

2035 General Plan and Folsom Plan Area Specific Plan Amendments and Final SEIR

City Council Presentation



Background

2021-2029 Housing Element

HOUSING | 5



5 Housing

This element identifies the City's housing goals, policies, and programs to ensure that the existing and future housing needs for all Folsom residents are met. The Housing Element promotes a wide range of housing types in order to meet a variety of needs, including housing for seniors, special needs groups, and all income levels. As required by State law, the housing element must be updated every eight years. This element addresses the 2021 through 2029 planning period.

FOLSOM'S HOUSING TARGET

2021-2029 Regional Housing Needs Allocation (RHNA)

Income Category	Housing Units
Lower Income (<80% of Median Income)	3,567
Moderate Income (81-120% of Median Income)	829
Above Moderate Income (>120% of Median Income)	1,967
TOTAL	6,363

No Net Loss – Summary of Housing Capacity



Housing Element (2021)	Lower-Income Units	
2021-2029 Lower-Income RHNA	3,567	
Housing Element Lower-Income Capacity	4,057	
Development Activity (2021-2024)	Change in Lower-Income Units	Status/Description
Vintage Senior Apts Site	+135	BP zone not included in RHNA
Harrington Sites	+53	Previous Project Withdrawn 1.95 ac
Creekside Sites	-150	Approved Entitlement
Habitat Persifer Site	+10	Not Included in Housing Element
Kaiser Site	-37	Active Application Reducing Acreage
Elliot Broadstone Site	-270	Active Application Reducing Acreage
No Net Loss Findings	Lower-Income Units	
Current (2024) Lower-Income Capacity	3,798	
Current (2024) Surplus	231	

Housing Element Implementation



Housing Element Program H-2 commits to creating additional opportunities for high density housing in order to meet its lower income RHNA through the following:

- Increase maximum allowable densities in **East Bidwell Mixed Use Overlay, SACOG Transit Priority Areas outside the Historic District, and the FPASP Town Center Overlay**
- Coordinate with property owners along East Bidwell Street corridor and within Transit Priority Area to identify opportunities for residential development
- **Revise Policy 4.7 of the FPASP to increase total number of dwelling units allowed in the Plan Area** to satisfy the RHNA
- Coordinate with property owners in the Folsom Plan Area to mitigate loss of lower-income housing sites to market rate housing

What can Folsom's workforce afford?

**Average Folsom Rents
(April 2024)¹**



1 bedroom:
\$1,667



2 bedroom:
\$2,306



3 bedroom:
\$2,984



4 bedroom:
\$3,393

\$0 \$500 \$1,000 \$1,500 \$2,000 \$2,500 \$3,000 \$3,500 \$4,000

**Affordable
Monthly Rent²**



**Couple on SSI only:
\$570**



**Construction
Worker: \$1,400**



Librarian: \$2,100

**Minimum Wage
Earner: \$830**

**Preschool Teacher:
\$1,500**

**Housing in Folsom is
unaffordable for
much of the local
workforce**

¹ Source: Zumper.com,

² California Employment Development Department,
2023 Wage Data.

Jobs/Housing Balance

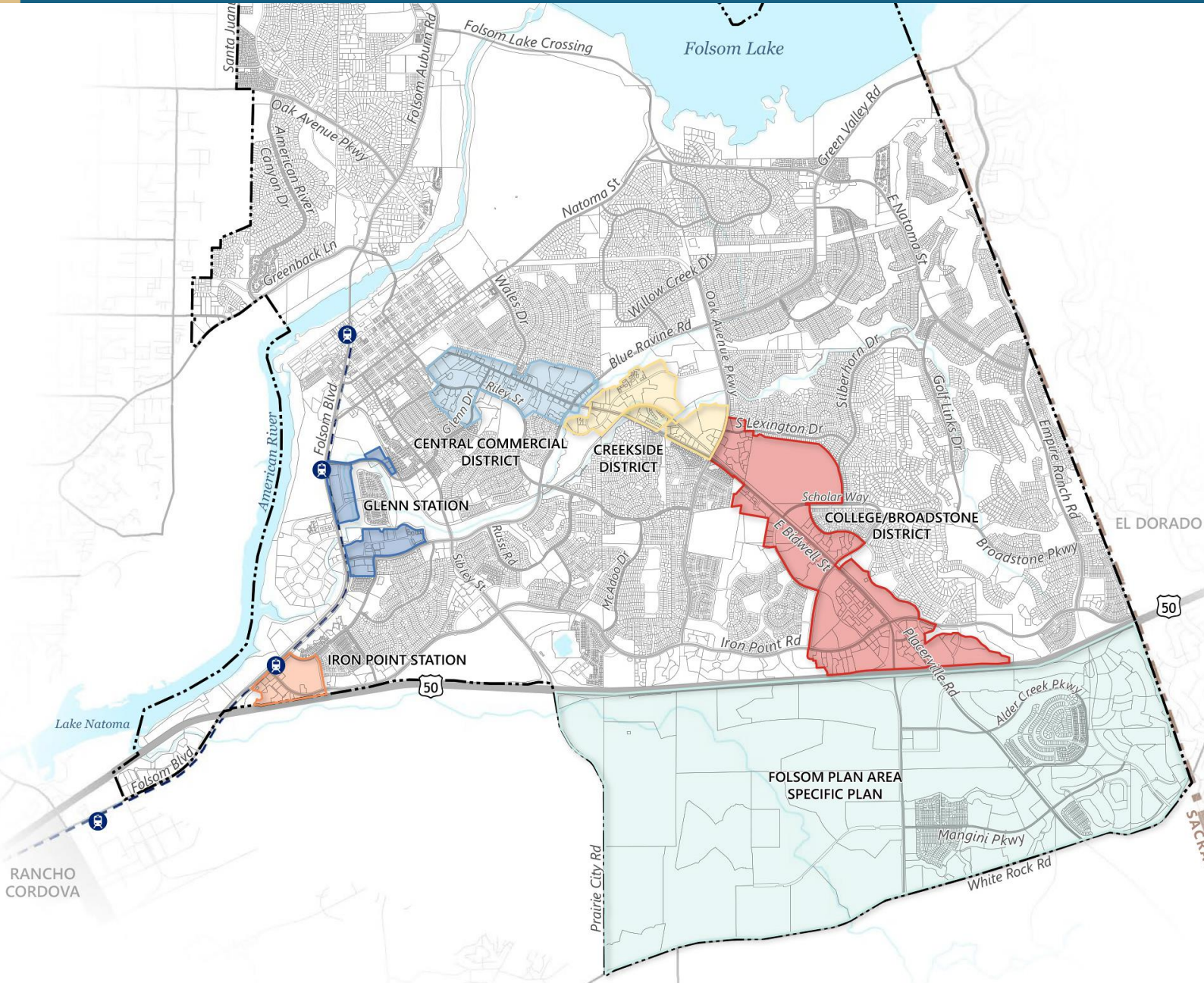
79% of Folsom residents commute to other areas outside the city for work

81% of the people working in Folsom commute into the city



Project Overview

Project Area

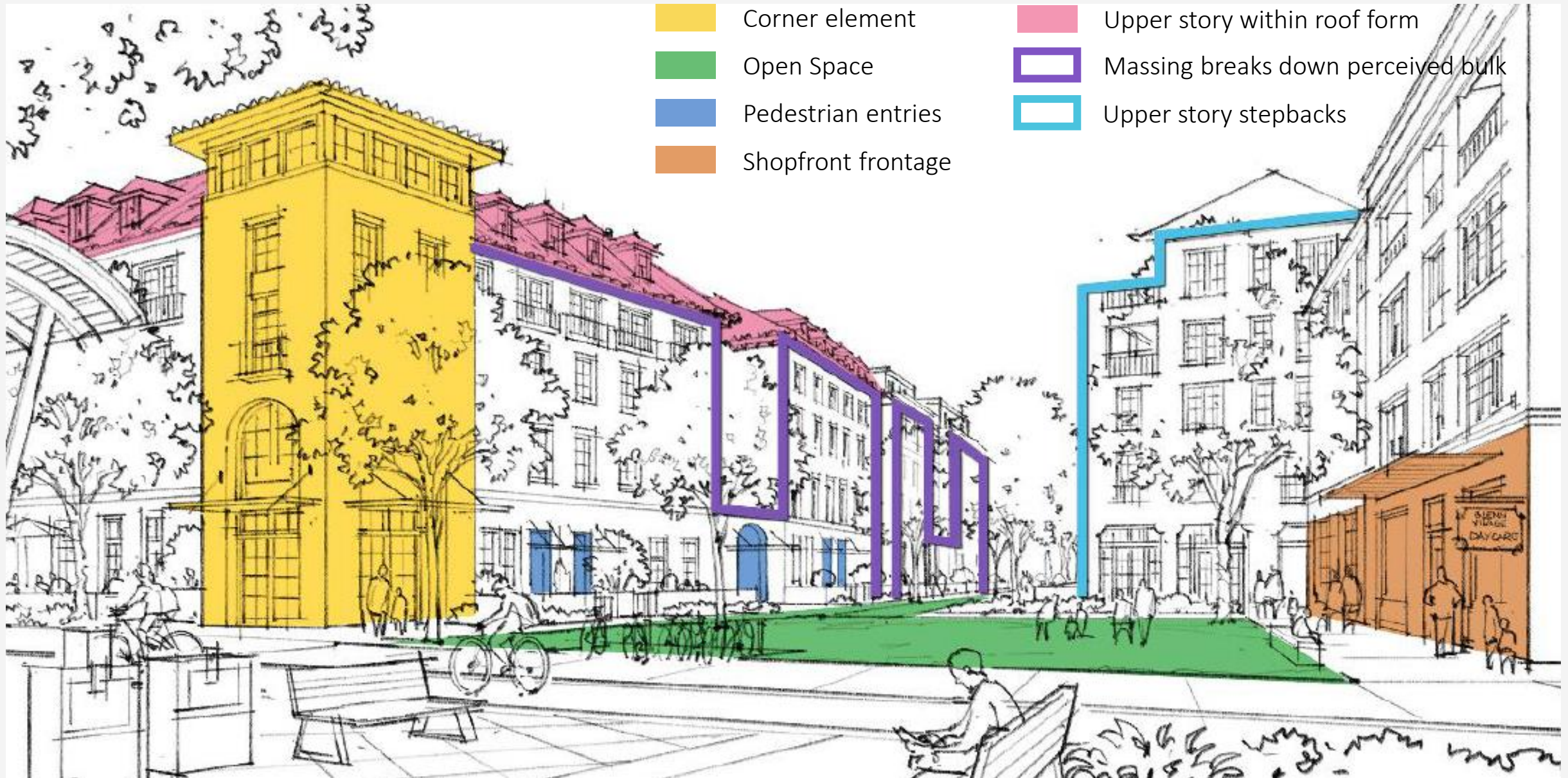


Area	Potential Housing Capacity (units)
Glenn Station	746
Iron Point Station	1,034
Central Commercial	1,867
Creekside	446
College/Broadstone	1,031
Folsom Plan Area Specific Plan	1,882
Total	6,046

Project Overview

- Key Project Components:
 - General Plan Land Use Element Amendment
 - Folsom Plan Area Specific Plan Amendment
 - General Plan Mobility Element Amendment
 - General Plan Implementation Element Amendment
 - Environmental Analysis

Objective Design Standards – Related Project



Land Use Element Update

2035 General Plan – Proposed Amendments

Land Use Element – Summary

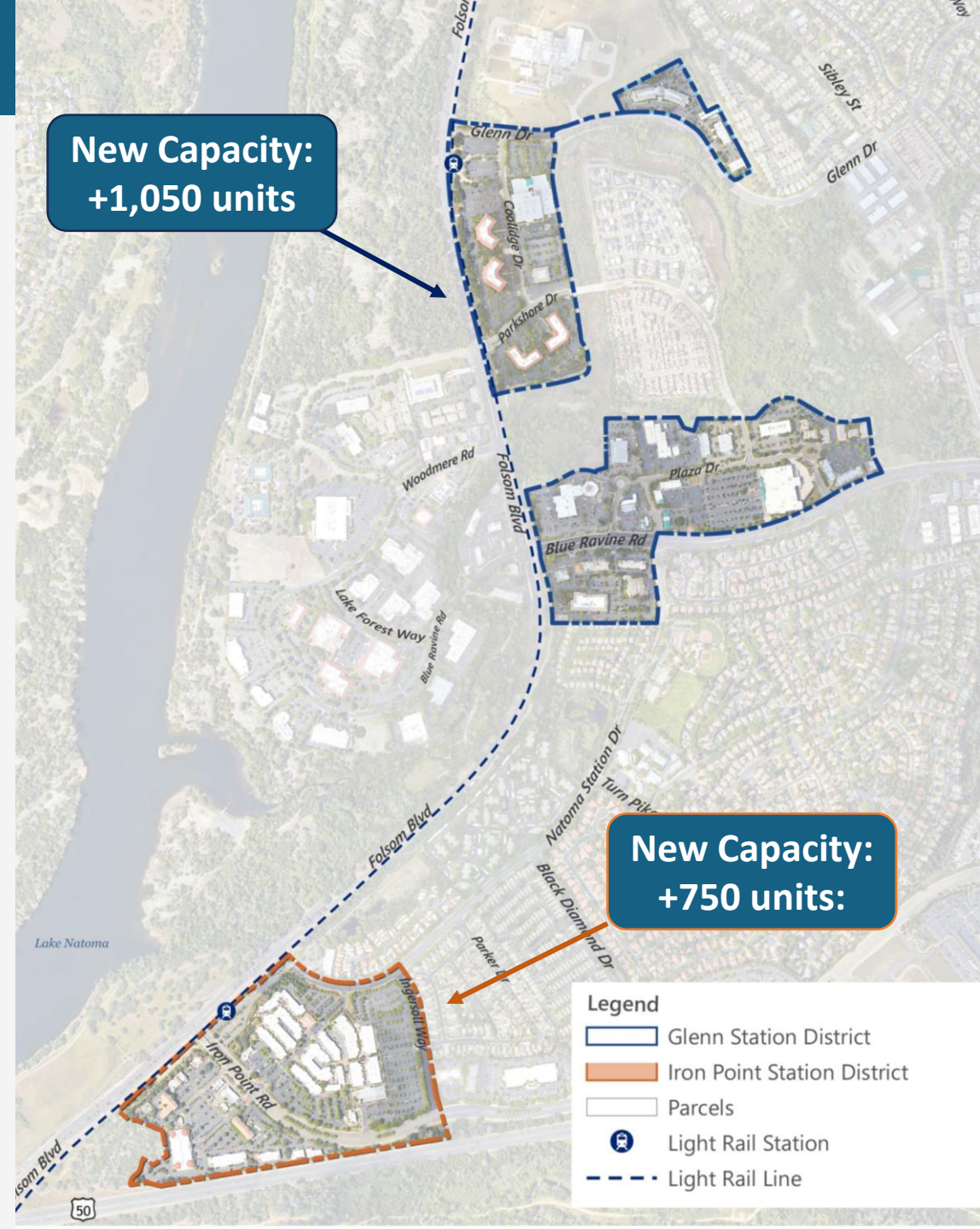


- Folsom Boulevard Transit-Oriented Development (TOD) Overlay - *New*
- East Bidwell Corridor (EBC) Overlay – *Modified*
- Folsom Plan Area Specific Plan Town Center (TC) Overlay Combining District - *Modified*
- New Policies LU 1.1.17 through LU 1.1.20 to allow flexibility

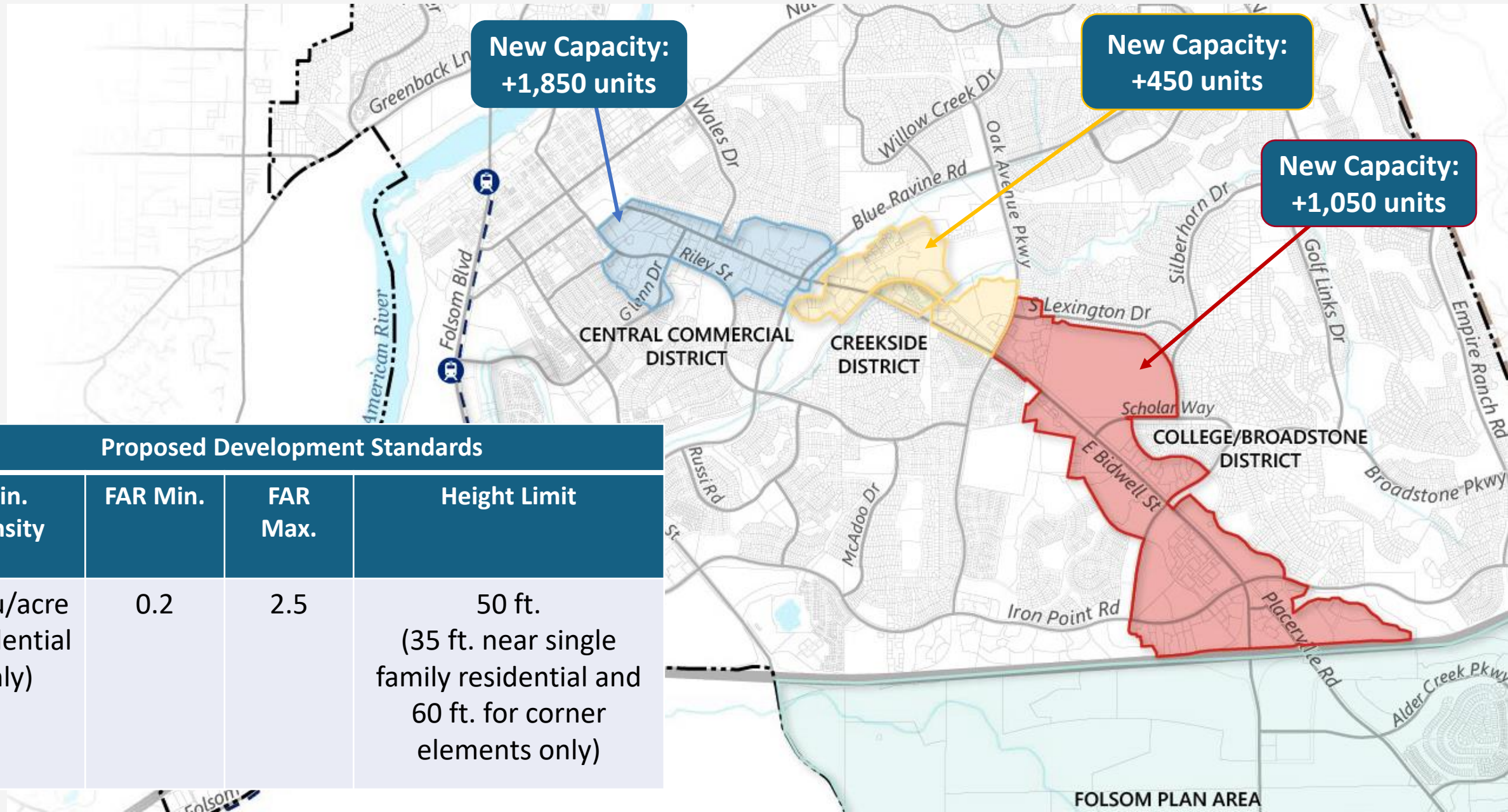
TOD Overlay (New)

- Establish new Transit-Oriented Development overlay at SACOG Transit Priority Areas
- New development subject to the following standards:

Proposed Development Standards			
Min. Density	FAR Min.	FAR Max.	Height Limit
30 du/acre (residential only)	1.0	3.0	60 ft. (70 ft. for corner elements only)



East Bidwell Corridor Mixed Use Overlay (Modified)



Proposed Development Standards

Min. Density	FAR Min.	FAR Max.	Height Limit
30 du/acre (residential only)	0.2	2.5	50 ft. (35 ft. near single family residential and 60 ft. for corner elements only)

Folsom Plan Area Specific Plan

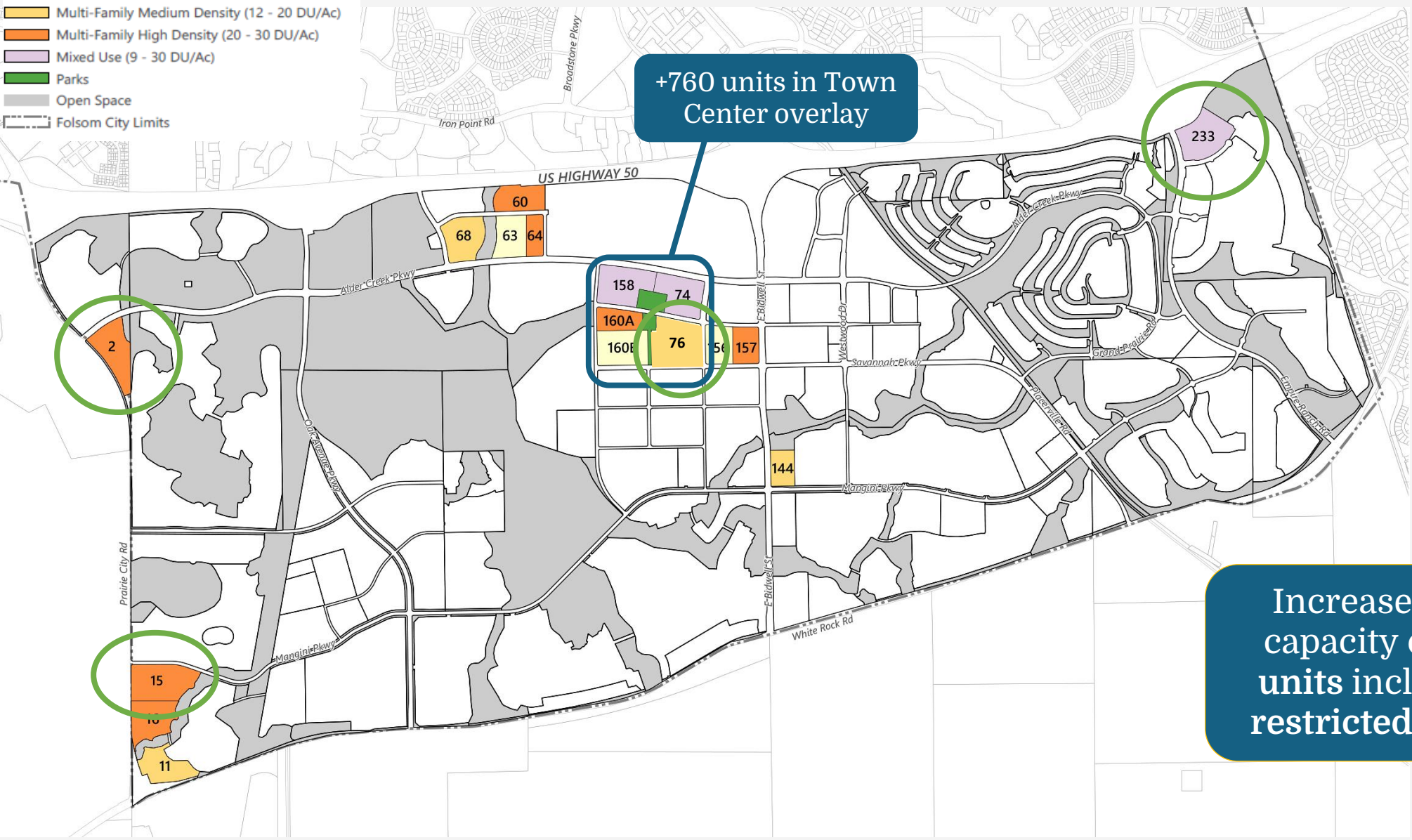
Proposed Amendments

Summary of FPASP Amendments

- Increase residential development capacity of sites throughout the Plan Area, including within the Town Center Overlay District
- Increase the number of sites designated for High Density Multi-Family and Mixed-Use
- Increase maximum density and FAR standards for the Folsom Plan Area Town Center Overlay
- Include “roundabout prioritization policies” in the FPASP Circulation Section
- Minor clean up revisions to the FPASP that removed outdated information and consolidate duplicable land use information in the text

Actions	Change in Res. Units
Amend Land Use Designations of Industrial, Commercial Sites to High Density Multi-Family	+970
Increase Maximum Allowable Density within the Town Center Overlay	+760
Increase Unit Allocations to Existing Multi-Family Sites throughout FPASP	+152
Total	+1,882

- Multi-Family Low Density (7 - 12 DU/Ac)
- Multi-Family Medium Density (12 - 20 DU/Ac)
- Multi-Family High Density (20 - 30 DU/Ac)
- Mixed Use (9 - 30 DU/Ac)
- Parks
- Open Space
- Folsom City Limits



+760 units in Town Center overlay

Increased total potential capacity of 1,882 housing units including 890 deed-restricted affordable units

Folsom Plan Area Specific Plan Amendments

Affordable Housing in FPASP

- Deed-restrict several parcels in the Folsom Plan Area to only allow lower-income affordable housing.
- MOU signed with commitment to 890 deed-restricted affordable units



*Renderings of Main Street Plaza Apartment Project by Meta Housing
Image Source: City of Roseville*

Mobility Element Update

2035 General Plan – Proposed Amendments

GP Mobility Element – New Policies

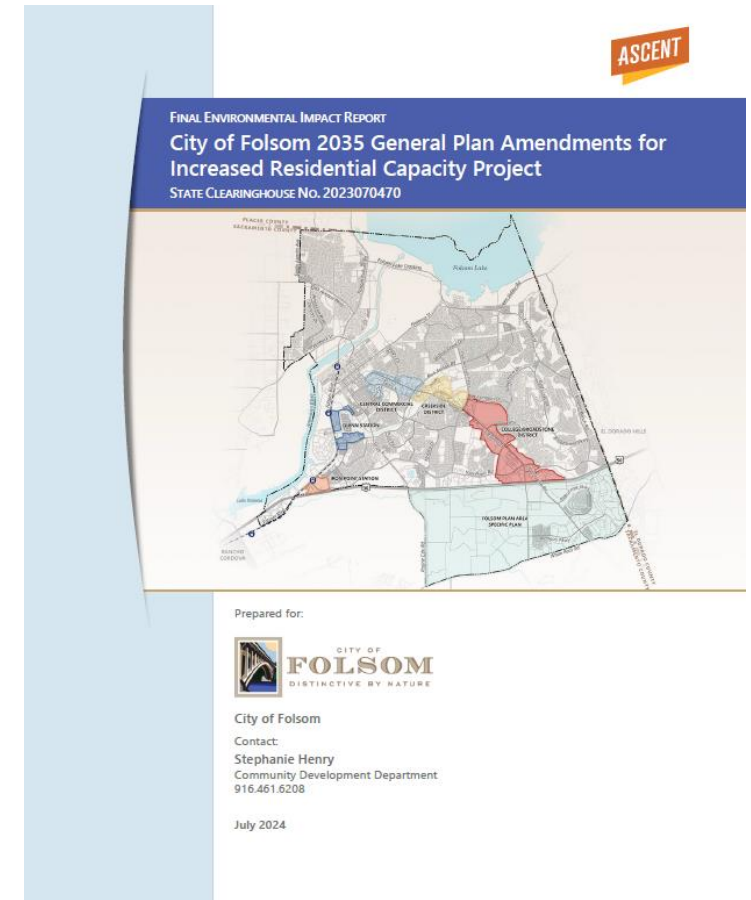
- **Prioritize roundabouts as the primary form of intersection control:**
 - M.4.10 Prioritization of Roundabouts
 - M.4.11 Traffic Calming
- **Adopt a Local Road Safety Plan**
 - Required by State in order qualify for Highway Safety Improvement Program funds
 - Policy M.4.1.12
 - GP Policy Implementation Program M-13



Environmental Analysis

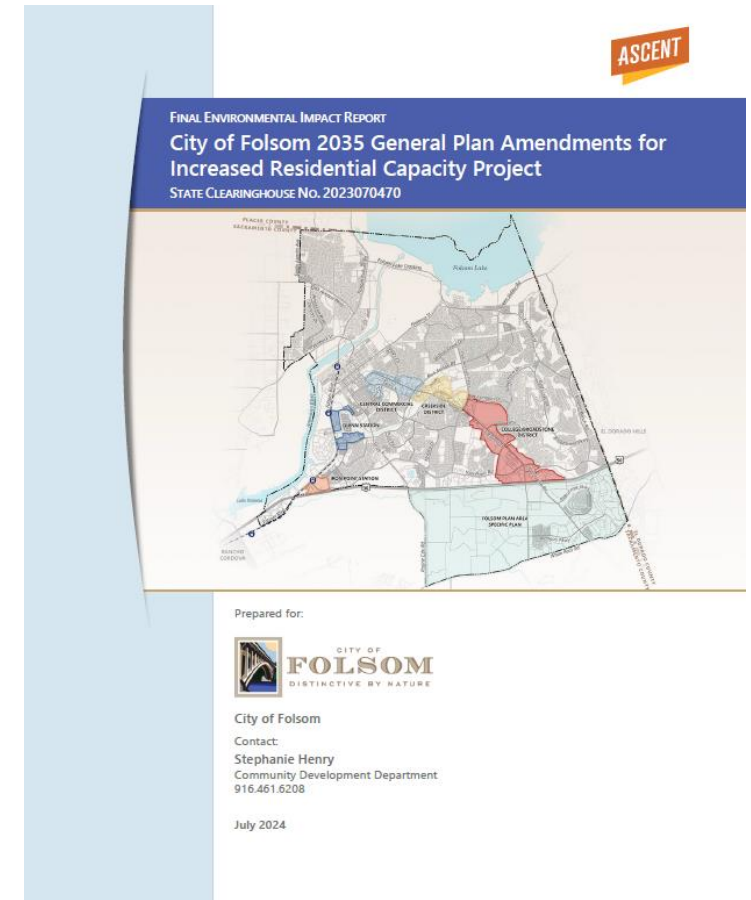
Subsequent Environmental Impact Report (EIR)

- Pursuant to CEQA Guidelines Section 15162, a SEIR should be prepared if an EIR has been certified for a project, but one or more conditions are met.
- Original EIR:
 - 2035 General Plan EIR certified in August 2018
 - Folsom Plan Area Specific Plan EIR certified in June 2011.
- SEIR evaluated if environmental impacts of changes to the adopted General Plan and Zoning Code would result in any new or substantially more severe significant impacts.



Subsequent Environmental Impact Report (EIR)

- Aesthetics
- Air Quality
- **Cultural and Tribal Cultural Resources**
- Energy
- Greenhouse Gas Emissions
- Land Use and Planning
- **Noise and Vibration**
- Population and Housing
- Public Services
- **Transportation**
- **Utilities and Service Systems**



Cultural and Tribal Resources

- Tribal consultation via AB 52 and SB 18
- Consulted with United Auburn Indian Community of Auburn Rancheria
- New General Plan implementation programs:
 - NCR-9: Management of Tribal Cultural Resources
 - NCR-10: Confidentiality of Tribal Cultural Resources
- SEIR Finding: less than significant impact, no new or more severe impacts



- SEIR used water demand factors from the City's Urban Water Management Plan.
- Multi-family development is more efficient than single-family.
- Water supply north of Highway 50:
 - Existing surplus: 11,000 AFY
 - Project demand: 900 AFY
 - Remaining surplus: 10,100 AFY

Water Demand Factors Acre Feet per Year (AFY)

Single-Family



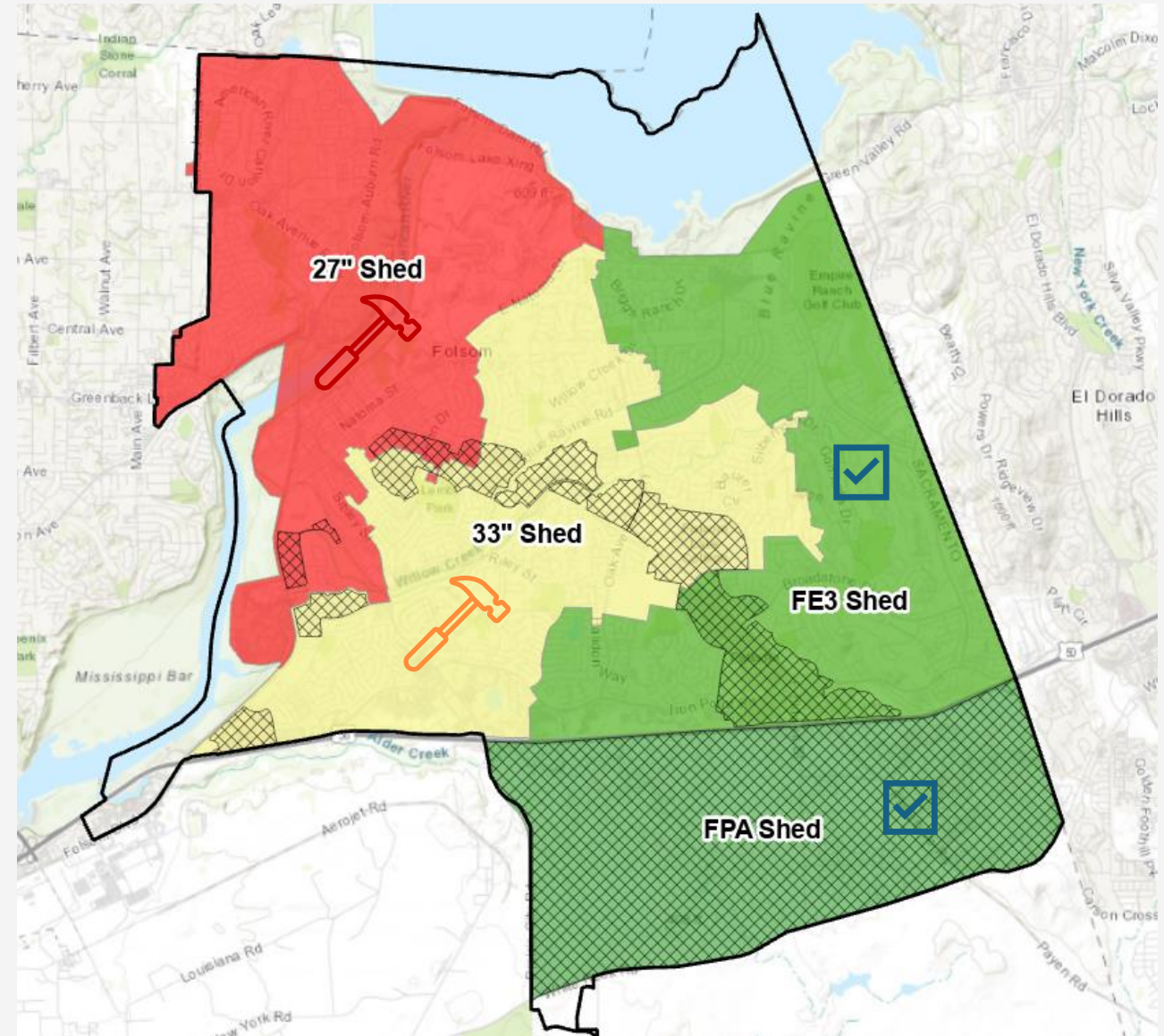
0.41 AFY

Multi-Family



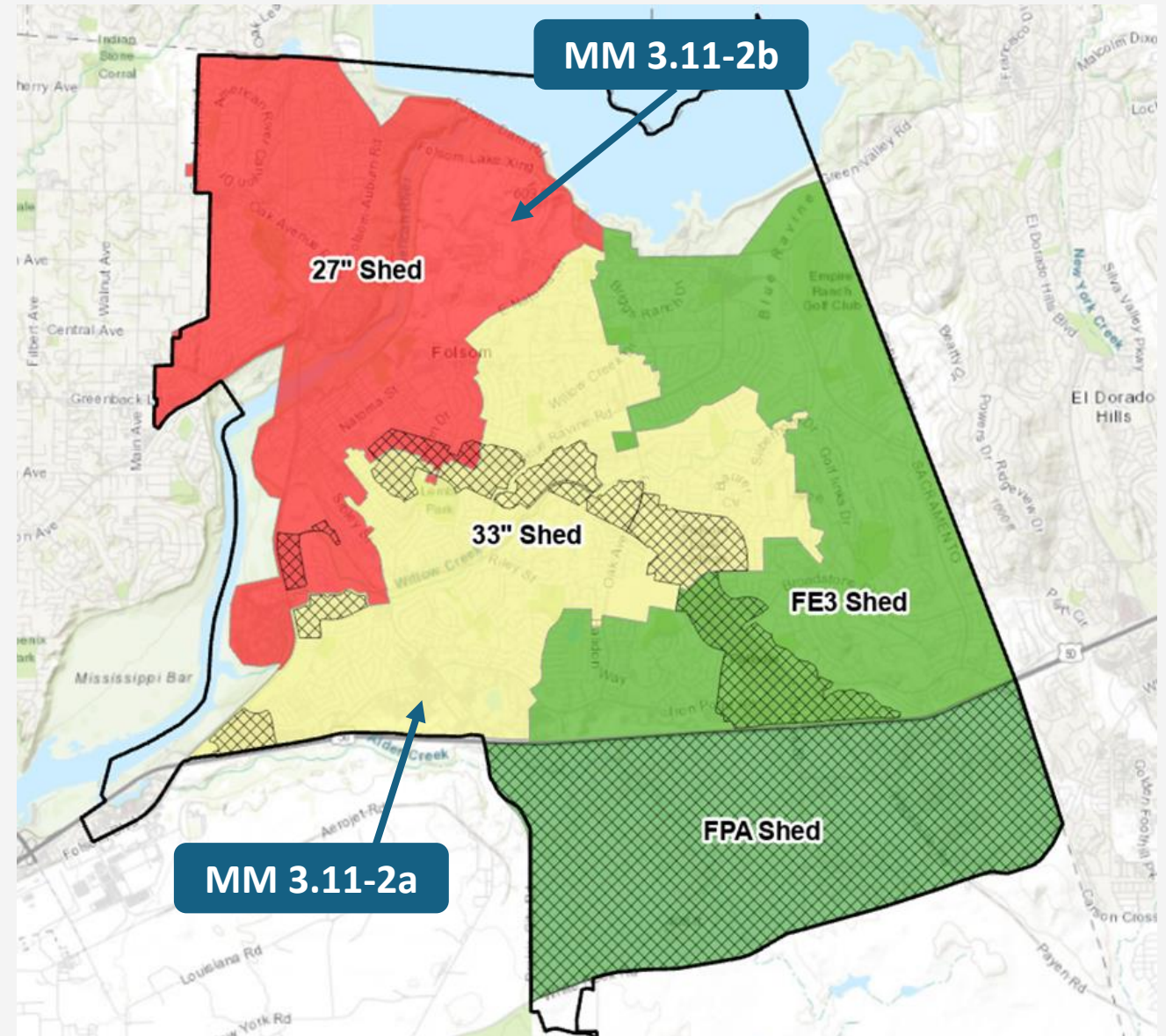
0.22 AFY

- ☑ **FPA Sewer Shed** – adequate capacity with the project.
- ☑ **FE3 Sewer Shed** – adequate capacity with the project.
- ↗ **33-inch Sewer Shed** – would require localized improvements.
 - Mitigation Measure 3.11-2a
- ↗ **27-inch Sewer Shed** – almost at capacity with recent City improvements. Over capacity with project.
 - Mitigation Measure 3.11-2b



Wastewater Mitigation Measures

- **Mitigation Measure 3.11-2a:**
Implement Localized Improvements
in the 33-Inch Shed
- **Mitigation Measure 3.11-2b:**
Develop and Implement a
Wastewater Conveyance Master
Plan for the 27-Inch Shed
- **SEIR Finding:** less than significant
with mitigation, no new or more
severe wastewater impacts



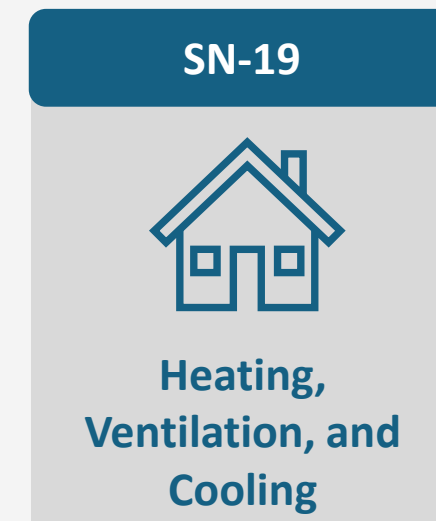
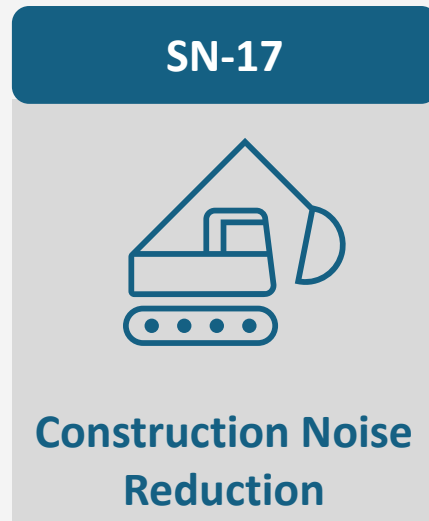
Transportation/GHG

- ✓ Project would increase VMT efficiency
- ✓ Increased efficiency results in reduced greenhouse gas emissions as compared to the General Plan.
- ✓ SEIR Finding: less than significant for transportation and GHG, no new or more severe significant impacts



Noise and Vibration

- Potentially significant impacts for:
 - Construction noise
 - Construction vibration
 - Heating, ventilation, and air conditioning noise
- Mitigation Measures included as General Plan Implementation programs:



- SEIR Finding: less than significant with mitigation for new General Plan implementation programs, no new or more severe noise impacts.

- **Certification of the final Subsequent Environmental Impact Report (SEIR)**
- **Adoption of General Plan and FPASP land use amendments:**
 - Increase minimum density and maximum FAR standards for the East Bidwell Corridor Mixed-Use Overlay
 - Establish a new Transit-Oriented Development Overlay designation and associated development standards.
 - Increase the residential development capacity of specified sites in the Folsom Plan Area, especially within the Town Center District.
 - Increase the number of sites in the Folsom Plan Area for mixed-use and multi-family high density housing.
 - Increase maximum FAR standards for the Folsom Plan Area Town Center Overlay.
 - Include “roundabout prioritization” policies in the General Plan Mobility Element and the FPASP Circulation Section.
 - Minor clean up revisions to the FPASP that removed outdated information and consolidate duplicable land use information in the text.

- Evaluated project at its July 24, 2024 special meeting
- No members of the public spoke at the meeting
- One comment letter was provided by a member of the public concerning potential traffic noise, which the consultant addressed at the meeting
- Commission focused on:
 - Sustainability of affordable housing funds
 - Reduced vehicle miles traveled (VMT) and traffic impacts
 - SacSewer timeline for Folsom Plan Area sewer infrastructure
 - Consultation with United Auburn Indian Community
- Commission Voted to Recommend Certification of the SEIR and Approval of the Project (6-0-0-1)

Recommended Actions

1. Move to approve Resolution No. 11250 to certify the Final Subsequent Environmental Impact Report for the 2035 City of Folsom General Plan Amendments Increased Residential Capacity Project and Related Actions, including adoption of the CEQA Findings of Fact, and the Mitigation and Monitoring and Reporting Program; and
2. Move to approve Resolution No. 11251 to amend the 2035 City of Folsom General Plan as it relates to the increased residential capacity project and related actions;
3. Move to approve Resolution No. 11252 to amend the Folsom Plan Area Specific Plan as it relates to the increased residential capacity project and related actions; and
4. Direct the Community Development to prepare Objective Design and Development Standards (for the targeted areas) and Zoning Code Amendments to implement the project.

Questions?

Additional Information

RHNA Progress*

Income Level	RHNA Allocation	Progress to Date	Remaining RHNA
Very Low (0 - 50% AMI)	2,226	162	2,064
Low (51 - 80% AMI)	1,341	263	1,078
Moderate (81 – 120% AMI)	829	620	209
Above Moderate (> 120% AMI)	1,967	2,385	--
Total	6,363	3,430	3,351

*Progress as of December 2023

Affordable Housing Built in Folsom



Project Name	Year	Units
Vintage Willow Creek	2003	184
Creekview Manor	2007	138
Mercy Village (remodel)	2009	81
Forestwood	2011	55
Granite City	2012	80
Bidwell Pointe	2019	100
Canyon Terrace (Under Construction)	2019	10
Peterson Place	2019	72
Talavera Ridge*	2020	6
Bidwell Studios	2021	24
Bidwell Place	2021	75
Sage	2021	110
Mangini Place	2021	150
Vintage (Approved)	2023	136
Total		1,221

Affordable Housing Production

- ✓ 1,221 units since 2003
- ✓ 10 affordable housing loans
- ✓ Totaling \$35.5 million
- ✓ Funded from Affordable Housing Fund and other sources
 - Not from General Fund

Housing Types and the RHNA

**Above Moderate Income
(1,967 units)**

**Moderate Income
(829 units)**

**Lower Income
(3,567 units)**

Single-family homes



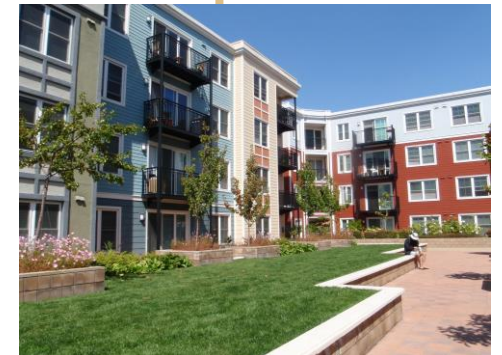
Townhomes



Duplexes



Accessory units



**Multi-family housing
(>30 units per acre)**

What does high density housing look like?



**Courtyard Townhomes -
Mission Meridian Village
South Pasadena, CA**

Density 40 du/ac
FAR 1.65



**Legacy at Livermore
Mixed-Use
Livermore, CA**

14,000 SF Commercial
Density: 55 du/ac
FAR 2.32



**Element 79
Apartments
El Dorado Hills, CA**

Density: 47 du/ac
FAR 2.13

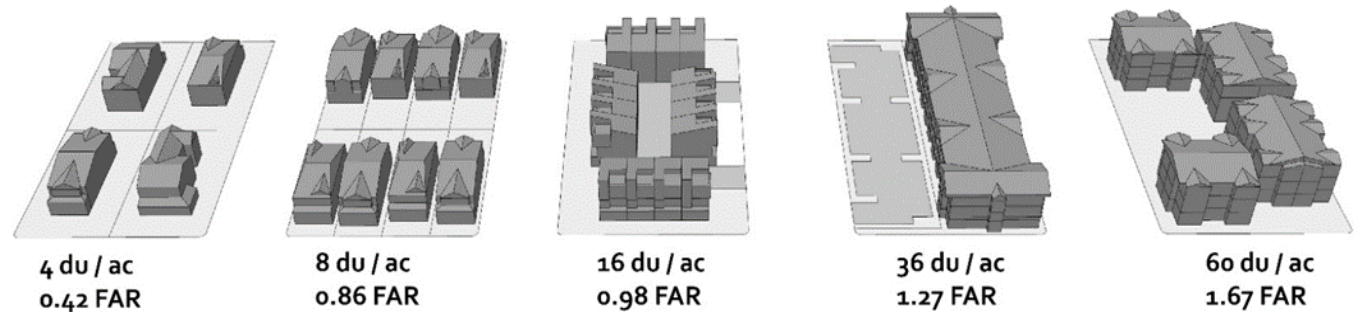


**Annex on Main Street
100% Affordable
Roseville, CA**

Density: 56 du/ac
FAR 1.6

Land Use Element

- Shift toward regulating maximum intensity of residential development through Floor Area Ratio (FAR)
- Increase minimum density to satisfy HCD capacity assumptions



New standards apply to:

**East Bidwell Corridor Mixed-Use Overlay
Proposed Transit Oriented Development Overlay
FPASP Town Center Overlay**

New Policies to Allow Flexibility

- LU 1.1.17 – Infill Below Minimum Standards
- LU 1.1.18 – Interim Zoning Consistency
- LU 1.1.19 – Development Intensity at Less than the Minimum Floor Area Ratio
- LU 1.1.20 – General Plan Density Regulations for Mixed Density Projects

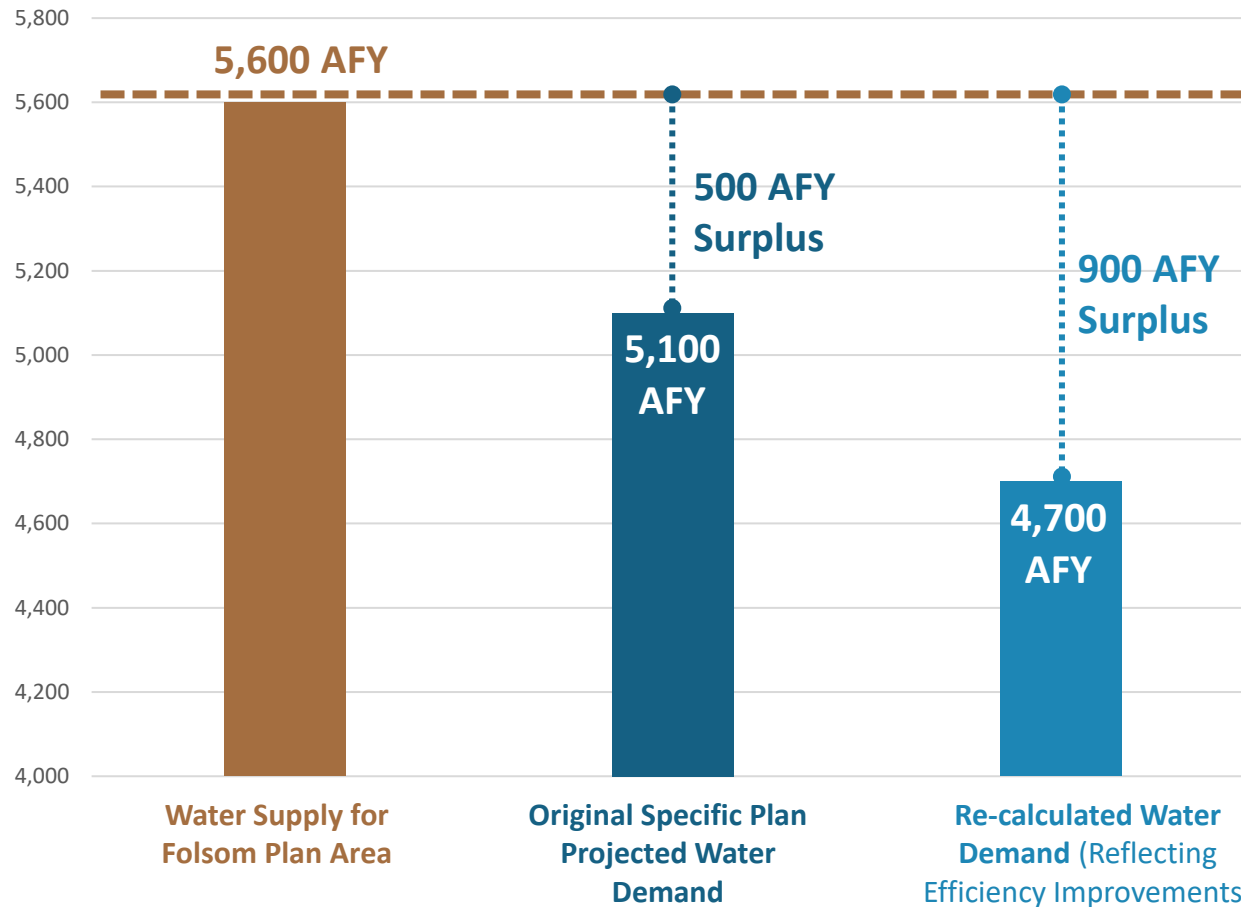
Town Center Overlay



- Increased unit allocations for all sites in Town Center overlay with residential capacity
- **Proposed development standards apply to only MHD and MU sites (★)**

Proposed Development Standards			
Min. Density	FAR Min.	FAR Max.	Height Limit
30 du/acre (residential only)	1.0	3.0	60 ft. (70 ft. for corner elements only)

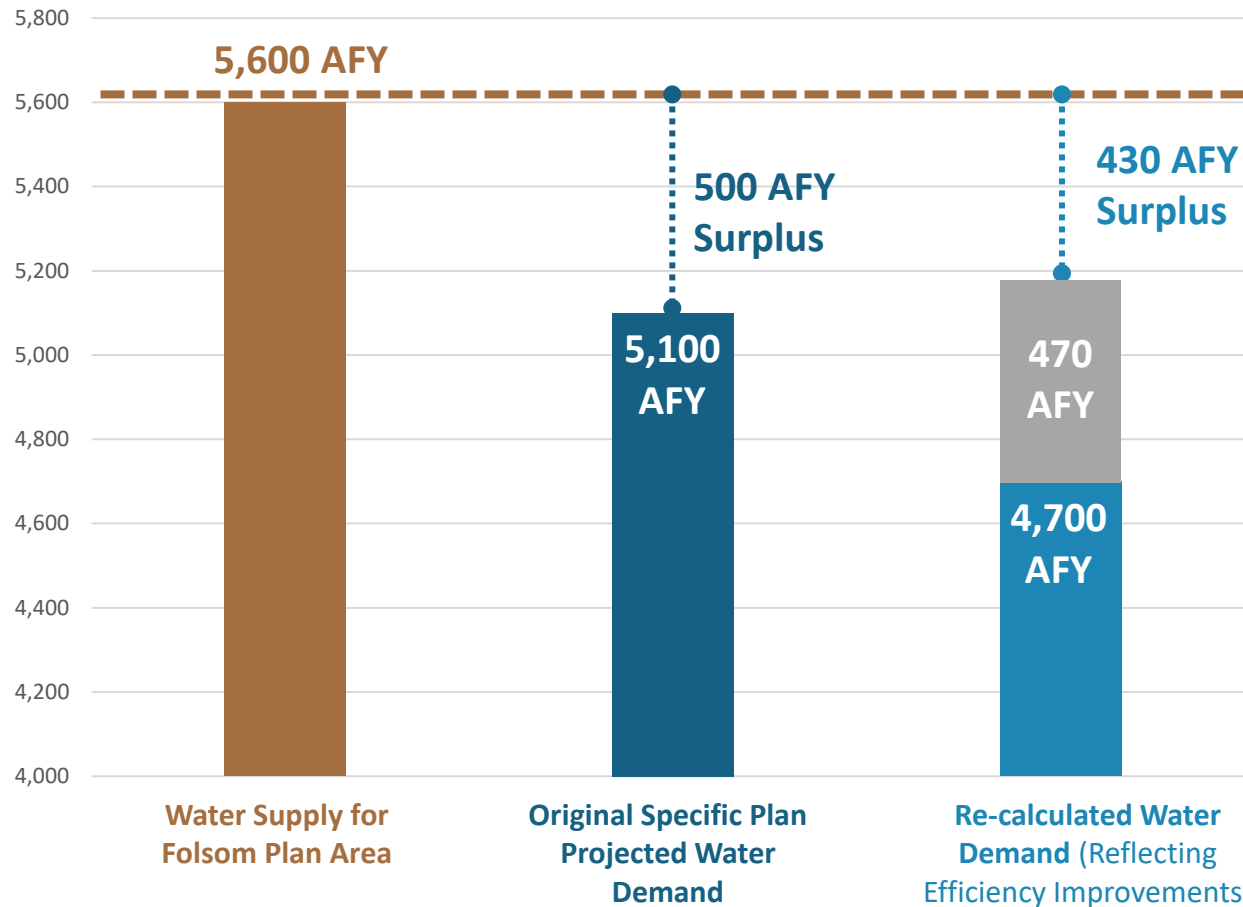
Water Supply



Folsom Plan Area Water Supply

Reduction in water usage of **400 AFY** from original Plan Area projections due to increased water efficiency

Technical Analysis – Water Supply



Source: PBI

Folsom Plan Area Water Supply

- ✓ Expected water demand from project: **470 AFY**
- ✓ Remaining surplus of **430 AFY**
- ✓ Sufficient water in Folsom Plan Area to accommodate the increased housing
- ✓ SEIR Finding: no new significant water supply impacts