation has been remedied to the satisfaction of the director of the Community Development Department.
- C. If the Director of the Community Development Department determines that there has been a good faith effort to correct the violation(s) set forth in a notice to correct, the director may extend the deadline for compliance for a reasonable period of time. Any such extension shall be memorialized in writing and a copy shall be sent by first class mail to all responsible persons.
- D. A notice of administrative violation may be issued pursuant to the procedures established in Section 1.09.024 of Title 1 of the Folsom Municipal Code.

14.02.085 Conflicts.

In the event of any conflict between this Code and any law, rule, or regulation of the Federal or State Government, that requirement which establishes the higher standard of safety shall govern. Failure to comply with such standard of safety shall be a violation of this Code.

Chapter 14.04

RESIDENTIAL CODE

Sections:

- 14.04.010 Title
- 14.04.020 Authority Having Jurisdiction
- 14.04.030 Purpose
- 14.04.040 Adoption by reference
- 14.04.050 Additions, amendments or deletions to Folsom Residential Code

14.04.010 Title.

This Chapter shall be known and cited as the “Folsom Residential Code.”

14.04.020 Authority Having Jurisdiction.

The Chief Building Official of the City is designated to be the authority having jurisdiction of the Folsom Residential Code. The Chief Building Official shall administer, enforce, and render interpretations of all the provisions of the Folsom Residential Code and the other referenced technical codes.

14.04.030 Purpose.

The purpose of this Code is to provide minimum standards to safeguard life or limb, health, property, and public welfare by regulating and controlling the design, construction, installation, quality of materials, use and occupancy, location and maintenance of all buildings and structures within this jurisdiction, and certain equipment specifically regulated herein, and to provide procedures for administration and enforcement of the provisions of the Folsom Construction Codes and to enforce rules and regulations supplemental to this Code as may be deemed necessary to clarify the application of the provisions of this Code. Such interpretations, rules, and regulations shall be in conformity with the intent and purpose of this Code.

14.04.040 Adoption by Reference.

Subject to the additions, amendments, or deletions set forth in Section 14.04.050 of this chapter, the California Residential Code, 2022 Edition, based on the 2021 International Residential Code for One- and Two-family Dwellings, including Appendix Chapters AH and AJ published as Part 2.5, Title 24, C.C.R., published by the International Code Council, is adopted and made part of this title as though fully set forth herein to provide technical requirements and the procedures for administration and enforcement of the provisions of the Folsom Construction Codes. One copy of the Folsom Residential Code and any amendments thereto, shall be kept on file in the Community Development Department and shall be available for use and examination by the public.

14.04.050 Additions, Amendments, or Deletions to Folsom Residential Code.

The Folsom Residential Code is amended as follows:

- A. Section R101.1 Title— Insert the words “City of Folsom” as the name of jurisdiction.
- B. Table R301.2 --- Shall read as follows:

2022 CRC TABLE R301.2														
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA														
GROUND SNOW LOAD	WIND DESIGN					SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGING FROM			WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	Speed (MPH)	Exposure	Topographic Effects	Special Wind Region	Wind Borne Debris		Weathering	Frost Line Depth	Termite					
N/A	110 ult 90 asd	C	No	No	No	CRC: C CBC: D ¹	Moderate	12”	Heavy	30 F	No	Reference	<1500	60.6 F

¹When designing with the CBC per Section 1613.3.5, Reference Table 1613.3.5 (2)

- C. Appendix AJ Existing Buildings and Structures---Amend the following sections to read as follows:
 - a. AJ 102.4.1 Energy efficiency. Replacement windows shall comply with the 2022 California energy Code and the 2022 California Green Building Standards Code (CALGreen).
 - b. AJ301.2 Water closets. Where any water closet is replaced with a newly manufactured water closet, the replacement water closet shall comply with the requirements of the 2022 California Plumbing Code and 2022 California Green Building Standards Code (CALGreen).
 - c. AJ301.3 Electrical. Exceptions 1, 2 and 3. The words ‘Chapters 34 through 43’ shall be replaced with the words ‘2022 California Electrical Code’.
 - d. AJ501.5.1 Materials and methods. In this section and in the Exception to this section, the words ‘Chapters 34 through 43’ shall be replaced with the words ‘2022 California Electrical Code’.
 - e. AJ501.5.3.3 Ground-fault circuit-interrupter. The words ‘Chapters 34 through 43’ shall be replaced with the words ‘2022 California Electrical Code’.
 - f. AJ501.5.3.5 Clearance. The words ‘Chapters 34 through 43’ shall be replaced with the words ‘2022 California Electrical Code’.

Chapter 14.08
ELECTRICAL CODE

- Sections:
- 14.08.010 Title
 - 14.08.020 Authority Having Jurisdiction
 - 14.08.030 Purpose
 - 14.08.040 Adoption by reference

14.08.010 Title.

This Chapter shall be known and cited as the “Folsom Electrical Code.”

14.08.020 Authority Having Jurisdiction.

The Chief Building Official of the City is designated to be the authority having jurisdiction of the Folsom Electrical Code. The Chief Building Official shall administer, enforce, and render interpretations of all the provisions of the Folsom Electrical Code and the other referenced technical codes.

14.08.030 Purpose.

The purpose of the Folsom Electrical Code is to provide minimum standards to safeguard life or limb, health, property and public welfare and to protect against hazards that may arise from the use of electricity by regulating and controlling the design, construction, and installation, quality of materials, location and operation of electrical equipment, wiring and systems, and to provide procedures for administration and enforcement of the provisions of the Folsom Construction Codes and to enforce rules and regulations supplemental to this Code as may be deemed necessary to clarify the application of the provisions of this Code. Such interpretations, rules, and regulations shall be in conformity with the intent and purpose of this Code.

14.08.040 Adoption by Reference.

The California Electrical Code, 2022 Edition, based on the 2020 National Electrical Code, published as Part 3, Title 24, C.C.R., published by the National Fire Protection Agency, is adopted and made part of this title as though fully set forth herein to provide technical requirements and the procedures for administration and enforcement of the provisions of the Folsom Construction Codes. One copy of the Folsom Electrical Code and any amendments thereto, shall be kept on file in the Community Development Department and shall be available for use and examination by the public.

PLUMBING CODE

Chapter 14.12

Sections:

- 14.12.010 Title
- 14.12.020 Authority Having Jurisdiction
- 14.12.030 Purpose
- 14.12.040 Adoption by reference
- 14.12.050 Additions, amendments or deletions to Folsom Plumbing Code

14.12.010 Title.

This Chapter shall be known and cited as the “Folsom Plumbing Code.”

14.12.020 Authority Having Jurisdiction.

The Chief Building Official of the City is designated to be the authority having jurisdiction of the Folsom Plumbing Code. The Chief Building Official shall administer, enforce, and render interpretations of all the provisions of the Folsom Plumbing Code and the other referenced technical codes.

14.12.030 Purpose.

The purpose of the Folsom Plumbing Code is to provide minimum standards to safeguard life or limb, health, property and public welfare, and to protect against hazards that may arise from the use of plumbing and fuel gas piping and systems by regulating and controlling the design, construction, installation, quality of materials, location and operation of plumbing and fuel gas systems within the City, and to provide procedures for administration and enforcement of the provisions of the Folsom Construction Codes and to enforce rules and regulations supplemental to this Code as may be deemed necessary to clarify the application of the provisions of this Code. Such interpretations, rules, and regulations shall be in conformity with the intent and purpose of this Code.

14.12.040 Adoption by Reference.

Subject to the additions, amendments, or deletions set forth in Section 14.12.050 of this chapter, the California Plumbing Code, 2022 Edition, based on the 2021 Uniform Plumbing Code, including Appendix Chapters A, B, D, and G published as Part 5, Title 24, C.C.R., published by the International Association of Plumbing and Mechanical Officials, is adopted and made part of this title as though fully set forth herein to provide technical requirements and the procedures for administration and enforcement of the provisions of the Folsom Construction Codes. One copy of the Folsom Plumbing Code and any amendments thereto, shall be kept on file in the Community Development Department and shall be available for use and examination by the public.

14.12.050 Additions, Amendments, or Deletions to Folsom Plumbing Code.

The Folsom Plumbing Code is amended as follows:

- A. Section 104.3.2 Plan Review Fees, is hereby deleted in its entirety.
- B. Section 104.5 Fees, and all of its subsections shall be deleted in their entirety.
- C. Table 104.5 Plumbing Permit Fees, is hereby deleted in its entirety.

MECHANICAL CODE**Chapter 14.16****Sections:**

- 14.16.010 Title
- 14.16.020 Authority Having Jurisdiction
- 14.16.030 Purpose
- 14.16.040 Adoption by reference
- 14.16.050 Additions, amendments or deletions to Folsom Mechanical Code

14.16.010 Title.

This Chapter shall be known and cited as the "Folsom Mechanical Code."

14.16.020 Authority Having Jurisdiction.

The Chief Building Official of the City is designated to be the authority having jurisdiction of the Folsom Mechanical Code. The Chief Building Official shall administer, enforce, and render interpretations of all the provisions of the Folsom Mechanical Code and the other referenced technical codes.

14.16.030 Purpose.

The purpose of the Folsom Mechanical Code is to provide minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling the design, construction, installation, quality of materials, location, operation, and maintenance of use of heating, ventilating, cooling, refrigeration systems, incinerators and other miscellaneous heat-producing appliances within the City, and to provide procedures for administration and enforcement of the provisions of the Folsom Construction Codes and to enforce rules and regulations supplemental to this Code as may be deemed necessary to clarify the application of the provisions of this Code. Such interpretations, rules, and regulations shall be in conformity with the intent and purpose of this Code.

14.16.040 Adoption by Reference.

Subject to the additions, amendments, or deletions set forth in Section 14.16.050 of this chapter, the California Mechanical Code, 2022 Edition, based on the 2021 Uniform Mechanical Code published as Part 4, Title 24, C.C.R., published by the International Association of Plumbing and Mechanical Officials, is adopted and made part of this title as though fully set forth herein to provide technical requirements and the procedures for administration and enforcement of the provisions of the Folsom Construction Codes. One copy of the Folsom Mechanical Code and any amendments thereto, shall be kept on file in the Community Development Department and shall be available for use and examination by the public.

14.16.050 Additions, Amendments, or Deletions to Folsom Mechanical Code.

The Folsom Mechanical Code is amended as follows:

- A. Section 104.3.2 Plan Review Fees, is hereby deleted in its entirety.
- B. Section 104.5 Fees, and all of its subsections are hereby deleted in their entirety.
- C. Table 104.5 Mechanical Permit Fees, is hereby deleted in its entirety.

ENERGY CODE

Chapter 14.19

Sections:

14.19.010	Title
14.19.020	Authority Having Jurisdiction
14.19.030	Purpose
14.19.040	Adoption by reference

14.19.010 Title.

This Chapter shall be known and cited as the “Folsom Energy Code.”

14.19.020 Authority Having Jurisdiction.

The Chief Building Official of the City is designated to be the authority having jurisdiction of the Folsom Energy Code. The Chief Building Official shall administer, enforce, and render interpretations of all the provisions of the Folsom Energy Code and the other referenced technical codes.

14.19.030 Purpose.

The purpose of the Folsom Energy Code is to provide minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling the design, construction, installation, quality of materials, location, operation, and maintenance or use of energy and energy systems within the City, and to provide procedures for administration and enforcement of the provisions of the Folsom Construction Codes and to enforce rules and regulations supplemental to this Code as may be deemed necessary to clarify the application of the provisions of this Code. Such interpretations, rules, and regulations shall be in conformity with the intent and purpose of this Code.

14.19.040 Adoption by Reference.

The California Energy Code, 2016 Edition, published as Part 6, Title 24, C.C.R., published by the International Code Council, is adopted and made part of this title as though fully set forth herein to provide technical requirements and the procedures for administration and enforcement of the provisions of the Folsom Construction Codes. One copy of the Folsom Energy Code and any amendments thereto, shall be kept on file in the Community Development Department and shall be available for use and examination by the public.

GREEN BUILDING STANDARDS CODE

Chapter 14.20

Sections:

- 14.20.010 Title
- 14.20.020 Authority Having Jurisdiction
- 14.20.030 Purpose
- 14.20.040 Adoption by reference
- 14.20.050 Additions, amendments or deletions to Folsom Green Building Standards Code

14.20.010 Title.

This Chapter shall be known and cited as the “Folsom Green Building Standards Code.”

14.20.020 Authority Having Jurisdiction.

The Chief Building Official of the City is designated to be the authority having jurisdiction of the Folsom Green Building Standards Code. The Chief Building Official shall administer, enforce, and render interpretations of all the provisions of the Folsom Green Building Standards Code and the other referenced technical codes.

14.20.030 Purpose.

The purpose of the Folsom Green Building Standards Code is to improve public health, safety and general welfare by enhancing the design and construction of buildings through the use of building concepts having a reduced negative impact or positive environmental impact and encouraging sustainable construction practices, and to provide procedures for administration and enforcement of the provisions of the Folsom Construction Codes and to enforce rules and regulations supplemental to this Code as may be deemed necessary to clarify the application of the provisions of this Code. Such interpretations, rules, and regulations shall be in conformity with the intent and purpose of this Code.

14.20.040 Adoption by Reference.

The California Green Building Standards Code (CALGreen Code), 2022 Edition, excluding Appendix Chapters A4, A5 and A6.1, published as Part 11, Title 24, C.C.R., is adopted and made part of this title as though fully set forth herein to provide technical requirements and the procedures for administration and enforcement of the provisions of the Folsom Construction Codes. One copy of the Folsom Green Building Standards Code and any amendments thereto, shall be kept on file in the Community Development Department and shall be available for use and examination by the public.

HISTORICAL BUILDING CODE

Chapter 14.22

Sections:

- 14.22.010 Title
- 14.22.020 Authority Having Jurisdiction
- 14.22.030 Purpose
- 14.22.040 Adoption by reference

14.22.010 Title.

This Chapter shall be known and cited as the “Folsom Historical Building Code.”

14.22.020 Authority Having Jurisdiction.

The Chief Building Official of the City is designated to be the authority having jurisdiction of the Folsom Historical Building Code. The Chief Building Official shall administer, enforce, and render interpretations of all the provisions of Folsom Historical Code and the other referenced technical codes.

14.22.030 Purpose.

The purpose of the Folsom Historical Building Code is to provide building regulations for the rehabilitation, preservation, restoration (including related reconstruction), of relocation of buildings or structures designated as historic buildings. Such building regulations are intended to facilitate, by means of alternative solutions, the restoration of change of occupancy so as to preserve their original or restored architectural elements and features, to encourage energy conservation, disabled access and a cost-effective approach to preservation, and to provide for the safety of the building occupants. Such interpretations, rules, and regulations shall be in conformity with the intent and purpose of this Code.

14.22.040 Adoption by Reference.

The California Historical Building Code, 2022 Edition, published as Part 8, Title 24, C.C.R., is adopted and made part of this title as though fully set forth herein to provide technical requirements and the procedures for administration and enforcement of the provisions of the Folsom Construction Codes. One copy of the Folsom Historical Building Code and any amendments thereto, shall be kept on file in the Community Development Department and shall be available for use and examination by the public.

EXISTING BUILDING CODE

Chapter 14.23

Sections:

- 14.23.010 Title
- 14.23.020 Authority Having Jurisdiction
- 14.23.030 Purpose
- 14.23.040 Adoption by reference

14.23.010 Title.

This Chapter shall be known and cited as the “Folsom Existing Building Code.”

14.23.020 Authority Having Jurisdiction.

The Chief Building Official of the City is designated to be the authority having jurisdiction of the Folsom Existing Building Code. The Chief Building Official shall administer, enforce, and render interpretations of all the provisions of Folsom Existing Code and the other referenced technical codes.

14.23.030 Purpose.

The provisions of the California Existing Building Code adopted by the City of Folsom are intended to establish the minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress facilities, stability, access to persons with disabilities, sanitation, adequate lighting and ventilation and energy conservation; safety to life and property from fire and other hazards attributed to the built environment; and to provide safety to firefighters and emergency responders during emergency operations. Such interpretations, rules, and regulations shall be in conformity with the intent and purpose of this Code.

14.23.040 Adoption by Reference.

The California Existing Building Code, 2022 Edition, published as Part 10, Title 24, C.C.R., is adopted and made part of this title as though fully set forth herein to provide technical requirements and the procedures for administration and enforcement of the provisions of the Folsom Construction Codes. One copy of the Folsom Existing Building Code and any amendments thereto, shall be kept on file in the Community Development Department and shall be available for use and examination by the public.

PROPERTY MAINTENANCE CODE

Chapter 14.24

Sections:

- 14.23.010 Title
- 14.23.020 Authority Having Jurisdiction
- 14.23.030 Purpose
- 14.23.040 Adoption by reference
- 14.23.050 Additions, amendments or deletions to Folsom Property Maintenance Code
- 14.23.010 Title.

This Chapter shall be known and cited as the “Folsom Property Maintenance Code.”

14.23.020 Authority Having Jurisdiction.

The Chief Building Official of the City is designated to be the authority having jurisdiction of the Folsom Property Maintenance Code. The Chief Building Official shall administer, enforce, and render interpretations of all the provisions of Folsom Property Maintenance Code and the other referenced technical codes.

14.23.030 Purpose.

The purpose of the Folsom Property Maintenance Code is to provide minimum standards to ensure public health, safety and welfare insofar as they are affected by the continued occupancy and maintenance of structures and premises, and to provide procedures for administration and enforcement of the provisions of the Folsom Construction Codes and to enforce rules and regulations supplemental to this Code as may be deemed necessary to clarify the application of the provisions of this Code. Such interpretations, rules, and regulations shall be in conformity with the intent and purpose of this Code. The Folsom Property Maintenance Code is not to be construed to create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefitted by its terms.

14.23.040 Adoption by Reference.

Subject to the additions, amendments, or deletions set forth in Section 14.23.050 of this chapter, based on the 2021 International Property Maintenance Code, published by the International Code Council, is adopted and made part of this title as though fully set forth herein to provide technical requirements and the procedures for administration and enforcement of the provisions of the Folsom Construction Codes. One copy of the Folsom Property Maintenance Code and any amendments thereto, shall be kept on file in the Community Development Department and shall be available for use and examination by the public.

14.23.050 Additions, Amendments, or Deletions to Folsom Property Maintenance Code.
The Folsom Property Maintenance Code is amended as follows:

- A. Section 101.1 Title— Insert the words “City of Folsom” as the name of jurisdiction.
- B. Section 102.10 Other laws—Add one additional sentence to read as follows: “Whenever the requirements of this code conflict with Title 8, ‘Health, Sanitation and Welfare’ in the Folsom Municipal Code or the State of California requirements, the more restrictive requirements shall govern.”
- C. Section 103.5 Fee—Remove the words “indicated in the following schedule” and insert, in lieu thereof, the following: “adopted by resolution by the city council.”
- D. Section 112.4 Failure to comply—Remove the words “of not less than [AMOUNT] dollars or more than [AMOUNT] dollars” and insert, in lieu thereof, the following: “as established in Title 14, Chapter 14.02, Sections 14.02.070 and 14.02.080 of the Folsom Municipal Code.”

- E. Section 302.4 Weeds—Delete this section in its entirety
- F. Section 304.14 Insect screens—Insert the dates “January 1 to December 31”.
- G. Section 602.3 Heat supply—Insert the dates “October 1 to May 1”.
- H. Section 602.4 Occupiable work spaces—Insert the dates “October 1 to May 1.”

REFERENCED STANDARDS CODE

Chapter 14.26

Sections:

- 14.26.010 Title
- 14.26.020 Authority Having Jurisdiction
- 14.26.030 Purpose
- 14.26.040 Adoption by reference

14.26.010 Title.

This Chapter shall be known and cited as the “Folsom Referenced Standards Code.”

14.26.020 Authority Having Jurisdiction.

The Chief Building Official of the City is designated to be the authority having jurisdiction of the Folsom Referenced Standards Code. The Chief Building Official shall administer, enforce, and render interpretations of all the provisions of Folsom Referenced Standards Code and the other referenced technical codes.

14.26.030 Purpose.

The purpose of this Code is to provide procedures for administration and enforcement of the provisions of the Folsom Construction Codes and to adopt and enforce rules and regulations supplemental to this Code as may be deemed necessary to clarify the application of the provisions of this Code. Such interpretations, rules, and regulations shall be in conformity with the intent and purpose of this Code.

14.26.040 Adoption by Reference.

The California Referenced Standards Code, 2022 Edition, published as Part 12, Title 24, C.C.R., is adopted and made part of this title as though fully set forth herein to provide technical requirements and the procedures for administration and enforcement of the provisions of the Folsom Construction Codes. One copy of the Folsom Referenced Standards Code and any amendments thereto, shall be kept on file in the Community Development Department and shall be available for use and examination by the public.

SWIMMING POOL AND SPA CODE

Chapter 14.28

Sections:

- 14.28.010 Title
 14.28.020 Authority Having Jurisdiction
 14.28.030 Purpose
 14.28.040 Adoption by reference

- 14.26.010 Title.

This Chapter shall be known and cited as the “Folsom Swimming Pool and Spa Code.”

- 14.26.020 Authority Having Jurisdiction.

The Chief Building Official of the City is designated to be the authority having jurisdiction of the Folsom Referenced Standards Code. The Chief Building Official shall administer, enforce, and render interpretations of all the provisions of Folsom Swimming Pool and Spa Code and the other referenced technical codes.

- 14.26.030 Purpose.

The purpose of this Code is to provide procedures for administration and enforcement of the provisions of the Folsom Construction Codes and to adopt and enforce rules and regulations supplemental to this Code as may be deemed necessary to clarify the application of the provisions of this Code. Such interpretations, rules, and regulations shall be in conformity with the intent and purpose of this Code.

- 14.26.040 Adoption by Reference.

Based on the Swimming Pool and Spa Code, 2021 Edition, is adopted and made part of this title as though fully set forth herein to provide technical requirements and the procedures for administration and enforcement of the provisions of the Folsom Construction Codes. One copy of the Folsom Referenced Standards Code and any amendments thereto, shall be kept on file in the Community Development Department and shall be available for use and examination by the public.

SECTION 3 SEVERABILITY

If any section, subsection, clause, phrase, or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining chapters of this ordinance. The City Council hereby declares that it would have adopted this ordinance and each section, subsection, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more sections, subsections, clauses, phrases or portions to be declared invalid or unconstitutional.

SECTION 4 EFFECTIVE DATE

This ordinance shall become effective thirty (30) days from and after its passage and adoption, provided it is published in full or in summary within twenty (20) days after its adoption in a newspaper of general circulation in the City.

This ordinance was introduced at the regular meeting of the City Council for the first reading on December 13, 2022, and the second reading occurred at the regular meeting of the City Council of January 10, 2023.

On a motion by Councilmember _____, seconded by Councilmember _____, the foregoing ordinance was passed and adopted by the City Council of the City of Folsom, State of California, this tenth day of January 2023 by the following vote, to wit:

AYES: Councilmember(s):

NOES: Councilmember(s):

ABSTAIN: Councilmember(s):

ABSENT: Councilmember(s):

MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

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CITY OF
FOLSOM
DISTINCTIVE BY NATURE



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

Folsom City Council Staff Report

MEETING DATE:	12/13/2022
AGENDA SECTION:	New Business
SUBJECT:	Report on Traffic Roundabout Fact-Finding Mission and Direction to Staff Regarding Future Consideration of a Traffic Roundabout Policy
FROM:	Public Works Department

BACKGROUND / ISSUE

The Public Works Department recently conducted a fact-finding mission to visit communities that are in the process of implementing “roundabout first” policies when determining what form of traffic control should be implemented at intersections in their communities. Staff and consultants from Kimley-Horn & Associates will provide a summary of the mission, discuss the general challenges and opportunities associated with the use of roundabouts in lieu of traffic signals, and will seek direction whether or not to bring a roundabout policy to Council for future consideration.

Submitted,

Mark Rackovan, PUBLIC WORKS DIRECTOR

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CITY OF
FOLSOM
DISTINCTIVE BY NATURE

Meeting Minutes

Joint City Council / Folsom Redevelopment Successor Agency / Folsom Public Financing Authority / Folsom Ranch Financing Authority / South of 50 Parking Authority Meeting

September 13, 2022

ROLL CALL:

CITY COUNCIL/BOARD PRESENT	STAFF PRESENT
Vice Mayor/Vice Chair Rosario Rodriguez	City Manager Elaine Andersen
Council/Board Member Sarah Aquino	City Attorney Steven Wang
Council/Board Member YK Chalamcherla	CFO Stacey Tamagni
Council/Board Member Mike Kozlowski	City Clerk Christa Freemantle
Mayor/Board Chair Kerri Howell	

CONSENT CALENDAR:

- 16. Approval of the July 12, 2022 Joint City Council / Redevelopment Successor Agency / Public Financing Authority / Folsom South of 50 Parking Authority / Folsom Ranch Financing Authority Meeting Minutes
- 17. Receive and File the City of Folsom, the Folsom Redevelopment Successor Agency, the Folsom Public Financing Authority, the Folsom Ranch Financing Authority, and the South of 50 Parking Authority Monthly Investment Reports for the Month of June 2022

Motion made by Vice Mayor Rosario Rodriguez, seconded by Councilmember Mike Kozlowski to approve the Consent Calendar.

Motion carried with the following roll call vote:

AYES: Councilmember(s): Rodriguez, Aquino, Chalamcherla, Kozlowski, Howell
NOES: Councilmember(s): None
ABSENT: Councilmember(s): None
ABSTAIN: Councilmember(s): None

ADJOURNMENT

There being no further business to come before the joint City Council / Redevelopment Successor Agency / Public Financing Authority / Folsom South of 50 Parking Authority / Folsom Ranch Financing Authority, the meeting was adjourned to the regular City Council meeting at 8:55 pm.

SUBMITTED BY:

Christa Freemantle, City Clerk/Board Secretary

ATTEST:

Kerri Howell, Mayor/Board Chair

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CITY OF
FOLSOM
DISTINCTIVE BY NATURE

Meeting Minutes**Joint City Council / Folsom Ranch Financing Authority Meeting****November 8, 2022****ROLL CALL:**

Councilmembers/Board Members Present:	Rosario Rodriguez, Vice Mayor Sarah Aquino, Councilmember YK Chalamcherla, Councilmember Mike Kozlowski, Councilmember Kerri Howell, Mayor
Councilmembers/Board Members Absent:	None
Participating Staff:	City Manager Elaine Andersen City Attorney Steven Wang City Clerk Christa Freemantle CFO/Finance Director Stacey Tamagni

PUBLIC HEARING:

12. Folsom Ranch Financing Authority City of Folsom Community Facilities District No. 20 (Russell Ranch) Special Tax Revenue Bonds, Series 2022
 - i. Resolution No. 10948 – A Resolution of the City Council of the City of Folsom Authorizing the Issuance of the City of Folsom Community Facilities District No. 20 (Russell Ranch) Special Tax Bonds, Series 2022 the Execution of a First Supplemental Indenture Providing therefor, Authorizing the Execution of a Local Obligation Purchase Contract, and Authorizing Necessary Actions and the Execution of other Documents in Connection therewith
 - ii. Resolution No. 010 - Folsom Ranch FA – A Resolution of the Governing Board of the Folsom Ranch Financing Authority Authorizing the Issuance, Sale, and Delivery of not to Exceed, \$15,000,000 Aggregate Principal Amount of City of Folsom Community Facilities District No. 20 (Russell Ranch) Special Tax Revenue Bonds, Series 2022; Approving the Form and Substance of a Trust Agreement, Authorizing Modifications thereof and Execution and Delivery as Modified; Approving a Preliminary Official Statement, Authorizing Changes thereto and Execution and Delivery of an Official Statement to be Derived therefrom; Approving a Local Obligation Purchase Contract and a Bond Purchase Contract and Execution and Delivery of each; and Authorizing Related Actions Necessary to Implement the Proposed Financing

CFO/Finance Director Stacey Tamagni made a presentation, noting the correction of the resolution number in item 12(ii) to Resolution No. 010 - Folsom Ranch FA.

Mayor Kerri Howell opened the public hearing. Hearing no public comments, the public hearing was closed.

Motion by Vice Mayor Rosario Rodriguez, second by Councilmember Mike Kozlowski, to approve Resolution No. 10948.

Motion carried with the following roll call vote:

AYES: Councilmember(s): Rodriguez, Aquino, Chalamcherla, Kozlowski, Howell
NOES: Councilmember(s): None
ABSENT: Councilmember(s): None
ABSTAIN: Councilmember(s): None

Motion by Vice Mayor Rosario Rodriguez, second by Councilmember Mike Kozlowski, to approve Resolution No. 010 - Folsom Ranch FA.

Motion carried with the following roll call vote:

AYES: Councilmember(s): Rodriguez, Aquino, Chalamcherla, Kozlowski, Howell
NOES: Councilmember(s): None
ABSENT: Councilmember(s): None
ABSTAIN: Councilmember(s): None

ADJOURNMENT

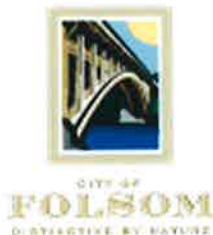
There being no further business to come before the joint City Council / Folsom Ranch Financing Authority, the meeting was adjourned to the regular City Council meeting at 7:45 pm.

SUBMITTED BY:

Christa Freemantle, City Clerk/Board Secretary

ATTEST:

Kerri Howell, Mayor/Board Chair



Folsom City Council Staff Report

MEETING DATE:	12/13/2022
AGENDA SECTION:	Joint Meeting Consent Calendar
SUBJECT:	Receive and File the City of Folsom, the Folsom Redevelopment Successor Agency, the Folsom Public Financing Authority, the Folsom Ranch Financing Authority, and the South of 50 Parking Authority Monthly Investment Reports for the Month of September 2022
FROM:	Finance Department

RECOMMENDATION / CITY COUNCIL ACTION

The Finance Department recommends that the City Council receive and file the City of Folsom, the Folsom Redevelopment Successor Agency, the Folsom Public Financing Authority, the Folsom Ranch Financing Authority, and the South of 50 Parking Authority monthly Investment Reports for the month of September 2022.

BACKGROUND / ISSUE

Under the Charter of the City of Folsom and the authority granted by the City Council, the Finance Director is responsible for investing the unexpended cash of the City Treasury. The primary objectives of the City's investment policy are to maintain the safety of investment principal, provide liquidity to meet the short and long-term cash flow needs of the City, and earn a market-average yield on investments. The City's portfolio is managed in a manner responsive to the public trust and is consistent with state and local laws and the City's investment policy. The Finance Department hereby submits the investment reports for the City of Folsom, the Folsom Redevelopment Successor Agency, the Folsom Public Financing Authority, the Folsom Ranch Financing Authority, and the South of 50 Parking Authority for the month of September 2022.

POLICY / RULE

1. Section 3.30.010(a) of the Folsom Municipal Code states “the term ‘city’ shall encompass the city of Folsom, the Folsom community *redevelopment agency*, and all other agencies and instrumentalities of the city under either the direct or indirect control of the city council, and this chapter regulates the investment of all moneys of those agencies.”
2. Section 3.30.030(f) of the Folsom Municipal Code states that “the city’s chief investment officer shall each month submit an investment report to the city council, which report shall include all required elements as prescribed by California Government code section 53646.”
3. California Government Code, Sections 53601 through 53659 sets forth the state law governing investments for municipal governments in California.
4. Section 3.30.020(g) of the Folsom Municipal Code states that “all city cash shall be consolidated into one general bank account as set out in this code and invested on a pooled concept basis. Interest earnings shall be allocated to all city funds and subfunds according to fund and subfund cash and investment balance on at least a quarterly basis.”

ANALYSIS

Overview

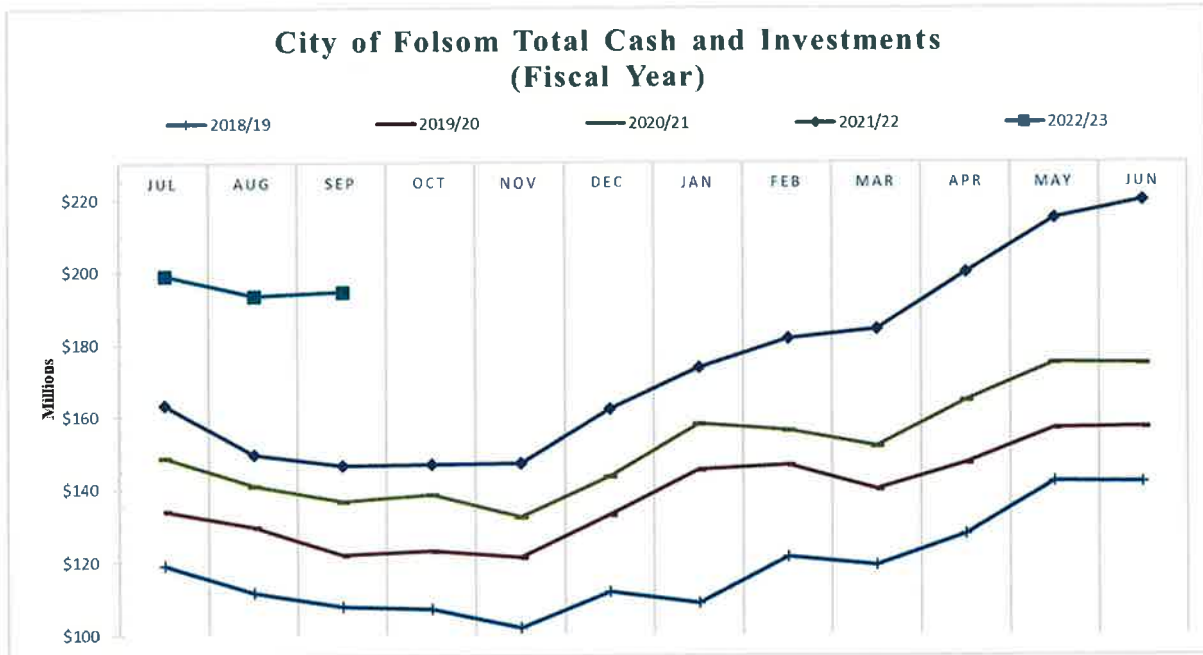
The City has diversified investments in accordance with the City Investment Policy and Government Code. The City of Folsom’s total cash and investments are invested on a pooled basis as required by the Folsom Municipal Code.

The Portfolio Summary of the City’s current report includes a “Pooled Equity Section” identifying the Redevelopment Successor Agency’s (RDSA) and Folsom Public Financing Authority’s (FPFA) portion of the investment pool. The RDSA and FPFA list these amounts under “Cash” in their respective sections. Currently, the Folsom Ranch Financing Authority (FRFA) has no funds invested in Pooled Equity.

City of Folsom

Total Cash and Investments

The following graph illustrates the City’s monthly cash and investment balances for fiscal years 2019 through 2023. Monthly fluctuations in cash and investments are the result of typical receipt of revenues less expenditures for operations, debt service, and capital improvements. As of September 30, 2022, the City’s cash and investments totaled \$194,536,119; an increase of \$48,091,909 (33%) from September 30, 2021.

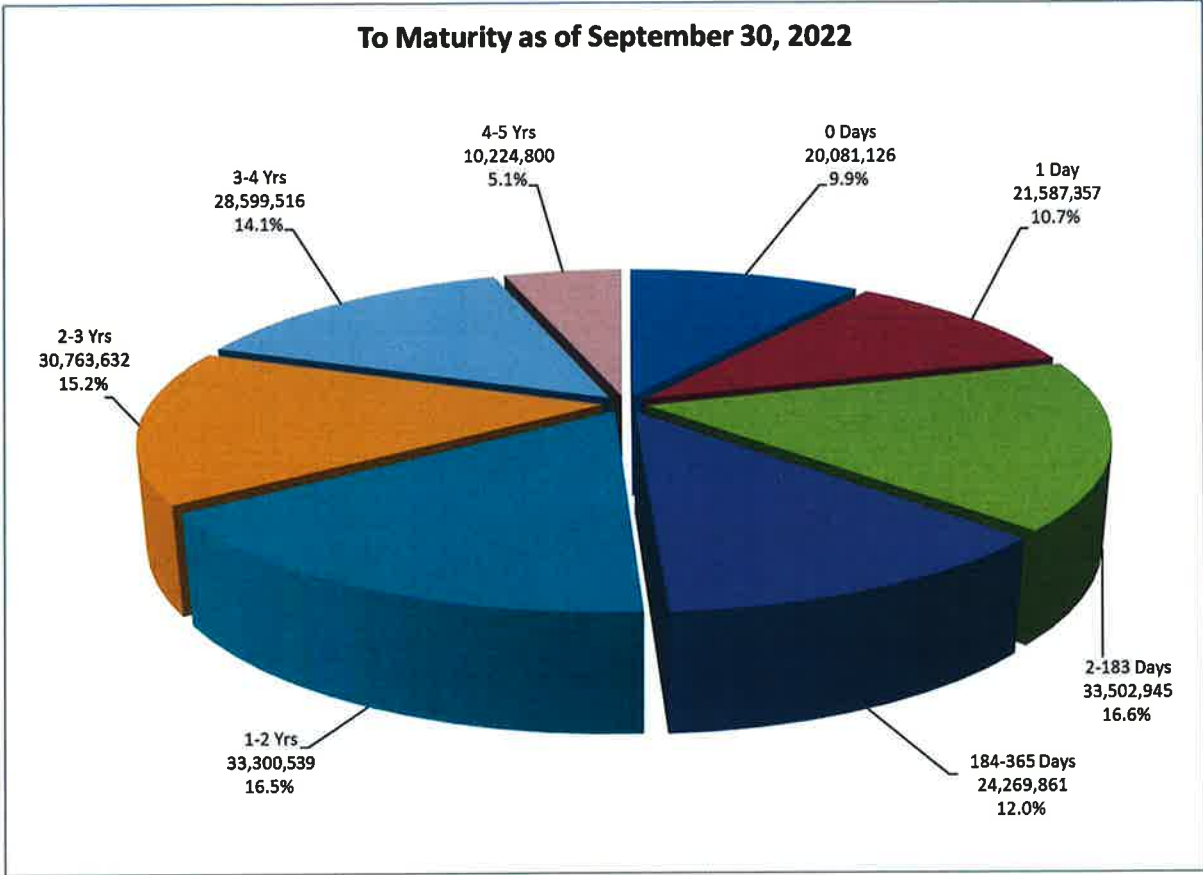


The following chart shows the City’s monthly cash and investment balances and percentage change for Fiscal Year 2022-23 along with the yearly dollar and percentage changes.

Total City Cash and Investments

	2022-23	Monthly Change	2021-22	Monthly Change	Yearly \$ Change	Yearly % Change
Jul	\$ 199,093,877		\$ 163,280,753		\$ 35,813,124	22%
Aug	\$ 193,398,740	-3%	\$ 149,509,252	-8%	\$ 43,889,488	29%
Sep	\$ 194,536,119	1%	\$ 146,444,211	-2%	\$ 48,091,909	33%

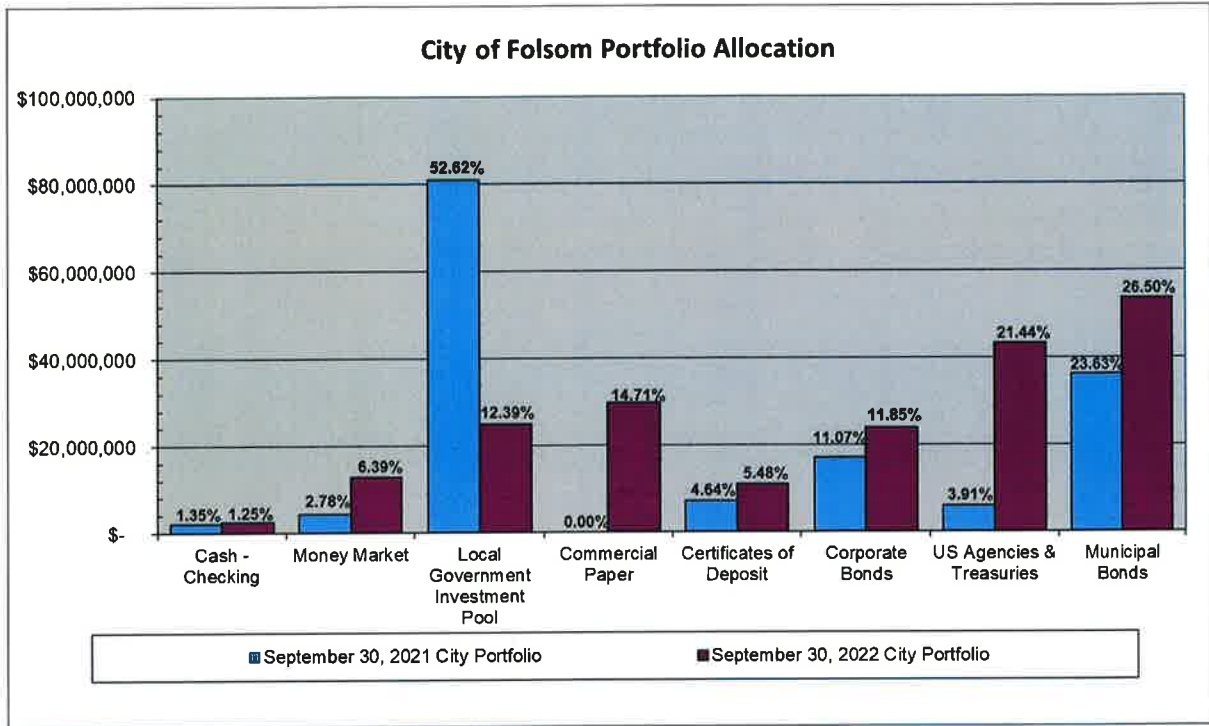
The City’s projected cash needs for the next six months are sufficiently provided for by anticipated revenues and the liquidity of its cash and investments. However, on September 30, 2022 the cash and investments portfolio was not in compliance with Section 3.30.020(c) of the Municipal Code, which states that less than 50% of the City’s total cash be invested for a period longer than one year. The total cash invested longer than one year as of September 30 was 50.85%. Finance Department staff were aware of the non-compliance, and determined anticipated revenues and upcoming maturities would be sufficient to remedy the situation, as opposed to liquidating longer term investments. As of October 31, 2022, the cash and investments portfolio was once again in compliance, with cash and investments invested longer than one year at 49.23% of the total portfolio.



Investment Performance

The City’s Portfolio Management Summary report for the month of September 2022 is presented in Attachment 1 to this report. Portfolio investment earnings (including pooled equity earnings for the RDSA and FPPA) for the three-month quarter ended September 30, 2022 totaled \$1,002,887. The total rate of return of the investment portfolio for the same period was 1.90%.

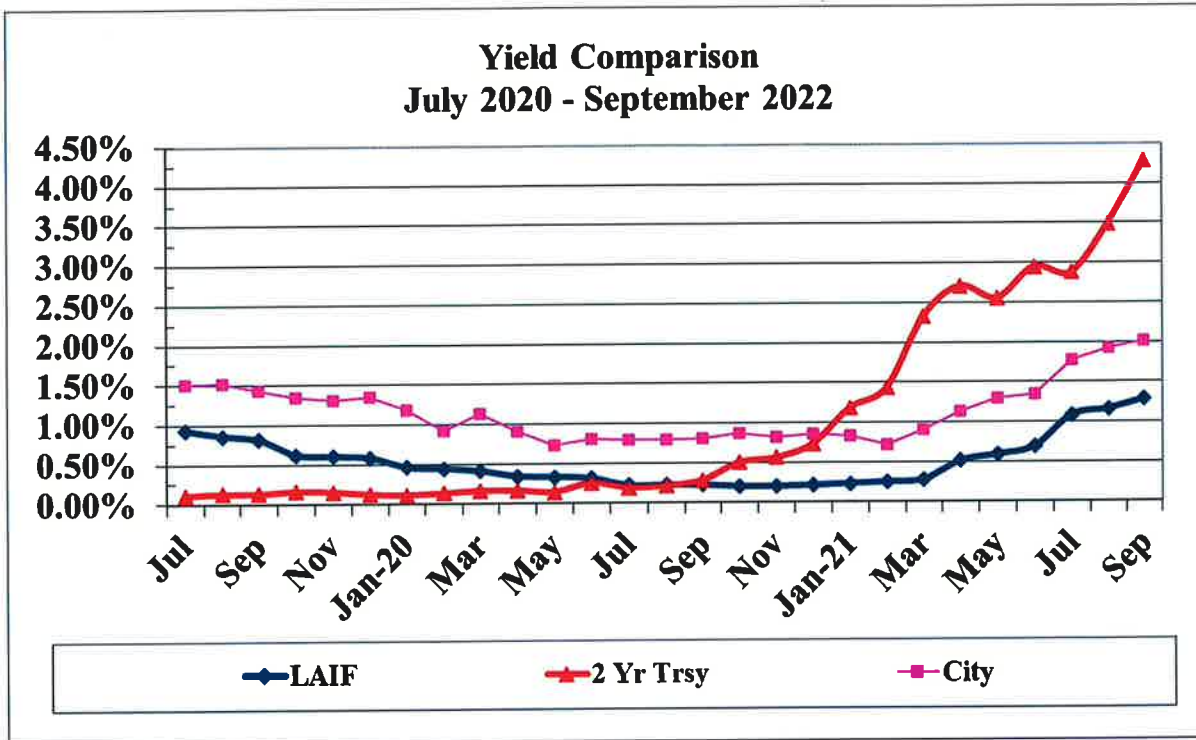
The following graph illustrates the total dollar amount and allocation percentages for September 30, 2021 and September 30, 2022. The percentages in this graph are based on book value.



A detailed listing of the portfolio holdings as of September 30, 2022 is included in Attachment 2 to this report.

The Local Government Investment Pool (LAIF) yield typically moves in the same direction as market yields, but is less volatile, lagging somewhat behind market moves. This can be seen in the chart on the next page, illustrating the historical monthly change in yield from July 2020 through September 2022 for LAIF and two-year US Treasury securities. The effective rate of return for the City Portfolio is also included.

Beginning March 17, 2022 the Federal Open Market Committee (FOMC) has increased the Federal Funds Rate six times, most recently on November 2, 2022 to a rate of 3.75%-4.00%, up from 0.00-0.25% at the start of the year. Another rate hike is expected December 14, 2022, most likely another .50%. The FOMC has stated that its goal is to get inflation to a 2% target range. While these rate hikes have reversed the trend of inflation increasing, it still remained at 7.75% year over year as of October (down from the high of 9.06% in June), signaling the likelihood of increases continuing into 2023, although projected at a slower pace than seen in 2022.



A listing of transactions for the first quarter of fiscal year 2023 is included in Attachment 3 to this report.

Folsom Redevelopment Successor Agency

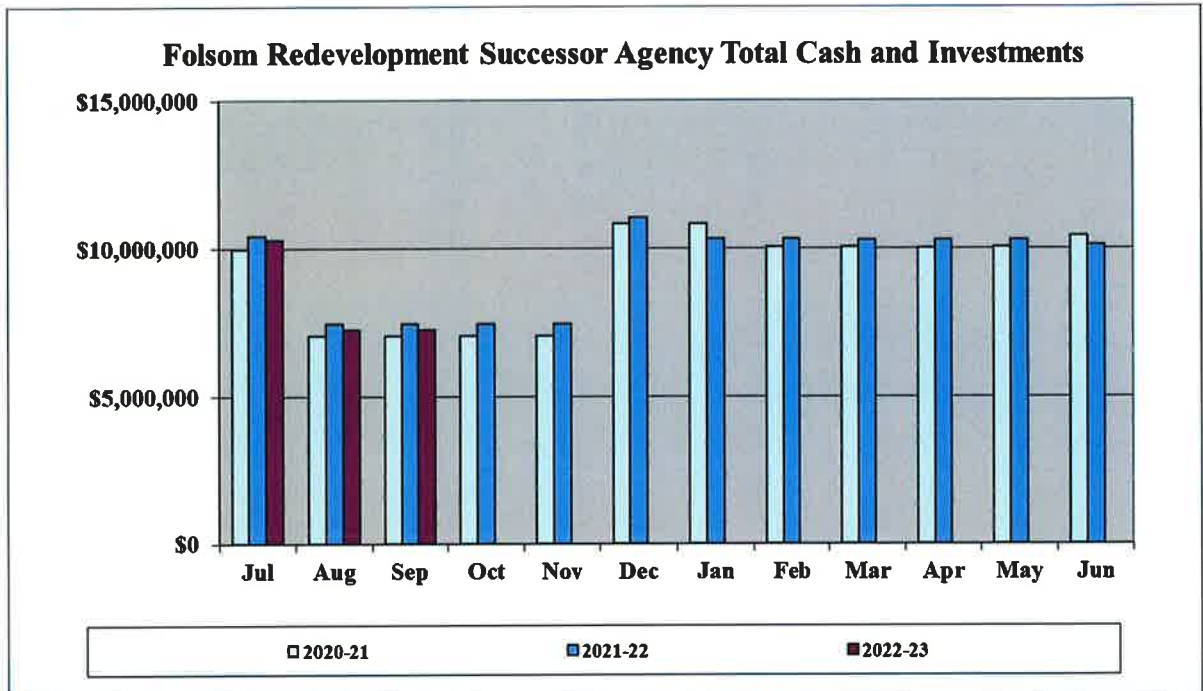
Total Cash and Investments

The RDSA had total cash and investments of \$7,276,790 as of September 30, 2022. This is a decrease of \$198,085 (3%) since September 30, 2021. The cash held by the RDSA is comprised of city-held funds, as well as 2011 bond proceeds to be utilized for housing and non-housing projects. These proceeds held by the Agency are broken out individually in the Portfolio Management Summary in Attachment 1.

The following table and graph illustrate the monthly balances and their respective percentage changes for the reporting period. Monthly fluctuations in cash and investments are the result of typical receipt of revenues less expenditures for operations, debt service, and capital improvements.

Folsom Redevelopment Successor Agency

	2022-23	Monthly Change	2021-22	Monthly Change	Yearly \$ Change	Yearly % Change
Jul	\$ 10,299,687		\$ 10,454,334		\$ (154,648)	-1%
Aug	\$ 7,276,599	-29%	\$ 7,474,685	-29%	\$ (198,086)	-3%
Sep	\$ 7,276,790	0%	\$ 7,474,875	0%	\$ (198,085)	-3%



The RDSA’s projected cash needs for the next six months are sufficiently provided for by anticipated revenues and the liquidity of its cash and investments.

Investment Performance

The RDSA’s Portfolio Management Summary report for the month of September 2022 is presented in Attachment 1. The RDSA’s investment earnings for the three-month quarter ended June 30, 2022 totaled \$35,666. The effective rate of return for the RDSA investment portfolio for the same time period is 1.93%.

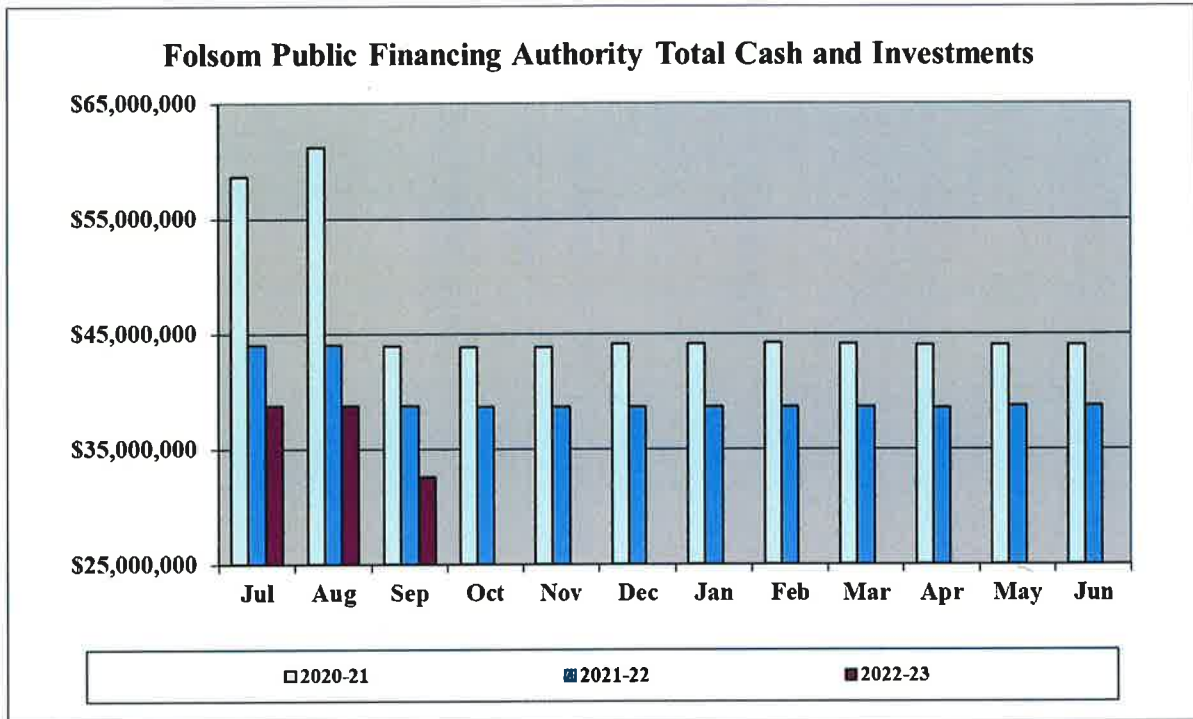
Folsom Public Financing Authority

Total Cash and Investments

The FPFA cash and investments totaled \$32,593,924 as of September 30, 2022. This is a decrease of \$6,138,733 (16%) from September 30, 2022. Monthly fluctuations in cash and investments are the result of typical receipt of debt service repayment revenues and the subsequent debt service expenditures. The following table and graph illustrate the monthly balances and their respective percentage changes for the reporting period.

Folsom Public Financing Authority

	2022-23	Monthly Change	2021-22	Monthly Change	Yearly \$ Change	Yearly % Change
Jul	\$ 38,743,267		\$ 43,982,425		\$ (5,239,158)	-12%
Aug	\$ 38,743,274	0%	\$ 43,982,425	0%	\$ (5,239,151)	-12%
Sep	\$ 32,593,924	-16%	\$ 38,732,656	-12%	\$ (6,138,733)	-16%



The FPFA’s projected cash needs for the next six months are sufficiently provided for by anticipated revenues and the liquidity of its cash and investments.

Investment Performance

The FPFA’s Portfolio Management Summary report for the month of September 2022 is presented in attachment 1. The FPFA’s investment earnings for the three-month quarter ended September 30, 2022 totaled \$268,345. The effective rate of return for the FPFA investment portfolio for the same time period is 2.94%.

Folsom Ranch Financing Authority

Total Cash and Investments

The FRFA cash and investments totaled \$115,730,000 as of September 30, 2022, an increase of \$20,440,000 from the prior year. This increase is due to the issuance of \$11,855,000 Community Facilities District No. 23 IA1 (Folsom Ranch) Local Obligations on May 11, 2022 and \$9,430,000 Community Facilities District No. 23 IA3 (Folsom Ranch) Local Obligations

on August 10, 2022. The only other activity within FRFA was the maturing of \$845,000 of local obligations held by FRFA on September 1, 2022.

The Authority's projected cash needs for the next six months are sufficiently provided for by anticipated revenues and the liquidity of its cash and investments.

Investment Performance

The FRFA's Portfolio Management Summary report for the month of September 2022 is presented in attachment 1. The FRFA's investment earnings for the three-month quarter ended September 30, 2022 totaled \$1,312,573. The effective rate of return for the FRFA investment portfolio for the same time period is 4.77%.

South of 50 Parking Authority

Total Cash and Investments

The South of 50 Parking Authority cash and investments totaled \$0 as of September 30, 2022.

The Authority's projected cash needs for the next six months are sufficiently provided for by anticipated revenues and the liquidity of its cash and investments.

Investment Performance

There is no investment activity for the South of 50 Parking Authority.

ATTACHMENTS

1. City of Folsom, Folsom Redevelopment Successor Agency, Folsom Public Financing Authority, and Folsom Ranch Financing Authority Portfolio Management Summary September 2022
2. City of Folsom Portfolio Holdings as of September 30, 2022
3. City of Folsom Transaction Summary, First Quarter of Fiscal Year 2023

Submitted,



Stacey Tamagni, Finance Director

Agency Finance Officer
 Folsom Public Financing Authority Treasurer
 Folsom Ranch Financing Authority Treasurer
 South of 50 Parking Authority Treasurer

ATTACHMENT 1



**City of Folsom
 Combined City of Folsom, Redevelopment
 Successor Agency, FPFA & FRFA
 Portfolio Summaries
 September 30, 2022**

50 Natoma St.
 Folsom, CA 95630
 (916) 481-6080

City of Folsom	YTM @ Cost	Face Amount/ Shares	Cost Value	Book Value	Market Value	Days to Maturity	Accrued Interest	% of Portfolio
Cash	2.140%	2,523,096.00	2,523,096.00	2,523,096.00	2,523,096.00	1	-	1.24
Certificate Of Deposit	2.688%	11,112,000.00	11,095,557.43	11,096,334.28	10,710,540.82	938	53,714.86	5.46
Commercial Paper	2.803%	30,000,000.00	29,581,605.54	29,753,650.69	29,695,600.00	95	-	14.75
Corporate Bond	2.274%	23,946,000.00	24,019,749.64	23,972,880.86	22,207,304.12	746	147,838.43	11.77
FFCB Bond	2.564%	11,000,000.00	10,960,830.00	10,968,003.16	10,623,420.00	689	52,979.17	5.41
FHLB Bond	2.577%	23,100,000.00	23,087,140.65	23,086,292.37	21,886,192.00	965	88,429.71	11.36
FHLMC Bond	2.122%	5,500,000.00	5,473,436.50	5,483,606.53	5,391,885.00	296	32,808.34	2.70
FNMA Bond	2.720%	2,000,000.00	1,849,240.00	1,870,759.48	1,788,300.00	1060	729.17	0.98
Local Government Investment Pool	1.350%	25,065,281.02	25,065,281.02	25,065,281.02	25,065,281.02	1	-	12.32
Money Market	2.280%	12,920,103.81	12,920,103.81	12,920,103.81	12,920,103.81	1	-	6.35
Municipal Bond	2.054%	54,245,000.00	53,570,892.20	53,612,071.66	50,704,608.55	932	228,370.92	26.67
Treasury Note	1.102%	2,000,000.00	1,963,750.00	1,976,696.43	1,903,120.00	441	730.87	0.98
Total / Average	2.240%	\$ 203,411,480.83	\$ 202,110,682.79	\$ 202,329,776.29	\$ 195,419,451.32	572	\$ 605,601.27	100.00

Pooled Equity	Book Value	% of Portfolio	Interest Earnings (FY)	Total Rate of Return (FY)
City of Folsom Cash and Investments (excluding RDSA, FPFA & FRFA amounts)	\$ 194,536,119.42	96.15%	\$ 1,002,887.28	1.90%
Redevelopment Successor Agency (Included in RDSA Investment Report)	7,276,009.31	3.60%	35,665.93	1.93%
Public Financing Authority (Included in PFA Investment Report)	517,647.56	0.26%	268,345.22	2.94%
Folsom Ranch Financing Authority (Included in FRFA Investment Report)	-	0.00%	1,312,573.44	4.77%
Total Pooled Equity	\$ 202,329,776.29	100.00%		

Redevelopment Successor Agency	YTM @ Cost	Face Amount/ Shares	Cost Value	Book Value	Market Value	Days to Maturity	Accrued Interest	% of Portfolio
Cash	2.010%	171,837.14	171,837.14	171,837.14	171,837.14	1	-	2.36
Non-Housing 2011A Proceeds	2.010%	2,591,295.00	2,591,295.00	2,591,295.00	2,591,295.00	1	-	35.61
Housing 2011B Proceeds	2.010%	4,512,877.17	4,512,877.17	4,512,877.17	4,512,877.17	1	-	62.02
Money Market	2.810%	780.38	780.38	780.38	780.38	1	-	0.01
Total / Average	1.350%	\$ 7,276,789.69	\$ 7,276,789.69	\$ 7,276,789.69	\$ 7,276,789.69	1	\$ -	100.00

Folsom Public Financing Authority	YTM @ Cost	Face Amount/ Shares	Cost Value	Book Value	Market Value	Days to Maturity	Accrued Interest	% of Portfolio
Cash	2.010%	517,647.56	517,647.56	517,647.56	517,647.56	1	-	1.59
Money Market	2.811%	1,276.04	1,276.04	1,276.04	1,276.04	1	-	0.00
Municipal Bond	2.760%	32,075,000.00	32,075,000.00	32,075,000.00	32,075,000.00	2633	71,302.17	98.41
Total / Average	2.748%	\$ 32,593,923.60	\$ 32,593,923.60	\$ 32,593,923.60	\$ 32,593,923.60	2495	\$ 71,302.17	100.00

Folsom Ranch Financing Authority	YTM @ Cost	Face Amount/ Shares	Cost Value	Book Value	Market Value	Days to Maturity	Accrued Interest	% of Portfolio
Municipal Bond	4.691%	115,730,000.00	115,730,000.00	115,730,000.00	115,730,000.00	7475	437,321.47	100.00
Total / Average	4.691%	\$ 115,730,000.00	\$ 115,730,000.00	\$ 115,730,000.00	\$ 115,730,000.00	7475	\$ 437,321.47	100.00

Stacey Tamagni
 Stacey Tamagni, Finance Director

November 30, 2022
 Date

ATTACHMENT 2

City of Folsom Portfolio Holdings

Portfolio Holdings for Inv. Report
Report Format: By Transaction
Portfolio / Report Group: City of Folsom

Group By: Security Type
Average By: Face Amount / Shares
As of 9/30/2022

Description	Issuer	Coupon Rate	Face Amt/Shares	% of Portfolio
Cash				
Wells Fargo Cash	Wells Fargo	0.000	523,096.00	0.26
Wells Fargo Cash	Wells Fargo	2.700	2,000,000.00	0.98
Sub Total / Average Cash		2.140	2,523,096.00	1.24
Certificate Of Deposit				
Ally Bank 2.95 12/9/2025	Ally Bank	2.950	246,000.00	0.12
American Express National Bank 3.15 5/11/2027	American Express National Bank	3.150	246,000.00	0.12
Barclays Bank 1.95 2/23/2027	Barclays Bank	1.950	247,000.00	0.12
Belmont Savings Bank 2.75 3/14/2023	Belmont Savings Bank	2.750	246,000.00	0.12
Beneficial Bank 2.15 10/18/2022	Beneficial Bank	2.150	247,000.00	0.12
BMW Bank of North America 2.5 4/25/2025	BMW Bank of North America	2.500	246,000.00	0.12
Capital One Bank (USA) NA 3.5 7/27/2027	Capital One Bank (USA) NA	3.500	245,000.00	0.12
Capital One NA 3.5 7/27/2027	Capital One NA	3.500	245,000.00	0.12
CFD Community Bank 3.4 12/31/2024	CFD Community Bank	3.400	245,000.00	0.12
Comenity Capital Bank 2.6 4/14/2026	Comenity Capital Bank	2.600	249,000.00	0.12
Connexus 3.4 8/15/2025	Connexus	3.400	249,000.00	0.12
Discover Bank 3.2 5/19/2027	Discover Bank	3.200	246,000.00	0.12
Eaglemark Savings Bank 2.9 6/13/2025	Eaglemark Savings Bank	2.900	246,000.00	0.12
Essential FCU 3.55 12/5/2023	Essential FCU	3.550	245,000.00	0.12
Farmer's & Merchants Bank 3.3 9/27/2023	Farmer's & Merchants Bank	3.300	245,000.00	0.12
First National Bank Paragould 2.6 6/10/2024	First National Bank Paragould	2.600	249,000.00	0.12
GreenState CU 3.1 5/14/2027	GreenState CU	3.100	249,000.00	0.12
Jefferson Financial FCU 2.45 11/10/2022	Jefferson Financial FCU	2.450	245,000.00	0.12
Jonesboro State Bank 1.1 12/8/2026	Jonesboro State Bank	1.100	249,000.00	0.12
Kearney Bank 2.45 11/30/2023	Kearney Bank	2.450	247,000.00	0.12
Lafayette FCU 3.2 5/26/2026	Lafayette FCU	3.200	249,000.00	0.12
Leader Bank NA 2.55 4/22/2025	Leader Bank NA	2.550	246,000.00	0.12
Medallion Bank 2.15 10/11/2022	Medallion Bank	2.150	247,000.00	0.12
Morgan Stanley Bank, NA 2.2 7/25/2024	Morgan Stanley Bank, NA	2.200	247,000.00	0.12
Morgan Stanley Private Bank, NA 2.2 7/18/2024	Morgan Stanley Private Bank, NA	2.200	247,000.00	0.12
National Cooperative Bank, NA 3.4 12/21/2023	National Cooperative Bank, NA	3.400	245,000.00	0.12
Neighbors FCU 3.3 9/19/2023	Neighbors FCU	3.300	245,000.00	0.12
New York Community Bank 0.65 9/10/2024	New York Community Bank	0.650	249,000.00	0.12
Oceanfirst Bank NA 3.25 7/1/2024	Oceanfirst Bank NA	3.250	246,000.00	0.12
Pentagon FCU 1.4 2/18/2025	Pentagon FCU	1.400	249,000.00	0.12
Preferred Bank 4 9/30/2027	Preferred Bank	4.000	249,000.00	0.12
ProGrowth Bank 1.2 8/22/2024	ProGrowth Bank	1.200	249,000.00	0.12
Safra National Bank of NY 2 3/24/2025-22	Safra National Bank of NY	2.000	247,000.00	0.12
Sharonview FCU 3.4 8/15/2025	Sharonview FCU	3.400	249,000.00	0.12
State Bank of India Chicago 3.85 9/23/2027	State Bank of India Chicago	3.850	245,000.00	0.12
Slate Bank of India NY 3.35 6/1/2027	Slate Bank of India NY	3.350	245,000.00	0.12
Synchrony Bank 3.1 5/20/2025	Synchrony Bank	3.100	246,000.00	0.12
Synovus Bank 1.45 10/17/2022	Synovus Bank	1.450	248,000.00	0.12
Texas Exchange Bank, SSB 1.25 12/10/2026	Texas Exchange Bank, SSB	1.250	249,000.00	0.12
Third Federal S&L of Cleveland 3.5 6/28/2027	Third Federal S&L of Cleveland	3.500	245,000.00	0.12
Toyota Financial Savings Bank 0.65 9/9/2024	Toyota Financial Savings Bank	0.650	249,000.00	0.12
UBS Bank USA 2.9 4/3/2024	UBS Bank USA	2.900	249,000.00	0.12
Uinta County Bank 2.6 2/16/2023	Uinta County Bank	2.600	246,000.00	0.12
USAlliance Financial 3.45 8/26/2027	USAlliance Financial	3.450	245,000.00	0.12
Wells Fargo National Bank West LV 1.9 1/29/2023	Wells Fargo National Bank West LV	1.900	249,000.00	0.12
Sub Total / Average Certificate Of Deposit		2.650	11,112,000.00	5.46
Commercial Paper				
BofA Securities Inc 0 10/20/2022	BofA Securities Inc.	0.000	5,000,000.00	2.46
Citigroup Global Markets 0 3/1/2023	Citigroup Global Markets	0.000	5,000,000.00	2.46
Credit Agricole CIB NY 0 11/14/2022	Credit Agricole CIB NY	0.000	5,000,000.00	2.46
Credit Agricole CIB NY 0 11/18/2022	Credit Agricole CIB NY	0.000	2,500,000.00	1.23
MUFG Bank Ltd/NY 0 12/14/2022	MUFG Bank Ltd/NY	0.000	2,500,000.00	1.23
MUFG Bank Ltd/NY 0 2/1/2023	MUFG Bank Ltd/NY	0.000	5,000,000.00	2.46

Natixis NY 0 1/19/2023	Natixis NY	0.000	2,500,000.00	1.23
Natixis NY 0 5/15/2023	Natixis NY	0.000	2,500,000.00	1.23
Sub Total / Average Commercial Paper		0.000	30,000,000.00	14.75
Corporate Bond				
Bank of America Corp 0.8 2/24/2026-22	Bank of America Corp	0.800	2,000,000.00	0.98
Bank of America Corp 4 5/5/2026-22	Bank of America Corp	4.000	2,000,000.00	0.98
Bank of Montreal 1.22 3/17/2026-22	Bank of Montreal	1.220	2,000,000.00	0.98
Bank of Montreal Step 7/30/2025-21	Bank of Montreal	1.000	2,000,000.00	0.98
Bank of NY Mellon 3.5 4/28/2023	Bank of NY Mellon	3.500	1,000,000.00	0.49
Barclays Bank PLC 3 10/17/2023-22	Barclays Bank PLC	3.000	2,000,000.00	0.98
CitigroupGlobalMarkets 4 8/15/2024-23	CitigroupGlobalMarkets	4.000	2,000,000.00	0.98
Intl. Finance Corp. 2.65 8/24/2024	Intl. Finance Corp.	2.650	2,000,000.00	0.98
Pacific Life GF II 1.2 6/24/2025	Pacific Life GF II	1.200	1,500,000.00	0.74
PNC Bank NA 2.7 11/1/2022-22	PNC Bank NA	2.700	2,000,000.00	0.98
Royal Bank of Canada Var. Corp 3/18/2025	Royal Bank of Canada	3.600	3,000,000.00	1.47
US Bank NA Cincinnati 2 85 1/23/2023-22	US Bank NA Cincinnati	2.850	2,446,000.00	1.20
Sub Total / Average Corporate Bond		2.581	23,946,000.00	11.77
FFCB Bond				
FFCB 0.68 12/20/2023	FFCB	0.680	2,000,000.00	0.98
FFCB 1.75 2/25/2025	FFCB	1.750	2,000,000.00	0.98
FFCB 2.625 8/10/2024	FFCB	2.625	3,000,000.00	1.47
FFCB 2.8 11/25/2025	FFCB	2.800	2,000,000.00	0.98
FFCB 4.125 10/17/2023	FFCB	4.125	2,000,000.00	0.98
Sub Total / Average FFCB Bond		2.417	11,000,000.00	5.41
FHLB Bond				
FHLB 0.6 12/17/2024-21	FHLB	0.600	2,000,000.00	0.98
FHLB 0.7 4/24/2025-22	FHLB	0.700	500,000.00	0.25
FHLB 1.375 8/26/2026-22	FHLB	1.375	2,000,000.00	0.98
FHLB 2.97 7/27/2026-23	FHLB	2.970	2,000,000.00	0.98
FHLB 3 7/22/2026-22	FHLB	3.000	2,000,000.00	0.98
FHLB 3.05 7/28/2023-23	FHLB	3.050	2,000,000.00	0.98
FHLB 3.35 8/28/2023-22	FHLB	3.350	2,000,000.00	0.98
FHLB 3.875 9/15/2023	FHLB	3.875	2,000,000.00	0.98
FHLB 4 7/24/2025-22	FHLB	4.000	1,250,000.00	0.61
FHLB Step 1/27/2027-23	FHLB	1.000	2,000,000.00	0.98
FHLB Step 2/18/2025-22	FHLB	1.000	1,350,000.00	0.66
FHLB Step 7/29/2026-21	FHLB	0.700	2,000,000.00	0.98
FHLB Step 8/29/2024-22	FHLB	3.000	2,000,000.00	0.98
Sub Total / Average FHLB Bond		2.274	23,100,000.00	11.36
FHLMC Bond				
FHLMC 0.25 8/24/2023	FHLMC	0.250	1,500,000.00	0.74
FHLMC 2.3 5/17/2023-22	FHLMC	2.300	3,000,000.00	1.47
FHLMC 2.55 12/22/2023-22	FHLMC	2.550	1,000,000.00	0.49
Sub Total / Average FHLMC Bond		1.786	5,500,000.00	2.70
FNMA Bond				
FNMA 0.375 8/25/2025	FNMA	0.375	2,000,000.00	0.98
Sub Total / Average FNMA Bond		0.375	2,000,000.00	0.98
Local Government Investment Pool				
LAIF City LGIP	LAIF City	1.350	19,996,097.67	9.83
LAIF FPFA LGIP	LAIF FPFA	1.350	5,069,183.35	2.49
Sub Total / Average Local Government Investment Pool		1.350	25,065,281.02	12.32
Money Market				
Wells Fargo MM	Wells Fargo	2.280	8,431,257.17	4.14
Wells Fargo MM	Wells Fargo	2.280	4,488,846.64	2.21
Sub Total / Average Money Market		2.280	12,920,103.81	6.35
Municipal Bond				
Alameda County GOBs 3.28 8/1/2023	Alameda County GOBs	3.280	500,000.00	0.25
Alameda County GOBs 3.46 8/1/2027	Alameda County GOBs	3.460	500,000.00	0.25
Alvord USD GOBs 1.062 8/1/2025	Alvord USD GOBs	1.062	1,280,000.00	0.63
Antelope Valley CCD 2.016 8/1/2027	Antelope Valley CCD	2.016	1,000,000.00	0.49
Belmont-Redwood Shores SD 0.369 8/1/2023	Belmont-Redwood Shores SD	0.369	125,000.00	0.06
Belmont-Redwood Shores SD 0.638 8/1/2024	Belmont-Redwood Shores SD	0.638	250,000.00	0.12
Belmont-Redwood Shores SD Ser B 0.369 8/1/2023	Belmont-Redwood Shores SD Ser B	0.369	170,000.00	0.08
Beverly Hills PFA Lease Rev 0.499 6/1/2023	Beverly Hills PFA Lease Rev	0.499	300,000.00	0.15
Beverly Hills PFA Lease Rev 0.73 8/1/2024	Beverly Hills PFA Lease Rev	0.730	300,000.00	0.15
Beverly Hills USD 2.45 8/1/2024	Beverly Hills USD	2.450	1,000,000.00	0.49
Beverly Hills USD 2.65 8/1/2025	Beverly Hills USD	2.650	780,000.00	0.38

Beverly Hills USD 2.7 8/1/2026	Beverly Hills USD	2.700	1,000,000.00	0.49
CA St DWR Cent Val Proj 1.051 12/1/2026-21	CA St DWR Cent Val Proj	1.051	1,625,000.00	0.80
Carson RDASA TABs 0.981 8/1/2023	Carson RDASA TABs	0.981	300,000.00	0.15
Carson RDASA TABs 1.188 8/1/2024	Carson RDASA TABs	1.188	400,000.00	0.20
Carson RDASA TABs 1.288 8/1/2025	Carson RDASA TABs	1.288	300,000.00	0.15
Citrus CCD GOBs 0.669 8/1/2024	Citrus CCD GOBs	0.669	400,000.00	0.20
Citrus CCD GOBs 0.819 8/1/2025	Citrus CCD GOBs	0.819	400,000.00	0.20
Coast CCD GOBs 1.975 8/1/2023	Coast CCD GOBs	1.975	1,265,000.00	0.62
Colton USD 0.702 8/1/2023	Colton USD	0.702	1,000,000.00	0.49
Colton USD 0.882 8/1/2024	Colton USD	0.882	1,000,000.00	0.48
CSU Revenue Bonds 0.563 11/1/2024	CSU Revenue Bonds	0.563	615,000.00	0.30
CSU Revenue Bonds 0.685 11/1/2024	CSU Revenue Bonds	0.685	500,000.00	0.25
Davis RDA-SA TABs 1.75 9/1/2023	Davis RDA-SA TABs	1.750	625,000.00	0.31
Davis RDA-SA TABs 2 9/1/2025	Davis RDA-SA TABs	2.000	435,000.00	0.21
Dixon USD 0.953 8/1/2025	Dixon USD	0.953	100,000.00	0.05
Folsom Cordova USD Imp Dist 2 2 10/1/2022	Folsom Cordova USD Imp Dist 2	2.000	160,000.00	0.08
Folsom Cordova USD Imp Dist 2 2 10/1/2023	Folsom Cordova USD Imp Dist 2	2.000	165,000.00	0.08
Folsom Cordova USD Imp Dist 2 2 10/1/2024	Folsom Cordova USD Imp Dist 2	2.000	1,000,000.00	0.49
Folsom Cordova USD Imp Dist 2 2 10/1/2025	Folsom Cordova USD Imp Dist 2	2.000	1,040,000.00	0.51
Hope ESD 0.97 8/1/2025	Hope ESD	0.970	300,000.00	0.15
Hope ESD 1.17 8/1/2026	Hope ESD	1.170	285,000.00	0.14
Los Altos SD 1 10/1/2024	Los Altos SD	1.000	2,000,000.00	0.98
Marin CCD GOs 0.679 8/1/2026	Marin CCD GOs	0.679	900,000.00	0.44
Moreno Valley USD 1.671 8/1/2023	Moreno Valley USD	1.671	140,000.00	0.07
Moreno Valley USD 1.941 8/1/2024	Moreno Valley USD	1.941	195,000.00	0.10
Moreno Valley USD 2.203 8/1/2025	Moreno Valley USD	2.203	100,000.00	0.05
Moreno Valley USD 2.328 8/1/2026	Moreno Valley USD	2.328	110,000.00	0.05
Morgan Hill RDA-SA 0.961 9/1/2025	Morgan Hill RDA-SA	0.961	1,425,000.00	0.70
Oak Grove SD 0.561 8/1/2024	Oak Grove SD	0.561	600,000.00	0.29
Oxnard SD GOBs 0.82 8/1/2024	Oxnard SD GOBs	0.820	345,000.00	0.17
Oxnard UHSD 1.256 8/1/2025	Oxnard UHSD	1.256	500,000.00	0.25
Palomar CCD 0.881 8/1/2025	Palomar CCD	0.881	300,000.00	0.15
Pittsburg USD 0.67 8/1/2024	Pittsburg USD	0.670	680,000.00	0.33
Rancho Santiago CCD GOBs 0.634 9/1/2024	Rancho Santiago CCD GOBs	0.634	1,000,000.00	0.49
Riverside Cnty PFA 1.84 7/1/2023	Riverside Cnty PFA	1.840	195,000.00	0.10
Sacramento Reg. Sanitation District 1.042 12/1/202	Sacramento Reg. Sanitation District	1.042	2,305,000.00	1.13
San Bernardino CCD 0.335 8/1/2023	San Bernardino CCD	0.335	1,500,000.00	0.74
San Bernardino CCD 0.605 8/1/2024	San Bernardino CCD	0.605	1,000,000.00	0.49
San Jose Evergreen CCD 0.921 9/1/2025	San Jose Evergreen CCD	0.921	1,000,000.00	0.49
San Jose RDA-SA 3.176 8/1/2026	San Jose RDA-SA	3.176	2,170,000.00	1.07
San Jose RDA-SA 3.226 8/1/2027	San Jose RDA-SA	3.226	1,500,000.00	0.74
San Jose RDASA TABs 2.828 8/1/2023	San Jose RDASA TABs	2.828	500,000.00	0.25
San Jose USD 1.014 8/1/2027	San Jose USD	1.014	700,000.00	0.34
Santa Clarita PFA Lease Rev 0.976 6/1/2024-20	Santa Clarita PFA Lease Rev	0.976	355,000.00	0.17
Santa Clarita PFA Lease Rev 1.176 6/1/2025-20	Santa Clarita PFA Lease Rev	1.176	360,000.00	0.18
SF BART Rev Bonds 2.621 7/1/2023-17	SF BART Rev Bonds	2.621	735,000.00	0.36
St. of Texas GOB's 3.011 10/1/2026-25	St. of Texas GOB's	3.011	2,000,000.00	0.98
State of CA GO 2.5 10/1/2022	State of CA GO	2.500	1,000,000.00	0.49
State of California GO 2.375 10/1/2026	State of California GO	2.375	1,600,000.00	0.79
Univ of CA Revenue 0.628 5/15/2023-23	Univ of CA Revenue	0.628	125,000.00	0.06
Univ of CA Revenue 0.833 5/15/2024-24	Univ of CA Revenue	0.833	250,000.00	0.12
Univ of CA Revenue 2.657 5/15/2023-19	Univ of CA Revenue	2.657	500,000.00	0.25
Univ of CA Revenue 3.063 7/1/2025	Univ of CA Revenue	3.063	985,000.00	0.48
Univ of CA Revenue 3.063 7/1/2025	Univ of CA Revenue	3.063	2,000,000.00	0.98
West Contra Costa USD 1.761 8/1/2024	West Contra Costa USD	1.761	1,000,000.00	0.49
Yosemite CCD 0.561 8/1/2023	Yosemite CCD	0.561	1,000,000.00	0.49
Yosemite CCD 0.804 8/1/2024	Yosemite CCD	0.804	500,000.00	0.25
Yosemite CCD 1.14 8/1/2023	Yosemite CCD	1.140	750,000.00	0.37
Yosemite CCD 1.35 8/1/2026	Yosemite CCD	1.350	680,000.00	0.33
Yosemite CCD 1.35 8/1/2026	Yosemite CCD	1.350	820,000.00	0.40
Yosemite CCD 1.44 8/1/2024	Yosemite CCD	1.440	300,000.00	0.15
Yosemite CCD 1.689 8/1/2025	Yosemite CCD	1.689	750,000.00	0.37
Yosemite CCD 1.912 8/1/2026	Yosemite CCD	1.912	250,000.00	0.12
Sub Total / Average Municipal Bond		1.661	54,245,000.00	26.67
Treasury Note				
T-Note 0.125 12/15/2023	Treasury	0.125	2,000,000.00	0.98
Sub Total / Average Treasury Note		0.125	2,000,000.00	0.98
Total / Average		1.672	203,411,480.83	100.00

ATTACHMENT 3

City of Folsom Transactions Summary

Transaction Summary - Investment Report
Portfolio / Report Group: City of Folsom

Group By: Action
Begin Date: 07/01/2022, End Date: 09/30/2022

Description	Security Type	Settlement Date	Maturity Date	Face Amt/Shares	Prncpal	YTM @ Cost
Buy						
Alameda County GOBs 3.28 8/1/2023	Municipal Bond	8/24/2022	8/1/2023	500,000.00	500,000.00	3.280
Alameda County GOBs 3.46 8/1/2027	Municipal Bond	8/24/2022	8/1/2027	500,000.00	500,000.00	3.460
Antelope Valley CCD 2.016 8/1/2027	Municipal Bond	8/15/2022	8/1/2027	1,000,000.00	941,630.00	3.301
Barclays Bank 1.95 2/23/2027	Certificate Of Deposit	8/31/2022	2/23/2027	247,000.00	232,222.24	3.402
Capital One Bank (USA) NA 3.5 7/27/2027	Certificate Of Deposit	7/27/2022	7/27/2027	245,000.00	245,000.00	3.500
Capital One NA 3.5 7/27/2027	Certificate Of Deposit	7/27/2022	7/27/2027	245,000.00	245,000.00	3.500
CFD Community Bank 3.4 12/31/2024	Certificate Of Deposit	7/22/2022	12/31/2024	245,000.00	245,000.00	3.400
CitigroupGlobalMarkets 4 8/15/2024-23	Corporate Bond	8/15/2022	8/15/2024	2,000,000.00	2,000,000.00	4.000
Connexus 3.4 8/15/2025	Certificate Of Deposit	8/15/2022	8/15/2025	249,000.00	249,000.00	3.400
Credit Agricole CIB NY 0 11/14/2022	Commercial Paper	9/14/2022	11/14/2022	5,000,000.00	4,975,006.94	2.965
FFCB 4.125 10/17/2023	FFCB Bond	9/20/2022	10/17/2023	2,000,000.00	1,999,660.00	4.144
FHLB 3.35 8/28/2023-22	FHLB Bond	8/30/2022	8/28/2023	2,000,000.00	2,000,000.00	3.350
FHLB 3.875 9/15/2023	FHLB Bond	9/15/2022	9/15/2023	2,000,000.00	1,998,740.00	3.940
FHLB 4 7/24/2025-22	FHLB Bond	7/29/2022	7/24/2025	1,250,000.00	1,250,000.00	4.000
FHLB Step 8/28/2024-22	FHLB Bond	8/30/2022	8/28/2024	2,000,000.00	2,000,000.00	3.878
Morgan Hill RDA-SA 0.961 9/1/2025	Municipal Bond	8/4/2022	9/1/2025	1,425,000.00	1,317,939.75	3.562
MUFG Bank Ltd/NY 0 12/14/2022	Commercial Paper	9/14/2022	12/14/2022	2,500,000.00	2,479,588.19	3.257
MUFG Bank Ltd/NY 0 2/1/2023	Commercial Paper	8/1/2022	2/1/2023	5,000,000.00	4,917,200.00	3.295
Natixis NY 0 5/15/2023	Commercial Paper	8/19/2022	5/15/2023	2,500,000.00	2,430,895.14	3.816
Preferred Bank 4 9/30/2027	Certificate Of Deposit	9/30/2022	9/30/2027	249,000.00	249,000.00	4.000
San Jose RDA-SA 3.176 8/1/2026	Municipal Bond	8/4/2022	8/1/2026	2,170,000.00	2,152,140.90	3.398
San Jose RDA-SA 3.226 8/1/2027	Municipal Bond	9/16/2022	8/1/2027	1,500,000.00	1,441,260.00	4.120
San Jose USD 1.014 8/1/2027	Municipal Bond	8/22/2022	8/1/2027	700,000.00	624,904.00	3.390
Sharonview FCU 3.4 8/15/2025	Certificate Of Deposit	8/15/2022	8/15/2025	249,000.00	249,000.00	3.400
State Bank of India Chicago 3.85 9/23/2027	Certificate Of Deposit	9/23/2022	9/23/2027	245,000.00	245,000.00	3.850
USAlliance Financial 3.45 8/26/2027	Certificate Of Deposit	8/26/2022	8/26/2027	245,000.00	245,000.00	3.450
Yosemite CCD 1.35 8/1/2026	Municipal Bond	9/19/2022	8/1/2026	820,000.00	738,172.20	4.171
Yosemite CCD 1.35 8/1/2026	Municipal Bond	7/12/2022	8/1/2026	680,000.00	623,981.60	3.550
Sub Total / Average Buy				37,764,000.00	37,095,140.96	
Matured						
Belmont-Redwood Shores SD 0.269 8/1/2022	Municipal Bond	8/1/2022	8/1/2022	300,000.00	300,000.00	0.000
Belmont-Redwood Shores SD Ser B 0.269 8/1/2022	Municipal Bond	8/1/2022	8/1/2022	140,000.00	140,000.00	0.000
Cabrillo CCD 1.913 8/1/2022	Municipal Bond	8/1/2022	8/1/2022	230,000.00	230,000.00	0.000
Carson RDASA TABs 0.909 8/1/2022	Municipal Bond	8/1/2022	8/1/2022	400,000.00	400,000.00	0.000
Credit Agricole CIB NY 0 8/25/2022	Commercial Paper	8/25/2022	8/25/2022	5,000,000.00	5,000,000.00	0.000
Davis RDA-SA TABs 1.72 9/1/2022	Municipal Bond	9/1/2022	9/1/2022	1,225,000.00	1,225,000.00	0.000
First Bank of Highland Park 2.2 8/23/2022	Certificate Of Deposit	8/23/2022	8/23/2022	247,000.00	247,000.00	0.000
LA Cnty RDA Ref Auth 2 9/1/2022	Municipal Bond	9/1/2022	9/1/2022	1,235,000.00	1,235,000.00	0.000
MUFG Bank Ltd/NY 0 7/25/2022	Commercial Paper	7/25/2022	7/25/2022	5,000,000.00	5,000,000.00	0.000
MUFG Bank Ltd/NY 0 9/19/2022	Commercial Paper	9/19/2022	9/19/2022	2,500,000.00	2,500,000.00	0.000
Murrieta RDA-SA TABs 2.5 8/1/2022	Municipal Bond	8/1/2022	8/1/2022	250,000.00	250,000.00	0.000
Natixis NY 0 8/19/2022	Commercial Paper	8/19/2022	8/19/2022	5,000,000.00	5,000,000.00	0.000
Oxnard SD GOBs 0.587 8/1/2022	Municipal Bond	8/1/2022	8/1/2022	700,000.00	700,000.00	0.000
Oxnard UHSD 0.372 8/1/2022	Municipal Bond	8/1/2022	8/1/2022	250,000.00	250,000.00	0.000
San Jose RDA-SA 2.63 8/1/2022	Municipal Bond	8/1/2022	8/1/2022	1,000,000.00	1,000,000.00	0.000
San Jose RDA-SA 2.83 8/1/2022	Municipal Bond	8/1/2022	8/1/2022	1,000,000.00	1,000,000.00	0.000
TIAA, FSB 2.2 8/16/2022	Certificate Of Deposit	8/16/2022	8/16/2022	247,000.00	247,000.00	0.000
Toyota Motor Credit Corp 0 7/20/2022	Commercial Paper	7/20/2022	7/20/2022	2,500,000.00	2,500,000.00	0.000
Wells Fargo & Co 2.625 7/22/2022	Corporate Bond	7/22/2022	7/22/2022	1,000,000.00	1,000,000.00	0.000
West Contra Costa USD 1.434 8/1/2022	Municipal Bond	8/1/2022	8/1/2022	360,000.00	360,000.00	0.000
West Sacramento Area Flood Control Agy 1.847 9/1/2022	Municipal Bond	9/1/2022	9/1/2022	200,000.00	200,000.00	0.000
Yosemite CCD 0.79 8/1/2022	Municipal Bond	8/1/2022	8/1/2022	550,000.00	550,000.00	0.000
Sub Total / Average Matured				29,334,000.00	29,334,000.00	
Sell						
Apple Bank for Savings 2.4 4/29/2024	Certificate Of Deposit	9/21/2022	4/29/2024	246,000.00	239,112.00	0.000
Raymond James Bank, NA 1.95 8/23/2023	Certificate Of Deposit	9/21/2022	8/23/2023	247,000.00	242,060.00	0.000
Sub Total / Average Sell				493,000.00	481,172.00	

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