
APPENDIX A

NOTICE OF PREPARATION

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NOTICE OF PREPARATION
TO PREPARE A PROGRAM ENVIRONMENTAL IMPACT REPORT
FOR THE FOLSOM 2035 GENERAL PLAN

Date: August 18, 2017

To: State Clearinghouse
Responsible Agencies
Trustee Agencies
Interested Persons

From: City of Folsom
Community Development Department
50 Natoma Street
Folsom, CA 95630

Contact: Scott Johnson, Planning Manager

Subject: Notice of Preparation of a Draft Program Environmental Impact Report for the Folsom 2035 General Plan

Public Review Period: August 18, 2017, through September 18, 2017

INTRODUCTION

The City of Folsom will be the Lead Agency and will prepare a **Program Environmental Impact Report (PEIR or Program EIR)** for the adoption and implementation of the **Folsom 2035 General Plan (2035 General Plan)**, which is a comprehensive update of the existing Folsom General Plan adopted in 1988. This Notice of Preparation (NOP) for a Program EIR has been prepared in compliance with the California Environmental Quality Act (CEQA). The comprehensive update to the General Plan is proposed in order to establish and implement new goals and policies for regulating development. The General Plan also seeks to maintain and enhance the city as a desirable place in which to live and work, as a technology hub, and as a premier recreational and tourist destination.

Section 15082 of the state CEQA Guidelines¹ states that after a decision is made to prepare an EIR, the lead agency must prepare an NOP to inform all responsible and trustee agencies that an EIR will be prepared. The purpose of this NOP is to provide information about the 2035 General Plan, and its potential environmental impacts, that is sufficient to allow agencies and the public to make a meaningful response related to the scope and content of the PEIR. An Initial Study has not been prepared for this project because the PEIR will address all issue areas. Instead, a summarized description of the Draft Folsom 2035 General Plan and a description of potential environmental effects are attached to this NOP.

¹ Title 14, California Code of Regulations, Chapter 3, Guidelines for Implementation of the California Environmental Quality Act.

The project would include all actions necessary to update the Folsom General Plan, including reorganizing and updating the existing General Plan. That plan addressed both mandatory General Plan elements required by state planning and zoning laws, and optional elements adopted by the City to address matters of local concern. The Folsom 2035 General Plan would substantially revise and streamline the General Plan to address the seven mandated elements (Land Use, Circulation, Housing, Conservation, Open Space, Noise, and Safety), and would include revised Land Use and Circulation Diagrams. The proposed 2035 General Plan would additionally add chapters related to Economic Prosperity, and Parks and Recreation. The 2035 General Plan Housing Element was previously updated in 2013, in compliance with State deadlines.

Pursuant to State and local guidelines implementing CEQA, the City of Folsom, as the lead agency, has determined that a Program EIR is required to evaluate the proposed Folsom 2035 General Plan. The Program EIR will evaluate the following environmental topic areas:

- Aesthetics/Visual Resources
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology, Soils, and Mineral Resources
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation and Traffic
- Tribal Cultural Resources
- Utilities and Service Systems
- Cumulative Impacts
- Energy Conservation
- Growth Inducement and other CEQA topics

The Program EIR will analyze the Land Use and Circulation Diagrams, and the goals, policies, and implementation programs for all General Plan elements. It will also analyze a range of alternatives to the proposed Folsom 2035 General Plan.

The City of Folsom is soliciting comments on specific issues to be included in the environmental analysis to ensure that the Program EIR is thorough and adequate, and that it meets the needs of the public and responsible/reviewing agencies. Comments from interested parties on the scope of issues (listed above) to be evaluated in the Program EIR are encouraged. The Draft Folsom 2035 General Plan will be made available to the public during Fall 2017. Subsequently, the Draft PEIR will be posted on the internet at: <http://folsom2035.com/documents>. Printed copies will be available for review at several locations within the city, including the Folsom Public Library and the City of Folsom Community Development Department office at 50 Natoma Street, Folsom, California 95630.

The Notice of Preparation public review period is from August 18, 2017 to September 18, 2017. Comments may be submitted to: Scott Johnson, Planning Manager, at City of Folsom, Community Development Department, 50 Natoma Street, Folsom, CA 95630. Emailed comments should be submitted at: generalplan@folsom.ca.us. The phrase “Folsom 2035 General Plan NOP” should be included in the subject line.

Scoping Meeting: A scoping meeting will be held at the Folsom Public Library in the Library Meeting Room located on the first floor. The library is located at 411 Stafford Street, Folsom, California 95630. The meeting will be held on September 13, 2017, from 3:00 p.m. to 6:00 p.m. for public agency and general public comments. The meeting will provide an opportunity for the City to

summarize the General Plan and its environmental review and adoption processes, and allow the public an opportunity to ask questions and present environmental issues/concerns to be addressed in the Folsom 2035 General Plan Draft PEIR. City staff will summarize the proposed policies of the 2035 General Plan, explain the Land Use and Circulation Diagrams, and outline the proposed scope of the PEIR.

Anyone wishing to make formal comments on the NOP must do so in writing by submitting comments to the address listed above. The scoping meeting is provided to satisfy the requirements of the Public Resources Code, §21083.9, that require a Lead Agency to call at least one scoping meeting for a project such as the Draft Folsom 2035 General Plan. Interested persons should contact Scott Johnson, Planning Manager, at (916) 355-7223 if they have questions, or if they need information regarding additional locations where the documents can be accessed.

PROJECT DESCRIPTION

Section 15378 (a) of the state CEQA Guidelines defines a “project” to mean the whole of an action, which has a potential to result in either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment. This definition precludes an agency from evaluating only those aspects of a project under its jurisdiction or for which it has regulatory responsibility. The Folsom 2035 General Plan is defined to include all actions necessary to provide a comprehensive update of the existing Folsom General Plan (adopted in 1988). The purpose of the proposed 2035 General Plan is to revise and replace the existing General Plan, including all of the elements², the Land Use and Circulation Diagrams, and other existing goals, policies, and implementation plans as needed to reflect current law and the changing matters of public interest and concern. The 2035 General Plan will establish and implement new goals and policies to further the City’s vision of itself set forth in the Plan:

In 2035, Folsom is sought out by new residents and employers as the most desirable and prosperous city in which to live and work in the region. It has matured into a beautiful, vibrant, and sustainable city, with livable neighborhoods that are walkable, and full of amenities. At the same time, the city has maintained its close-knit, small-town feel and embraced its rich historical heritage. Folsom is a healthy, safe, happy, and cohesive community.

Folsom is a prominent and innovative technology hub that is nationally recognized for its highly educated and creative workforce, ample employment opportunities, excellent public schools, and distinguished institutions of higher education.

Folsom is a premier recreational and tourist destination in Northern California, offering a wide range of outdoor recreation opportunities, which support both its active lifestyle and healthy community status. The city serves as the gateway to the Sierra Foothill wine country and is a tourist destination of its own, given its historical and recreational offerings.

The Plan will also integrate new planning concepts endorsed by the Folsom City Council, and translate the updated goals and policies into implementation programs (such as amendments to the City’s code, zoning ordinance, and subdivision regulations) to assure that the City’s vision is implemented.

² Except for the Housing Element, which was adopted in 2013.

Other project information and related General Plan documentation is available on the Folsom General Plan Update website: <http://folsom2035.com>.

The following sections describe the proposed Folsom 2035 General Plan to be analyzed in the Program EIR, including the project location, background, project goals, the probable environmental effects of the 2035 General Plan, and the relationship of the 2035 General Plan to related plans and regulations.

PROJECT LOCATION AND GENERAL PLAN PLANNING AREA

The City of Folsom is located in northeastern Sacramento County in California's Sacramento Valley (see Figure 1). The city limits are largely defined by county lines, physical features, and a major highway. As noted, Folsom immediately borders the county line on its northern and eastern edges. The major natural physical features of the city are Folsom Lake, the Folsom Dam, and the American River. The lake forms most of the northern edge of the city, although the city limits extend into it. The lake was formed by the damming of the American River, which flows through the city in a scenic canyon and then forms part of its western border.

The southern edge of the city is defined by Highway 50 to the west of Prairie City Road, except for a small portion that includes the Folsom Auto Mall, and by White Rock Road east of Prairie City Road to the El Dorado County line. The city includes an area west of the American River, which is connected to the rest of the city by three bridges.

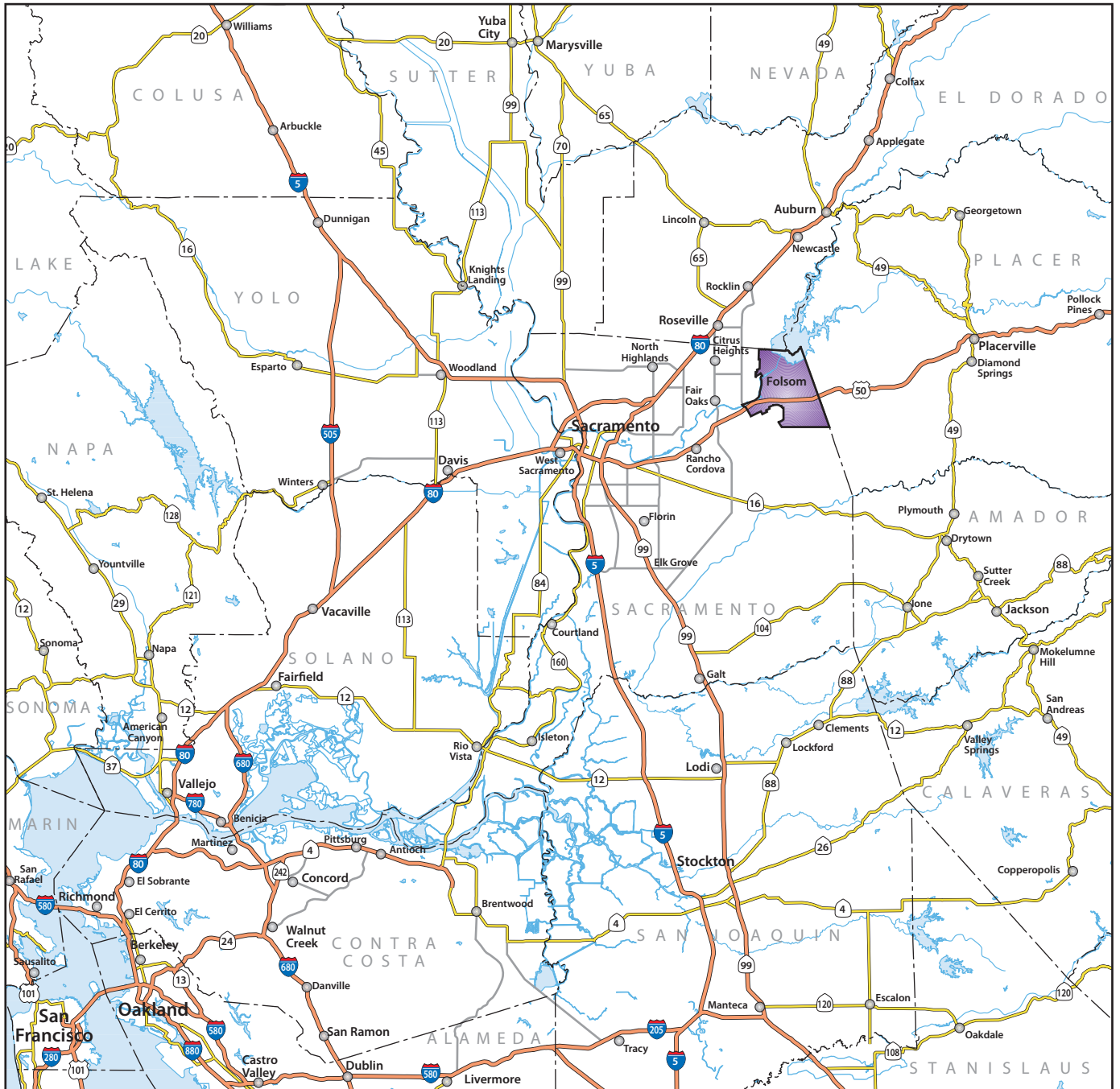
The city is bordered by: North - Folsom Lake and the unincorporated community of Granite Bay in Placer County; South - unincorporated Sacramento County; East - the unincorporated community of El Dorado Hills in El Dorado County; and, West - the unincorporated communities of Orangevale and Gold River in Sacramento County, other areas of unincorporated Sacramento County, and the City of Rancho Cordova.

The City of Folsom is served by U.S. Highway 50, which runs east/west through the southern area of the city. Regionally important roadways serving the city include: Greenback Lane, Madison Avenue, Folsom/Auburn Road, Green Valley Road, Folsom Boulevard, and White Rock Road.

The Planning Area is the geographic area for which the General Plan establishes policies about future urban growth, long-term agricultural activity, and natural resource conservation. The boundary of the Planning Area is determined in accordance with State law requiring each City to include in its General Plan all territory within the boundaries of the incorporated area as well as "any land outside its boundaries which in the planning agency's judgment bears relation to its planning" (California Government Code Section 65300).

The Planning Area for the General Plan includes the entire city limits and approximately 5,600 acres outside the city limits in two separate areas, as shown in the Land Use Diagram (see Figure 2). The first area extends south of White Rock Road; it is an approximately 3,700-acre area outside the city limits and Sphere of Influence, and within unincorporated Sacramento County. The area largely consists of grazing land, but also includes gravel quarries and a portion of the Prairie City State Vehicular Recreation Area. The Sacramento County 2030 General Plan designates this area as General Agriculture. The Folsom 2035 General Plan does not assign land uses to this area.

CITY OF FOLSOM GENERAL PLAN



Date: 10-26-2012



 Planning Area

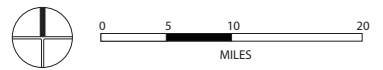


Figure 1
Folsom Regional Location

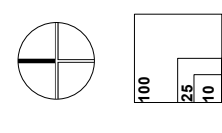
Figure 2

City of Folsom

Folsom 2035 Land Use Diagram

- Planning Area
 - Folsom City Boundary
 - County Boundary
 - Historic District
 - Light Rail Station
 - Light Rail Line
- General Plan Designations**
- Residential**
- SF - Single Family
 - SFHD - Single Family High Density
 - MLD - Multifamily Low Density
 - MMD - Multifamily Medium Density
 - MHD - Multifamily High Density
- Commercial**
- GC - General Commercial
 - CC - Community Commercial
 - RCC - Regional Commercial Center
 - AOC - Auto-Oriented Commercial
- Mixed Use**
- MU - Mixed Use
 - HF - Historic Folsom Mixed Use
- Employment/Industrial**
- IND - Industrial/Office Park
 - PO - Professional/Office
- Public**
- PQP - Public and Quasi-Public Facility
 - P - Parks
 - OS - Open Space
- Overlays**
- Transit-Oriented Development Overlay*
 - East Bidwell Mixed Use Overlay
 - Riverfront Overlay

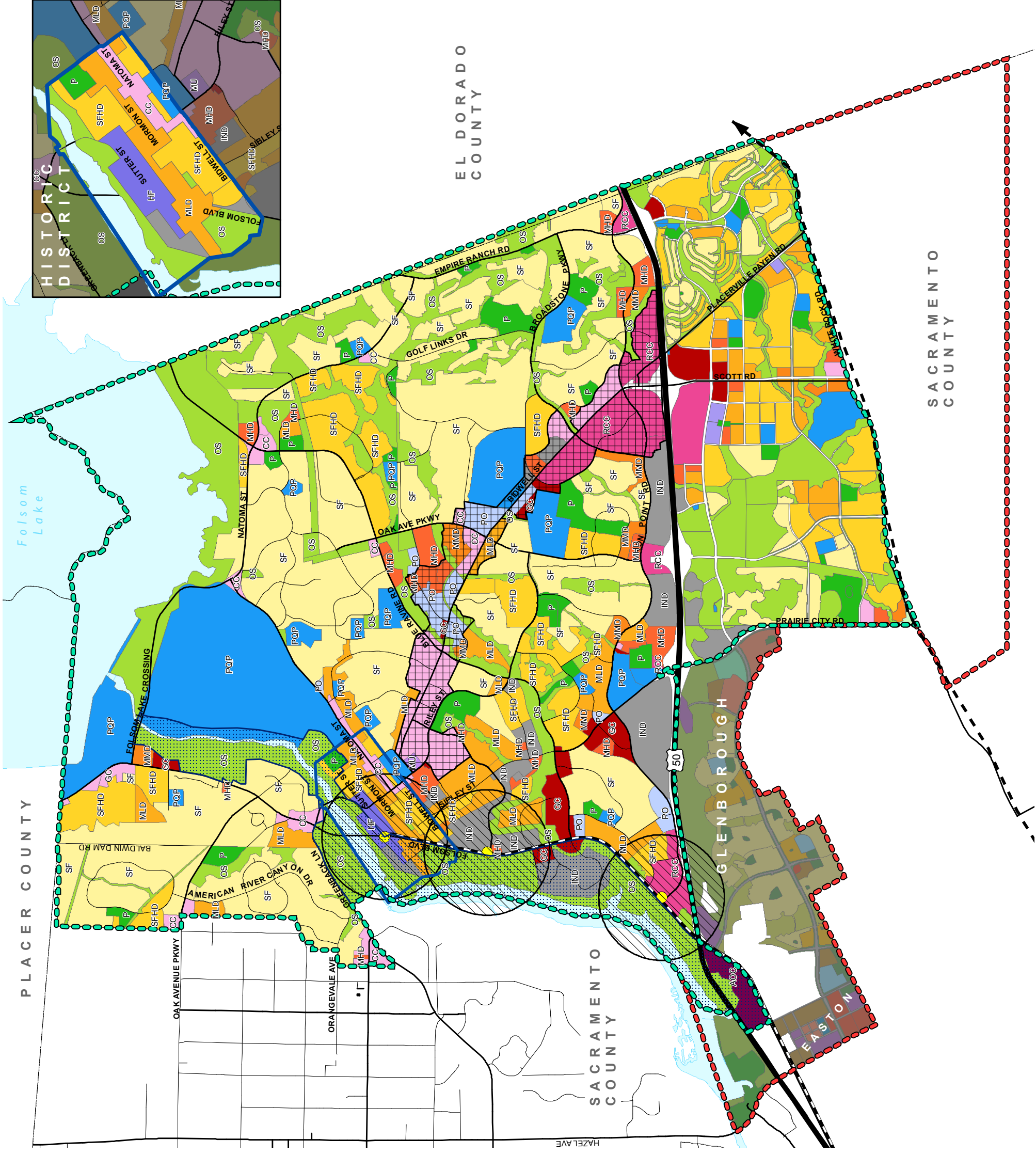
*Development in areas designated Open Space are subject to further study and consideration by the City.



0 0.5 1 2
Miles

Date: 06-27-2017

Source: City of Folsom, 2016; County of Sacramento, 2009; SACOG, 2009; Minter-Hamish, 2017.



ACRES

The second area extends west of Prairie City Road to Hazel Avenue/Nimbus Road. This approximately 1,900-acre area is mostly vacant land and industrial land, formerly used by the Aerojet Corporation, and a small number of residential, office, retail, and religious uses. The area includes two projects that have been approved by Sacramento County: Glenborough and Easton Place. The projects are fully entitled, including the certification of the EIR; the 404 permit has been obtained; the water supply has been established and will be provided by the City of Folsom; school mitigation and park development agreements have been approved; Phase 1 improvement plans have been prepared; and the structures for Community Facilities Districts have been approved. This portion of the Planning Area also includes the Nimbus Dam and a portion of the American River Parkway.

These areas are considered to be related to, and influenced by, the City's planning processes, even though the land use designations and zoning of that land are regulated by the County of Sacramento. The General Plan Land Use Diagram shows the land uses approved by the County in these areas for reference only. The Folsom 2035 General Plan does not assign land uses or specific policies to these areas.

FOLSOM GENERAL PLAN (1988)

The current Folsom General Plan is comprised of nine chapters:

- 10.0 Introduction
- 11.0 Urban Development Policy
- 12.0 Assumptions
- 13.0 Folsom General Plan Goals and Policies
- 20.0 Mandatory Elements
- 30.0 Optional Elements
- 40.0 Area Plans and Specific Plans
- 50.0 Environmental Element
- 60.0 Implementation Programs

Chapter 20.0 is subdivided into the following subchapters:

- 21.0 Land Use
- 22.0 Transportation and Circulation
- 23.0 Housing³
- 24.0 Open Space/Conservation
- 25.0 Safety
- 26.0 Noise

Topic-specific goals, policies, and implementation programs are presented in each subchapter of Chapter 20.0. The General Plan Land Use Diagram and Circulation Diagram are presented separately.

³ The Housing Element has been updated several times since adoption of the General Plan in 1988. The most recent Housing Element was adopted by the City in 2013.

Chapter 30 is further subdivided into the following four subchapters:

- 31.0 Parks and Recreation
- 32.0 Air Quality
- 33.0 Public Facilities
- 34.0 Hazardous Materials

A fifth subchapter, Fiscal Element, was intended to be included in the 1988 Folsom General Plan, but was never completed. Similar to Chapter 20.0, each of the subchapters of Chapter 30.0 contain topic-specific goals, policies, and implementation programs.

GENERAL PLAN UPDATE PROCESS

Since the adoption of the 1988 Folsom General Plan, the city has experienced significant growth that has affected planning considerations and decisions. Additionally, the State of California has adopted several laws and regulations that have significantly influenced the regulation of resources within the city, and the scope of City activities. Because of these influences, many of the elements in the existing General Plan need revision. Every city and county in California is required by state law to prepare and maintain a planning document called a General Plan to serve as the jurisdiction’s “blueprint” for future land use decisions. All community plans, specific plans, subdivision plans, public works projects, and zoning decisions must be consistent with the jurisdiction’s general plan.

COMMUNITY OUTREACH

Since the City of Folsom initiated the comprehensive General Plan Update in 2012, public participation has played a role in the preparation of the Draft General Plan to ensure that it reflects the goals of the community. Therefore, citizen input has been essential to identify issues and formulate goals. Community outreach and involvement during the General Plan update process has included opportunities for the public to participate, including the following workshops and meetings:

- Community Workshop – Opportunities, Challenges, and a Vision for the Future, held in April 2013
- Historic District Commission meeting on the Preliminary Public Review Draft General Plan, held in February 2017
- Planning Commission meeting on the Preliminary Public Review Draft General Plan, held in February 2017
- Parks and Recreation Commission meeting on the Preliminary Public Review Draft General Plan, held in March 2017
- Arts and Cultural Commission meeting on the Preliminary Public Review Draft General Plan, held in May 2017
- City Council meetings on the Preliminary Public Review Draft General Plan, held in January, March, May, and July 2017

The City additionally hosted an online Town Hall Forum from 2013 through 2017. Topics of the forum included community vision, City priorities, bicycle and pedestrian improvements, transportation options, housing needs, economic development, Draft Vision and Guiding Principles, and Preliminary Draft General Plan.

CITY OBJECTIVES IN PREPARING THE FOLSOM 2035 GENERAL PLAN

The primary objective of the updated Folsom 2035 General Plan is to provide new policy guidelines for the future physical and economic development in the city of Folsom, and to reflect new issues that have emerged since the preparation of the previous document. The objectives of the 2035 General Plan, based upon regulatory requirements, the vision established within the community outreach, and the City’s guiding principles as set forth in the Folsom 2035 General Plan, are as follows:

- Adopt a General Plan that complies with state law
- Implement the Guiding Principles set forth in the General Plan to:
 - Guiding Principle #1: Maintain a close-knit, neighborly, family-friendly city with a small town feel
 - Guiding Principle #2: Focus on Historic Folsom’s commercial district as a center of shopping, dining, entertainment, and cultural attractions
 - Guiding Principle #3: Promote town centers as a social gathering places
 - Guiding Principle #4: Promote the revitalization of aging commercial corridors
 - Guiding Principle #5: Support the regional retail base
 - Guiding Principle #6: Enhance gateways into Folsom
 - Guiding Principle #7: Continue to be a premier recreation destination in Northern California
 - Guiding Principle #8: Brand Folsom as the “Gateway to the Foothill Wine Region”
 - Guiding Principle #9: Provide all residents with opportunities to live an active, healthy, and green lifestyle
 - Guiding Principle #10: Provide for a range of attractive and viable transportation options, such as bicycling, walking, rail, and transit
 - Guiding Principle #11: Provide a range of housing choices for all generations
 - Guiding Principle #12: Preserve the high quality of Folsom’s neighborhoods
 - Guiding Principle #13: Foster economic growth and diversity to become recognized as one of the smartest cities in the region
 - Guiding Principle #14: Commit to high quality design
 - Guiding Principle #15: Foster a sustainable community for the next generation’s benefit.
 - Guiding Principle #16: Integrate the “old” and the “new” areas of the city
 - Guiding Principle #17: Embrace Folsom’s heritage
 - Guiding Principle #18: Celebrate Folsom’s cultural diversity
 - Guiding Principle #19: Encourage citizen participation and good leadership

DRAFT FOLSOM 2035 GENERAL PLAN

The Draft Folsom 2035 General Plan consists of eight elements in ten chapters that together meet state requirements for a General Plan. These elements include: Land Use; Mobility; Economic Prosperity; Housing (adopted October 22, 2013); Natural and Cultural Resources; Public Facilities and Services; Parks and Recreation; and Safety and Noise. The Housing Element was updated and adopted in 2013 as a separate project; it is therefore not a part of the Folsom 2035 General Plan project being evaluated in this PEIR. A separate environmental document was certified at the time of adoption for the Housing Element.

The updated Draft 2035 General Plan has been revised and reorganized to provide policy guidelines for future development in the city of Folsom, and to ensure consistency with pertinent issues and new regulations that have emerged since the preparation of the previous General Plan. Each chapter includes sections presenting that topic's goals, policies, and implementation programs, which serve as the basis for future programming decisions related to the assignment of staff and the expenditure of City funds. A brief discussion of each part of the 2035 General Plan, including the policy content and direction, is set forth below.

Chapter 1: Introduction

Chapter 1 provides an overview of the Folsom 2035 General Plan, and is organized under the following headings: A Blueprint for Folsom's Future; Major Trends; General Plan Themes; Vision and Guiding Principles; General Plan Basics; and Structure of the Plan.

Chapters 2 - 9: Elements

Chapters 2 through 9 include all of the required elements of the General Plan, plus elements related to Economic Prosperity, and Parks and Recreation. Goals and policies within the various elements flow directly from the vision and guiding principles that were developed during the General Plan Update process. They address a broad range of topics required by state law, and those that address unique local concerns.

Each General Plan element is summarily described below, and the draft goals are listed. In addition to goals, each element includes policies and implementation programs. The detailed policies and implementation programs of each element are set forth in the Preliminary Draft Folsom 2035 General Plan (policy document), dated June 2017, which can be viewed and downloaded from the City's project website at: <http://folsom2035.com/documents>. The PEIR will evaluate the potential effects of the Draft General Plan goals, policies, and implementation programs.

Chapter 2 - Land Use Element

This element sets forth detailed standards for future land uses, development, and community design in the City of Folsom. This element also includes a Land Use Diagram setting forth planned land uses within the city, and definitions of land use designations and standards (see Figure 2, and Tables 1 - 6). Goals and policies are organized under the following headings: Growth and Change; Urban Centers; Mixed-Use Districts; Transit-Oriented Development; River District Overlay; Residential Neighborhoods; Commercial Centers; Employment/Industrial Uses; and Community Design.

Table 1: Residential Designations		Density/Intensity Range
Single Family (SF) This designation provides for single-family detached homes.	2-4 Dwelling Units per Acre	
Single Family High Density (SFHD) This designation provides for single-family detached homes and single-family attached homes that include duplexes, halfplexes, and zero-lot-line homes. This designation also provides for mobile home parks.	4-7 Dwelling Units per Acre	
Multifamily Low Density (MLD) This designation provides for single-family and multifamily residential units, including small-lot SF detached, zero-lot-line homes, duplexes, halfplexes, townhouses, condominiums, and apartments.	7-12 Dwelling Units per Acre	
Multifamily Medium Density (MMD) This designation provides for multifamily residential units, including townhouses, condominiums, and apartments.	12-20 Dwelling Units per Acre	
Multifamily High Density (MHD) This designation provides for multifamily residential units in apartment buildings.	20-30 Dwelling Units per Acre	

Table 2: Commercial Designations		Density/Intensity Range
General Commercial (GC) This designation provides for a wide range of retail, office, lodging, and service uses. Typically, general commercial parcels accommodate power centers, lifestyle centers, and freestanding stores or offices.	FAR: 0.2-0.5	
Community Commercial (CC) This designation provides for community-based retail and service uses intended to serve residential neighborhoods within the city.	FAR: 0.2-0.5	
Regional Commercial Center (RCC) This designation provides for highway-oriented, large-scale regional retail, entertainment, business, lodging, and public uses. Uses in this district will serve the entire region.	FAR: 0.2-1.0	
Auto-Oriented Commercial (AOC) This designation provides for vehicular sales and service.	FAR: 0.1-0.3	

Table 3: Mixed Use Designations	Density/Intensity Range
<p>Mixed Use (MU)</p> <p>This designation provides for a mixture of commercial and residential uses that are mutually compatible by encouraging high-quality, innovative site design. This designation allows for multifamily housing as well as shops, restaurants, services, offices, and other compatible uses.</p>	<p>20-30 Dwelling Units per Acre</p> <p>FAR: 0.5-1.5</p>
<p>Historic Folsom Mixed Use (HF)</p> <p>This designation provides for a mixture of commercial and residential uses designed to preserve and enhance the historic character of Folsom’s old town center.</p>	<p>20-30 Dwelling Units per Acre</p> <p>FAR: 0.5-2.0</p>

Table 4: Employment/Industrial Designations	Density/Intensity Range
<p>Industrial/Office Park (IND)</p> <p>This designation provides for office, research and development, wholesale, light industrial and similar uses. Uses that support the primary uses, such as restaurants, are also allowed.</p>	<p>FAR: 0.2-1.2</p>
<p>Professional Office (PO)</p> <p>This designation provides for low-intensity business and professional offices that are compatible with higher-intensity residential uses.</p>	<p>FAR: 0.2-0.5</p>

Table 5: Public Designations	Density/Intensity Range
<p>Public and Quasi-Public Facility (PQP)</p> <p>This designation supports the needs of the community by providing for governmental, civic, cultural, health, education, and infrastructure uses.</p>	<p>FAR: 0.2-1.0</p>
<p>Parks (P)</p> <p>The Parks land use designation provides for active and passive recreational opportunities in Folsom.</p>	<p>FAR: 0.0-0.1</p>
<p>Open Space (OS)</p> <p>The Open Space land use designation encompasses the preserved natural open space areas of Folsom.</p>	<p>FAR: 0.0-0.1</p>

Table 6: Overlay Designations	Density/Intensity Range
<p>Transit-Oriented Development (TOD)</p> <p>This designation provides for both residential and commercial uses near high-capacity transit centers. Property owners with parcels within this overlay designation have the option of conforming to their existing zoning and land use designation or changing their zoning to mixed use. Mixed use development in this overlay will encourage high-density housing, retail, office, and service uses in a compatible configuration that makes transit usage convenient.</p>	<p>20-30 Dwelling Units per Acre</p> <p>FAR: 0.2-2.0</p>
<p>East Bidwell Corridor (EBC) Overlay</p> <p>This overlay designation gives property owners along the East Bidwell Corridor the flexibility to develop sites as mixed use. It provides for a mixture of commercial and residential uses that are mutually compatible along East Bidwell Street. This designation balances existing commercial uses with future mixed-use development. This designation allows for multifamily housing as well as shops, restaurants, services, offices, and other compatible uses.</p>	<p>20-30 Dwelling Units per Acre</p> <p>FAR: 0.5-1.5</p>
<p>River District Overlay</p> <p>This overlay designation applies to the riverfront areas of Folsom, which are envisioned to be enhanced during the life of the General Plan. The General Plan calls for the preparation of a River District Master Plan for the River District Overlay area, to set a vision and implementation plan for enhancing and improving access to Folsom’s riverfront.</p>	<p>N/A</p>

Land Use Standards

Consistent with State law, the General Plan includes standards of population density and building intensity for each of the land use designations appearing on the Land Use Diagram, and as described in Tables 1 through 6.

Goals

The draft goals of the Land Use Element are:

- LU 1.1 Retain and enhance Folsom’s quality of life, unique identity, and sense of community while continuing to grow and change.
- LU 2.1 Develop and support thriving urban centers that serve as community gathering places.
- LU 3.1 Encourage mixed-use development projects that create vibrant, walkable districts.
- LU 4.1 Establish transit-supported mixed-use districts near rapid transit stations that support the needs of commuters, residents, employees, business-owners, and patrons.
- LU 5.1 Support the enhancement of Folsom’s riverfront areas for current and future residents in order to increase public access, recreational opportunities, and economic development.
- LU 6.1 Allow for a variety of housing types and mix of uses that provide choices for Folsom residents, create complete and livable neighborhoods, and encourage walking and biking.

- LU 7.1 Provide for a commercial base of the city to encourage a strong tax base, more jobs within the city, a greater variety of goods and services, and businesses compatible with Folsom's quality of life.
- LU 8.1 Encourage, facilitate, and support the location of office, creative industry, technology, and industrial uses and retention of existing industry in appropriate locations.
- LU 9.1 Encourage community design that results in a distinctive, high-quality built environment with a character that creates memorable places and enriches the quality of life of Folsom's residents.

Chapter 3 – Mobility Element

This element contains goals, policies, and implementation programs that ensure a safe, efficient, and convenient transportation network for Folsom residents and visitors. Folsom's transportation network is designed to serve all modes, including walking, bicycling, driving, and riding mass transit. A strong transportation road network supports local business and industry, and trails and paths provide facilities for passive recreation. This element also includes a Circulation Diagram that sets forth the planned transportation system within the city (see Figure 4). Goals and policies are organized under the following headings: General Mobility; Pedestrians and Cyclists; Transit; Vehicular Traffic and Parking; Goods Movement; Regional Coordination; and Transportation Funding. The draft goals of the Mobility Element are:

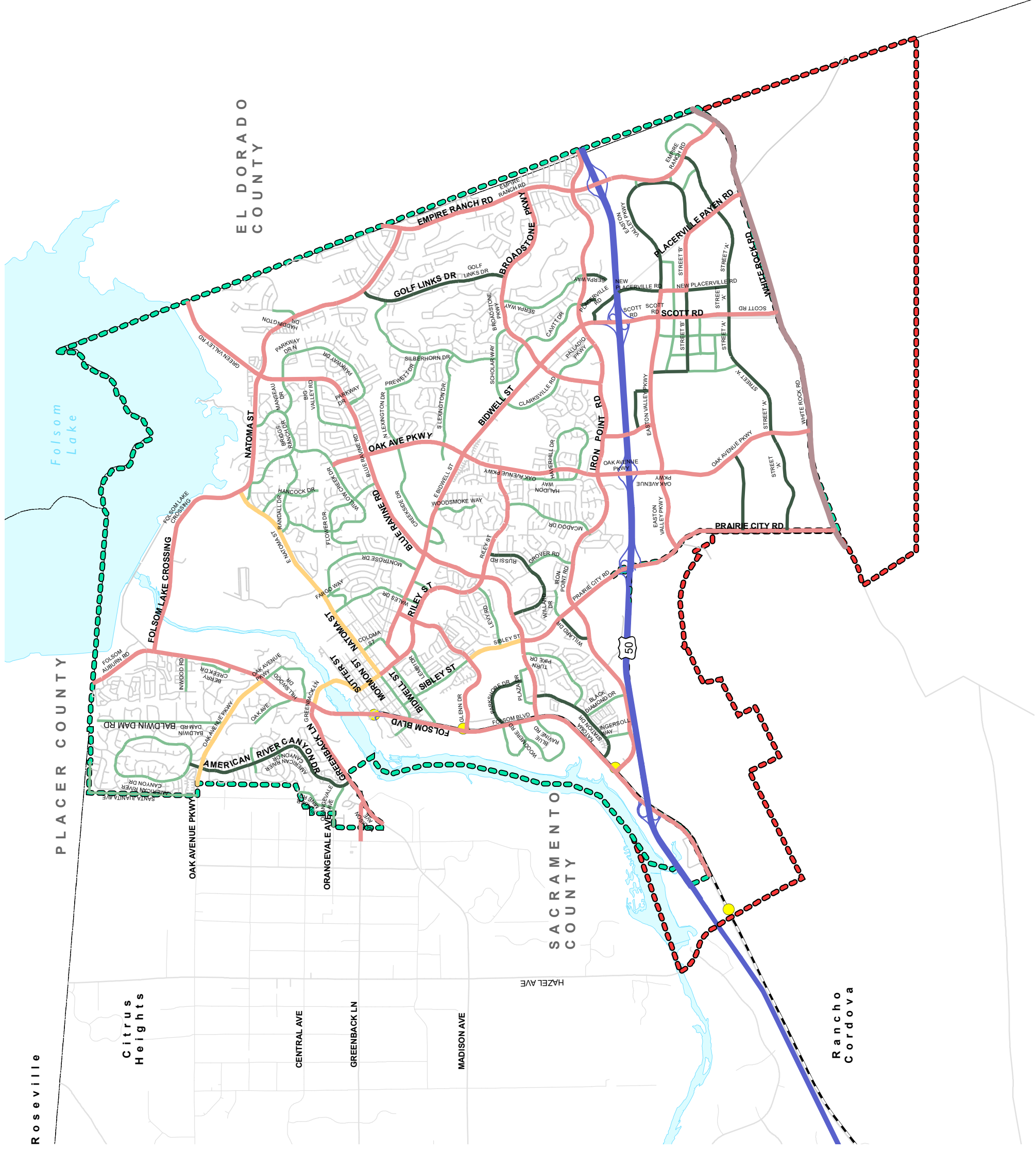
- M 1.1 Provide a comprehensive, integrated, and connected network of transportation facilities and services for all modes of travel that also incorporates emerging transportation technologies and services to increase transportation system efficiency.
- M 2.1 Maintain and expand facilities and programs that encourage people to walk and bike in safety and comfort supports the lifestyle and amenities that Folsom resident's value.
- M 3.1 Support and maintain transit systems that respond to the needs of all residents and allow frequent and convenient travel throughout the city and region.
- M 4.1 Ensure a safe and efficient network of streets for cars and trucks, as well as provide an adequate supply of vehicle parking.
- M 4.2 Provide and manage a balanced approach to parking that meets economic development and sustainability goals.
- M 5.1 Provide an efficient system for goods movement that aids in the prosperity of industrial and commercial businesses while minimizing potentially adverse impacts to the rest of the community.
- M 6.1 Maintain and increase cooperation between Folsom and neighboring jurisdictions, regional organizations, and relevant State agencies.
- M 7.1 Provide sufficient funding to construct, maintain, and operate transportation facilities and services needed to achieve the City's mobility goals.

Figure 3

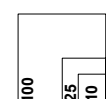
City of Folsom

Folsom 2035 Circulation Diagram

- Planning Area
 - Folsom City Boundary
 - County Boundary
 - Light Rail Station
 - Light Rail Line
- Functional Classification**
- Freeway
 - Ramp
 - Expressway
 - Major Arterial
 - Minor Arterial
 - Major Collector
 - Minor Collector
 - Local
 - Alley



Miles



ACRES

Date: 11-11-2016

Source: DKS Associates, 2016; City of Folsom, 2016; County of Sacramento, 2009; SACOG, 2009

Chapter 4 - Economic Prosperity Element

The policies in this Element aim to improve economic prosperity by ensuring that the local economy grows and strengthens the city's industries, creates family-supporting jobs, and stimulates economic investment in the community. As set forth in the Draft 2035 General Plan, a strong economy will help preserve Folsom's high quality of life, attract shoppers from around the region, and ensure that Folsom residents can find quality jobs in the city. Goals and policies are organized under the following headings: Skilled Workforce; Employment Development; Business Climate; Partnerships; Retail Development; and Tourism. The draft goals of the Economic Prosperity Element are:

- EP 1.1 Support the development of an educated, skilled, and competitive workforce to match the employment needs of Folsom and its businesses.
- EP 2.1 Support efforts to increase employment in Folsom by encouraging the attraction and expansion of private sector businesses.
- EP 3.1 Maintain a supportive business climate and a healthy economy that increases the City's ability to expand existing businesses and attract new ones.
- EP 3.2 Provide opportunities for expansion of businesses by ensuring the availability of suitable sites, appropriate zoning, and access to infrastructure and amenities.
- EP 4.1 Be a key partner in the region in order to achieve the City's and the region's economic goals.
- EP 5.1 Maintain and expand retail and services to meet local and regional demands and generate tax revenues for City operations.
- EP 6.1 Attract visitors and provide them with the amenities and services to make their stay enjoyable.

Chapter 5 - Housing Element

The Housing Element has been updated as a separate project and is not part of the 2035 General Plan being studied in the PEIR. After the General Plan is adopted, the 2013 Housing Element will be incorporated into the General Plan.

Chapter 6 - Natural and Cultural Resources Element

As described in the Draft 2035 General Plan, Folsom has been shaped by its relationship with and development of its natural and cultural resources. The preservation and protection of these resources is vital to the continued benefit and enjoyment of current and future residents. This Element contains goals and policies that seek to balance growth with the conservation and enhancement of the area's natural and cultural resources.

Goals and policies are organized under the following headings: Natural Resource Conservation; Scenic Resources; Air Quality and Greenhouse Gas Emissions; Hydrology and Water Quality; and Historic and Cultural Resources. The draft goals of the Natural and Cultural Resources Element are:

- NCR 1.1 Protect and enhance Folsom's natural resources for current and future residents.
- NCR 2.1 Allow residents to enjoy views of the hills, lakes, river, and habitats that make Folsom such a beautiful place to live.

- NCR 3.1 Improve the air quality in Folsom by meeting State and Federal standards, minimizing public exposure to hazardous air pollutants, reducing particulate matter in the atmosphere, and eliminating odor.
- NCR 3.2 Improve the sustainability of the community through continued local efforts to reduce greenhouse gas emissions.
- NCR 4.1 Preserve and protect water quality in the city’s natural water bodies, drainage systems, and groundwater basin.
- NCR 5.1 Encourage the restoration and maintenance of historic buildings and sites to enrich our sense of place and our appreciation of the city’s history.

Chapter 7 - Public Facilities and Services Element

As stated in the Draft 2035 General Plan, development within the city is dependent upon an extensive network of public facilities and services. These networks are diverse in nature, from wastewater to emergency medical services. Policies in this element seek to ensure that public facilities and services are provided and maintained, so that Folsom can continue to grow and thrive to 2035 and beyond.

Goals and policies are organized under the following headings: Civic and Community Facilities; Educational Facilities; Water Supply; Wastewater Systems; Stormwater Systems; Law Enforcement; Fire Protection and Emergency Medical Services; Utilities; and Solid Waste and Recycling. The draft goals of the Public Facilities and Services element are:

- PFS 1.1 Maintain and support Folsom’s community facilities.
- PFS 2.1 Provide for the educational and literacy needs of Folsom’s residents.
- PFS 3.1 Maintain the City’s water system to meet the needs of existing and future development while improving water system efficiency.
- PFS 4.1 Maintain an adequate wastewater system to meet the needs of the community.
- PFS 5.1 Ensure adequate flood control and stormwater drainage.
- PFS 6.1 Maintain a high level of police service as new development occurs to protect residents, visitors, and property.
- PFS 7.1 Prevent loss of life, injury, and property due to wildland and structural fires, while ensuring an adequate level of fire protection service is maintained for all.
- PFS 8.1 Provide for the energy and telecommunications needs of Folsom now and in the future.
- PFS 9.1 Reduce the amount of waste entering regional landfills through an effective waste management program.

Chapter 8 – Parks and Recreation Element

According to the Draft 2035 General Plan, Folsom’s parks, open spaces, and recreation amenities contribute to the city’s excellent quality of life. Folsom’s connection to the outdoors and its active recreational lifestyle are central to its identity. Residents can walk, bike, paddle, row, hike, and play in Folsom’s extensive network of parks and trails. Lake Natoma, Folsom Lake, and the American River also provide excellent recreation opportunities.

This element sets forth policy direction for the management of parks and parklands in the City of Folsom. Goals and policies are organized under the following headings: Park Maintenance and Development; Recreational Programs; Community Involvement; and Governmental Coordination. The draft goals of the Parks and Recreation Element are:

- PR 1.1 Develop and maintain quality parks that support the diverse needs of the community.
- PR 2.1 Develop, maintain, and implement quality recreation activities that meet the diverse needs of the community.
- PR 3.1 Encourage community members to participate in the planning, development, and maintenance of recreation facilities and programs.
- PR 4.1 Effectively use City resources and the resources of other public entities to plan for recreation programs and facilities.

Chapter 9 - Safety and Noise Element

This Element establishes policy direction for protecting residents and properties from unreasonable risks associated with hazards. This includes potential harm from natural forces, such as flooding and earthquakes, as well as from human-caused hazards such as noise. Goals and policies are organized under the following headings: Emergency Preparedness; Geologic and Safety Hazards; Flood Hazards; Wildfire Hazards; Hazardous Materials; and Noise. The draft goals of the Safety and Noise Element are:

- SN 1.1 Maintain an effective response to emergencies, provide support and aid in a crisis, and repair and rebuild after a crisis.
- SN 2.1 Reduce risks and minimize impacts to the community from earthquakes and geologic hazards.
- SN 3.1 Minimize the risk of flooding hazards to people, property, and the environment.
- SN 4.1 Minimize the adverse impacts resulting from wildfire.
- SN 5.1 Protect the health and welfare of the residents of Folsom through the management and regulation of hazardous materials in a manner that focuses on preventing problems.
- SN 6.1 Protect the citizens of Folsom from the harmful effects of exposure to excessive noise and to protect the economic base of Folsom by preventing the encroachment of incompatible land uses within areas affected by existing noise-producing uses.

Chapter 10: Implementation Programs

Chapter 10 includes an outline of the process for reviewing and updating the General Plan, and details programs for monitoring its implementation. This Chapter also outlines requirements for implementing the City’s General Plan consistent with its goals, policies, standards, and programs, and provides an overview of the types of actions or tools the City will use to implement the 2035 General Plan. This chapter concludes with tables that list specific implementation programs, broken down by the 2035 General Plan Elements as presented in Chapters 2 – 9 of the General Plan.

PROBABLE ENVIRONMENTAL EFFECTS

The PEIR will analyze a broad range of potential environmental impacts associated with implementation of the draft General Plan. Due to the programmatic nature of the General Plan, the level of analysis in the PEIR will be commensurate with the level of detail in the plan itself, which includes a program-level or “first tier” analysis of the Draft General Plan consistent with the California Public Resources Code (PRC) Sections 21083.3, 21093, and 21094, and California Code of Regulations (CCR) Sections 15146, 15152 and 15168. In other words, the degree of specificity in the Program EIR will correspond to the degree of specificity involved in the comprehensive General Plan update. The PEIR will focus on the secondary and regional effects that can be expected to

follow from adoption of the General Plan, and will not be as detailed as a PEIR on specific development or construction projects that may follow.

The analysis in the Program EIR will compare the existing conditions or baseline setting to potential citywide impacts within the General Plan planning area expected for each environmental topic area listed on page 2. The evaluation will be based on implementation of the Folsom 2035 General Plan, including build-out of the Plan area by the year 2035. The Program EIR will provide all necessary environmental review, impacts analysis, and mitigation to evaluate the adoption and implementation of the General Plan goals, policies, and implementation programs. The PEIR will also assess the potential impacts of a range of project alternatives. Following the preparation of the Draft PEIR, a Final PEIR will be completed that responds to public and agency comments received on the Draft PEIR. Subsequent to the preparation of the Final PEIR, the City Council will consider the certification of the Final PEIR and approval of the Folsom 2035 General Plan. Once the Program EIR is certified and the Plan approved, the City will review subsequent projects for consistency with the 2035 General Plan and the environmental conclusions and mitigation measures identified in the Program EIR. Based on this review, the City will prepare appropriate environmental documentation pursuant to CEQA provisions for subsequent projects.

RELATIONSHIP TO AREA AND REGIONAL PLANS

A range of Federal, State, regional, and local plans have been adopted that have a bearing on City land use policy. These plans may parallel the City plan or they may supersede City policy. The relationship of the Folsom 2035 General Plan to applicable Federal, State, regional, and local plans is described below.

FEDERAL GOVERNMENT

No Federal plans directly control local land use policies. However, several Federal laws and regulations have significant impacts on land use decisions at the municipal level. Regulations that may affect land use decisions include the Endangered Species Act, the Clean Water Act, and the Clean Air Act, among other Federal laws and regulations.

The Department of the Interior, Bureau of Reclamation operates Folsom Dam and Reservoir within the city. Changes in the management of the Dam and Reservoir can have a great influence on city activities, including traffic circulation, water supply, and recreation.

STATE GOVERNMENT

The State of California wields significant influence on local land use and related policy decisions. For example, the Governor's Office of Planning and Research provides guidelines for the content of General Plans, and the Department of Housing and Community Development must certify the City's Housing Element. The State also has significant influence through the funding of public infrastructure.

Other State agencies, including, but not limited to the California Department of Conservation and Department of Fish and Wildlife, Department of Mines and Geology, Department of Conservation, Central Valley Regional Water Quality Control Board, State Lands Commission, Native American Heritage Commission, Reclamation Board, Department of Forestry and Fire Prevention

(CALFIRE), Department of Parks and Recreation, Department of Water Resources, Central Valley Flood Protection Board, and Department of Transportation (Caltrans) also have jurisdiction and directly regulate certain land use decisions in the city.

Additionally, the State of California operates several state facilities within and adjacent to the city. The Department of Corrections and Rehabilitations operates California State Prison – Sacramento, and Folsom State Prison in the northeast area of the city. The Department of Parks and Recreation operates two facilities within the city, and one located nearby. Folsom Lake State Recreation Area is sited along both the north and south shores of Lake Natoma, the American River, and Folsom Lake within the city. The Folsom Powerhouse State Historic Park is located on the south shore of Lake Natoma to the west of the Rainbow Bridge within the city’s Historic District. The Prairie City State Vehicular Recreation Area is located immediately south of the city, south of White Rock Road. State activities at these facilities can affect City services, including emergency services and potable water demand. City actions can also affect uses and resources within these state facilities.

REGIONAL AGENCIES

Various state regulations are implemented through regional planning and regulatory agencies. These planning regulations include the implementation of regional air quality plans, which are overseen by the Sacramento Metropolitan Air Quality Management District, and regional transportation plans managed and overseen by the Sacramento Area Council of Governments (SACOG), which is the County’s designated Metropolitan Planning Organization. SACOG also uses its influence to address other regional issues, including housing topics. The SACOG is required by State law to determine existing and projected regional housing needs for the city.

Another regional agency that has influence over City land use decisions is the Sacramento Local Agency Formation Commission (Sacramento LAFCo). The Sacramento LAFCo reviews and evaluates all special district formation, city incorporation, city and special district Sphere of Influence expansion, and city and special district annexation proposals prior to consideration to ensure well-planned and fully-serviced development in Sacramento County.

REGIONAL INITIATIVES

The City of Folsom is within the planning area of a regional forum and collaborative regional planning effort among the 28 local governments in the six-county SACOG region, entitled the Sacramento Region Blueprint. The SACOG Board of Directors adopted a Preferred Blueprint Scenario in December 2004, a vision for growth that promotes compact, mixed-use development and more transit choices as an alternative to low density development. The adopted blueprint project established a vision for land use and transportation decisions in the greater Sacramento region. More recently, SACOG has prepared the 2016 Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS), which proactively links land use, air quality, and transportation planning for the Sacramento Region.

To jointly manage surface and groundwater resources within the northern area of Sacramento County, interested parties, including the City of Folsom, established the Sacramento Water Forum. The Sacramento Water Forum is made up of a group of business and agricultural leaders, citizen groups, environmentalists, water managers, and local governments working together to balance two co-equal objectives:

- to provide a reliable and safe water supply for the Sacramento region's long-term growth and economic health; and
- to preserve the fishery, wildlife, recreational, and aesthetic values of the lower American River.

The City is a signatory to the January 2000 Water Forum Memorandum of Understanding (also known as the Water Forum Agreement [WFA]) that sets forth actions to be taken by the City in furtherance of the WFA.

The City of Folsom is a member of the Capital Southeast Connector Joint Powers Authority, which was formed in 2006 and also includes the cities of Elk Grove and Rancho Cordova, and El Dorado and Sacramento Counties. The JPA is responsible for planning, environmental review, engineering design, development, and eventual construction of the 34-mile Capital Southeast Connector expressway, which will connect from I-5 in the city of Elk Grove to Highway 50 east of Folsom, bypassing downtown Sacramento and Highway 50. In the Folsom vicinity, the route segment from Prairie City Road to the Grant Line Road/White Rock Road intersection has been completed as a 4-line divided roadway with median.

SURROUNDING JURISDICTIONS

The City of Folsom is surrounded by three counties: Placer, El Dorado, and Sacramento. In addition, several cities and unincorporated communities within these surrounding counties also have an effect on the City of Folsom. These cities include Rancho Cordova and Roseville.

Unincorporated communities include Granite Bay, Orangevale, Gold River, and El Dorado Hills. Each City and County has an adopted General Plan and/or community plan that addresses land use and development goals, policies, and programs that guide land use decisions within its jurisdiction. Land use regulation within these cities and counties is outside of the jurisdiction of the City of Folsom. Unincorporated areas outside of nearby city boundary may be included within a city General Plan, although the ultimate authority for land use regulation would continue to rest with the underlying county.

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