



CITY OF  
**FOLSOM**  
 DISTINCTIVE BY NATURE

## CITY OF FOLSOM SUMMARY OF REVISIONS

### Proposed Amendments to Folsom Plan Area Specific Plan

Page No.	Section/ Document Location	Description of Change	Reason for Change
<b>Global Changes</b>			
	Multiple	<b>Bolded text</b> that references another section of the document.	Document Navigation
	Multiple	Made minor non-substantive edits/corrections to text.	Clean Up and/or Clarify
	Multiple	Removed duplicative information and outdated exhibits and maps.	Clean Up
	Multiple	Removed references that cap the total number of Plan Area dwelling units to 11,461.	Project Related
	4 – Land Use	Removed references to specific unit/square footage allocations in the text and replaced with references to the allocations specified in Table 4.2 – Land Use Summary and Table 4.3 – Parcel Summary.	Clean Up
	4 – Land Use	Removed or consolidated figures with redundant or outdated information: <ul style="list-style-type: none"> <li>• Old Figure 4-2 – Removed</li> <li>• Old Figures 4-4 and 4-5 – Consolidated</li> </ul>	Project Related Clean Up
	Multiple	Updated maps and figures throughout to be consistent with proposed land use changes.	Project Related
<b>1 Introduction</b>			
Pages 1-5 & 1-6	1.3 Project History	Updated Table 1.1 -FPASP Approvals Summary Table	Update
2 Setting			

Page No.	Section/ Document Location	Description of Change	Reason for Change
Page 2-3	2.5 Existing Ownership	Removed this section.	Not Relevant
<b>4 Land Use</b>			
Page 4-4	4.2 Land Use Objectives and Policies – Policy 4.6	<p><u>Edited language in Policy 4.6:</u> As established by the FPASP, the total number of dwelling units for the Plan Area is <del>11,461</del> and the total commercial square footage is <del>2,788,844</del> <b>shall not exceed that which is allocated in Table 4.2 Land Use Summary Table.</b> The number of units within individual residential land use parcels may vary, so long as the number of dwelling units falls within the allowable density range for a particular land use designation. For purposes of CEQA compliance for discretionary projects, the combination of the total maximum number of residential units and commercial square footage analyzed in the Folsom Plan Area Specific Plan Environmental Report/Environmental Impact Statement (SCH#200092051) shall not be exceeded without requiring further CEQA compliance.</p>	Project Related
Page 4-4	4.2 Land Use Objectives and Policies – Policy 4.7	<p><u>Edited language in Policy 4.7:</u> Transfer of dwelling units is permitted between residential parcels, or the residential component of SP-RC and SP-GC parcels, as long as 1) the maximum density within each land use designation is not exceeded, unless the land use designation is revised by a specific plan amendment, and 2) the total number of Plan Area dwelling units <del>does not exceed 11,461</del> <b>is not exceeded.</b></p>	Project Related
Page 4-4	4.2 Land Use Objectives and Policies – Policy 4.9a	<p><u>Added new Policy 4.9a:</u> <b>Where a developer proposes a multi-parcel development project with more than one residential density or FAR, the City may, at the discretion of the Community Development Director, apply the applicable density or FAR range of the Specific Plan Land Use Designation to the net developable area of the entire project site rather than individual parcels within the site. Some parcels may be developed at densities/intensities that exceed the maximum allowed density/intensity of the project site’s Land Use Designation, provided that the net density of the project as a whole is within the allowable range.</b></p>	Project Related

Page No.	Section/ Document Location	Description of Change	Reason for Change
Page 4-6	4.2 Land Use Objectives and Policies – Policy 4.24	<p><u>Policy 4.24:</u>  All Public/Quasi-Public sites shown in Figure 4.32 – Specific Plan Land Use Designations may be relocated or abandoned as a minor administrative modification of the FPASP. The land use designation of the vacated site or sites will revert to the lowest density adjacent residential land use. In no event shall the maximum number of Plan Area dwelling units exceed <del>11,461</del> and the total commercial building area exceed <del>2,788,884 square feet</del> <b>allocated in this Specific Plan be exceeded</b>. For purposes of CEQA compliance for discretionary projects, the combination of the total maximum number of residential units and commercial square footage analyzed in the Folsom Plan Area Specific Plan Environmental Impact Report/Environmental Impact Statement SCH#200809205) shall not be exceeded without requiring further CEQA compliance.</p>	Project Related
Page 4-9	Specific Plan Zoning in Section 4	Removed Figure 4.2 showing specific plan zoning designation	Project Related
Pages 4-7, 4-11	Figure 4.1, 4.2	Updated Figures 4.1 (General Plan – Land Use) and 4.2 (Specific Plan Land Use) to reflect amendments to the General Plan/Specific Plan designations to the following parcels: 2 ( <del>IND/OP MHD</del> ), 15 ( <del>CC MHD</del> ), 76 ( <del>MLD MMD</del> ), 233 ( <del>CC MU</del> )	Project Related

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Page 4-12	Table 4.2 Land Use Summary	<p>Amended Table 4.2 to update unit and acreage allocations to land use designations based on previously approved administrative changes as well as proposed amendments to the allocations/designations to the following parcels:</p> <table border="1" data-bbox="548 451 1205 1188"> <thead> <tr> <th>Parcel</th> <th>Designation</th> <th>Change in Unit Allocation</th> <th>Change in Commercial Square Footage</th> </tr> </thead> <tbody> <tr> <td>2</td> <td><del>IND/OP</del> <b>MHD</b></td> <td>+400</td> <td>-137,214</td> </tr> <tr> <td>11</td> <td>MMD</td> <td>+5</td> <td>-</td> </tr> <tr> <td>15</td> <td><del>CC</del> <b>MHD</b></td> <td>+320</td> <td>-142,659</td> </tr> <tr> <td>16</td> <td>MHD</td> <td>-6</td> <td>-</td> </tr> <tr> <td>60</td> <td>MHD</td> <td>+78</td> <td>-</td> </tr> <tr> <td>63</td> <td>MLD</td> <td>+8</td> <td>-</td> </tr> <tr> <td>64</td> <td>MHD</td> <td>+39</td> <td>-</td> </tr> <tr> <td>68</td> <td>MMD</td> <td>-16</td> <td>-</td> </tr> <tr> <td>74</td> <td>MU</td> <td>+309</td> <td>+21,667</td> </tr> <tr> <td>76</td> <td><del>MLD</del> <b>MMD</b></td> <td>+111</td> <td>-</td> </tr> <tr> <td>144</td> <td>MMD</td> <td>+21</td> <td>-</td> </tr> <tr> <td>156</td> <td>MLD</td> <td>+3</td> <td>-</td> </tr> <tr> <td>157</td> <td>MMD</td> <td>+20</td> <td>-</td> </tr> <tr> <td>158</td> <td>MU</td> <td>+277</td> <td>+6,440</td> </tr> <tr> <td>160A</td> <td>MHD</td> <td>+47</td> <td>-</td> </tr> <tr> <td>160B</td> <td>MLD</td> <td>+16</td> <td>-</td> </tr> <tr> <td>233</td> <td><del>CC</del> <b>MU</b></td> <td>+250</td> <td>-</td> </tr> </tbody> </table> <p>Added footnotes #14 and #16 to reference new Policy 4.9A and amendments to the Town Center overlay density and development standards:</p> <p><b>14. Allocation of units in excess of the maximum density of a parcel can only be achieved as part of a multi-parcel development project pursuant to Policy 4.9A, or through use of the State Density Bonus program.</b></p> <p><b>16. Within the Town Center District, higher densities and FAR are required. Refer to Tables 5.1 and 5.4 herein.</b></p>	Parcel	Designation	Change in Unit Allocation	Change in Commercial Square Footage	2	<del>IND/OP</del> <b>MHD</b>	+400	-137,214	11	MMD	+5	-	15	<del>CC</del> <b>MHD</b>	+320	-142,659	16	MHD	-6	-	60	MHD	+78	-	63	MLD	+8	-	64	MHD	+39	-	68	MMD	-16	-	74	MU	+309	+21,667	76	<del>MLD</del> <b>MMD</b>	+111	-	144	MMD	+21	-	156	MLD	+3	-	157	MMD	+20	-	158	MU	+277	+6,440	160A	MHD	+47	-	160B	MLD	+16	-	233	<del>CC</del> <b>MU</b>	+250	-	Project Related
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Pages 4-25 through 4-29	Table 4.3 Parcel Summary	<p>Amended Table 4.3 to reflect amendments to the following parcels:</p> <table border="1" data-bbox="548 352 1203 1125"> <thead> <tr> <th>Parcel</th> <th>Designation</th> <th>Change in Unit Allocation</th> <th>Change in Commercial Square Footage</th> </tr> </thead> <tbody> <tr> <td>2</td> <td><del>IND/OP</del> <b>MHD</b></td> <td>+400</td> <td>-137,214</td> </tr> <tr> <td>11</td> <td>MMD</td> <td>+5</td> <td>-</td> </tr> <tr> <td>15</td> <td><del>CC</del> <b>MHD</b></td> <td>+320</td> <td>-142,659</td> </tr> <tr> <td>16</td> <td>MHD</td> <td>-6</td> <td>-</td> </tr> <tr> <td>60</td> <td>MHD</td> <td>+78</td> <td>-</td> </tr> <tr> <td>63</td> <td>MLD</td> <td>+8</td> <td>-</td> </tr> <tr> <td>64</td> <td>MHD</td> <td>+39</td> <td>-</td> </tr> <tr> <td>68</td> <td>MMD</td> <td>-16</td> <td>-</td> </tr> <tr> <td>74</td> <td>MU</td> <td>+309</td> <td>+21,667</td> </tr> <tr> <td>76</td> <td><del>MLD</del> <b>MMD</b></td> <td>+111</td> <td>-</td> </tr> <tr> <td>144</td> <td>MMD</td> <td>+21</td> <td>-</td> </tr> <tr> <td>156</td> <td>MLD</td> <td>+3</td> <td>-</td> </tr> <tr> <td>157</td> <td>MMD</td> <td>+20</td> <td>-</td> </tr> <tr> <td>158</td> <td>MU</td> <td>+277</td> <td>+6,440</td> </tr> <tr> <td>160A</td> <td>MHD</td> <td>+47</td> <td>-</td> </tr> <tr> <td>160B</td> <td>MLD</td> <td>+16</td> <td>-</td> </tr> <tr> <td>233</td> <td><del>CC</del> <b>MU</b></td> <td>+250</td> <td>-</td> </tr> <tr> <td colspan="2"><b>Total</b></td> <td><del>11,461</del></td> <td><b>2,788,844</b></td> </tr> </tbody> </table> <p>Added the following footnotes:  <b>5. Overall totals include 35 du in SP-SF and 4,702 GFS not allocated to any specific parcel.</b>  <b>6. Refer to Table 4.2 Land Use Summary for mor information.</b>  <b>7. Allocation of units in excess of the maximum density of a parcel can only be achieved as a part of multi-parcel development project pursuant to Policy 4.9A, or through use of the State Density Bonus Program.</b>  <b>8. PD = Planned Development District</b>  <b>9. TCD = Town Center District</b></p>	Parcel	Designation	Change in Unit Allocation	Change in Commercial Square Footage	2	<del>IND/OP</del> <b>MHD</b>	+400	-137,214	11	MMD	+5	-	15	<del>CC</del> <b>MHD</b>	+320	-142,659	16	MHD	-6	-	60	MHD	+78	-	63	MLD	+8	-	64	MHD	+39	-	68	MMD	-16	-	74	MU	+309	+21,667	76	<del>MLD</del> <b>MMD</b>	+111	-	144	MMD	+21	-	156	MLD	+3	-	157	MMD	+20	-	158	MU	+277	+6,440	160A	MHD	+47	-	160B	MLD	+16	-	233	<del>CC</del> <b>MU</b>	+250	-	<b>Total</b>		<del>11,461</del>	<b>2,788,844</b>	Project Related  Clean Up
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<b>5 Housing Strategies</b>																																																																															
Pages 5-9 through 5-11	5.7 Residential Sites Inventory	<p>Amended Tables 5.1, 5.2, 5.3, and 5.4 to reflect changes to allocated units and density consistent with revised allocations shown in amendments to Table 4.3.</p> <p>Removed all parcel specific text, as same substantive information can be found in Tables 5.1, 5.2, 5.3, and 5.4.</p>	Project Related  Clean Up																																																																												

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Page 5-9	5.7 Residential Sites Inventory	<p>Added footnotes to Table 5.1 – Inventory of Multi-family High Density (SP-MHD, SP-GC, SP-RC) Sites:</p> <ol style="list-style-type: none"> <li>1. 377 SP-MHD dwelling units on a minimum of 14.8 acres shall be provided on Parcels 61, 77, 78, and/or 85A. Refer to Tables 4.2 and 4.3 for more detail.</li> <li>2. Allocation units in excess of the maximum density of a parcel can only be achieved as a part of a multi-parcel development project pursuant to Policy 4.9A, or through use of the State Density Bonus program.</li> <li>3. Refer to Appendix A SP-MHD Development Standards for density/intensity standards for MHD development within the Town Center Overlay District.</li> </ol>	Project Related

Page No.	Section/ Document Location	Description of Change	Reason for Change
Page 5-11	5.7 Residential Sites Inventory	<p>Amended text in the description of Mixed-Use (SP-MU) section:</p> <p>Several sites are designated Mixed Use in the Plan Area (refer to Figure 4.2 – Specific Plan Land Use &amp; Figure 5.1 – Housing Sites Inventory). The Mixed Use sites are envisioned as either vertical or horizontal mixes of commercial, office, civic, and residential uses that do not draw definitive boundaries for each use. The intent of this land use is to encourage innovative design without the constraints of traditional single-use zoning. <del>The Mixed-Use designation allows for a maximum residential density of 30 units per gross acre in order to meet the state minimum density requirement of 30 Du/Ac to qualify as potential affordable housing sites for very low and low income households.</del> <b>For mixed-use sites, the density ranges from 9 du/ac up to 30 du/ac. However, parcels located within the Town Center overlay zone (Parcels 74 and 158) are subject to a minimum density requirement of 30 du/ac with no maximum density. Within the Town Center, mixed-use parcels are subject to a maximum FAR of 2.0. This is to encourage higher intensity development near the Town Center and to help meet the Housing Element requirement for sites with densities at or above 30 du/ac to support affordable housing development.</b></p> <p>For determining allocated dwelling units, Table 4.2 – Land Use Summary assumes that all Mixed Use sites will be developed with a mix of residential and commercial uses <del>and the residential density will average 20 Du/Ac.</del> It is possible however, that a Mixed Use site could be developed with one or more high-density residential buildings in combination with individual commercial buildings on a single Mixed Use site. <del>In such cases, the residential building could achieve densities greater than 20 Du/Ac.</del> However, for determining the number of potential housing units, all Mixed Use sites will be calculated as depicted in Table 5.4 – Inventory of Mixed-Use Sites. The Mixed Use sites can potentially provide units of rental and/or for sale housing.</p>	Project Related
Page 5-13	Figure 5.1 Housing Site Inventory	Amended Figure 5.1 to reflect amendments to parcel land use designations.	Project Related
<b>6 Town Center</b>			
Page 6-1	Introduction	Added text stating that development of parcels within the Town Center Overlay shall comply with the Folsom Objective Design and Development Standards for Multi-Family and Mixed-Use.	Project Related
Page 6-21	Parking Guidelines	Added guideline stating that vehicular parking space requirements may be reduced in areas close to transit.	Project Related

Page No.	Section/ Document Location	Description of Change	Reason for Change
<b>7 Circulation</b>			
Page 7-5	Figure 7.1 Circulation	Amended legend to allow for traffic signal or <b>roundabout</b> at intersections	Project Related
Page 7-7	7.3 Roadway Classifications	Amended text of Policy 7.7: Traffic calming measures shall be utilized, where appropriate, to minimize neighborhood cut-through traffic and excessive speeds in residential neighborhoods. Roundabouts and traffic circles shall be considered <del>on low volume neighborhood streets</del> as an alternative to four-way stops or where traffic signals will be required at project build-out. Traffic calming features included in the City of Folsom’s Neighborhood Traffic Management Program Guidelines (NTMP) may also be utilized in the Plan Area.	Project Related
Page 7-9	7.3 Roadway Classifications	Added new policy 7.8B: <b>Roundabouts are prioritized as the primary form of intersection control. During the planning and design of new transportation facilities, and when retrofitting existing intersections, an engineering study shall be completed in which roundabout control is thoroughly evaluated to the satisfaction of the Public Works Director. If roundabout control is determined to provide a viable and practical solution, it shall be studied in lieu of, or in addition to, other traffic control alternatives. If other intersection controls are proposed in lieu of roundabout control, the engineering study shall demonstrate that the roundabout is physically infeasible and/or that the operations and the safety of the proposed alternative intersection are determined to achieve the same or better operations and/or offer longer-term advantages when compared to a roundabout intersection.</b>	Project Related
<b>8 Open Space</b>			
Page 8-3	Figure 8.1 Open Space	Figure 8.1 was moved from page 8-3 to page 8-9 and relabeled as Figure 8.4  Added: <b>1. 30’ Wide Natural Parkways contribute to Measure W Open Space.</b>	Clean Up
<b>9 Parks</b>			
Page 9-5	Figure 9.1 Parks	Figure 9.1 was moved from page 9-5 to page 9-9.	Clean Up
Pages 9-1 to 9-10	Section 9 - Parks	Removed all parcel specific text pertaining to neighborhood parks and local parks, as same substantive information can be found in Table 9.4 – Park Land Provided (Quimby).	Clean Up



Page No.	Section/ Document Location	Description of Change	Reason for Change
<b>11 Public Facilities</b>			
Page 11-4	11.3 Public Schools	<p>Added the following language:  <b>Several Elementary schools are located within the Plan Area within walking distance for students. Elementary schools are located with an adjacent neighborhood park or within close proximity to a neighborhood park.</b></p> <p>Removed all parcel specific text pertaining to elementary schools, as same substantive information can be found in Table 11.4 – Schools Provided.</p>	Clean Up
<b>13 Implementation</b>			
Page 13-8 & 13.3	13.4 Conceptual Development Areas	Removed Section 13.4 Conceptual Development Areas and associated Figure 13. 1 – Development Areas (Conceptual Subject to Change)	No Longer Relevant
<b>Appendix A – Development Standards</b>			
Page A-1	A.2.1 Residential Uses	<p>Added the following language:  The permitted uses for all residential land use designations are shown in <b>Table A.1</b> through <b>A.6</b>. <b>There are no specific development tables contained herein for Age Targeted Communities. Development of Age Targeted Communities will be compliant with these tables unless otherwise approved with a Planned Development Permit.</b></p>	Clarify
Page A-8	Table A.6 Multi-Family High Density (SP-MHD)	<p>Added the following footnotes to Table A.6:</p> <ol style="list-style-type: none"> <li>1. <b>Residential development of SP-MHD in the Town Center Overlay District is subject to the following minimum density and maximum intensity standards:</b> <ul style="list-style-type: none"> <li>• <b>Minimum density: 30 du/ac</b></li> <li>• <b>Maximum intensity: 2.0 FAR</b></li> </ul> </li> <li>2. <b>Development of SP-MHD in the Town Center Overlay District shall comply with development and design standards of the T5N Zone as set forth in the Folsom Objective Design &amp; Development Standards for Multi-Family and Mixed-Use.</b></li> </ol>	Project Related

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Page A-12	Mixed Use (SP-MU)	<p>Added the following footnote #2 to Table A.8:</p> <p>1. Setbacks may vary based on Design Review approval by the City (refer to Section 13.2 – Approvals &amp; Entitlements).</p> <p><b>2. Development in the SP-MU designation must comply with development and design standards of the T5N zone as set forth in the Folsom Objective Design and Development Standards. For development that includes residential uses, building intensity standards are established by minimum residential density and maximum FAR. Intensity of nonresidential development is regulated by the minimum and maximum FAR, as following:</b></p> <ul style="list-style-type: none"> <li>• FAR: 2.0 - 3.0</li> <li>• Minimum residential density: 30 dwelling units per acre</li> </ul>	Project Related