

3A.10 LAND USE AND AGRICULTURAL RESOURCES

3A.10.1 AFFECTED ENVIRONMENT

EXISTING LAND USES

Specific Plan Area

The SPA consists of over 3,510 acres that is generally located in eastern Sacramento County immediately south of the Folsom City limits (see Exhibits 2-1 and 2-2 in Chapter 2, “Alternatives”). The SPA generally lies south of U.S. Highway 50 (U.S. 50), north of White Rock Road, east of Prairie City Road, and west of the Sacramento/El Dorado County line.

The SPA generally consists of undeveloped grasslands used for cattle grazing. Structures within the SPA are limited to one residence and agricultural outbuildings located in the western portion, radio towers located in the northeastern corner, and a high-voltage electrical transmission corridor that traverses the western portion in a north-south direction between U.S. 50 and White Rock Road.

Adjacent Land Uses

Urbanized development within the existing Folsom City limits are north of the SPA. These urban areas consist of large residential and commercial developments, several of which are currently under construction. Neighborhoods and shopping centers are generally concentrated as units and separated by areas of open space.

Land south of the SPA is characterized primarily by seasonal grazing land in an unincorporated area regulated by Sacramento County. The Teichert, Walltown, and DeSilva-Gates hardrock quarries are proposed 0.9 mile, 1.2 miles, and 3.7 miles, respectively, south of the SPA. The Prairie City State Vehicle Recreation Area is approximately 1.1 miles southeast of the SPA via Prairie City Road.

The El Dorado County line forms the eastern boundary of the SPA. The Stonebriar subdivision is located east of this boundary, immediately adjacent to the SPA, in the community of El Dorado Hills.

Industrial land owned by GenCorp and associated buffer lands are located to the west of Prairie City Road.

Other nearby planned or approved developments, including the Westborough at Easton Specific Plan to the west; the Promontory, El Dorado Hills, and Bass Lake Specific Plans to the northeast; the Valley View Specific Plan to the east; and the Carson Creek Specific Plan to the southeast, have converted or have been approved to convert predominantly agricultural and open space areas to urban uses. In addition, there are numerous proposed development projects, including the Rio del Oro Specific Plan, Heritage Falls, the SunCreek Specific Plan, the Preserve at Sunridge, and Cordova Hills, southwest of the SPA in the City of Rancho Cordova.

Off-Site Improvement Areas

Off-site project-related improvements include construction of the Prairie City Road and Oak Avenue interchange improvements, the Rowberry Drive Overcrossing, a sewer force main, a detention basin, and the two roadway connections into El Dorado County.

The Prairie City Road interchange improvements would be located on undeveloped land in Sacramento County west of the SPA and south of the existing Prairie City Road/U.S. 50 interchange. Commercial land uses are located north and northeast of the existing interchange, and areas south, southeast, and southwest of the interchange improvement site are undeveloped.

The Rowberry Drive Overcrossing, Oak Avenue interchange improvements, and the sewer force main alignment would be located north of the SPA within the Folsom City limits. These areas are surrounded by existing commercial land uses to the east and west and residential development to the north.

The off-site detention basin would be located on and surrounded by undeveloped land owned by GenCorp, west of Prairie City Road. An approximately 8-foot-high chain link fence separates this area from the SPA.

The El Dorado County road connections would be located east of the SPA and connect to existing roadways in the Stonebriar subdivision. The northern roadway connection would connect directly into an existing cul-de-sac at the terminus of Winterfield Drive on the eastern boundary of the SPA. The southern roadway connection would cross undeveloped open land to connect with Prima Drive. Low-density residential development and areas small areas of open space surround these roadway connections on the north, south, and east.

AGRICULTURAL RESOURCES

Farmland Map Classifications

The SPA and off-site improvement areas do not include any agricultural land designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as defined in Appendix G of the State CEQA Guidelines. The Sacramento County Important Farmland map, published by the California Department of Conservation's (DOC's) Division of Land Resource Protection, designates the entire SPA, the off-site sewer force main alignment, and the detention basin as Grazing Land. The Rowberry Drive Overcrossing and Oak Avenue interchange improvement areas are designated as both Grazing Land and Urban and Built-Up Land (DOC 2009a).

The area identified for the two roadway connections into El Dorado Hills is designated by the El Dorado County Important Farmland map as Grazing Land and Urban and Built-Up Land (DOC 2009b).

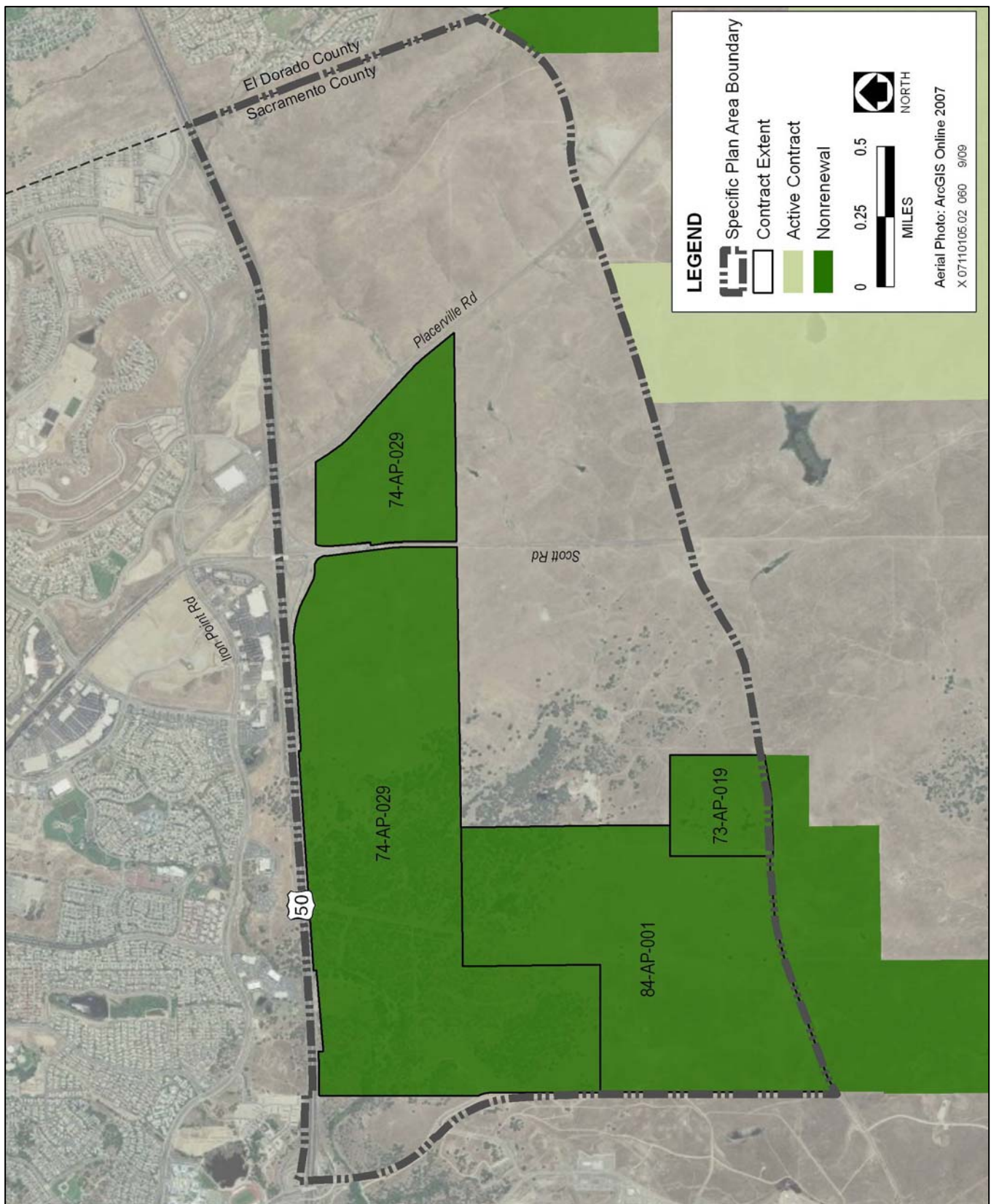
Williamson Act Contracts

Approximately 187,102 acres of land in Sacramento County was under Williamson Act contracts in 2007 (DOC 2009:26). Of these lands, approximately 10,605 acres were in the nonrenewal process (DOC 2009:29). The nonrenewal process is the most common mechanism for termination of Williamson Act contract lands and most Williamson Act contracts are terminated through nonrenewal expiration. In Sacramento County, approximately 406 acres of land under of Williamson Act contracts entered the nonrenewal process, and the amount of contract land terminated through nonrenewal expirations was approximately 524 acres as of 2007 (DOC 2009:34, 35).

Urban development of Williamson Act lands prior to contract expiration requires cancellation of the contracts pursuant to California Government Code Section 51282 (see "Regulatory Framework," below). No Williamson Act contracts in Sacramento County were cancelled in 2007 (DOC 2009:39).

As shown in Table 3A.10-1 and Exhibit 3A.10-1, approximately 1,530 acres of the SPA consists of agricultural lands under existing Williamson Act contracts that are in the process of nonrenewal. Notices of nonrenewal were filed on these parcels in 2004 and 2006; as a result, these existing contracts will expire in 2014 and 2016, respectively.

None of the land proposed for the U.S. 50 interchange improvements, sewer force main, detention basin, or the two roadway connections into El Dorado Hills are held under Williamson Act contracts.



Source: DOC 2009d, Masters 2009

Williamson Act Lands

Exhibit 3A.10-1

Table 3A.10-1 Williamson Act Contracts in the SPA				
Contract Number	APN	Acreage	APN	Nonrenewal Date
74-AP-029	072 0060 045	821.3		2006
74-AP-029	072 0060 048	164.6		2006
84-AP-001	072 0060 072	96.9		2004
73-AP-019	072 0060 073 ¹	82.5		2004
84-AP-001	072 0060 074	447.2		2004
Total ²		1,530		—
Notes: AP = Assessor's Parcel; APN = Assessor's Parcel Number				
¹ This APN corresponds to the former Sacramento Country Day School property located in the southeast portion of the SPA along White Rock Road. The Sacramento Country Day School withdrew its application to construct a campus in the SPA. Although it is assumed that school development would eventually occur on that parcel, there is currently no application; therefore, it is assumed this contract would be terminated through nonrenewal expiration and there would not be a filing for early cancellation.				
² Excludes the 80-acre former Sacramento Country Day School property.				
Source DOC 2009c; Masters pers. comm., 2009				

3A.10.2 REGULATORY FRAMEWORK

FEDERAL PLANS, POLICIES, REGULATIONS, AND LAWS

There are no Federal plans, policies, regulations, or laws related to land use planning that are applicable to the Proposed Project or alternatives under consideration.

STATE PLANS, POLICIES, REGULATIONS, AND LAWS

State Planning and Zoning Laws

California Government Code Section 65300 et seq. establishes the obligation of cities and counties to adopt and implement general plans. The general plan is a comprehensive, long-term, and general document that describes plans for the physical development of a city or county and of any land outside its boundaries that, in the city's or county's judgment, bears relation to its planning. The general plan addresses a broad range of topics, including, at a minimum, land use, circulation, housing, conservation, open space, noise, and safety. In addressing these topics, the general plan identifies the goals, objectives, policies, principles, standards, and plan proposals that support the city's or county's vision for the area. The general plan is a long-range document that typically addresses the physical character of an area over a 20-year period or more. Finally, although the general plan serves as a blueprint for future development and identifies the overall vision for the planning area, it remains general enough to allow for flexibility in the approach taken to achieve the plan's goals.

The State Zoning Law (California Government Code Section 65800 et seq.) establishes that zoning ordinances, which are laws that define allowable land uses within a specific zone district, are required to be consistent with the general plan and any applicable specific plans. When amendments to the general plan are made, corresponding changes in the zoning ordinance may be required within a reasonable time to ensure that the land uses designated in the general plan would also be allowable by the zoning ordinance (California Government Code Section 65860[c]).

A specific plan is another planning device that governs a smaller land area than the general plan, but must be consistent with the overarching general plan. Specifically, it implements the general plan in a particular geographic area. (California Government Code, Section 65450.) Generally, it describes the distribution, location,

and extent of the land uses and the associated infrastructure, as well as standards governing future development. The specific plan must include a statement of the relationship between it and the general plan. (California Government Code, Section 65451, subd. [b].) An agency’s conclusion that a specific plan is consistent with its general plan “carries a strong presumption of regularity.” (*Napa Citizens for Honest Government v. County of Napa Board of Supervisors* [2001] 91 Cal.App.4th 342, 357.)

Local Agency Formation Commissions

The local agency formation commission (LAFCo) is charged with applying the policies and provisions of the Cortese-Knox-Hertzberg Local Government Reorganization Act (reorganized and amended by legislation enacted in 2000) to its decisions regarding annexations, incorporations, reorganizations, and other changes in government organization.

LAFCos are intralocal agencies that were created by state legislation to ensure that changes in governmental organization occur in a manner that provides efficient and good-quality services and preserves open space land resources. In 1963, the California Legislature established LAFCos in each county and gave them regulatory authority over local agency boundary changes. In the 1970s, the legislature recognized the connection between decisions concerning governmental organization and the issues of urban sprawl and loss of prime agricultural land. In response to these concerns, LAFCos were charged with implementing changes in governmental organization in a manner that preserves agricultural and open space land resources, as well as provides the delivery of services. In 2000, the Cortese-Knox-Hertzberg Act was further amended as a result of Assembly Bill 2838.

The general policies of LAFCos include:

- ▶ encourage planned, well-ordered, efficient urban development patterns;
- ▶ encourage the logical formation and determination of boundaries;
- ▶ ensure that affected populations receive efficient governmental services; and
- ▶ guide development away from open space and prime agricultural land uses unless such actions would not promote planned orderly and efficient development.

For the project, the Sacramento LAFCo oversees the establishment or revision of boundaries for local municipalities and independent special districts for Sacramento County (see discussion below under “Regional and Local Plans, Policies, Regulations, and Ordinances”).

California Important Farmland Inventory System and Farmland Mapping and Monitoring Program

The Farmland Mapping and Monitoring Program (FMMP) was established by the State of California in 1982 to continue the Important Farmland mapping efforts begun in 1975 by the Soil Conservation Service (SCS) (now Natural Resources Conservation Service [NRCS]). The intent of the SCS was to produce agricultural-resource maps based on soil quality and land use across the nation. The DOC sponsors the FMMP and is also responsible for establishing agricultural easements in accordance with California Public Resources Code Sections 10250–10255.

As part of the nationwide effort to map agricultural land uses, NRCS uses a series of definitions known as Land Inventory and Monitoring (LIM) criteria. The LIM criteria classify the land’s suitability for agricultural production. Suitability includes both the physical and chemical characteristics of soils as well as the actual land use. Maps of Important Farmland are derived from the NRCS soil survey maps using the LIM criteria and are available by county. The maps prepared by NRCS classify land into one of eight categories, which are defined as follows (DOC 2004):

- ▶ **Prime Farmland**—Land that has the best combination of features for the production of agricultural crops.
- ▶ **Farmland of Statewide Importance**—Land other than Prime Farmland that has a good combination of physical and chemical features for the production of agricultural crops.
- ▶ **Unique Farmland**—Land of lesser quality soils used for the production of the State’s leading agricultural cash crops.
- ▶ **Farmland of Local Importance**—Land that is of importance to the local agricultural economy.
- ▶ **Grazing Land**—Land with existing vegetation that is suitable for grazing.
- ▶ **Urban and Built-up Lands**—Land occupied by structures with a density of at least one dwelling unit per 1.5 acres, or approximately 6 structures to a 10-acre parcel. This land is used for residential, industrial, commercial, institutional, public utility structures, and other developed purposes.
- ▶ **Land Committed to Nonagricultural Use**—Vacant areas; existing lands that have a permanent commitment to development but have an existing land use of agricultural or grazing lands.
- ▶ **Other Lands**—Land that does not meet the criteria of the remaining categories.

The designations for Prime Farmland, Farmland of Statewide Importance, and Unique Farmland, are defined together under the term “Agricultural Land” in CEQA (California Public Resources Code Sections 21060.1 and 21095 and State CEQA Guidelines Appendix G). The conversion of these types of farmland could be considered an environmental impact.

Williamson Act Contracts

The California Land Conservation Act of 1965, commonly known as the Williamson Act, enables local governments to form contracts with private landowners to promote the continued use of the relevant land in agricultural or related open space use. In return, landowners receive property tax assessments that are based on farming and open space uses instead of full market value. Local governments receive an annual subvention (subsidy) of forgone property tax revenues from the state via the Open Space Subvention Act of 1971.

The Williamson Act empowers local governments to establish “agricultural preserves” consisting of lands devoted to agricultural uses and other compatible uses. When such preserves are established, the locality may offer owners of agricultural land that is included in the preserves the opportunity to enter into annually renewable contracts that restrict the land to agricultural use for at least 10 years (i.e., the contract continues to run for 10 years following the first date upon which the contract is not renewed). In return, the landowner is guaranteed a relatively stable tax base, founded on the value of the land for agricultural/open space use only and unaffected by its development potential.

Cancellation of a Williamson Act contract involves an extensive review and approval process, in addition to payment by the landowner of fees of up to 12.5% of the property value. The local jurisdiction approving the cancellation must make *either one* of the following findings:

- ▶ that the cancellation is consistent with the purpose of the California Land Conservation Act (Section 51282[a][1] of the California Government Code), or
- ▶ that the cancellation is in the public interest (Section 51282[a][2] of the California Government Code).

To support the finding that the cancellation of a Williamson Act contract is consistent with the purpose of the California Land Conservation Act, all of the following subfindings must be made:

- ▶ that the cancellation is for land on which a notice of nonrenewal has been served in accordance with Section 51245 of the California Government Code;
- ▶ that cancellation is not likely to result in the removal of adjacent lands from agricultural use;
- ▶ that cancellation is for an alternative use that is consistent with the applicable provisions of the city or county general plan;
- ▶ that cancellation will not result in discontinuous patterns of urban development; and
- ▶ that there is no proximate noncontracted land that is both available and suitable for the use to which it is proposed the contracted land be put, or that development of the contracted land would provide more contiguous patterns of urban development than development of proximate noncontracted land.

To support the finding that the cancellation of a Williamson Act contract is in the public interest, both of the following subfindings must be made:

- ▶ that other public concerns substantially outweigh the objectives of the Williamson Act; and
- ▶ that there is no proximate noncontracted land that is both available and suitable for the use to which it is proposed the contracted land be put, or that development of the contracted land would provide more contiguous patterns of urban development than development of proximate noncontracted land.

REGIONAL AND LOCAL PLANS, POLICIES, REGULATIONS, AND LAWS

Sacramento Area Council of Governments' Sacramento Region Blueprint

The Sacramento Area Council of Governments (SACOG) is a regional organization that provides a variety of planning functions over its six-county region (Sacramento, Yolo, Placer, Sutter, Yuba, and El Dorado Counties). SACOG's primary functions are to provide transportation planning and funding for the region and to study and support resolution of regional issues. In 2002, SACOG initiated what is now known as the Sacramento Region Blueprint (Blueprint) process after computer modeling of the region showed that current growth patterns and transportation investment priorities would result in substantial increases in congestion over the next 50 years, as well as substantial consumption of privately held natural and agricultural land. The goal of the process was to determine whether alternatives to current and planned transportation and land use patterns could be established to improve the region's long-term travel patterns and air quality, as well as retain substantially more open space. The Blueprint is the product of a 3-year public-involvement effort and is intended to guide land use and transportation choices in the region over the next 50 years. During this 50-year period, the region's population is projected to grow from 2 million to more than 3.8 million, jobs are projected to increase from 921,000 to 1.9 million, and housing units are projected to increase from 713,000 to 1.5 million.

The starting point for the Blueprint process was the "Base Case Scenario," which shows how the region would develop through the year 2050 if growth patterns of the recent past continue. Under the Base Case Scenario, growth would continue outward into largely rural areas and on the fringes of current development. The model predicted that the average resident living in a version of a future typical of the Base Case Scenario in 2050 would probably live in a single-family house on a fairly large lot in a subdivision with similar houses. This resident would commute a longer distance to work than is typical today; trips to work and commercial areas would be lengthy and slow because of substantial increases in congestion.

In December 2004, the SACOG Board of Directors adopted the Preferred Blueprint Scenario, a vision for growth that promotes compact, mixed-use development and more transit choices as an alternative to low-density development. It includes a greater range of housing products, reinvestment in already developed areas, protection of natural-resource areas from urbanization, and more transportation choices. Residents living in a future

developed area consistent with the Preferred Blueprint Scenario in 2050 probably would live in a home on a smaller lot, in a neighborhood with some larger houses and some attached row houses, apartments, and condominiums. Residents would drive to work, but the trip would likely be shorter than present conditions, and the time needed to get there would be about the same as it is now. It is anticipated that residents may sometimes use public transportation (e.g., train or bus). Most of their shopping and entertainment trips would still be via the automobile, but the distances would be shorter. Some of these shopping trips might be via walking or biking down the block a short distance to a village or town center that contains neighborhood stores with housing units built on top of them, as well as a small park or plaza.

The Sacramento Region Blueprint depicts a way for the region to grow through the year 2050 generally consistent with seven principles of “smart growth.” These principles are summarized below and include a comparison of development projected under Base Case Scenario to development projected under the Preferred Blueprint Scenario (SACOG and Valley Vision 2004).

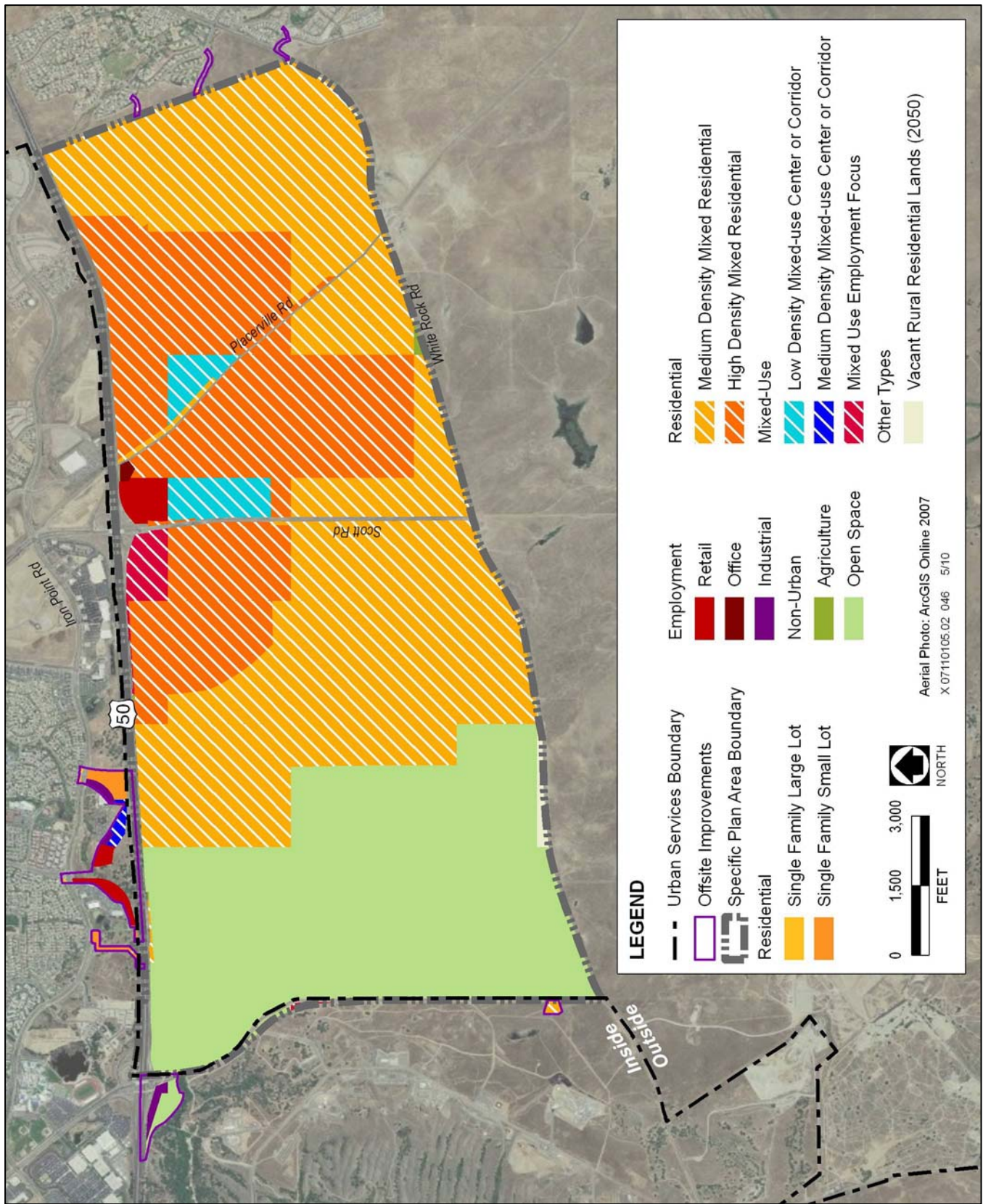
- ▶ **Transportation Choices:** Developments should be designed to encourage people to sometimes walk, ride bicycles, ride the bus, ride light rail, take the train, or carpool. Use of Blueprint growth concepts for land use and right-of-way design would encourage use of these modes of travel and the remaining auto trips would be, on average, shorter. In the Base Case Scenario, 2% of new housing and 5% of new jobs would be located within walking distance of 15-minute bus or train service, the number of vehicle miles traveled per day per household would be 47.2 miles, and the total time devoted to travel per household per day would be 81 minutes. The Preferred Blueprint Scenario reduces the number of trips taken by car by about 10%. These trips are shifted to transit, walking, or biking. In the Preferred Blueprint Scenario, 38% of new homes and 41% of new jobs would be located within walking distance of bus or train service with 15-minute service intervals, the number of vehicle miles traveled per day per household would be 34.9 miles, and the total time devoted to travel per household per day would be 67 minutes. With the Preferred Blueprint Scenario, per capita, there would be 14% less carbon dioxide and particulates produced by car exhaust compared to the Base Case Scenario.
- ▶ **Mixed-Use Developments:** Building homes and shops, entertainment, office, and light industrial uses near each other can encourage active, vital neighborhoods. This mixture of uses can be either in a vertical arrangement (mixed in one building) or horizontal (with a combination of uses in close proximity). These types of projects function as local activity centers where people would tend to walk or bike to destinations. Separated land uses, on the other hand, lead to the need to travel more by auto because of the distance between uses. Under the Base Case Scenario, 26% of people would live in communities with a good, or balanced, mix of land uses by 2050. In the Preferred Blueprint Scenario, 53% of people would live in balanced communities.
- ▶ **Compact Development:** Creating environments that are more compactly built and use space in an efficient but aesthetic manner can encourage more walking, biking, and public-transit use and shorten auto trips. Under the Base Case Scenario, by 2050, new development would require the consumption of an additional 661 square miles of land. Under the Preferred Blueprint Scenario, 304 square miles of new land would be required for new development.
- ▶ **Housing Choice and Diversity:** Providing a variety of places where people can live—apartments, condominiums, townhouses, and single family detached homes on varying lot sizes—creates opportunities for the variety of people who need them: families, singles, seniors, and people with special needs. This issue is of special concern for people with very low-, low-, and moderate-incomes. By providing a diversity of housing options, more people would have a choice.
- ▶ **Use of Existing Assets:** In urbanized areas, development on infill or vacant lands, intensification of the use of underutilized parcels, or redevelopment can make better use of existing public infrastructure. This can also include rehabilitation and reuse of historic buildings; denser clustering of buildings in suburban office parks; and joint-use of existing public facilities, such as schools and parking garages. Under the Base Case Scenario,

all new development would be on vacant land. Under the Preferred Blueprint Scenario, it is suggested that 13% of all new housing and 10% of all new jobs would occur through reinvestment.

- ▶ **Quality Design:** The design details of any land use development—such as the relationship to the street, setbacks, placement of garages, sidewalks, landscaping, the aesthetics of building design, and the design of the public rights-of-way—are factors that can influence the attractiveness of living in a compact development and facilitate the ease of walking and biking to work or neighborhood services. Good site and architectural design is an important factor in creating a sense of community and a sense of place. Under the Base Case Scenario, 34% of people would live in pedestrian-friendly neighborhoods. Under the Preferred Blueprint Scenario, in 2050, pedestrian-friendly neighborhoods would rise to 69%.
- ▶ **Natural Resources Conservation:** This principle encourages the incorporation of public-use open space (such as parks, town squares, trails, and greenbelts) within development projects, above state requirements; it also encourages wildlife and plant habitat preservation, agricultural preservation, and promotion of environmentally friendly practices, such as energy-efficient design, water conservation and stormwater management, and planting of shade trees. Under the Base Case Scenario, 166 square miles of agricultural land would be converted into urban uses. Under the Preferred Blueprint Scenario, 102 square miles of agricultural land would be converted to urban uses. When the Preferred Blueprint Scenario was developed, the authors included a calculated, predetermined “preservation factor” that was intended to account for a certain amount of land that could be set aside in the future to preserve natural resources. However, the Preferred Blueprint Scenario did not attempt to map specific areas that could potentially be set aside as preserves. The only “preserve” areas that were mapped were those already designated as such that were in existence at the time the Preferred Blueprint Scenario was created.

The Preferred Blueprint Scenario predicts long-term environmental benefits from undertaking a realistic long-term planning process; these benefits are intended to minimize the extent of the inevitable physical expansion of the overall regional urban areas. In summary, if the Preferred Blueprint Scenario were followed throughout the SACOG region, it would result in more mixed-use communities; provide a greater number of small-lot, single family detached homes; develop a greater number of attached homes; reinvest in existing business and residential areas; and create more pedestrian-friendly neighborhoods. The results of implementing these principles would be the protection of natural resources (because less land would be required for urban uses) and less agricultural land conversion. In addition, the Preferred Blueprint Scenario predicts less time devoted to travel, fewer car trips, and fewer single-occupancy vehicle miles traveled to work and local businesses compared with development under the Base Case. The reduction in traffic would improve air quality in the region by reducing carbon monoxide and particulate matter produced by car exhaust.

The Blueprint process received broad support from most of its member agencies; however, the Blueprint is advisory and therefore does not establish land-use restrictions. SACOG has no land use authority. Although it is only advisory, the Blueprint provides policy guidance in the Sacramento region for long-term regional land use and transportation planning. A number of jurisdictions either are adopting the Blueprint concepts or are considering and encouraging projects consistent with the Blueprint. Although not establishing “buildout targets,” the SACOG Blueprint Preferred Scenario anticipates an additional 24,400 households and 31,700 jobs in the City of Folsom (City) between 2000 and 2050 (SACOG and Valley Vision 2004b). With regard to the project, the SACOG Blueprint Preferred Scenario anticipates approximately 12,000 households and 7,500 jobs would be generated by development of the SPA (City of Folsom 2007). The Blueprint assumes the City would have a population of 105,000 by 2050 and most of this growth would be located on vacant land within the current City boundaries and within the SPA. Further, the Blueprint anticipates the SPA would provide open space consistent with City policies and would be developed primarily with housing in similar amounts of detached and attached single-family units, rowhouses, townhomes, condominiums, and apartments to provide housing opportunities for the City’s growing employment centers (Exhibit 3A.10-2).



Source: SACOG 2009

SACOG Blueprint Land Uses

Exhibit 3A.10-2

Memorandum of Understanding between Sacramento County and the City of Folsom

In November 2000, Sacramento County (County) and the City of Folsom entered into a Memorandum of Understanding (MOU) to serve as a guide for sound regional long-range planning efforts relative to the annexation of the SPA. The MOU outlines a comprehensive planning process for the SPA, including public participation with various stakeholders and the general public. It also addresses a number of issues including water supply, transportation, schools, and open space that were later incorporated into language found in Measure W (discussed below) and subsequently in the City Charter.

Sacramento Local Agency Formation Commission

Sacramento LAFCo is responsible for reviewing, approving, or disapproving changes in organization to cities and special districts, including annexations, detachments, new formations, and incorporations. LAFCOs must, by law, create municipal-service reviews and update spheres of influence for each independent local governmental jurisdiction within their Countywide jurisdiction. Listed below are the adopted Sacramento LAFCo applicable policies and guidelines for approval of boundary adjustments.

- ▶ Demonstrate that adequate services will be provided within the time frame needed by the inhabitants of the area included within the proposed boundary.
- ▶ Identify existing land uses and a reasonable projection of land uses which would occur if services were provided consistent with an updated Master Services Element.
- ▶ Present a map that clearly indicated the location of existing and proposed facilities, including timing and location of those facilities.
- ▶ Describe the nature of each service provided.
- ▶ Demonstrate consistency with the applicable General Plan designations and text.
- ▶ Approve conversion of prime agricultural land in open space and other uses only if:
 - the proposal will lead to the planned, orderly, and efficient development in the area;
 - the subject land is consistent with the Spheres of Influence plan;
 - the development of the subject land is likely to occur within the next five years; and
 - the proposal will have no significant adverse effect on the physical and economic integrity of other agricultural lands.
- ▶ Assess the environmental consequences of its [LAFCo's] actions and decisions (required by CEQA), and take actions to avoid or minimize a project's adverse environmental impacts if feasible, or approve a project despite significant effects because it [LAFCo] finds overriding considerations exist.

To comply with CEQA, Sacramento LAFCo would take one or more of the following actions with regard to this project:

- ▶ approve the requested determinations (at its discretion) without changes if environmental impacts are less than significant,
- ▶ require the project applicant(s) to modify a project,

- ▶ deny the proposal because of unacceptable adverse environmental impacts, or
- ▶ approve the project despite its significant effects by making findings of overriding consideration.

Resolution No. LAFC 1196

In June 2001, the Sacramento LAFCo approved the City's sphere of influence amendment application (Resolution No. LAFC 1196), and the City's sphere of influence was expanded to include the SPA. As part of the amendment approval, Sacramento LAFCo identified conditions to ensure future annexation of the SPA would include adequate services for new development within proposed annexation areas; avoid premature conversion of agricultural resources; preserve open space; and encourage planned, logical, and orderly patterns of urban growth. Prior to annexation, the project applicant(s) must demonstrate that the project meets the conditions established in Resolution No. LAFC 1196 provided below.

- ▶ **City General Plan Revisions.** Revise and update the City's general plan in accordance with State law.
- ▶ **City General Plan Housing Element.** Obtain a certification of substantial compliance from the California Department of Housing and Community Development consistent with Government Code Section 65585(d) or (h). The City shall establish in its approved Housing Element that it has or will meet its regional share housing needs for all income levels for the second and third Housing Element revisions, as defined in Government Code Section 65588.
- ▶ **Land Use Designations.** Adopt appropriate land use designations for all property within the Sphere of Influence area.
- ▶ **Pre-zoning.** Pre-zone the property consistent with Government Code Section 56375 and the Folsom General Plan.
- ▶ **Comprehensive Planning.** Develop comprehensive planning of the SPA that demonstrates well planned, orderly development that avoids the premature conversion of open space.
- ▶ **Master Service Agreement.** Submit a Master Services Agreement that identifies a program for implementation and financing for major infrastructure and services components needed to support the proposed distribution, location, extent, and intensity of proposed land uses. The Master Services Agreement must identify a water supply source and the process for securing sufficient water supplies to serve the annexed area.
- ▶ **Local Roadway Improvements.** Prepare a plan for necessary improvements to each jurisdiction's roadway network to accommodate increased traffic from the SPA in cooperation with Sacramento and El Dorado Counties. This plan must include a list of improvements, responsible jurisdiction, phasing plan, and clearly defined financing mechanism. Implementation of this plan must result in service levels on local roadways consistent with each jurisdiction's general plan.
- ▶ **Regional Roadway Improvements.** The City, in cooperation with Caltrans, Sacramento County, El Dorado County, the El Dorado County Transportation Commission, and SACOG, must identify traffic and transportation measures that are needed to mitigate potential impacts on regional transportation facilities from proposed development within the SPA. The City must also identify a funding mechanism to construct the traffic and transportation measures necessary to fully mitigate impacts from the SPA, and a timeline for the construction of improvements. As soon as reasonably possible, these improvements should be programmed into the Metropolitan Transportation Plan and Metropolitan Transportation Improvement Program.
- ▶ **Transit Master Plan.** Prepare a Transit Master Plan consistent with the City's General Plan. The master plan must identify bus transit routes, bus turnouts, pedestrian shelters, bus transfer stations, alignments for rail service, and the location of rail service stations.

- ▶ **Bikeway Master Plan.** Prepare a Bikeway Master Plan consistent with the City's General Plan. The master plan must identify bikeway and pedestrian facilities in the SPA consistent with the goals and policies of the City's general plan and incorporate bikeway designs for Prairie City Road and White Rock Road to be equivalent, or better, than those in the Sacramento City/County Bikeway Master Plan.
- ▶ **Drainage Master Plan.** Conduct hydraulic and hydrologic modeling of that portion of Alder Creek which transverses the SPA. A Drainage Master Plan must be prepared and address flood hazards, identify flood protection measures, and document no net increase in downstream floodwater surface elevations.
- ▶ **Habitat Mitigation Strategy.** Document the City's multi-species habitat mitigation strategy (Habitat Conservation Plan [HCP]) for the SPA. The strategy must address mitigation of impacts on habitat and biological resources that meets Federal and State regulatory requirements. The City may fulfill these requirements through participation in South Sacramento County HCP process.
- ▶ **Surface and Groundwater Contamination.** Document that on-site surface contamination has been remediated to Federal and State regulatory standards, and that groundwater contamination has been remediated or is being remediated effectively prior to annexation of any property owned by Aerojet General Corporation.
- ▶ **Water Supply.** Demonstrate that the City has a sufficient water supply to serve existing customers, future customers within the existing service area, and all proposed uses within the SPA in compliance with the terms and conditions of the Water Forum Agreement. This demonstration must be sufficient for LAFCo to determine water availability per Government Code Section 56668(k).
- ▶ **Wastewater Facilities.** Demonstrate the timely availability of wastewater transmission and treatment capacity to serve existing customers, future customers within the existing service area, and all proposed uses within the SPA.
- ▶ **Special Districts.** Meet and confer with the El Dorado Irrigation District (EID), the Sacramento Metropolitan Fire District, and any other special districts regarding impacts on these districts, including fiscal and operational impacts and loss of property tax revenue. With respect to EID, the City must not request any detachment from the EID service area.
- ▶ **School Mitigation.** Where permitted by law, incorporate feasible school mitigation requirements into any development agreements.
- ▶ **Mitigation Monitoring.** Comply with the mitigation measures identified in environmental review for expansion of sphere of influence boundary and adopted pursuant to CEQA by LAFCo Resolution No. LAFC 1193, including:
 - establish necessary roadway improvements and financing mechanisms;
 - implement requirements to reduce air quality emissions by 35%;
 - prepare an Air Quality Plan;
 - complete tree surveys and implement tree protection measures;
 - complete biological surveys and adopt avoidance and mitigation policies;
 - minimize incompatibility impacts on historic landscapes;
 - implement hazardous materials plans;
 - investigate and remediate railroad right-of-way, mining, and radio/transfer sites;
 - define the Alder Creek 100-year floodplain; and
 - identify secure sufficient water supplies.
- ▶ **Compliance with MOU.** Demonstrate compliance with the following conditions established in the MOU between the City and County, effective November 14, 2000:

- Prepare and adopt a comprehensive development plan to ensure the SPA would be efficiently served and resources would be protected.
- Provide for collaborative participation by the public and stakeholders including Sacramento and El Dorado Counties, the Folsom Cordova Unified School District and other stakeholders. The City must provide the opportunity for public participation through public hearings, community forums, neighborhood meetings, and other public meetings as deemed necessary.
- Identify water supplies to serve the SPA. Consistent with Goal 40 of the General Plan Public Facilities Element, no development may occur in the SPA until adequate water infrastructure or an infrastructure financing and phasing plan is in place.
- Preserve oak woodland, biological resources, and other habitat through preservation of open space by requiring the preservation of 30% natural open space within the annexed area.
- Develop an infrastructure financing and phasing plan. Consistent with Goal 40 of the General Plan Public Facilities Element, no development may occur in the SPA until adequate infrastructure or an infrastructure financing and phasing plan is in place.
- Establish revenue sharing agreements with Sacramento County establishing the apportionment of future tax revenues in the SPA.

Measure W

In November 2004, following a series of Visioning workshops, ballot Measure W (City Ordinance No. 1022) passed with support from 69% of the City voters. With the passage of Measure W, the City Charter was amended to require the Folsom City Council to take certain actions related to each of the issue areas described below prior to LAFCo's approval of annexation:

- ▶ **Water Supply.** Identify and secure the sources of water supply to serve the SPA without reducing the existing water supply currently serving users to the north of U.S. Highway 50, and at no cost to existing Folsom residents.
- ▶ **Transportation.** Adopt an Infrastructure Funding and Phasing Plan for the construction of roadways and transportation improvements that are necessary to reduce traffic impacts resulting from development of the SPA. The timing of the construction of the transportation improvements shall be tied to the anticipated rate of growth and associated traffic impacts. Existing Folsom residents shall not be required to pay fees for the construction of any new transportation improvements required to serve the SPA.
- ▶ **Open Space.** Maintain 30% of the SPA as natural open space to preserve oak woodlands and sensitive habitat areas. Natural open space cannot include active park sites, residential yard areas, golf courses, parking lots, or their associated landscaping.
- ▶ **Schools.** Provide the funding and construction of all necessary school facilities for the SPA so that Folsom residents north of U.S. 50 are not required to pay for the construction of new school facilities serving the SPA and existing schools are not overcrowded by development of the SPA.
- ▶ **Development Plan.** Adopt a General Plan Amendment to serve as the blueprint for development within the SPA. The General Plan Amendment will only be adopted after the completion and certification of an Environmental Impact Report.
- ▶ **Public Notice.** Every registered voter in the City must be mailed a notice of time, place, and date of the public meetings and hearings before the Planning Commission and City Council. The notice must include a

summary of the SPA proposal with the full proposal and associated environmental review available for public review at the City Clerk's office, at all Folsom public libraries, and on the City's website.

- ▶ **Implementation.** All existing City plans, policies, ordinances, and other legislative acts must be amended as necessary, as soon as possible, and in the time and manner required by State law, including CEQA, to ensure consistency between the Charter Amendment and those plans, policies, and other provisions.

Sacramento County Urban Service Boundary and Urban Policy Area

The *Sacramento County General Plan* (Sacramento County 1993) provides for growth and development in the unincorporated area through 2010. Portions of the Sacramento County General Plan contain policies for urban development including urban communities and the infrastructure necessary to serve them. Other sections of the Sacramento County General Plan describe strategies to recognize and preserve areas of open space and natural resources. As a whole, the general plan reflects a balance between the amount and location of land uses in urban areas and those to remain in a rural or natural setting.

The Sacramento County General Plan designates two boundaries that guide policies for growth. The Urban Service Boundary (USB) is the boundary of the urban area in the unincorporated portion of Sacramento County. It is a permanent boundary that will not be modified except under extraordinary circumstances and will be used as a planning tool for urban infrastructure providers for developing very long-range master plans that would accompany future urbanization. (Sacramento County 2009:3-11.)

The Urban Policy Area (UPA) defines the area expected to receive urban levels of public infrastructure and services within the 20-year planning period of the Sacramento County General Plan. The UPA provides the geographic basis for infrastructure master plans, particularly for public water and sewerage, which require large capital investment and relatively long lead time for the installation of capital improvements. (Sacramento County 2009:3-11.)

The SPA is adjacent to but outside of the north and west side of the USB and UPA. As shown in Exhibit 3A.10-3, the SPA and lands south and west of the SPA are within the unincorporated area of Sacramento County. These lands are designated by the Sacramento County General Plan as General Agriculture (80 acres), General Agriculture (80 acres)/Resource Conservation Area, Industrial Extensive, Natural Preserve, and Public/Quasi Public. Table 3A.10-2 shows these land use designations, identifies the compatible zoning districts, and defines allowable uses.

Lands north of the SPA are located outside of Sacramento County jurisdiction, within the City of Folsom, and are governed by the City of Folsom General Plan land use designations (see "City of Folsom General Plan," below).

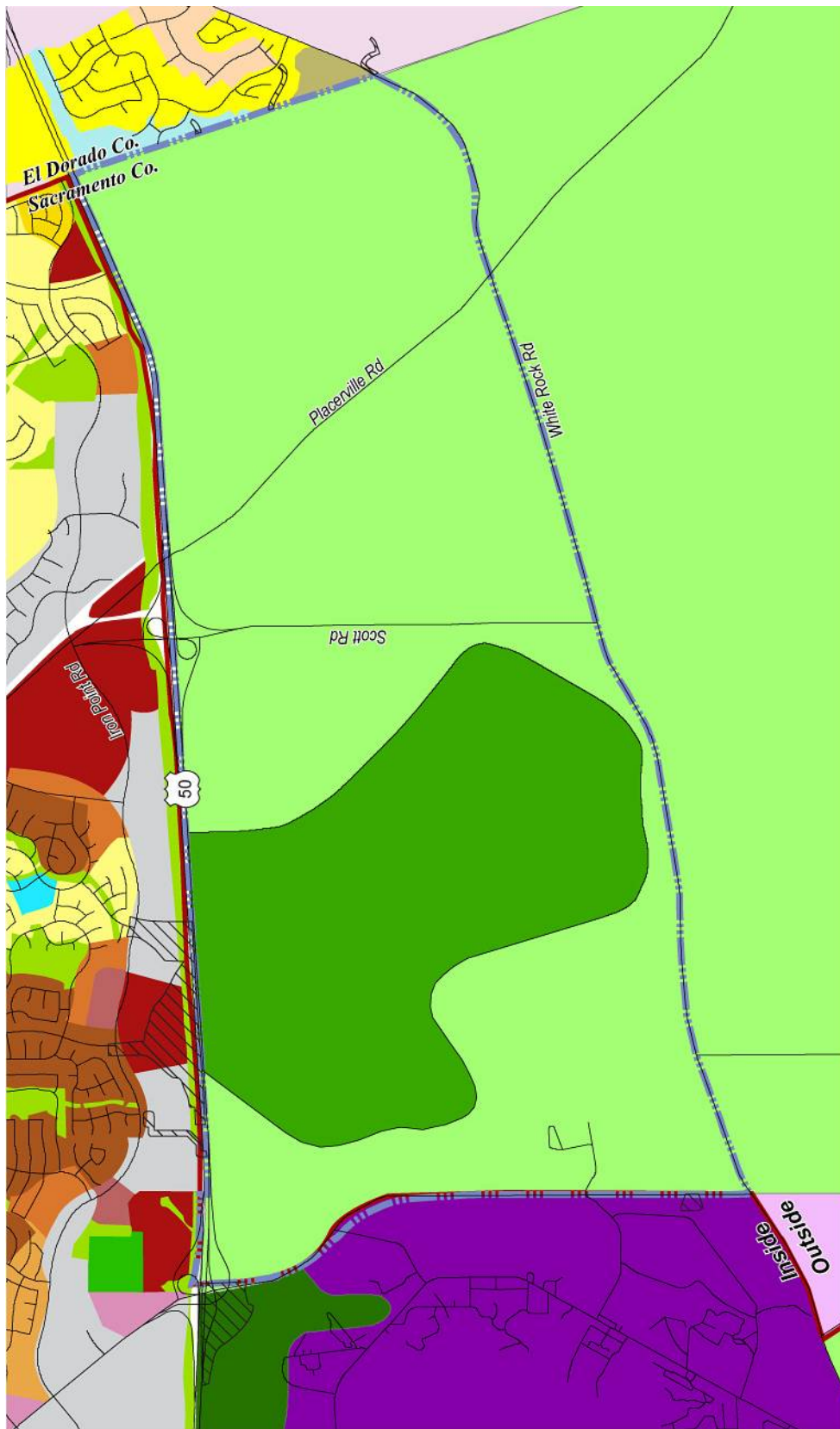
Lands east of the SPA are located outside of Sacramento County jurisdiction in the unincorporated area of El Dorado County and are governed by the El Dorado County General Plan land use designations (see "El Dorado County General Plan," below).

Sacramento County General Plan Goals and Policies

The following goals and policies outlined in the *Sacramento County General Plan* (1993) relating to land use planning are applicable to the No Project Alternative:

Land Use Element

GOAL: Land use patterns that minimize the impacts of new and existing development while maintaining the quality, character, and identity of neighborhood and community areas.



LEGEND

- Specific Plan Area Boundary
- Urban Services Boundary
- Off-Site Elements

El Dorado County

- High Density Residential
- Medium Density Residential
- Multi-Family Residential
- Open Space
- Adopted Plan

Sacramento County

- Industrial Extensive
- General Agriculture 80/Resource Conservation Area
- General Agriculture 80
- Natural Preserve
- Public/Quasi-Public

City of Folsom

- Single Family
- Single Family High Density/Mobilehome Park
- Multi-Family Low Density
- Multi-Family Medium Density
- Multi-Family High Density

- Community Commercial
- Regional Commercial
- Specialty Commercial
- Industrial/Office Park
- Park
- Open Space
- School

0 1500 3000 FEET

NORTH

Aerial Photo: ArcGIS Online 2007
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Source: Sacramento County 1993, El Dorado County 2004, City of Folsom 1988

General Plan Land Use Designations

Exhibit 3A.10-3

**Table 3A.10-2
Adopted Sacramento County, El Dorado County, and City of Folsom General Plan Land Use Designations**

Land Use Designation	Compatible Zoning District	Definition
Sacramento County		
General Agriculture (80 acres)	AG-80 (Agricultural, 80-acre minimum lot size)	The General Agriculture (80 acres) land use designation identifies areas with an 80-acre minimum parcel size that are generally used for agricultural purposes. These areas have parcels large enough to maintain economically viable farming operations. Typical farming activities include dry land grain, and irrigated and dry land pasture. This land use designation allows only for agricultural production and single-family dwelling units at a density no greater than one unit per 80 acres.
Resource Conservation Area	AG-80 (Agricultural, 80-acre minimum lot size)	The Resource Conservation Area combining designation identifies areas with special resource management needs (i.e., vernal pools, wetland creation, waterfowl management, and blue oak woodland harvesting) while recognizing the validity of the underlying land use designation. The intent of this designation is to develop programs and incentives to assist land owners with resource protection and enhancement.
Industrial Extensive	SPA (Special Planning Area)	The Industrial Extensive land use designation identifies area where land use activities require large areas of land and do not require urban levels of service.
Natural Preserve	AG-80 (Agricultural, 80-acre minimum lot size) SPA (Special Planning Area)	The Natural Preserve land use designation identifies critical natural habitat for resource protection, including riparian valley oak woodland and permanent or seasonal marshes.
Public/Quasi-Public	A-10 (Interim Agricultural, 10-acre minimum lot size) AG-20 (Agricultural, 20-acre minimum lot size) AG-80 (Agricultural, 80-acre minimum lot size) SPA (Special Planning Area)	The Public/Quasi-Public land use designation establishes areas for uses such as schools, fire stations, cemeteries, and solid and liquid waste disposal. These areas are often significant size, under County jurisdiction, regional in scope, specified by state law, or have significant land use impacts.
El Dorado County		
Multi-Family Residential	RM (Multifamily Residential) RF (Recreational Facilities)	The Multi-Family Residential land use designation identifies those areas suitable for high-density, multifamily structures such as apartments, single family attached dwelling units (i.e., air-space condominiums, townhouses), and multiplexes, at density of 5 –24 dwelling units per acre (du/ac). Lands identified as Multi-Family Residential are located in areas with the highest degree of access to transportation facilities, shopping and services, employment, recreation, and other public facilities.

**Table 3A.10-2
Adopted Sacramento County, El Dorado County, and City of Folsom General Plan Land Use Designations**

Land Use Designation	Compatible Zoning District	Definition
High-Density Residential	R1 (One-Family Residential) RF (Recreational Facilities)	The High-Density Residential land use designation identifies those areas suitable for intensive single-family residential development at densities from 1–5 du/ac. Allowable residential structure types include single family attached (i.e., air-space condominiums, townhouses) and detached dwellings and manufactured homes.
Medium-Density Residential	R1A (One-Acre Residential) RF (Recreational Facilities)	The Medium-Density Residential land use designation establishes areas suitable for detached single-family residences with larger lot sizes with parcel sizes of 1–5 acres and a density of one du/ac. This designation is applied where the character of an area is single-family residences; where the absence or reduced level of infrastructure including roads, water lines, and sewer lines does not justify higher densities; where the topography poses a constraint to higher densities; and as a transitional land use between the more highly developed and the more rural areas of the County.
Open Space	OS (Open Space) RF (Recreational Facilities)	The Open Space land use designation designates public lands under governmental title where no development other than that specifically needed for government-related open space uses is desired. This land use includes state parks, ecological preserves, and public lands acquired specifically for open space uses. It may also be used on private lands to maintain natural features within clustered development.
City of Folsom		
Single Family	R-1-M (Residential, Single-Family Dwelling, Small Lot District)	The single family land use designation identifies those areas suitable for single family detached homes at low to medium densities with a density of two du/ac.
Single Family High Density/Mobile Home Park	R-1-M (Residential, Single-Family Dwelling, Small Lot District)	This land use designation identifies those areas suitable for single-family dwelling units with densities from 4–6.9 du/ac. Residential structure types include halfplexes, mobile home parks, and attached single-family homes.
Multi-Family Medium Density	R-M (Residential Multifamily Dwelling District)	The Multi-Family Medium Density land use designation identifies those areas suitable for medium-density multifamily developments with densities from 12–17.9 du/ac. These lands uses are generally located along arterial roads and public transportation routes, near commercial centers and public institutions, and as buffers between industrial and commercial areas and single-family neighborhoods.

**Table 3A.10-2
Adopted Sacramento County, El Dorado County, and City of Folsom General Plan Land Use Designations**

Land Use Designation	Compatible Zoning District	Definition
Multi-Family High Density	R-M (Residential Multifamily Dwelling District) R-4 (General Apartment District)	The Multi-Family High Density land use designation identifies those areas suitable for high-density multifamily developments with densities from 18–25 du/ac. These lands uses are generally located near commercial centers or regional commercial centers but may include parcels at the intersection of arterial roads, along transit routes, adjacent to public institutions, and as part of a commercial/industrial development compatible with residential uses.
Community Commercial	C-1 (Neighborhood Business District) C-2 (Central Business District)	The Community Commercial land use designation identifies those areas that provide goods and services for large neighborhood areas.
Regional Commercial	C-3 (General Commercial District)	The Regional Commercial land use designation identifies those areas that are primarily highway-oriented retail commercial areas and are designed mainly for customers from outside the city of Folsom but also including Folsom residents.
Specialty Commercial	C-3 (General Commercial District) BP (Business and Professional District)	The Specialty Commercial land use designation identifies those areas that mainly serve a purpose not fulfilled by the other commercial designations. Land uses within this designation include Sutter Street Historic District, specialty commercial districts, business/professional offices, and other identified areas as appropriate. Building intensity and employment density are determined on a case-by-case basis through a planned development process.
Industrial/Office Park	BP (Business and Professional District) M-1 (Light Industrial District) M-L (Limited Manufacturing District)	The Industrial/Office Park land use designation identifies those areas suitable for warehousing/storage facilities and industrial parks.
Park	OSC (Open Space Conservation District)	The Park land use designation identifies areas designated for parks.
Open Space	OSC (Open Space Conservation District)	The Open Space land use designation identifies areas designated for open space.
School	--	The School land use designation identifies areas designated for schools.
Source: Sacramento County 1993, El Dorado County 2004, City of Folsom 1988		

Objective: Reserve the land supply to amounts that can be systematically provided with urban services and confine the ultimate urban area within limits established by natural resources.

- ▶ **Policy LU-57:** The County shall not provide urban services beyond the Urban Policy Area, except when the County determines the need for health and safety purposes.
- ▶ **Policy LU-58:** The County shall maintain an Urban Service Boundary that defines the long-range plans (beyond twenty years) for urbanization and extension of public infrastructure and services, and defines important areas for protecting as open space and agriculture.

GOAL: Policies and programs of County departments and other governmental agencies and jurisdictions mutually consistent with one another and with the policies contained in this plan.

Objective: Plan implementation achieved by coordination between the County and independent agencies, districts, and commissions.

- ▶ **Policy LU-71:** Annexations should only be advocated which:
 - ensure provisions and demonstrate maintenance for adequate municipal services;
 - are consistent with state law and LAFCo standards and criteria;
 - provide for equitable distribution, based on region-wide analysis, of social services and low income housing needs;
 - are consistent with General Plan and Community Plan policies; and
 - preserve community identity.

The following goals and policies outlined in the *Sacramento County General Plan* (1993) relating to land use planning are applicable to the No Project Alternative:

Objective: Limited agricultural-residential land use expansion outside the USB which does not compromise objectives for protecting prime agricultural lands and open space, and avoids groundwater overdraft and contamination.

- ▶ **Policy LU-62:** Future agricultural-residential development outside the USB...shall be limited to existing agricultural-residential lands so designated on the Land Use Diagram and new areas adjacent to existing areas with agricultural-residential land use designations.

Sacramento County General Plan Update

The existing horizon of the Sacramento County General Plan ends in 2010, and the process to update the General Plan was initiated in 2002. In June 2007, Sacramento County prepared a draft general plan and began conducting an environmental review of the General Plan update. A notice of preparation was prepared and circulated for public review in August 2007 (State Clearinghouse Number 2007082086). The draft environmental impact report (DEIR) for the general plan update was released on May 1, 2009, for a 45-day public review period. Adoption of the updated general plan is anticipated in mid 2010 (Sacramento County 2010).

The Sacramento County General Plan update will have a planning horizon of 2030, which is consistent with the planning horizons of SACOG's Sacramento Region Blueprint. The general plan update contains objectives and policies that are intended to guide Sacramento County toward a more compact urban character by concentrating

growth within existing urbanized areas and strategically located new growth areas, thereby using land resources as efficiently as possible (Sacramento County 2007a).

Sacramento County Zoning Code

The Sacramento County zoning code (Sacramento County 2007b) has been adopted to protect and promote the public health, safety, and general welfare of the community and to implement the Sacramento County General Plan goals, policies, and objectives and to guide the future growth of the County. The zoning code regulates the use of buildings, structures, and land for agricultural, industrial, businesses, residential, and open space land uses including agriculture, recreation, enjoyment of scenic beauty and use of natural resources, and other purposes.

As of December 2007, the Sacramento County Zoning Code provides for a total of 15 zoning districts: six base districts and nine “special and combining land use zones.” The nine special combining land use zones are not used by themselves, but when they are used in combination with other zoning districts, they can provide specific additional uses and/or requirements.

As shown in Exhibit 3A.10-4, the SPA and lands south and west of the SPA are within the unincorporated area of Sacramento County and are currently governed by the Sacramento County Zoning Code. These lands are zoned as A-10 (Interim Agricultural, 10-acre minimum lot size), AG-20 (Agricultural, 20-acre minimum lot size), AG-80 (Agricultural, 80-acre minimum lot size), and SPA (Special Planning Area). Table 3A.10-3 shows these zoning districts, identifies the zoning code, and defines allowable uses.

Lands north of the SPA are located outside of Sacramento County jurisdiction, within the City of Folsom, and are governed by the City of Folsom zoning code (see “City of Folsom Zoning Code,” below).

Lands east of the SPA are located outside of Sacramento County jurisdiction in the unincorporated area of El Dorado County and are governed by the El Dorado County zoning ordinance (see “El Dorado County Zoning Ordinance,” below).

El Dorado County General Plan

The *El Dorado County General Plan* (2004) establishes a land use development pattern that makes the most efficient and feasible use of existing infrastructure and public services, provides guidelines for new and existing development that promotes a sense of community and that maintains or enhances the quality of the County, defines those characteristics which make the County rural and provides strategies for preserving these characteristics, and provides opportunities for positive economic growth.

As shown in Exhibit 3A.10-3, the lands east of the SPA are within the unincorporated area of El Dorado County and are governed by the El Dorado County General Plan. These lands are designated as High-Density Residential (HDR), Medium Density Residential (MDR), Multi-Family Residential (MFR), and Open Space (OS). Table 3A.10-2 shows these land use designations, identifies the compatible zoning districts, and defines allowable uses.

El Dorado County General Plan Goals and Policies

No goals and policies outlined in the El Dorado County General Plan (2004) relating to land use are applicable to the Proposed Project or alternatives under consideration.

El Dorado County Zoning Ordinance

The El Dorado County Zoning Ordinance (El Dorado County 2009) has been adopted to allow use of modern planning and development techniques, effect more efficient use of land, allow flexibility of development, provide for a combination of different land uses that complement each other but which may not in all aspects conform to

**Table 3A.10-3
Adopted Sacramento County, El Dorado County, and City of Folsom Zoning Districts**

Zoning District	Zoning Code	Allowable Uses
Sacramento County		
Interim Agriculture (10-acre minimum lot size)	A-10	The Interim Agriculture (10-acre minimum lot size) zoning district provides for agricultural uses while reserving these areas for possible future urban, recreational, or industrial uses.
Agricultural (20-acre minimum lot size)	AG-20	The Agricultural (20-acre minimum lot size) zoning district promotes long-term agricultural uses and discourages the premature and unnecessary conversion of agricultural land to urban uses. All agricultural uses and one single-family residence per parcel are permitted uses.
Agricultural (80-acre minimum lot size)	AG-80	The Agricultural (80-acre minimum lot size) zoning district promotes long-term agricultural uses and discourages the premature and unnecessary conversion of agricultural land to urban uses. All agricultural uses and one single-family residence per parcel are permitted uses.
Special Planning Area	SPA	The Special Planning Area combining zone identifies areas having existing architectural, environmental, social, or other characteristics that are intended to be maintained. New development in these areas should meet conditions that existing standards of the basic zone may not address.
El Dorado County		
One-Acre Residential	R1A	The One-Acre Residential zoning district allows for one-family detached dwelling units; guesthouses as an accessory use to an existing dwelling; accessory uses and structures including garages, swimming pools, and boathouses; excavation of earth and drilling of wells exclusively for residential purposes; and public parks, playgrounds, and golf courses.
One-Family Residential	R1	The One-Family Residential zoning district allows for one-family detached dwelling units, noncommercial accessory uses and buildings, excavation of earth and drilling of wells exclusively for residential purposes, public utilities distribution lines, and public parks.
Multifamily Residential	RM	The Multifamily Residential zoning district allows for one-family detached dwelling units, multifamily dwelling units, noncommercial accessory uses and buildings, excavation of earth and drilling of wells exclusively for residential purposes, public utilities distribution lines, and public parks.
Recreational Facilities	RF	The Recreational Facilities zoning district provides for the orderly development and maintenance of lands and areas suitable and desirable for recreational pursuits and to protect those areas from the encroachment of unrelated uses. This district allows for picnic areas, ball fields and courts, public utilities structures or overhead lines, playgrounds, golf courses, swimming pools, non-motorized snow play areas, stables, riding and hiking trails, lakes and marinas for non-motorized craft, fishing, and hunting.
Open Space	OS	The Open Space zoning district identifies open space areas for protection of natural resources, preservation of agricultural production, preservation of recreational areas, and protection of prime or critical wildlife habitat. This district allows for single family detached dwelling units, agricultural accessory buildings, timber production and harvesting, and other agricultural crop production.

**Table 3A.10-3
Adopted Sacramento County, El Dorado County, and City of Folsom Zoning Districts**

Zoning District	Zoning Code	Allowable Uses
City of Folsom		
Residential Single Family, Small Lot District	R-1-M	The Residential Single Family, Small Lot District allows for single-family dwelling units, utility installations, public parks, schools, libraries, fire stations, and other public buildings.
Residential Multifamily Dwelling District	R-M	The Residential Multifamily Dwelling District allows for single-family zero lot line dwelling units, two-family dwelling units, multifamily dwelling units, utility installations, apartments, public parks, schools, libraries, fire stations, and other public buildings.
General Apartment District	R-4	The General Apartment District allows for two-family dwelling units, multifamily dwelling units, utility installations, apartments, public parks, schools, libraries, fire stations, and other public buildings.
Business and Professional District	BP	The Business and Professional District designates areas suitable for business and professional offices including low-intensity commercial uses and compatible with higher-intensity residential uses. This zoning district may serve as a buffer between retail commercial and residential uses and should be located along major arterial roadways.
Neighborhood Business District	C-1	The Neighborhood Business District provides for low-intensity retail commercial activities oriented to serve nearby residential areas.
Central Business District	C-2	The Central Business District provides for a wide range of commercial activities adjacent to major arterial roadways and thoroughfares. This zoning district includes all shopping centers.
General Commercial District	C-3	The General Commercial District provides for high-intensity commercial activities that may include heavy auto and truck traffic. This zoning district is located adjacent to major arterial roadways and thoroughfares and includes all shopping centers.
Light Industrial District	M-1	The Light Industrial District provides for high-intensity commercial activities that may include heavy auto and truck traffic. Permitted uses include wholesale and storage warehouses; feed and fuel yards; manufacturing, processing, fabricating, refining, repairing, and packaging facilities; and utility installations.
Limited Manufacturing District	M-L	The Limited Manufacturing District is designed to accommodate a limited group of business, professional, research, and technical manufacturing uses that have specific requirements for space, light, and air. Permitted uses include commercial and professional offices, research institutions, manufacturing facilities, and utility installations.
Open Space Conservation District	OSC	The Open Space Conservation District is intended to designate areas to be generally maintained as open space. Permitted uses include agricultural uses, cattle and dairy farms, public and private parks, golf courses, and floodplain areas. One single-family dwelling unit per 10 acres of land is permitted.

Source: Sacramento County 1993, El Dorado County 2004, City of Folsom 1988

the existing zoning regulations, and encourage a more efficient use of public and/or private services. As of March 2009, the El Dorado County Zoning Ordinance provides for 34 general land use zoning districts and 17 Lake Tahoe Basin zoning districts.

As shown in Exhibit 3A.10-4, lands east of the SPA are within the unincorporated area of El Dorado County and are governed by the El Dorado County zoning ordinance. These lands are zoned as R1A (One-Acre Residential), R1 (One-Family Residential), RM (Multifamily Residential), RF (Recreational Facilities), and OS (Open Space). Table 3A.10-3 shows these zoning districts, identifies the zoning code, and defines allowable uses.

City of Folsom General Plan

The *City of Folsom General Plan* (1993) provides for physical, economic, and environmental growth of the City. The City's General Plan is oriented toward the physical development of land uses, a circulation network, and supporting public facilities and services. As a whole, the general plan is intended to retain and enhance Folsom's quality of life, separate identity, and sense of community.

As shown in Exhibit 3A.10-3, lands north of the SPA are within the Folsom City limits and are governed by the City of Folsom General Plan. These lands are designated by the City of Folsom General Plan as Single Family (SF), Single-family High Density/Mobile Home Park (SFHD), Multi-family Low Density (MLD), Multi-family Medium Density (MMD), Multi-family High Density (MHD), Community Commercial (CC), Regional Commercial (RCC), Specialty Commercial (CA), Industrial/Office Park (IND), Park (P), Open Space (OS), and School (S). Table 3A.10-2 shows these land use designations, identifies the compatible zoning districts, and defines allowable uses.

City of Folsom General Plan Goals and Policies

The following goals and policies outlined in the *City of Folsom General Plan* (1993) Land Use Element relating to land use planning would be applicable to the Proposed Project and the four action alternatives. There are no goals or policies that would apply to the No Project Alternative.

GOAL 2: To ensure that the City exercise appropriate controls over the planning process.

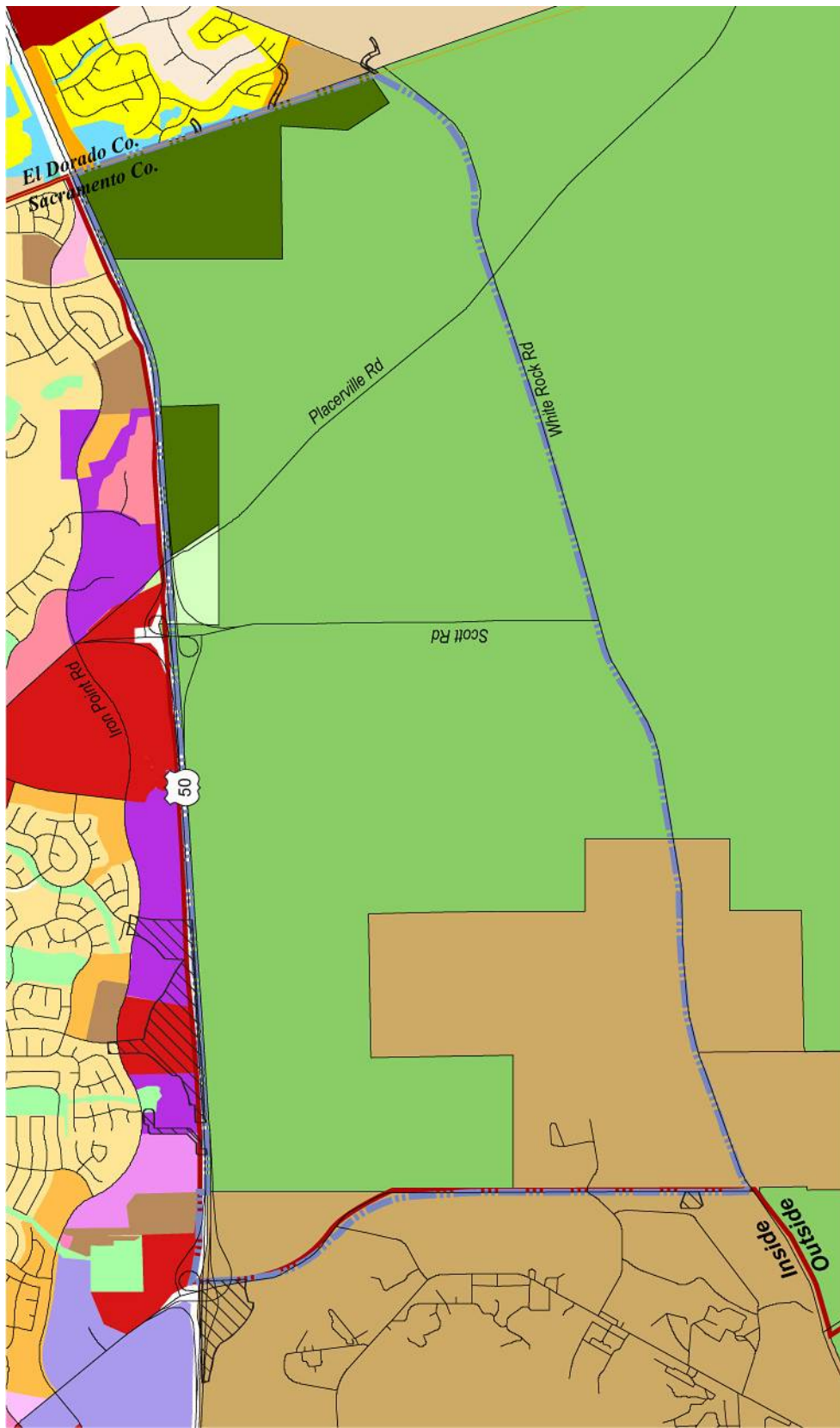
- ▶ **Policy 2.3:** General Plan Amendments may be approved when the applicant has successfully indicated substantial benefit could be derived from the project.
 1. Requests for higher residential densities must include a demonstration of need for higher density housing.
 2. Requests for land use changes must include an evaluation of economic, social and environmental factors which would be enhanced by a change in the land use.
 3. Design features for open space, improved recreational facilities, protection of natural features and sensitive to surrounding development shall be carefully evaluated.

GOAL 3: To address comprehensively Folsom's development issues on the basis of community-wide needs.

- ▶ **Policy 3.3:** Development standards shall be prepared for large land holdings prior to approval of tentative maps or Planned Development permits. Development standards may consist of standards adopted by relationships among land uses within the area covered by the plan. Development standards may be included in specific plans, area plans, or be reference as a condition of approval.

GOAL 4: To provide opportunities for residents to live, work, shop, and enjoy leisure activities within the City.

Policy 4.2: The City will plan for a central community district and a regional shopping center.



LEGEND

- Specific Plan Area Boundary
- Urban Services Boundary
- Off-Site Elements

El Dorado County

- One-Acre Residential
- One-Family Residential
- Recreational Facilities
- General Commercial
- Open Space
- Carson Creek Specific Plan

Sacramento County

- A-10 Interim Agricultural, 10-acre minimum lot size
- AG-20 Agricultural, 20-acre minimum lot size
- AG-80 Agricultural, 80-acre minimum lot size
- SPA Special Planning Area

City of Folsom

- Residential Single-Family Dwelling, Small Lot District
- Residential Multi-Family Dwelling District
- General Apartment District
- Business and Professional District
- Neighborhood Business District

- Central Business District
- General Commercial District
- Light Industrial District
- Limited Manufacturing District
- Open Space Conservation District

0 1500 3000 FEET

NORTH

Aerial Photo: ArcGIS Online 2007
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Source: Sacramento County 1993, El Dorado County 2004, City of Folsom 1998

Zoning Map

Exhibit 3A.10-4

- ▶ **Policy 4.3:** Neighborhood business areas will be allowed subject to size and business restrictions. The location of such business areas are based on area or community plans for the projects to be served by the neighborhood business area. Neighborhood business should be pedestrian-oriented, that is, their customers are primarily from the residents in the immediate vicinity of the business.

GOAL 7: To provide for the orderly annexation and development of unincorporated areas within Folsom's Sphere of Influence.

- ▶ **Policy 7.1:** The City shall only annex those lands which can be developed in accordance with the City's General Plan, fiscally sound additions to the City, can be adequately served by municipal (or acceptable alternative) facilities and services and are part of a planned, orderly annexation program.
- ▶ **Policy 7.2:** All properties proposed for annexation shall be pre-zoned by the City in a manner consistent with the General Plan. Until facilities and services can be provided, such properties will be designated as agricultural reserve. The existing County zoning or General Plan designation which applies to a property may be considered in determining the appropriate pre-zoning of the subject land which is served by on-site facilities or connected to County facilities.
- ▶ **Policy 7.3:** Prior to the annexation of lands to the City, the applicant shall submit a plan demonstrating the financial feasibility of providing services and facilities to the area proposed for annexation.
- ▶ **Policy 7.4:** The General Plan and zoning designations for annexed lands should consider the following criteria:
 - The capacity of facilities and municipal services.
 - The environmental effects that development on lands proposed for annexation may have on properties within the existing city limits.
 - Existing land uses, if any, on and in the vicinity of the annexed land.
 - The extent of any natural habitats and features of the landscape which should be preserved.
 - The demonstrated need for additional housing, retail commercial uses, other commercial uses, and industrial uses.

GOAL 8: To allow a variety of housing types which provides living choices for Folsom residents.

- ▶ **Policy 8.9:** All multiple family projects will be required to obtain a planned development permit in accordance with the City's Zoning Code. Similar development approvals, such as Specific Plans that cover the same requirements as the planned development permit shall be considered a substitute.
- ▶ **Policy 8.10:** Residential densities within an area plan or specific plan may vary, provided 1) that the dwelling unit buildout within the plan shall not exceed the authorized by the Land Use Element of the General Plan and 2) in no instance shall densities within any portion of the plan area exceed 25 dwelling units per acre. An area plan or specific plan is defined as a large development area typically over 100 acres with an overall master development plan.

GOAL 10: To provide for a commercial and industrial base of the City to encourage:

1. A strong tax base.
2. More jobs within the City.
3. A greater variety of commercial goods and services.

4. A regional shopping center.
5. Businesses and industrial compatible with Folsom's quality of life.

▶ **Policy 10.1:** The City shall have a variety of commercial uses such as:

1.
2. Individual businesses outside of a commercial area, serving a commercial or industrial project or providing highway-oriented services.
3. Small commercial centers serving individual neighborhoods.
4. A central business district with offices and retail establishments serving the entire community.
5. A regional retail center serving Folsom residents and others from outside the community.
6.
7. Specialty commercial areas.

GOAL 11: A plan for a central commercial district that includes retail, office, and service establishments, and cultural and entertainment facilities.

▶ **Policy 11.2:** The purpose of the central commercial district shall be to provide a location for businesses, to provide a focus for entertainment activities, and to provide a City financial center.

GOAL 12: To plan for regional commercial centers.

- ▶ **Policy 12.1:** Regional commercial centers shall be primary highway-oriented retail commercial areas. The purpose of the centers shall be to provide locations for businesses whose customers come primarily from outside the City of Folsom, although businesses may also provide goods and services to Folsom residents.
- ▶ **Policy 12.2:** Regional centers should be located close and accessible to Highway 50, preferably near an interchange.
- ▶ **Policy 12.5:** Highway-commercial areas shall be designated adjacent to U.S. 50 in order to support the travelling public at major interchanges.

GOAL 13: To plan for small neighborhood-oriented convenience commercial areas which provide goods and services that may meet the daily needs of nearby residents.

- ▶ **Policy 13.1:** Neighborhood convenience commercial areas should be located so the residents in each neighborhood may meet their daily needs for commercial goods and services.
- ▶ **Policy 13.2:** Neighborhood commercial areas shall in general be limited to five acres or less.
- ▶ **Policy 13.6:** Neighborhood commercial centers shall be developed under the Planned Development Process.

GOAL 15: Plan for community commercial areas providing goods and services for large neighborhood areas.

▶ **Policy 15.1:** Community commercial centers shall in general range in size from five to ten acres.

- ▶ **Policy 15.4:** Community commercial centers should be developed adjacent to higher density residential, offices, and public uses.
- ▶ **Policy 15.5:** Community commercial centers shall be developed under the Planned Development Process.

City of Folsom Zoning Code

The City of Folsom zoning code (City of Folsom 2006, as amended) has been adopted to protect and promote the public health, safety, peace, morals, comfort, convenience, and general welfare of the community and to implement the City of Folsom General Plan goals, policies, and objectives and to guide the future growth of the City. The zoning code assists in providing a comprehensive plan for orderly development of the City through site-specific development and land use regulations that govern the placement, size, shape of structures, and type of uses.

As of October 2006, the City of Folsom Zoning Code provides for a total of 25 zoning districts: 20 base districts and five “combining districts.” The five special combining land use zones are not used by themselves, but when they are used in combination with other zoning districts, they can provide specific additional uses and/or requirements.

Exhibit 3A.10-4, lands north of the SPA are within the Folsom City limits and are governed by the City of Folsom zoning code. These lands are zoned as R-1-M (Residential Single-Family Dwelling, Small Lot District), R-M (Residential Multi-Family Dwelling District), R-4 (General Apartment District), BP (Business and Professional District), C-1 (Neighborhood Business District), C-2 (Central Business District), C-3 (General Commercial), M-1 (Light Industrial District), M-L (Limited Manufacturing District), and OSC (Open Space and Conservation District). Table 3A.10-3 shows these zoning districts, identifies the zoning code, and defines allowable uses.

3A.10.3 ENVIRONMENTAL CONSEQUENCES AND MITIGATION MEASURES

THRESHOLDS OF SIGNIFICANCE

The thresholds for determining the significance of impacts for this analysis are based on the environmental checklist in Appendix G of the State CEQA Guidelines. These thresholds also encompass the factors taken into account under NEPA to determine the significance of an action in terms of its context and the intensity of its impacts. The Proposed Project or alternatives under consideration would result in a significant impact related to land use planning if they would do any of the following:

- ▶ physically divide an established community;
- ▶ conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect;
- ▶ conflict with any applicable habitat conservation plan or natural community conservation plan;
- ▶ convert Important Farmland (i.e., Prime Farmland, Unique Farmland, or Farmland of Statewide Importance) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use;
- ▶ conflict with existing zoning for agricultural use or a Williamson Act contract; or
- ▶ involve other changes in the existing environment which, due to their location or nature, could result in conversion of Important Farmland to nonagricultural use.

Impacts associated with potential conflicts with the South Sacramento County Habitat Conservation Plan are addressed in Section 3A.3, “Biological Resources - Land.”

ANALYSIS METHODOLOGY

Evaluation of potential land use impacts of the Proposed Project and the four action alternatives and the off-site U.S. 50 interchange improvements, detention basin, and sewer force main in Sacramento County was based on a review of planning documents pertaining to the SPA and vicinity, including: the *Sacramento County General Plan* (1993) and zoning ordinance, the Sacramento County General Plan Update DEIR (2009), the *City of Folsom General Plan* (1988) and zoning code, and the SACOG Region Blueprint. The land use impacts of the two roadway connections from the Folsom Heights property into El Dorado Hills under the Proposed Project Alternative were based on a review of the *El Dorado County General Plan* (2004) and zoning ordinance. The land use impacts under the No Project Alternative were based on the *Sacramento County General Plan* (1993) and zoning ordinance, and the Sacramento County General Plan Update DEIR (2009). Additional background information on land uses were obtained through field review and consultation with appropriate agencies. In addition, the DOC Important Farmland maps for Sacramento and El Dorado Counties and the DOC map of Williamson Act contracts in Sacramento County were used to determine the agricultural significance of the lands in the SPA and in the off-site improvement areas.

The off-site elements include construction of the Prairie City Road and Oak Avenue interchange improvements, the Rowberry Drive Overcrossing, a sewer force main, and a detention basin west of Prairie City Road. Approval of the project would allow acquisition of right-of-way and construction of these improvements. Therefore, these elements would not be inconsistent with existing Sacramento County or City of Folsom land use designations or zoning or conflict with other land use plans, policies, regulations, and ordinances.

ISSUES NOT ADDRESSED FURTHER IN THIS EIR/EIS

- ▶ **Physically divide an established community**—The SPA consists of livestock grazing lands, and there is only one existing single-family residence and associated agricultural outbuildings located on the western side of the SPA. Therefore, project implementation would not physically divide an established community and this issue is not evaluated further in this EIR/EIS
- ▶ **Conversion of Important Farmland to nonagricultural uses**—The Sacramento County Important Farmland map designates the SPA and off-site U.S. 50 interchange improvements, the sewer force main, and the detention basin as Grazing Land and Urban and Built-Up Land. The two roadway extensions from the Folsom Heights property into El Dorado Hills are designated by the El Dorado County Important Farmland Map as Grazing Land and Urban and Built-Up Land. These farmland designations are not considered Important Farmland under CEQA (California Public Resources Code Sections 21060.1 and 21095 and State CEQA Guidelines Appendix G). Thus, there would be no impact related to the conversion of Important Farmland or changes which result in the conversion of Important Farmland, and this issue is not evaluated further in this EIR/EIS.

Potential conflicts with any applicable habitat conservation plan or natural community conservation plan are evaluated in Section 3A.3, “Biological Resources - Land,” of this EIR/EIS.

IMPACT ANALYSIS

Introduction to the Analysis

The Folsom South of U.S. 50 Specific Plan Project includes two off-site roadways that would extend from the Folsom Heights property and connect to the Stonebriar subdivision in El Dorado Hills. The northern roadway segment would connect directly into an existing cul-de-sac at the terminus of Winterfield Drive on the eastern boundary of the SPA. The southern roadway connection would cross undeveloped open land to connect with

Prima Drive. This undeveloped land is designated by the El Dorado County General Plan as High-Density Residential and is zoned One-Family Residential (R1) and Recreational Facilities (RF) by the El Dorado County Zoning Ordinance (Exhibits 3A.10-2 and 3A.10-3). The two roadway connections were identified as future roadway improvements in the DEIR prepared for the Joerger Ranch project (Michael Brandman Associates 1992). As identified in that DEIR, the Joerger Ranch project included potential secondary access roads in the western portion of the SPA (page 4-88 and Exhibit 4.8-3), and noted that additional CEQA review would be required after the roadway alignments were identified. Because the Folsom South of U.S. 50 Specific Plan Project would require construction of these roadway connections, this EIR/EIS provides an analysis of the physical impacts from construction those roadway connections. Approval of the Folsom South of U.S. 50 Specific Plan Project would allow acquisition of right-of-way and construction of the two roadway connections. These connections are identified in existing plans and would not be inconsistent with existing El Dorado County land use designations or zoning.

The land use planning and zoning authority of local jurisdictions in California is set forth in the state's planning laws. Currently, both Sacramento County and the City of Folsom have planning jurisdiction over the SPA, though the City would have no direct land use authority over the area unless and until annexation to the City is approved by the Sacramento LAFCo. Because the SPA is located within the unincorporated area of Sacramento County and outside the legal boundaries of Folsom, Sacramento County maintains the authority to designate allowable land uses and approve development on the site. Following LAFCo's approval of the annexation, Sacramento County would relinquish land use planning authority to the City, and the Sacramento County General Plan would no longer apply to the annexed areas. Nonetheless, the project may be appropriately compared to the Sacramento County General Plan to determine the consistency of the project with existing land use designations because the City does not have the current land use control. It should be noted that any inconsistency of the project with Sacramento County or Folsom land use designations and zoning code is an issue related to land use regulation and not a physical environmental consequence of the project, and therefore would not be considered a significant impact under CEQA. Specific impacts associated with other resource and issue areas are addressed in each technical "A" or "Land" Sections of this EIR/EIS as appropriate. These technical sections provide a detailed analysis of other relevant environmental effects resulting from implementation of the project.

The project would be inconsistent with the overall intent of the Sacramento County General Plan's land use designations. The SPA is designated by the Sacramento County General Plan as General Agriculture (80 acres) and General Agriculture (80 acres)/Resource Conservation Area (Exhibit 3A.10-3). The General Agriculture (80 acres) land use designation identifies areas that are intended to be used for agricultural purposes and have parcels large enough to maintain economically viable farming operations. This land use designation allows only agricultural production and single-family dwelling units at a density no greater than one unit per 80 acres. The Resource Conservation Area combining designation identifies areas with special resource management needs while recognizing the validity of the underlying land use designation. Pursuant to California Government Code Section 65454, a specific plan must be consistent with the local government's general plan. Development of the project would require approval of a general plan amendment by the City of Folsom, and the general plan amendments would be approved concurrently with adoption of the specific plan. The specific plan includes goals, objectives, policies, and implementation measures that would make the specific plan and general plan consistent with one another. Implementation of the specific plan would be administered by the City of Folsom in concert with the City's General Plan and other implementing documents. Exhibit 2-3 in Chapter 2, "Alternatives," shows the proposed general plan land use designations, and Table 3A.10-4 summarizes definitions and permitted uses within the land use designations.

According to the Sacramento County Zoning Map, the SPA is zoned as AG-80 (Agricultural, 80-acre minimum lot size), AG-20 (Agricultural, 20-acre minimum lot size), A-10 (Interim Agricultural, 10-acre minimum lot size), and SPA (Special Planning Area) (Exhibit 3A.10-4). These agricultural zoning districts promote long-term agricultural uses and discourage the premature and unnecessary conversion of agricultural land to urban uses and are compatible with the General Agriculture (80 acres) and General Agriculture (80-acres)/Resource Conservation Area land use designations. The SPA (Special Planning Area) combining zone identifies areas having existing

**Table 3A.10-4
Folsom South of U.S. 50 Specific Plan Proposed Land Use and Zoning Districts**

Proposed Land Use Designation	Proposed Zoning District	Specific Plan Definition	Proposed Project Uses
Single Family	SP-SF	Densities of 1– 4 du/ac. The single-family residential land use designation would provide for individually owned, single family detached homes that may be creatively sited due to slopes and other natural features. Most areas with this land use designation are adjacent to open space areas and act as a transition from undeveloped areas to residential development. Additional neighborhood and community serving amenities, such as parks, libraries, community clubhouses, and emergency services facilities, are also permitted.	Single family detached residential development including larger executive-style housing, large-lot residential estates, and conventional single-family neighborhoods.
Single-Family High Density	SP-SFHD	Densities of 4–7 du/ac. The Single-Family High Density residential land use designation would provide for single-family residential development that promotes walkability. Areas with this land use designation are generally on level terrain and are located in some instances as a transition between larger lot residential neighborhoods and higher-density multifamily residential sites. Additional neighborhood and community serving amenities, such as parks, libraries, community clubhouses, and emergency services facilities, are also permitted.	Single-family residential development including detached, attached, clustered, zero lot line, and attached two-residences. The single-family unit may include one secondary residential rental unit per lot.
Multi-Family Low Density	SP-MLD	Densities of 7–12 du/ac. The Multi-Family Low Density residential land use designation would encourage a variety of housing types. High-density residential uses would be located in small residential pockets and near planned mixed-use centers. Additional neighborhood and community serving amenities, such as parks, libraries, community clubhouses, and emergency services facilities, are also permitted.	Multifamily residential development including small-lot single-family residential units, such as single family patio homes, single family zero lot line courtyard residential units, and attached residential units, attached or detached row homes and townhomes.
Multi-Family Medium Density	SP-MMD	Densities of 12–20 du/ac. The Multi-Family Medium Density residential land use designation would provide for detached single-family units, attached single-family units, and multifamily residential units in close proximity to commercial centers and community amenities. Areas with this land use designation are generally in the town center and in proximity to mixed-use and larger commercial areas. Additional neighborhood and community serving amenities, such as parks, libraries, community clubhouses, and emergency services facilities, are also permitted.	Residential development with maximum flexibility including detached single-family units, attached single-family units, and multifamily units.

**Table 3A.10-4
Folsom South of U.S. 50 Specific Plan Proposed Land Use and Zoning Districts**

Proposed Land Use Designation	Proposed Zoning District	Specific Plan Definition	Proposed Project Uses
Multi-Family High Density	SP--MHD	Densities of 20–30 du/ac. The Multi-Family High Density residential land use designation would provide for multifamily residential units in close proximity to commercial centers and major roadways. Additional neighborhood and community serving amenities, such as parks and assisted living facilities, are also permitted.	Multifamily residential development including apartment buildings, condominiums, fourplexes, row homes, and townhomes.
Mixed-Use	SP-MU	Densities of 9–30 du/ac. The Mixed Use land use designation would encourage the development of residential, commercial, office, and civic uses. This land use designation covers two distinct mixed-use types of areas: the Town Center and the smaller neighborhood centers. Town Center parcels would be developed in a traditional vertical mixed-use format with street level uses containing retail and service-based uses. Neighborhood centers may develop as vertical or horizontal mixed-uses with commercial and service-based uses that are designed to serve the local community. Residential elements within the neighborhood centers may include separate, higher density residential buildings, either in a vertical format or in a horizontal alignment.	Residential development including apartments, row homes, townhomes, condominiums, apartments, and live/work studios. Vertical mixed-use development with ground floor commercial uses with offices and/or residential above, and horizontal mixed-use consisting of a mixture of single use buildings (i.e., buildings dedicated solely to residential, office, or retail uses) on a single site or block. Additional uses include specialty retail shops, cafes, restaurants, and entertainment venues; neighborhood-serving commercial uses; civic uses; and higher density housing.
Industrial/Office Park	SP-IND/OP	0.30–0.40 floor-area-ratio (FAR). The Industrial/Office Park land use designation would provide potential new areas for employment opportunities in Folsom. Land uses within this designation are intended to be lower intensity and appropriately sited and designed to be compatible with the adjacent oak woodlands, topography, and adjacent land uses.	Business, professional, and administrative office uses; medical offices; light industrial uses; and research and development facilities.
Community Commercial	SP-CC	0.25–0.30 FAR. The Community Commercial land use designation would provide a variety of community-based retail and service uses within walking distance of residential neighborhoods.	Grocery stores, retail shops, restaurants, and professional offices.
General Commercial	SP-GC	0.25–0.30 FAR. The General Commercial land use designation would provide a wide range of commercial, retail, and service uses in proximity to major thoroughfares that may be of a larger scale and highway-oriented.	Retail, office, and personal services and civic amenities including fire stations, police substations, and common open space areas.

**Table 3A.10-4
Folsom South of U.S. 50 Specific Plan Proposed Land Use and Zoning Districts**

Proposed Land Use Designation	Proposed Zoning District	Specific Plan Definition	Proposed Project Uses
Regional Commercial	SP-RC	0.25-0.30 FAR. The Regional Commercial land use designation would provide large-scale retail, entertainment, and service uses. This designation is situated along U.S. 50 and Scott Road and would be located adjacent to and just north of the Town Center. This adjacency is intended to promote a relationship between this regional-scale commercial and the walkable character of the Town Center.	Regional retail uses; stand-alone retail uses; restaurants; service uses; large indoor entertainment venues, including movie theatres; and civic amenities, including fire stations, police substations, and common open space areas.
Entertainment District	Entertainment District Overlay	The Entertainment District would be located north of Easton Valley Parkway and west of Scott Road adjacent to the regional commercial center and near the Town Center. This adjacency is intended to creating a strong relationship between the district, Town Center, and regional commercial center.	Entertainment, dining, retail, personal services that creates a blend of local, regional, and national merchandisers.
Parks	SP-P	The Parks land use designation provides for active and passive recreational opportunities.	Community parks, neighborhood parks, and local parks.
Open Space	SP-OS	The Open Space land use designation would recognize the natural open space areas with habitat and scenic value. These areas include oak woodlands, riparian corridors, and landscape parkways. Land uses within this land use designation would ensure the preservation and enhancement of the natural open space habitat and features.	Passive outdoor recreational activities, including walking, hiking, horseback riding, and bicycling; ancillary facilities such as public restroom facilities and outdoor interpretive/educational facilities; maintenance and repair of ditches and other stormwater management facilities; and construction, maintenance, and repair of facilities necessary to protect the integrity of wetlands or riparian corridors.
Public/Quasi-Public	SP-P-QP	The Public/Quasi-Public land use designation would encompass a variety of uses that are both desired and required within a comprehensive community setting.	Educational facilities; governmental facilities; public safety facilities such as fire stations and police substations; public utility facilities; and cultural, recreational, and religious facilities.
Source: Data compiled by AECOM in 2009			

architectural, environmental, social, or other characteristics that are intended to be maintained. The land on the SPA that is owned by Aerojet General Corporation, which includes Area 40, is zoned as SPA (Special Planning Area).

The SPA is to be zoned by the city as an Overlay Specific Plan Combining District (SP-). This overlay district allows for zoning designations to be created that are unique to and only applicable to the SPA. The zoning districts for the project establish the desired zoning requirements of the SPA. While generally consistent, some elements of the proposed zoning would differ from that of the Folsom Zoning Code to reflect the SPA's unique nature. On adoption of the specific plan, the property would be rezoned consistent with Government Code Section 56375 and the Folsom General Plan. Exhibit 2-3 in Chapter 2, "Alternatives," shows the proposed land use designations, and Exhibit 2-4 shows the proposed zoning for the SPA. Table 3A.10-4 summarizes definitions and permitted uses within each zoning district.

Impacts that would occur under each alternative development scenario are identified as follows: NP (No Project), NCP (No USACE Permit), PP (Proposed Project), RIM (Resource Impact Minimization), CD (Centralized Development), and RHD (Reduced Hillside Development). The impacts for each alternative are compared relative to the PP at the end of each impact conclusion (i.e., similar, greater, lesser).

IMPACT **Consistency with Sacramento LAFCo Guidelines.** *Annexation of the SPA into the City of Folsom would*
3A.10-1 *require approval by Sacramento LAFCo.*

On-Site Elements

NP

Under the No Project Alternative, the SPA would not be annexed into the city, and no off-site water facilities would be constructed. The No Project Alternative would not result in actions that would require approval by Sacramento LAFCo, such as changes in government organization, annexation to a local agency, or reorganization of a service provider's boundaries. Therefore, the No Project Alternative would have **no direct** or **indirect** impacts related to consistency with Sacramento LAFCo guidelines. No inconsistency with Sacramento LAFCo guidelines would result under the No Project Alternative. [*Lesser*]

NCP, PP, RIM, CD, RHD

LAFCo is charged with applying the policies and provisions of the Cortese-Knox-Hertzberg Local Government Reorganization Act (California Government Code Section 56000 et seq.) to its decisions regarding annexations, incorporations, reorganizations, and other changes in government organization. This act establishes the process through which a local agency boundary change is made and associated planning authority is transferred from one local agency to another. Generally, LAFCo is responsible for determining whether an annexation is consistent with the LAFCo objectives and policies of ensuring that services would be available to new development within proposed annexation areas; avoiding premature conversion of farmland; and ensuring planned, logical, and orderly patterns of urban growth.

For the project, the Sacramento LAFCo oversees the establishment or revision of boundaries for county, cities, and special districts. In June 2001, the Sacramento LAFCo approved the City's sphere of influence amendment application (Resolution No. LAFC 1196), and the City's sphere of influence was expanded to include the SPA. As part of the amendment approval, LAFCo identified conditions to ensure future annexation of the SPA would include adequate services for new development within proposed annexation areas; avoid premature conversion of agricultural resources; preserve open space; and encourage planned, logical, and orderly patterns of urban growth. Sacramento LAFCo would need to conduct proceedings to consider if the project meets LAFCo guidelines and the conditions identified in Resolution No. LAFC 1196 for annexation of the SPA (see "Sacramento Local

Agency Formation Commission,” above). The following discussion summarizes the project’s consistency with LAFCo Resolution No. LAFC 1196 for annexation of the SPA into the Folsom City limits.

As part of LAFCo Resolution No. LAFC 1196, the project must demonstrate compliance with the MOU between the City of Folsom and Sacramento County. The MOU outlines a comprehensive planning process for the SPA, including public participation with various stakeholders and the general public. It also addresses a number of issues including water supply, transportation, schools, and open space that were later incorporated into language found in Measure W and subsequently in the City Charter.

As required by LAFCo, the Proposed Project and the four action alternatives would maintain at least 30% of the SPA as natural open space to preserve oak woodlands and sensitive habitat areas. (See Exhibits 2-3, 2-10, 2-12, 2-14, and 2-16 in Chapter 2, “Alternatives.”) Further, the Proposed Project and the four action alternatives would not result in the conversion of Important Farmland to nonagricultural uses, because the site does not contain Important Farmland.

The Proposed Project and the four action alternatives would include improvements to regional and local roadways including U.S. 50, Easton Valley Parkway, Prairie City Road, Empire Ranch Road, White Rock Road, Rowberry Drive, and Oak Avenue. Public transit routes and a network of bike trails would also be included under all five action alternatives. (See Section 3A.15, “Traffic and Transportation - Land.”)

The City has identified a water supply and wastewater conveyance and treatment facilities to service the Proposed Project and the four action alternatives. Long-term water supplies would be provided by the Natomas Central Mutual Water Company through an existing Central Valley Project contract entitlement (see Chapter 2, “Alternatives” for a detailed discussion of proposed water supply). Wastewater collection, conveyance, and treatment would be provided by Sacramento Regional County Sanitation District and El Dorado Irrigation District. Mitigation measures in Section 3A.18, “Water Supply - Land,” [from RMC] and Section 3A.16, “Utilities and Service Systems - Land,” would ensure adequate water supplies and wastewater conveyance and treatment would be available before implementation of the Proposed Project or any of the action alternatives and these services would take place exclusively to serve development at the SPA. Therefore, adequate municipal services would be available.

The City of Folsom Fire Department, City of Folsom Police Department, and Folsom Cordova Unified School District would provide fire, police, and school service and facilities and equipment, respectively. The Proposed Project and the action alternatives would result in construction of sufficient fire, police, and school facilities and provide adequate equipment to ensure that adequate levels of service are provided. In addition, the project applicant(s) would pay state-mandated school impact fees to the Folsom Cordova Unified School District. (See Section 3A.14, “Public Services - Land.”)

As part of project implementation, an Infrastructure Funding and Phasing Plan for the construction of roadways and transportation improvements and a Public Facilities Financing Plan to define the specific mechanisms required to fund capital costs of all municipal infrastructure would be adopted. Existing Folsom residents would not be required to pay fees for the construction of any new transportation improvements or municipal and public services required to serve the SPA.

The City of Folsom would annex the SPA into its territory, and adopt a General Plan Amendment defining the compatible land uses for the SPA as listed in Table 3A.10-4 above. Approval of a general plan amendment would ensure that development of the proposed land uses identified by the specific plan would be consistent with the City’s General Plan. An analysis of environmental impacts associated with the required General Plan Amendment follows in Section 3A.10.4, below.

Development at the SPA would be logical extension of existing and planned urban development in the City. The northern boundary of the site is contiguous to existing urban development within the City limit boundary and the SPA is within the City’s sphere of influence and has been identified in the City General Plan as an area planned

for urban development. The SPA is also designated as an area targeted for new urban growth in the Sacramento Region Blueprint (see Impact 3A.10-2 below). Other nearby planned or approved developments, including the Westborough at Easton Specific Plan to the west; the Promontory, El Dorado Hills and Bass Lake Specific Plans to the northeast; the Valley View Specific Plan to the east; and the Carson Creek Specific Plan to the southeast, have converted or have been approved to convert predominantly agricultural and open space areas to urban uses.

Implementation of the Proposed Project and action alternatives under consideration would meet the requirements of the Cortese-Knox-Hertzberg Act and the Sacramento LAFCo Guidelines identified in Resolution No. LAFC 1196 for annexation of the SPA. Because the No USACE Permit, Proposed Project, Resource Impact Minimization, Centralized Development, and Reduced Hillside Development Alternatives would result in a logical extension of existing urban areas of the City and because regional and local roadway improvements and adequate utilities and public services and revenues to achieve service standards would be provided, this **direct** impact is considered **less than significant**. **No indirect** impacts would occur. (Refer to the other “Land” sections in Chapter 3 of this EIR/EIS for analysis of physical impacts on the environment associated with these services.) The development proposed under the Proposed Project and action alternatives under consideration would be **consistent** with Sacramento LAFCo guidelines. *[Similar]*

Mitigation Measure: No mitigation measures are required.

Off-Site Elements

Construction of the off-site freeway interchange improvements, the sewer force main, the detention basin west of Prairie City Road, and the two roadway connections from the Folsom Heights property into El Dorado Hills would not result in actions that would require approval by Sacramento LAFCo, such as changes in government organization, annexation to a local agency, or reorganization of a service provider’s boundaries. Therefore, implementing these elements would have **no direct or indirect** impacts. No inconsistency with Sacramento LAFCo guidelines would result under the Proposed Project and action alternatives under consideration. *[Similar]*

Mitigation Measure: No mitigation measures are required.

IMPACT **Consistency with the SACOG Sacramento Region Blueprint.** *Project implementation could conflict with*
3A.10-2 *the SACOG Sacramento Region Preferred Blueprint Scenario.*

On-Site Elements

NP

Under the No Project Alternative, development of up to 44 rural residences could occur under the existing Sacramento County agricultural land use and zoning classification AG-80. No off-site water facilities would be constructed. The SACOG Blueprint envisions the SPA for development with urban uses.

Based on SACOG Blueprint principles, the No Project Alternative could potentially result in future conversion of agricultural land and less protection of natural resources over the long term in the greater Sacramento region because more land would be required for expansion of the overall regional urban areas. Such new development, like the project, would be required to comply with the policies of the local jurisdictions. In addition, impacts of these projects would undergo separate environmental review to identify potential impacts and mitigation measures. In summary, because dense urban development would not occur under the No Project Alternative, this alternative would be **inconsistent** with the SACOG Preferred Blueprint Scenario. *[Greater]*

The Sacramento Region Blueprint is advisory and therefore does not establish land use restrictions on any jurisdiction. SACOG has no land use authority. SACOG makes clear that the land use designations presented on the Blueprint Preferred Scenario are conceptual and reflect general land use locations in a local area. Although it is only advisory, the Blueprint provides policy guidance in the Sacramento region for long-term regional land use and transportation planning that would potentially result in the protection of additional natural resources (because less land would be required for urban uses), less conversion of agricultural land, and reduction in traffic that would improve air quality in the region. Although the Blueprint is only advisory, the City encourages the types and intensity of land uses shown in the Preferred Blueprint Scenario.

Under smart growth principles, areas that are planned for development are developed at higher densities. Although these higher densities may result in greater on-site impacts on biological, cultural, open space, and agricultural resources, the overall area of disturbance within the region is reduced in the long term as development is concentrated in particular locations. Sacramento County has experienced demographic pressure which has reflected an increasing statewide population and intrastate migration from the San Francisco Bay Area, and the City of Folsom is interested in furthering its goals and objectives of providing a mix of housing and new jobs to its residents. Smart growth principles therefore suggest that developing the site with a higher density use while avoiding wetland areas and other environmental resources would focus market demand for development into an area near existing development, infrastructure, and services.

The types of land uses under the No USACE Permit Alternative would be the same as those under the Proposed Project Alternative. However, the project components would be reconfigured under the No USACE Permit Alternative to avoid the placement of dredged or fill material into waters of the U.S., including wetlands. This alternative would provide the greatest area of open space and avoid many of the impacts to high-quality biological habitat and cultural resources (see Exhibit 2-16 in Chapter 2, “Alternatives”).

The number of jobs generated by No USACE Permit Alternative would exceed the job projections identified in the Blueprint for the SPA. This alternative accommodates approximately 11,171 jobs, which is 3,671 more jobs than anticipated in the Blueprint. However, this alternative would generate 2,039 less than the Proposed Project Alternative.

The No USACE Permit Alternative would provide residential development on a similar footprint compared to the Proposed Project Alternative; however, the additional natural resources protection would result in fewer dwelling units. The No USACE Permit Alternative would construct 6,373, which is 6,127 less than identified in the Blueprint for the SPA, and would construct 3,837 fewer residential units than the Proposed Project Alternative. Overall the average density across the residentially designated area would decrease to approximately 5.14 du/ac compared to 6.65 du/ac in the Proposed Project Alternative.

The reduced numbers of dwelling units under the No USACE Permit Alternative would be substantially less than the Blueprint and Proposed Project Alternative resulting in reduced amounts of project-generated traffic and air quality emissions. However, the Blueprint envisions a higher density of development on the SPA than proposed under the No USACE Permit Alternative. Although low density on a particular property may reduce the levels of impacts occurring on or emanating from the property, low densities can be considered an inefficient use of finite land resources. In areas with growing populations, low-density development coupled with increasing market demand can result in development being pushed outward toward other areas on the urban periphery, with the long-term consequence of more overall loss of habitat, open space, and farmland.

Based on Blueprint principles, development under the No USACE Permit Alternative could potentially result in future conversion of agricultural land and less protection of natural resources over the long term in the greater Sacramento region because more land would be required for expansion of the overall regional urban areas. Such new development, as proposed under the No USACE Permit Alternative, would be required to comply with the

policies of the local jurisdictions. In addition, impacts of these projects would undergo separate environmental review to identify potential impacts and mitigation measures. (See “A” or “Land” Sections of this EIR/EIS for an evaluation of the physical impacts on the environment associated with development of the proposed project.) In summary, the No USACE Permit Alternative would be **inconsistent** with the SACOG Sacramento Region Preferred Blueprint Scenario. [*Greater*]

PP

The Proposed Project Alternative reflects the concept of smart growth, consistent with the SACOG Blueprint. These features are summarized below:

- ▶ **Transportation Choices:** A public transit corridor would be included throughout the SPA with connections to the town center, regional commercial center, and neighborhood centers. Bus transit routes would be integrated into systems provided by Folsom and Regional Transit. Multi-use trails, bicycle trails, and pedestrian walkways and sidewalks would be incorporated into the development.
- ▶ **Mixed-Use Development:** A mixed-use Town Center and smaller neighborhood centers would accommodate development of residential, commercial, office, and civic uses. Neighborhood centers may develop as vertical or horizontal mixed-uses with commercial and service-based uses that are designed to serve the local community. Residential elements within the neighborhood centers may include separate, higher density residential buildings, either in a vertical format or in a horizontal alignment.
- ▶ **Compact Development:** A regional commercial center would be situated along U.S. 50 and Scott Road adjacent to and just north of the mixed-use town center. This adjacency is intended to promote a relationship between this regional-scale commercial and the walkable character of the Town Center. Additional commercial uses would be of a larger scale and highway oriented. Commercial and service-based uses would be incorporated into neighborhood centers and include residential elements such as separate, higher density residential buildings.
- ▶ **Housing Choice and Diversity:** A variety of housing types are proposed to better serve the economic diversity of local homebuyers, including single family detached and attached homes, apartments, condominiums, and townhomes.
- ▶ **Use of Existing Assets:** Land uses are linked to existing transportation patterns, such as U.S. 50, Prairie City Road, and Scott Road. Additional linkages to the City north of U.S. 50 would be proved through improvements to the existing interchanges at U.S. 50 and Prairie City Road and at U.S. 50 and Scott Road/East Bidwell Street, a new interchange at U.S. 50 and Oak Avenue, and a new overcrossing of U.S. 50 at Rowberry Drive.
- ▶ **Quality Design:** The Proposed Project Alternative is intended to provide a variety of high-quality neighborhood, regional commercial center, town center, and neighborhood center designs, appropriate to the scale and use of these areas. Open space, recreational uses, and parks are proposed throughout the community and integrated within its design. Approximately 30% of higher density residential uses would be located near commercial uses, parks, and schools to create walkable communities.
- ▶ **Natural Resource Conservation:** The Proposed Project Alternative includes conservation of 30% of the SPA as natural open space. These areas would provide protection of oak woodlands, riparian corridors, creeks, wetlands, and heritage trees.

The Blueprint identifies the SPA as a future planned community accommodating the long-term needs of Folsom and contributing to the Sacramento region. The SACOG Blueprint Preferred Scenario anticipates the project would generate approximately 7,500 jobs and develop 12,000 households. The Blueprint’s land use designation

for the SPA is illustrated in Exhibit 3A.10-2. The Proposed Project Alternative would exceed the job projections identified in the Blueprint for the SPA. This alternative accommodates approximately 13,210 jobs, which is 5,710 more jobs than anticipated in the Blueprint.

The Proposed Project Alternative would develop 10,210 dwelling units, which is 1,790 dwelling units less than identified in the Blueprint for the SPA. Overall average density across the residentially designated area of 6.65 du/ac. Although the project would include a lesser density of residential development than identified in the Blueprint for the SPA, the Proposed Project Alternative fulfills the principles of smart growth identified in the Blueprint. As discussed above, this alternative would allow for a system of multimodal transportation; would provide a variety of mixed-use areas and a range of housing choices; and would emphasize compact development, quality design, and natural resource conservation. (See “A” or “Land” Sections of this EIR/EIS for an evaluation of the physical impacts on the environment associated with project development.) In summary, the Proposed Project Alternative would be **consistent** with the SACOG Sacramento Region Preferred Blueprint Scenario.

RIM

The types of land uses under the Resource Impact Minimization Alternative would be the same as those under the Proposed Project Alternative. However, the project components would be reconfigured under the Resource Impact Minimization Alternative to include additional areas of high-quality biological habitat in the proposed preserve area, preservation of most of the known on-site cultural resources, and avoid many of the impacts on U.S. Army Corps of Engineers (USACE) jurisdictional wetlands (see Exhibit 2-10 in Chapter 2, “Alternatives”).

The number of jobs generated by Resource Impact Minimization Alternative would exceed the job projections identified in the Blueprint for the SPA. This alternative accommodates approximately 9,501 jobs, which is 2,001 more jobs than anticipated in the Blueprint. However, this alternative would generate 3,709 fewer jobs than the Proposed Project Alternative.

The Resource Impact Minimization Alternative would provide residential development on a similar footprint compared to the Proposed Project Alternative; however, the additional natural resources protection would result in substantially fewer dwelling units. The Resource Impact Minimization Alternative would construct 7,965 dwelling units, which is 4,035 dwelling units less than identified in the Blueprint for the SPA, and would construct 2,245 fewer residential units than the Proposed Project Alternative. Overall, the average density across the residentially designated area would decrease to approximately 6.0 du/ac compared to 6.65 du/ac under the Proposed Project Alternative.

The reduced numbers of dwelling units under the Resource Impact Minimization Alternative would be substantially less than the Blueprint and Proposed Project Alternative resulting in reduced amounts of project-generated traffic and air quality emissions. However, the Blueprint envisions a higher density of development on the SPA than is proposed under the Resource Impact Minimization Alternative. Although low density on a particular property may reduce the levels of short-term impacts occurring on or emanating from the property, low densities can be considered an inefficient use of finite land resources. In areas with growing populations, low-density development coupled with increasing market demand can result in development being pushed outward toward other areas on the urban periphery, with the long-term consequence of more overall loss of habitat, open space, and farmland.

Based on Blueprint principles, development under the Resource Impact Minimization Alternative could potentially result in future conversion of agricultural land and less protection of natural resources over the long term in the greater Sacramento region because more land would be required for expansion of the overall regional urban areas. Such new development, as proposed under the Resource Impact Minimization Alternative, would be required to comply with the policies of the local jurisdictions. In addition, impacts of these projects would undergo separate environmental review to identify potential impacts and mitigation measures. (See “A” or “Land” Sections of this EIR/EIS for an evaluation of the physical impacts on the environment associated with

development of the proposed project.) In summary the Resource Minimization Alternative would be **inconsistent** with the SACOG Sacramento Region Preferred Blueprint Scenario. [*Greater*]

CD

The types of land uses under the Centralized Development Alternative would be the same as those under the Proposed Project Alternative. However, project components would be reconfigured under the Centralized Development Alternative to provide additional open space within the eastern foothills and avoid and/or reduce impacts on USACE jurisdictional wetlands, high-quality biological habitat, cultural resources, and visual resources. A higher density of residential development would be located within the central portion of the SPA, thereby reducing potential impacts related to the amount of project-generated traffic and air quality emissions (see Exhibit 2-12 in Chapter 2, “Alternatives”).

The number of jobs generated by Centralized Development Alternative would exceed the job projections identified in the Blueprint for the SPA. This alternative accommodates approximately 13,575 jobs, which is 6,075 more jobs than anticipated in the Blueprint, and would include 365 more jobs than the Proposed Project Alternative.

The Centralized Development Alternative would include less residential development than identified in the Blueprint for the SPA and would construct 9,026 dwelling units, which is 2,974 dwelling units less than identified in the Blueprint for the SPA and would construct 1,184 fewer dwelling units than the Proposed Project Alternative. However, this alternative would have a higher density of residential development on a smaller footprint compared to the Proposed Project Alternative, resulting in more dwelling units per acre. Overall, the average density across the residentially designated area would increase to 7.85 du/ac in the Centralized Development Alternative compared to 6.65 du/ac in the Proposed Project Alternative.

The Centralized Development Alternative fulfills the principles of smart growth identified in the Blueprint. As discussed above, this alternative would allow for a system of multimodal transportation; would provide a variety of mixed-use areas and a range of housing choices; and would emphasize compact development, quality design, and natural resource conservation. Smart growth principles suggest that developing the site with a higher density, centralized land use pattern would focus market demand for development into an area near existing development, infrastructure, and services. Although the project would include less residential development than identified in the Blueprint for the SPA, a higher density of residential development would be located within central portion of the SPA, thereby reducing potential impacts related to the amount of project-generated traffic and air quality emissions. (See “A” or “Land” Sections of this EIR/EIS for an evaluation of the physical impacts on the environment associated with development of the proposed project.) In summary, the Centralized Development Alternative would be **consistent** with the SACOG Sacramento Region Preferred Blueprint Scenario. [*Similar*]

RHD

The types of land uses under the Reduced Hillside Development Alternative would be the same as those under the Proposed Project Alternative. However, project components would be reconfigured under the Reduced Hillside Development Alternative to avoid and/or reduce impacts on USACE jurisdictional wetlands, high-quality biological habitat, cultural resources, and visual resources. A higher density of residential development would be located within the central portion of the SPA, thereby reducing potential impacts related to the amount of project-generated traffic and air quality emissions (see Exhibit 2-14 in Chapter 2, “Alternatives”).

The number of jobs generated by Reduced Hillside Development Alternative would exceed the job projections identified in the Blueprint for the SPA. This alternative accommodates approximately 14,180 jobs, which is 6,680 more jobs than anticipated in the Blueprint, and would include 970 more jobs than the Proposed Project Alternative.

The Reduced Hillside Development Alternative would have a greater density of residential development than identified in the Blueprint for the SPA. This alternative would construct 11,553 dwelling units, which is 447 fewer dwelling units than identified in the Blueprint, and would construct 1,343 more dwelling units than the Proposed Project Alternative. This alternative envisions a higher density of residential development on a slightly smaller footprint compared to the Proposed Project Alternative, resulting in more dwelling units per acre. Overall, the average density across the residentially designated area would increase to 7.84 du/ac under the Reduced Hillside Development Alternative compared to 6.65 du/ac under the Proposed Project Alternative.

Although the Reduced Hillside Development Alternative would include a greater density of residential development and exceed the jobs projections identified in the Blueprint for the SPA, the Reduced Hillside Development Alternative fulfills the principles of smart growth identified in the Blueprint. As discussed above, this alternative would allow for a system of multimodal transportation; would provide a variety of mixed-use areas and a greater range of housing choices based on its larger number of units; and would emphasize compact development, quality design, and natural resource conservation.

Smart growth principles suggest that developing the site with a higher density, centralized land use pattern would focus market demand for development into an area near existing development, infrastructure, and services. A higher density of residential development would be located within central portion of the SPA, thereby reducing potential impacts related to the amount of project-generated traffic and air quality emissions. (See “A” or “Land” Sections of this EIR/EIS for an evaluation of the physical impacts on the environment associated with development of the proposed project.) In summary, the Reduced Hillside Development Alternative would be **consistent** with the SACOG Sacramento Region Preferred Blueprint Scenario. [*Lesser*]

Off-Site Elements

Construction of the off-site U.S. 50 highway interchange improvements, the sewer force main, the detention basin, and the two roadway connections from the Folsom Heights property into El Dorado Hills would not involve construction of new housing or development of new businesses; therefore, implementing the off-site elements would not result in land uses that would conflict with the SACOG Sacramento Region Blueprint. **No inconsistency** with SACOG Sacramento Region Preferred Blueprint Scenario would result from construction of the off-site elements under the Proposed Project or the other four action alternatives under consideration. [*Similar*]

IMPACT Cancellation of Existing On-Site Williamson Act Contracts. *Project implementation could result in the*
3A.10-3 *cancellation of Williamson Act contracts.*

On-Site Elements

NP

Under the No Project Alternative, up to 44 rural residences could be developed under the existing Sacramento County AG-80 zoning, and no off-site water facilities would be constructed. Development under this land use designation and zoning would not result in cancellation of existing Williamson Act contracts; therefore, **no direct or indirect** impacts would occur. [*Lesser*]

NCP, PP, RIM, CD, RHD

As shown in Table 3A.10-1 and Exhibit 3A.10-1, approximately 1,530 acres of the SPA consist of agricultural lands under existing Williamson Act contracts. Notices of nonrenewal were filed on these parcels in 2004 and 2006; as a result, these existing contracts will expire in 2014 and 2016, respectively. Project implementation would require the cancellation of one or more of these Williamson Act contracts before their expiration date because the proposed land uses would not be permitted under the existing contracts.

Because the timing of the development of particular phases of the SPA is unknown at this time (see Section 2.3.1 in Chapter 2, “Alternatives,” for a discussion of project phasing), future Williamson Act cancellation requests would be submitted on an as-needed basis, in conjunction with tentative map or other entitlement actions. The project applicant(s) for development of parcels under Williamson Act contract would need to apply to the City of Folsom for contract cancellation; as a result, the actual determination of consistency with the statutory consistency requirements would be made by the Folsom City Council, as it would succeed to the contracts upon annexation of the SPA. The City would be required to make findings supporting the cancellation of all Williamson Act contracts pursuant to California Government Code Section 51282 by determining if the cancellation is consistent with the purpose of the California Land Conservation Act or the cancellation is in the public interest (as discussed in detail in the “Regulatory Framework” section above). As a result, this **direct** impact is considered **significant**. The **indirect** impact that removing the impediment of Williamson Act contracts for urban development could result in the cancellation of additional Williamson Act contracts on lands near the SPA south of White Rock Road is evaluated in Impact 3A.10-3 below and EIR/EIS Sections 4.1, “Cumulative Impacts,” and 4.2, “Growth-Inducing Impacts,” of Chapter 4, “Other Statutory Requirements.” *[Similar]*

Mitigation Measure: No feasible mitigation measures are available.

Off-Site Elements

The off-site U.S. 50 interchange improvements, sewer force main, detention basin, and the two roadway connections from the Folsom Heights property into El Dorado Hills would not be located on parcels identified as being held under Williamson Act contracts. Therefore, implementing the off-site elements would not result in cancellation of Williamson Act contracts and this **direct** impact is considered **less than significant**. **No indirect** impacts would occur.

Mitigation Measure: No mitigation measures are required.

Implementation of the No USACE Permit, Proposed Project, Resource Impact Minimization, Centralized Development, and Reduced Hillside Development Alternatives would likely result in the cancellation of one or more of the existing Williamson Act contracts prior to their expiration dates in 2014 and 2016 to accommodate the project development. Feasible mitigation measures, such as participation in an agricultural conservation easement, are not available to reduce impacts associated with the cancellation of these Williamson Act contracts to a less-than-significant level because no such programs are available. Therefore, this impact remains **significant and unavoidable**.

IMPACT **Potential Conflict with Existing Off-Site Williamson Act Contracts.** *Project implementation could conflict with lands under Williamson Act contracts south of the SPA; thereby potentially resulting in cancellation of those contracts.*
3A.10-4

On-Site Elements

NP

The No Project Alternative could include development under the existing Sacramento County land use designation of General Agriculture (80 acres) and AG-80 zoning, and no off-site water facilities would be constructed. This land use designation and zoning identifies areas that are generally used for agricultural purposes and have parcels large enough to maintain economically viable farming operations. Development under this land use designation and zoning would not conflict with existing Williamson Act contracts or result in the cancellation of such contracts; therefore, **no direct** or **indirect** impacts would occur.

Land south of the SPA is characterized primarily by seasonal grazing land in an unincorporated area regulated by Sacramento County and the majority of these lands are under Williamson Act contracts. As discussed above, project implementation would require the cancellation of Williamson Act contracts because the proposed land uses would not be permitted under the existing contracts. The removal of the SPA from Williamson Act contracts for urban development may encourage the non-renewal of contracts on lands south of the SPA.

The land south of the SPA is located in a rural unincorporated portion of Sacramento County beyond the USB. The USB defines the ultimate boundary of urban development and is intended to be permanent, allowing modification only under special circumstances. These lands are not within the UPA, and it is not expected this area would receive urban levels of public infrastructure and services to support urban development. The Teichert and Walltown quarries are proposed 0.9 mile and 1.2, respectively, south of the SPA and would require cancellation of lands under Williamson Act contracts. No urban development is currently proposed south of the projects site. Nonetheless, land uses inconsistent with Williamson Act provisions and resulting in subsequent contract non-renewals could occur through requests for general plan amendments and rezoning of these lands. Project implementation could conflict with existing Williamson Act contracts or result in the cancellation of such contracts on lands south of the SPA and this **indirect** impact is considered **potentially significant**. **No direct** impacts would occur. (See also Chapter 4, “Other Statutory Requirements.”) [*Similar*]

Mitigation Measure: No feasible mitigation measures are available.

Off-Site Elements

The off-site U.S. 50 interchange improvements, the sewer force main, the detention basin in Sacramento County, and the two roadway connections into El Dorado Hills would be located on or adjacent to parcels identified as under Williamson Act contracts. Therefore, implementing the off-site elements would not conflict with existing Williamson Act contracts or result in the cancellation of such contracts. Therefore, implementing the off-site elements would not result in cancellation of Williamson Act contracts and this **indirect** impact is considered **less than significant**. **No direct** impacts would occur. (See also Chapter 4, “Other Statutory Requirements.”)

Mitigation Measure: No mitigation measures are required.

Implementation of the No USACE Permit, Proposed Project, Resource Impact Minimization, Centralized Development, and Reduced Hillside Development Alternatives could conflict with existing off-site Williamson Act contracts or result in the cancellation of such contracts on lands south of the SPA. No feasible mitigation measures are available to reduce impacts associated with potential conflicts or cancellation of these off-site Williamson Act contracts to a less-than-significant level. Therefore, this impact remains potentially **significant and unavoidable**.

CITY OF FOLSOM GENERAL PLAN AMENDMENT

Introduction

Implementation of the Proposed Project Alternative, Resource Impact Minimization Alternative, Centralized Development Alternative, or Reduced Hillside Development Alternative would require that the density ranges for certain Folsom General Plan land use designations be altered from the City’s current ranges. Specifically, the following changes would be made:

- ▶ The density range for the Single Family (SF) designation would change from 2-4 units per acre to 1-4 units per acre, reducing the minimum density by one. This change would not change the maximum potential

number of units which could occur on Single-Family-designated land, but would allow these areas to build out at a lower density than is currently permitted.

- ▶ The density range for the Multi-family Medium Density (MMD) designation would change from 12-18 units per acre to 12–20 units per acre. This change would allow Multi-family Medium Density areas to build out at a slightly higher maximum density than is currently permitted. An additional 2 units could be constructed on each acre of Multi-family Medium Density -designated land.
- ▶ The density range for the Multi-family High Density (MHD) designation would change from 18-25 units per acre to 20-30 units per acre. For future development proposals on Multi-family High Density-designated land, the minimum permitted density would rise from 18 to 20 units per acre, while the maximum permitted density would increase to 30 units per acre. An additional 5 units could be developed on each acre of Multi-family High Density-designated land.

These amended General Plan densities would affect lands designated Single Family, Multi-family Medium Density, and Multi-family High Density throughout the existing City of Folsom, as well as the SPA. However, the majority of the land within the existing City limits is either built out, or has entitlements to build at a specified density. The change from existing conditions which would potentially occur as a result of the proposed changes would affect land which is currently undeveloped.

The changes to the Single Family density range would permit only lower-density development than is currently possible, and would not result in the potential for new population or housing units. However, the changes to the density ranges for the Multi-family Medium Density and the Multi-family High Density designations could increase the number of units and the associated population for undeveloped Multi-family Medium Density and Multi-family High Density parcels within the existing City of Folsom.

There are currently 24.2 acres of undeveloped land in the Multi-family Medium Density designation, and 88.2 acres of undeveloped land in the Multi-family High Density designation. Buildout of these areas at the proposed densities would increase the potential number of units in the Multi-family Medium Density designation by 49 units, from 435 to 484. An additional 441 units would be possible in the Multi-family High Density designation, increasing the maximum theoretical buildout from 2,205 to 2,646 units. The City of Folsom uses a factor of 1.94 persons per dwelling to estimate the population for multi-family development. Using this factor, the potential increase in units represents a potential population increase of 95 (to a total of 939 residents) for undeveloped Multi-family Medium Density-designated areas, and a potential population increase of 856 (to a total of 5,133) for undeveloped Multi-family High Density-designated areas. This would represent a total potential population increase of 951 people that was not evaluated in the existing General Plan EIR.

Evaluation of Impacts

The following sections evaluate the effects of the proposed density changes in the existing City of Folsom. Because the General Plan map for the existing City would not be changed, those impacts that are related to the geographical location of an action would be the same as those analyzed in the EIR for the City's existing General Plan. However, because the changes to the Multi-family Medium Density and Multi-family High Density density ranges have the potential to increase the number of units and, therefore, the population in the City of Folsom, impacts that are related to population or number of residential units must be reevaluated.

ISSUE AREAS WITH NO CHANGES

A number of issue areas addressed under CEQA and NEPA focus on impacts which are related to the geographic location and type of land use. These issue areas include:

- ▶ Agricultural Resources;
- ▶ Biological Resources;

- ▶ Cultural Resources;
- ▶ Geology, Soils, Minerals, and Paleontological Resources;
- ▶ Hazards and Hazardous Materials;
- ▶ Hydrology and Water Quality;
- ▶ Land Use and Planning; and
- ▶ Mineral Resources.

Because the proposed density changes would not alter the geographic location or type of land use which could occur on Multi-family Medium Density, and Multi-family High Density-designated areas, thresholds and impacts in these issue areas would not differ from those analyzed in the existing General Plan EIR.

The changes to the Single Family density range would not result in population or unit increases over the existing General Plan, and so impacts in the Single-Family-designated areas would not differ from those analyzed in the existing General Plan EIR's analysis of impacts.

EVALUATION OF GENERAL PLAN AMENDMENT

The following sections discuss the potential impacts that would occur as a result of changes to the density range in Multi-family Medium Density and Multi-family High Density-designated areas. Implementation of the proposed General Plan Amendment (GPA) would result in the potential for an additional 490 units on Multi-family Medium Density and Multi-family High Density parcels, and therefore an additional 951 residents, above and beyond what would be permitted under the existing General Plan.

Aesthetic Resources

The additional units could be constructed on infill parcels already designated for multi-family development by the City of Folsom, within the urbanized area of the City of Folsom. Although the increases in permitted density would result in more units, these increases would not be expected to substantially change the physical appearance or size of the structures that would be constructed compared to those which could be constructed under the existing General Plan. Multi-family residential units in the City of Folsom require a use permit and approval as a planned development, and the height of multifamily structures is limited to 4 stories. These standards would not change as a result of the proposed density changes included in the GPA. The Multi-family Medium Density and Multi-family High Density parcels which would be affected by the GPA are in areas characterized by urban development, and impacts related to scenic vistas, and scenic resources would be less than significant. There would be potentially significant short-term impacts on visual character during construction activities. Implementation of Mitigation Measure 3A.1-5 would reduce this impact to the extent feasible; however, the required screening of construction activity would not necessarily reduce this impact to a less-than-significant level.

In addition, the increased density of residential units could increase impacts related to creation of light and glare. This impact would be potentially significant. Implementation of Mitigation Measure 3A.1-6 would reduce this impact to the extent feasible, but this impact would remain significant and unavoidable.

Air Quality

The City of Folsom is located in the Sacramento Valley Air Basin (SVAB). The SVAB is in nonattainment status for ozone and respirable particulate matter with an aerodynamic diameter of 10 micrometers or less (PM₁₀). Construction of 490 additional units beyond those considered in the existing General Plan EIR could result in direct significant short-term construction-related air quality impacts, as well as direct significant long-term operational impacts related to increased population and number of automobile trips. No indirect impacts would occur. These increased impacts would contribute to cumulative net increases of criteria pollutants.

Implementation of Mitigation Measures 3A.2-1a, 3A.2-1b, and 3A.2-2 would reduce construction-related and operational emissions to the extent feasible, but these impacts would remain significant and unavoidable.

Many of the Multi-family Medium Density and Multi-family High Density-designated areas are located adjacent to arterial roadways. Development of multi-family housing in these areas could increase the number of sensitive receptors exposed to toxic air contaminant (TAC) emissions, resulting in a direct significant impact. No indirect impacts would occur. Implementation of Mitigation Measure 3A.2-4b would reduce this impact, but not to a less-than-significant level; therefore, this impact would remain significant and unavoidable. The GPA would only result in density changes in residential districts, not use changes, and therefore no direct or indirect impacts related to odors would occur.

Climate Change

The GPA would result in the construction of 490 additional residential units beyond those considered in the existing General Plan EIR. As noted below under “Transportation and Traffic,” the traffic analysis for the project includes the additional units that would result from adoption of the GPA. These additional residential units represent approximately 951 more residents than under the existing General Plan who would be living in relatively higher-density environments within close proximity to existing services in the City of Folsom. To the extent that these additional units would accommodate regional growth at higher densities near existing centers, the proposed GPA would represent policy action to reduce greenhouse gas emissions. However, additional units would increase GHG emissions over current emissions, contributing to a cumulatively significant impact. Implementation of Mitigation Measures 3A.2-1a, 3A.2-1b, 3A.4-1, and 3A.4-2 would reduce construction-related emissions and operational emissions associated with the GPA to the extent feasible, but the contribution to a significant cumulative impact would remain significant and unavoidable.

Noise

The proposed GPA could result in construction of an additional 490 units beyond those analyzed in the existing General Plan EIR. These new units would result in increased traffic volumes, potentially increasing traffic-related noise impacts (increased traffic which would be generated by the GPA is incorporated into the 2030 traffic scenario analyzed for the project, and therefore traffic related noise impacts are analyzed in Section 3A.11, “Noise – Land”). These units would also be predominantly located along high-traffic roadways, potentially increasing the number of residents exposed to excess noise and resulting in a direct potentially significant impact. No indirect impacts would occur. Implementation of mitigation measures described in Section 3A.11, “Noise – Land,” would reduce these impacts, but, as with impacts related to land use changes in the SPA, not to a less-than-significant level. Therefore, this impact would be significant and unavoidable.

Population and Housing

The proposed GPA could result in the construction of an additional 490 units that were not planned for under the existing General Plan. Construction of these additional units would result in a population increase of about 951 additional residents within the City of Folsom beyond the totals forecast in the existing General Plan and EIR. However, the City’s 2009 Housing Element forecasts an increase of 32,179 residents between 2008 and 2030. This projected increase is greater than the increase that would result from the GPA and the construction of any of the land use alternatives described in this EIR/EIS. This impact would be less than significant. The indirect physical impacts of increased population are evaluated throughout this section. Because these increased units would be constructed on currently vacant or undeveloped parcels, the GPA would not directly or indirectly displace existing housing or residents. Therefore, there would be no direct or indirect impact related to displacement of housing or residents.

Public Services

For a discussion of public service providers and standards in the City of Folsom, please refer to Section 3A.14, “Public Services - Land.” The Folsom Fire Department goal is 1.6 firefighters per 1,000 residents, and there are currently not sufficient firefighters to attain this goal with the existing population. Although any new units constructed under the GPA would be required to pay fire impact fees, the addition of 951 residents beyond those considered in the existing General Plan EIR would increase demand for fire services within the City of Folsom. Construction of additional units would also potentially increase demand for fire flow over existing conditions. Police response times in the City of Folsom do not meet the Police Department’s standards, and the addition of new residents would potentially increase the demand for police services in the City of Folsom. These direct impacts would be potentially significant. No indirect impacts would occur. Implementation of existing City regulations and Mitigation Measures 3A.14-1 and 3A.14-2 would reduce these impacts to a less-than-significant level. The addition of 49 new Multi-family Medium Density units and 441 new Multi-family High Density units would generate 89 new students based on the Folsom Cordova Unified School District’s student generation rates for Multi-family Medium Density (0.36 students per unit) and Multi-family High Density (0.16 students per unit). Under California law, payment of school impact fees, which is already required as a condition of approval in the City, is considered adequate mitigation for increased demand for schools, so this impact would be less than significant.

Recreation

The proposed GPA would result in an additional 951 residents in the City of Folsom beyond those envisioned in the existing Parks and Recreation Master Plan. The City’s standard for adequate parkland is 5 acres per 1,000 residents. The City’s ratio of park acreage per 1,000 residents is currently approximately 5.3; addition of these residents not accounted for in existing park planning would reduce the ratio to about 5.2. Therefore, because the proposed GPA would not reduce the City’s ratio of park acreage below the City standard, there would no direct impacts related to provision of parkland. The proposed GPA would not increase the use of existing park facilities beyond acceptable standards in a manner that would cause substantial deterioration of existing facilities. Therefore, this indirect impact would be less than significant.

Traffic and Transportation

The 2030 traffic forecasts used in this EIR/EIS assume that all vacant parcels in the City would build out at the maximum permissible densities after implementation of the GPA (20 units per acre maximum in Multi-family Medium Density areas, and 30 units per acre maximum in Multi-family High Density areas). At these maximum densities, the change would increase the number of peak hour vehicle trips generated within the City by about 294 trips over conditions without the GPA. The Multi-family Medium Density and Multi-family High Density parcels are scattered around the City, with an increase of about 65 peak hour trips or less from any one parcel over conditions without the GPA. Under Cumulative No Project conditions, some intersections within the City would operate at unacceptable conditions (i.e. LOS D or worse). If vacant Multi-family Medium Density and Multi-family High Density parcels were developed to the currently permissible maximum densities (17.9 units per acre in Multi-family Medium Density and 25 units per acre in Multi-family High Density), the decrease in peak hour traffic volume at any intersection within the City compared to the analyzed total would be small and would not appreciably change intersection levels of service compared to the Cumulative No Project conditions. Traffic impacts of the GPA are included in the analysis contained in Section 3A.15, “Traffic and Transportation – Land.” This analysis identified several significant impacts, and imposes mitigation measures to reduce impacts related to the GPA to the extent feasible. Therefore, no further mitigation is required beyond the mitigation measures already outlined in Section 3A.15, “Traffic and Transportation - Land”. However, implementation of the GPA would contribute to the significant and unavoidable traffic and transportation impacts identified in Section 3A.15.

Utilities, Service Systems, and Water Supply

Section 3B.16, “Public Utilities and Services - Water,” provides background on water demand within the City of Folsom. Demand in the City is projected to decrease in coming years as construction activity declines. All additional units would be required to document the availability of sufficient water supplies as part of individual project review by the City of Folsom. The City’s 2005 UWMP estimates that at buildout under the current General Plan, with an average density of 13.595 units per acre in multi-family areas, water demand would exceed supply in single dry years. Construction of an additional 490 units beyond those planned for in the current General Plan and UWMP would result in potentially significant impacts related to water supply.

Section 3A.16, “Utilities and Service Systems - Land,” provides background information on other utility providers within the City of Folsom. The construction of 490 additional units beyond those analyzed in the existing General Plan EIR could potentially result in wastewater flows that would exceed local collection and conveyance capacity within the existing City boundary, which would be a direct significant impact. No indirect impacts would occur. Implementation of Mitigation Measures 3A.16-1 and 3A.16-3 would require individual projects approved in GPA areas to provide proof of capacity for service prior to City approval of tentative subdivision maps or improvement plans. Therefore, implementation of these mitigation measures would reduce this impact to a less-than-significant level. Based on the data regarding treatment and conveyance capacity presented in Section 3A.16, “Utilities and Service Systems - Land,” SRCSD would have treatment and conveyance capacity for the 490 additional units; therefore, direct impacts related to treatment and conveyance capacity outside the City boundary would be less than significant. No indirect impacts would occur. Although demand for solid waste, electricity, natural gas, telecommunications, and cable infrastructure would increase, existing capacity could accommodate the increased units in the existing city (please refer to Section 3A.16, “Utilities and Service Systems– Land” for a discussion of utility capacity in Folsom). Therefore, direct impacts related to demand for solid waste, electricity, natural gas, telecommunications, and cable infrastructure would be less than significant. No indirect impacts would occur.

Growth-Inducing Impacts (Folsom General Plan Amendment)

The GPA could result in the construction of up to 490 additional units (which could result in up to 951 new City residents) that are not accounted for in the existing Folsom General Plan’s growth projections. This development would occur at relatively higher densities (multi-family) compared to the typical development pattern in the Sacramento Region, and would place more residents in infill locations, in closer proximity to more services, generally aligning with the principles of the SACOG Blueprint.

No infrastructure or public services improvements are proposed as part of the GPA; to the extent that specific individual developments which might occur under the GPA would require improvements, the potential growth implications of these improvements would be identified and analyzed at a project level; insufficient data concerning the potential location and capacity of any improvements makes such an evaluation speculative at a program level.

Folsom and the Sacramento region are slightly job-rich relative to the population. The GPA could result in the construction of residential units; no job-generating uses are envisioned as part of the GPA. These units would likely have a relatively small effect on the overall jobs-housing balance, but construction of additional units would bring the City and the region slightly closer to a balance between jobs and housing. Based on its effects with respect to development density and location, utilities and services, and jobs-housing balance, the GPA would not be expected to have significant growth-inducing impacts.

3A.10.4 RESIDUAL SIGNIFICANT IMPACTS

No feasible mitigation measures are available to reduce the conflict between the No USACE Permit and Resource Impact Minimization Alternatives and the SACOG Preferred Blueprint Scenario to a less-than-significant level.

The City would determine whether conflicts between the project and the SACOG Preferred Blueprint Scenario would translate into potentially significant environmental impacts. In determining whether any particular conflict translates into such an effect, the City would carefully consider whether implementation of the No USACE Permit and Resource Impact Minimization Alternatives, compared with implementation of a Blueprint-based plan, would yield either a lost opportunity to accomplish a long-term environmental benefit, or a lost opportunity to minimize a long-term environmental impact. For these reasons, this impact must be assumed to remain **significant and unavoidable**. Impacts related to the consistency of the No Project, Centralized Development, and Reduced Hillside Development Alternatives with the SACOG Preferred Blueprint Scenario would be less than significant; therefore, no residual significant impacts would result from implementation of these action alternatives.

Impacts related to the cancellation of existing on-site Williamson Act contracts to accommodate the project development would be **significant and unavoidable** and no feasible mitigation measures are available to reduce impacts to a less-than-significant level. In addition, project implementation could conflict with existing off-site Williamson Act contracts or result in the cancellation of such contracts on lands south of the SPA and no feasible mitigation measures are available to reduce this impact to a less-than-significant level.

Several impacts of the GPA would remain **significant and unavoidable** after implementation of all feasible mitigation, including aesthetics, air quality, climate change, noise, population and housing, and traffic.

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