

CITY OF
FOLSOM
DISTINCTIVE BY NATURE

PLANNING COMMISSION AGENDA
March 21, 2018
CITY COUNCIL CHAMBERS
6:30 p.m.
50 Natoma Street
Folsom, California 95630

CALL TO ORDER PLANNING COMMISSION: Vice Chair John Arnaz, Jennifer Lane, Kevin Mallory, Ross Jackson, Aaron Ralls, Thomas Scott, Chair Justin Raithe

Any documents produced by the City and distributed to the Planning Commission regarding any item on this agenda will be made available at the Community Development Counter at City Hall located at 50 Natoma Street, Folsom, California and at the table to the left as you enter the Council Chambers. The meeting is available to view via webcast on the City's website the day after the meeting.

PLEDGE OF ALLEGIANCE

CITIZEN COMMUNICATION: The Planning Commission welcomes and encourages participation in City Planning Commission meetings, and will allow up to five minutes for expression on a non-agenda item. Matters under the jurisdiction of the Commission, and not on the posted agenda, may be addressed by the general public; however, California law prohibits the Commission from taking action on any matter which is not on the posted agenda unless it is determined to be an emergency by the Commission.

MINUTES

The minutes of March 7, 2018 will be presented for approval.

PRESENTATION

1. **2035 Folsom General Plan Update Presented by Chelsey Payne with Mintier Harnish**

NEW BUSINESS

2. **2035 Folsom General Plan Draft Environmental Impact Report Public Workshop**

This is a public workshop regarding the Draft Environmental Impact Report (DEIR) for the 2035 Folsom General Plan (SCH #2017082054) and no action will be taken by Planning Commission on this project at this meeting. The project being assessed in the DEIR includes all actions necessary to provide a comprehensive update to the Folsom General Plan, including reorganizing and updating the existing General Plan. That plan addressed both mandatory General Plan elements required by state planning and zoning laws, and optional elements adopted by the City to address matters of local concern. The

Folsom 2035 General Plan would substantially revise and streamline the General Plan to address the mandated elements (Land Use, Circulation Conservation, Open Space, Noise, and Safety), and would include revised Land Use and Circulation Diagrams. The proposed 2035 General Plan would additionally add chapters related to Economic Prosperity, and Parks and Recreation. The Folsom General Plan Housing Element was previously updated in 2013, in compliance with State deadlines and is not proposed to be revised at this time. This Draft EIR will function as a first-tier environmental document that assesses the broad environmental impacts of future projects, with the understanding that subsequent environmental reviews will occur on a project-specific basis. As a first-tier document, this Draft EIR is intended to streamline the review of projects consistent with the Folsom 2035 General Plan, once it is approved, and to allow the scope of the environmental analysis for future projects to be narrowed.
(Project Planner, Scott A. Johnson, AICP, Planning Manager)

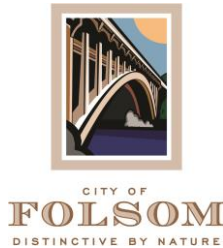
PLANNING COMMISSION / PLANNING MANAGER REPORT

The next Planning Commission meeting is scheduled for **April 4, 2018**. Additional non-public hearing items may be added to the agenda; any such additions will be posted on the bulletin board in the foyer at City Hall at least 72 hours prior to the meeting. Persons having questions on any of these items can visit the Community Development Department during normal business hours (8:00 a.m. to 5:00 p.m.) at City Hall, 2nd Floor, 50 Natoma Street, Folsom, California, prior to the meeting. The phone number is (916) 461-6203 and FAX number is (916) 355-7274.

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in the meeting, please contact the Community Development Department at (916) 461-6203, (916) 355-7274 (fax) or apalmer@folsom.ca.us. Requests must be made as early as possible and at least two-full business days before the start of the meeting.

NOTICE REGARDING CHALLENGES TO DECISIONS

The appeal period for Planning Commission Action: Any appeal of a Planning Commission action must be filed, in writing with the City Clerk's Office no later than ten (10) days from the date of the action pursuant to Resolution No. 8081. Pursuant to all applicable laws and regulations, including without limitation, California Government Code Section 65009 and or California Public Resources Code Section 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the City at, or prior to, the public hearing



PLANNING COMMISSION MINUTES
March 7, 2018
CITY COUNCIL CHAMBERS
6:30 P.M.
50 Natoma Street
Folsom, CA 95630

CALL TO ORDER PLANNING COMMISSION: Vice Chair John Arnaz, Jennifer Lane, Ross Jackson, Aaron Ralls, Thomas Scott, Kevin Mallory, Chair Justin Raithel

ABSENT: None

CITIZEN COMMUNICATION: None

MINUTES: The minutes of February 21, 2018 were approved as submitted.

NEW BUSINESS

1. **PN 18-046, Addition of Madeleine Moseley to the Historic Street Name List and Determination that the Project is Exempt from the California Environmental Quality Act (CEQA)**

The applicant, Ian Cornell, has proposed that the name “Madeleine Moseley” be added to the Historic Street Name list. The project is exempt from environmental review under Section 15061(b)(3) of the CEQA Guidelines (Review for Exemption). **(Project Planner, Stephanie Henry Traylor, Senior Planner)**

COMMISSIONER SCOTT MOVED TO APPROVE THE ADDITION OF THE STREET NAME OF MADELEINE MOSELEY (OR THE TWO NAMES: MADELEINE AND MOSELEY) TO THE FOLSOM HISTORIC STREET NAME LIST AS DOCUMENTED IN ATTACHMENT 1 WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL PROJECT FINDINGS A & B, AND CEQA FINDING C.

COMMISSIONER LANE SECONDED THE MOTION, WHICH CARRIED THE FOLLOWING VOTE:

AYES: ARNAZ, LANE, JACKSON, RALLS, SCOTT, MALLORY, RAITHEL
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

2. **PN 17-426, Syblon Reid Office Building – Commercial Design Review and Determination that the Project is Exempt from the California Environmental Quality Act (CEQA)**

A Public Hearing to consider a request from the Syblon Reid General Contracting Engineers for approval of a Design Review Application for development of a 6,815-square-foot single-story office

building at 1130 Sibley Street. The General Plan land-use designation is IND (Industrial/Office Park) and the zoning classification for the site is M-1 (Light Industrial District). The project is categorically exempt from the California Environmental Quality Act (CEQA) under Section 15332 of the CEQA Guidelines, In-Fill Development Projects. **(Project Planner: Principal Planner, Steve Banks / Applicant: Syblon Reid General Contract Engineers)**

COMMISSIONER ARNAZ MOVED TO APPROVE THE SYBLON REID OFFICE BUILDING PROJECT (PN 17-426), WHICH INCLUDES DEVELOPMENT OF A 6,815-SQUARE-FOOT SINGLE-STORY OFFICE BUILDING AT 1130 SIBLEY STREET WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B, CEQA FINDINGS C-E, DESIGN REVIEW FINDINGS F&G, AND CONDITIONS OF APPROVAL 1-43, WITH THE MODIFICATION OF CONDITION NO. 21 WITH "Per Exhibit A, the owner/applicant..."

COMMISSIONER JACKSON SECONDED THE MOTION, WHICH CARRIED THE FOLLOWING VOTE:

AYES: ARNAZ, LANE, JACKSON, RALLS, SCOTT, MALLORY, RAITHEL
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

3. **PN 17-420, Mangini Ranch Villages 8 and 9 Subdivision Planned Development Permit Modification and Residential Design Review**

A Public Hearing to consider a request from Lennar for approval of a Planned Development Permit Modification and Residential Design Review Application for 181 single-family residential units located within the Village 8 and 9 portion of the previously approved Mangini Ranch Phase 1 Subdivision. Specifically, the applicant is requesting approval of a Planned Development Permit Modification to increase the maximum lot coverage from 50% to 51% for 39 of the 181 lots within the subdivision. In addition, the applicant is requesting design review approval of seven (7) master plans for the Village 8 and Village 9 portions of the Mangini Ranch Phase 1 Subdivision. The Mangini Ranch Phase 1 Subdivision project was previously determined to be exempt from the Environmental Quality Act (CEQA) by Section 15182 of the CEQA Guidelines on June 23, 2015. **(Project Planner: Principal Planner, Steve Banks / Applicant: Lennar)**

COMMISSIONER SCOTT MOVED TO APPROVE THE PLANNED DEVELOPMENT PERMIT MODIFICATION TO INCREASE THE MAXIMUM LOT COVERAGE FOR 39 OF THE 181 RESIDENTIAL LOTS WITHIN THE SUBDIVISION FROM 50% TO 51% AS ILLUSTRATED ON ATTACHMENT 3 FOR THE MANGINI RANCH VILLAGES 8 AND 9 SUBDIVISION PROJECT; AND MOVE TO APPROVE THE DESIGN REVIEW APPLICATION FOR 181 SINGLE-FAMILY RESIDENTIAL UNITS AS ILLUSTRATED ON ATTACHMENTS 2 THROUGH 8 FOR THE MANGINI RANCH VILLAGES 8 AND 9 SUBDIVISION PROJECT WITH THE FOLLOWING FINDINGS AND CONDITIONS (NO. 1-14).

COMMISSIONER JACKSON SECONDED THE MOTION, WHICH CARRIED THE FOLLOWING VOTE:

AYES: ARNAZ, LANE, JACKSON, RALLS, SCOTT, RAITHEL
NOES: MALLORY
ABSTAIN: NONE
ABSENT: NONE

4. **PN 17-160 Folsom Corporation Yard Sphere of Influence and Annexation Draft Environmental Impact Report Public Workshop**

The project includes a Sphere of Influence Amendment, General Plan Amendment, Prezone, and Annexations and Detachments from various jurisdictions. The 58-acre site includes 36.03 acres for the future corporation yard, 16.25 acres for SouthEast Connector right-of-way, and 5.12 acres to realign

Scott Road. In addition, a 0.8-acre easement is included in the project but is not in the SOIA/annexation area. The project site is located, at the southeast corner of Prairie City Road and White Rock Road, just west of Scott Road in Sacramento County, California. The project is solely to facilitate the development of a new corporation yard for the City of Folsom which would be designated as Public and Quasi-Public Facility and rezoned Industrial (M-2). This is a public workshop on the Draft Environmental Impact Report and no action will be taken by the Planning Commission on this project at this meeting. (Project Planner, Scott A. Johnson, AICP, Planning Manager) **(Project Planner, Scott A. Johnson, AICP, Planning Manager)**

NO ACTION WAS REQUIRED BY THE PLANNING COMMISSION FOR THIS PROJECT AT THIS MEETING

PLANNING MANAGER REPORT

None

RESPECTFULLY SUBMITTED,

Kelly Mullett, OFFICE ASSISTANT

APPROVED:

Justin Raithel, CHAIRMAN



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

COMMUNITY DEVELOPMENT DEPARTMENT

DATE: 3/21/18 Planning Commission Meeting
TO: Chairman and Planning Commissioners
FROM: Community Development Department

Item #1

A 2035 Folsom General Plan Update will be presented by Chelsey Payne from Mintier Harnish.

DATE: March 17, 2018
TO: Chairman & Planning Commissioners
FROM: Community Development Department
SUBJECT: **Planning Commission Workshop:
General Plan Draft Environmental Impact Report**

BACKGROUND/ISSUE

The General Plan provides the framework for land use decisions in the City of Folsom and includes goals, policies, and programs on a wide range of topics. This introduction describes the structure and purpose of the Folsom General Plan and it introduces the concepts, issues, and themes of the General Plan.

When Folsom incorporated in 1946, development was largely restricted to the Historic District. By 1980, 35 years later, development had expanded east and north of the Historic District on both sides of the American River and the city limits had expanded to most of their present day extent. When the last General Plan was adopted in 1988, Folsom had gone through a massive expansion; the city grew from a population of 5,800 in 1970 to 23,000 in 1988 – quadrupling in size in less than 20 years. The 1988 General Plan guided Folsom’s continued growth for almost 30 years. Now, in 2018, Folsom has over 77,000 residents and has nearly filled its city limits north of Highway 50. The City annexed 3,585 acres south of Highway 50 in 2012.

Folsom has many urban assets, including regional shopping destinations, a walkable and historic downtown, and high-capacity transit while still offering residents the parks, open space, and great schools associated with smaller communities. This 2035 General Plan is designed to protect and enhance Folsom’s assets, guide Folsom’s growth in the area south of Highway 50, strengthen existing neighborhoods, and provide a cohesive vision for the Folsom of 2035. To that end, and as part of the General Plan update process, the General Plan includes guiding principles that were created to capture comments received as part of the City’s General Plan outreach program.

Below are the Guiding Principles of the 2035 General Plan:

Guiding Principle #1: Maintain a close-knit, neighborly, family-friendly city with a small town feel

Preserve and enhance Folsom’s small town charm by ensuring Folsom remains a safe, attractive, family-friendly community with social gathering places where neighbors can meet and interact. Inherent to that small-town feel is the Historic District, a complete small town preserved within the larger city.

Guiding Principle #2: Focus on Historic Folsom’s Commercial District as a center of shopping, dining, and cultural attractions

Focus on maintaining Historic Folsom’s Commercial District as a vibrant mixed-use district that offers high-quality housing, a dynamic nightlife, and rich cultural experiences for residents, families, and visitors. Preserve and enhance the historic area’s pedestrian orientation, architectural integrity, and collection of unique, locally-owned businesses. Embrace the city’s rich historical Gold Rush heritage and connections to the historic railroad by conserving and enhancing historical and cultural amenities and attracting visitors through cultural events and programs.

Guiding Principle #3: Promote town centers as social gathering places

Promote mixed-use, walkable districts that serve as social gathering places for the community. Ensure that all residents have convenient access to town centers by establishing several throughout Folsom.

Guiding Principle #4: Promote the revitalization of aging commercial corridors

Encourage pedestrian-oriented infill and redevelopment of Folsom’s aging commercial corridors. Create mixed-use developments that take advantage of alternative transportation modes, where people can live, work, and shop.

Guiding Principle #5: Support the regional retail base

Expand Folsom’s role as a regional retail center that provides a broad range of goods to area residents, ensures financial security for the city, and supports the high level of community services that Folsom residents enjoy.

Guiding Principles #6: Enhance gateways into Folsom

Signify arrival into Folsom by enhancing the major entryways into the community with context-appropriate solutions including landscaping, public art, and design that strengthen Folsom’s unique identity.

Guiding Principle #7: Continue to be a premier recreation destination in Northern California

Enhance and expand Folsom’s role as a premier outdoor recreation destination in Northern California by continually improving cultural resource activities and programs, recreation opportunities and quality including new bicycle trails, parks and open space, and sports facilities.

Guiding Principle #8: Brand Folsom as the “Gateway to the Foothill Wine Region”

Capitalize on Folsom’s location near the wine country by expanding lodging and dining opportunities, and marketing Folsom as the “Gateway to the Foothill Wine Region.”

Guiding Principle #9: Provide all residents with opportunities to live an active, healthy, and green lifestyle

Promote healthy lifestyles by enhancing opportunities for physical activity, healthy eating, and sustainable living.

Guiding Principle #10: Provide for a range of attractive and viable transportation options, such as bicycling, walking, rail, and transit

Support higher-density, mixed use, transit-oriented development near light rail stations and in core areas where alternative transportation modes are planned. Support transportation improvements that allow and encourage more residents, workers, and visitors to walk, bike, or use transit.

Guiding Principle #11: Provide a range of housing choices for all generations

Provide for a range of housing choices to ensure Folsom is a community for all generations, where children can grow, raise families, and age in place.

Guiding Principle #12: Preserve the High Quality of Folsom's Neighborhoods

Preserve the high quality of Folsom's neighborhoods by maintaining quality housing stock, walkability, convenient access to parks and trails, attractive landscaping, and functional and efficient infrastructure.

Guiding Principle #13: Foster economic growth and diversity to become recognized as one of the smartest cities in the region

Build a thriving innovation-based economy that creates new jobs and welcomes businesses and entrepreneurship. Support the incubation of new startups as well as the efforts of Folsom Cordova School District and Folsom Lake College to provide quality education to the community and beyond. Foster partnerships between educational institutions and local employers to grow a highly-educated local workforce.

Guiding Principle #14: Commit to high-quality design

Promote development that strengthens the physical form of the city, enhances livability, incorporates sustainable design practices, and fosters a unique sense of place through context-sensitive design and commitment to high-quality execution.

Guiding Principle #15: Foster a sustainable community for the next generation's benefit.

Balance resource conservation with economic growth to ensure that meeting today's needs does not compromise the ability of the community to meet future needs. Lead by example in municipal projects and daily operations through City commitments and policies to advancing best practices in sustainability. Conserve resources and reduce operational costs without sacrificing quality of life.

Guiding Principle #16: Integrate the "old" and the "new" areas of the city.

Promote an integrated, cohesive city by connecting new development areas with the existing city fabric through pedestrian, bicycle, and transit linkages; harmonious design; and shared gathering places.

Guiding Principle #17: Embrace Folsom's Heritage

Embrace the city's rich historic and prehistoric heritage, preserving, restoring, maintaining, and enhancing heritage sites throughout the city.

Guiding Principle #18: Celebrate Folsom's Cultural Diversity

Recognize and celebrate the cultural diversity of Folsom residents.

Guiding Principle #19: Encourage citizen participation and good leadership

Facilitate active and meaningful community participation by maintaining a transparent and open government and actively seeking citizen input in the decision-making process. City government shall be guided by the public interest and be an active leader in maintaining and improving quality of life in Folsom.

The City of Folsom last updated its General Plan in 1988. The world has changed in many ways since then. The proposed General Plan responds to the trends of today as well as those that may affect the City in the future. The General Plan’s goals and policies take into account Folsom’s history, the Major Trends incorporated in the General Plan and the 19 Guiding Principles. The Draft Environmental Impact Report was prepared to analyze the environmental impacts of adoption of the 2035 General Plan as required by the California Environmental Quality Act. The 2035 General Plan does not change land uses or expand the existing city limits. Rather, the Plan seeks to build off Folsom’s successes, capture input from the community and create a policy framework that represents a cohesive vision for the Folsom of 2035.

The 2035 General Plan and Environmental Impact Report incorporates the Folsom Plan Area Specific Plan (FPASP) approved by the City Council in 2011. As stated in the DEIR, 77 percent of Folsom’s vacant land is located within the Folsom Plan Area. While the City Council has previously approved the Folsom Plan Area Specific Plan Environmental Impact Report the proposed General Plan includes the Folsom Plan Area vacant land in its analysis and has been incorporated into the DEIR.

POLICY/RULE

The General Plan Draft Environmental Impact Report was prepared and released for public review on March 7, 2018 under the authority of Public Resources Code § 21091(a) and the California Environmental Quality Act (CEQA) Guidelines Section 15087.

ANALYSIS

The evaluation of projects to determine their effects on the environment is required by the California Environmental Quality Act (CEQA). When a project could have a significant effect on the environment, the agency with primary responsibility over the approval of the project is required to prepare an Environmental Impact Report (EIR). Per the State CEQA Guidelines Section 15121, “[a]n EIR is an informational document which will inform public agency decision makers and the public generally of the significant environmental effects of a project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project.”

This EIR evaluates the environmental impacts that could result from implementation of the Draft City of Folsom 2035 General Plan (2035 General Plan). CEQA and the State CEQA Guidelines charge public agencies with the responsibility of avoiding or minimizing environmental damage that could result from implementation of a project, where feasible.

The Draft EIR was prepared for public circulation, review and comment and released on March 7, 2018. Following public review and comment, the Final EIR will be released to the public.

The Draft EIR addresses the following technical topics:

Land Use, Population, and Housing – The EIR analyzes the consistency of the proposed Folsom 2035 General Plan with existing regional land use plans and policies. Potential inconsistencies between the proposed City of Folsom 2035 General Plan and the Sacramento Area Council of Governments’ (SACOG) Metropolitan Transportation Plan and Sustainable Communities Strategy (MTP/SCS) and the Prairie City State Vehicular Recreation Area General Plan are discussed in this chapter.

Aesthetics and Visual Resources – The EIR includes a review of the aesthetic and visual resources potentially affected by the implementation of the 2035 General Plan, including a description of the existing visual character of the natural landscape, the built environment, and scenic corridors. This analysis includes a review of regulations, requirements, plans, and policies applicable to aesthetics and visual resources.

Agriculture & Forestry Resources – The EIR includes a review of agriculture and forestry resources potentially affected by the implementation of the 2035 General Plan, including a description of existing agricultural resources, potential conversion of farmlands, and possible conflicts with Williamson Act contracts. This analysis includes a review of regulations, requirements, plans, and policies applicable to agricultural and forestry resources.

Air Resources – The EIR includes a review of air resources potentially affected by the implementation of the 2035 General Plan. This analysis includes a review of regulations, requirements, plans, and policies applicable to the control of air pollutants and odors.

Biological Resources – The EIR includes a review of biological resources potentially affected by the implementation of the 2035 General Plan within the City of Folsom. This analysis includes a review of regulations, requirements, plans, and policies applicable to biological resources.

Cultural Resources – The EIR provides an evaluation of the potential historical, cultural, and paleontological resource effects of implementing the 2035 General Plan, including known and unknown historical and cultural resources within the 2035 Plan Evaluation Area.

Geology, Soils, and Mineral Resources – The EIR includes a review of geologic and soil resources potentially affected by the implementation of the 2035 General Plan, including existing soil and mineral resources within the City of Folsom, and seismically active faults in or bordering the city.

Global Climate Change- The EIR includes a review of current climate change science and greenhouse gas emissions (GHG) sources, a summary of applicable regulations and a quantification of GHG emissions generated by the implementation of the 2035 General Plan within the City of Folsom.

Hazards and Hazardous Materials- The EIR includes a review of the existing hazards and hazardous materials potentially affected by the implementation of the 2035 General Plan, including the existing environmental hazards within the city, hazardous or contaminated

sites, wildland fire hazards, and other safety concerns. This analysis includes a review of regulations, requirements, plans, and policies applicable to hazardous materials and wildland fire.

Hydrology and Water Quality – The EIR includes a review of rivers, streams, lakes, ponds, and groundwater resources within the City of Folsom that could be affected by the implementation of the 2035 General Plan. This analysis also includes a review of regulations, requirements, plans, and policies applicable to hydrology and water quality.

Noise and Vibration – The EIR includes a review of noise and vibration potentially affected by the implementation of the 2035 General Plan, including existing noise and vibration within the City of Folsom. This analysis includes a review of regulations, requirements, plans, and policies applicable to noise and vibration.

Public Services and Recreation – The EIR provides an evaluation of the potential environmental effects of implementing the proposed 2035 General Plan on recreation resources and public services, including fire and police protection, law enforcement, schools, libraries, and other City-operated facilities. This analysis includes a review of applicable regulations, requirements, plans, and policies.

Transportation and Circulation – The EIR evaluates potential impacts on local and regional transportation facilities. This analysis includes a review of regulations, requirements, plans, and policies applicable to the transportation system.

Tribal Cultural Resources – The EIR includes a Native American Heritage Commission (NAHC) search of the Sacred Lands File and consultation with the list of suitable tribal representatives and individuals that may have an interest in the project, as provided by NAHC.

Utilities and Service Systems– The EIR includes a review of the capacity and capabilities of the existing water, wastewater, and solid waste utility systems potentially affected by the implementation of the 2035 General Plan, including existing utilities and service systems serving the City of Folsom. This analysis includes a review of applicable regulations, requirements, plans, and policies.

Project Alternatives- Pursuant to Section 15126.6 of the State CEQA Guidelines, the Draft EIR evaluates a range of alternatives which would feasibly attain most of the basic objectives of the 2035 General Plan but would avoid or substantially lessen any of the significant environmental impacts identified in the Draft EIR.

Required CEQA Analysis – The CEQA Guidelines require that all EIRs contain an analysis of cumulative impacts to which the project might contribute. By requiring an evaluation of cumulative impacts, CEQA attempts to minimize the possibility that an EIR will overlook large-scale environmental impacts by only focusing on the effects of a single project. In this case, the Draft EIR analyzes the cumulative impacts of implementing the proposed 2035 General Plan.

The following is a summary of future actions (tentative):

- April 20, 2018- End of DEIR Comment Period
- May 20, 2018- Completion of Final EIR, Findings and Overriding Considerations
- June 6, 2018 - Planning Commission Hearing
- June 26, 2018 -City Council Adoption Hearing

Bob Klousner from Planning Partners, will present the highlights of the analysis and respond to any questions. No action by the Planning Commission is required at the March 21, 2018, 2035 General Plan Draft Environmental Impact Report Workshop.

Submitted,



Pam Johns

Community Development Director