

# Folsom Plan Area Specific Plan & Joint EIR/EIS

Folsom City Council Study Session  
26 April 2011



# Folsom Plan Area Specific Plan

- Section 1: Introduction
- Section 2: Setting
- Section 3: Vision
- Section 4: Land Use & Zoning
- Section 5: Housing Strategies
- Section 6: Town Center & Entertainment District
- Section 7: Circulation
- Section 8: Open Space

# Folsom Plan Area Specific Plan

- Section 9:Parks
- Section 10:Resource Management & Sustainability
- Section 11:Public Services & Facilities
- Section 12:Utilities
- Section 13:Implementation
- Appendix A:Development Standards
- Appendix B:General Plan Consistency



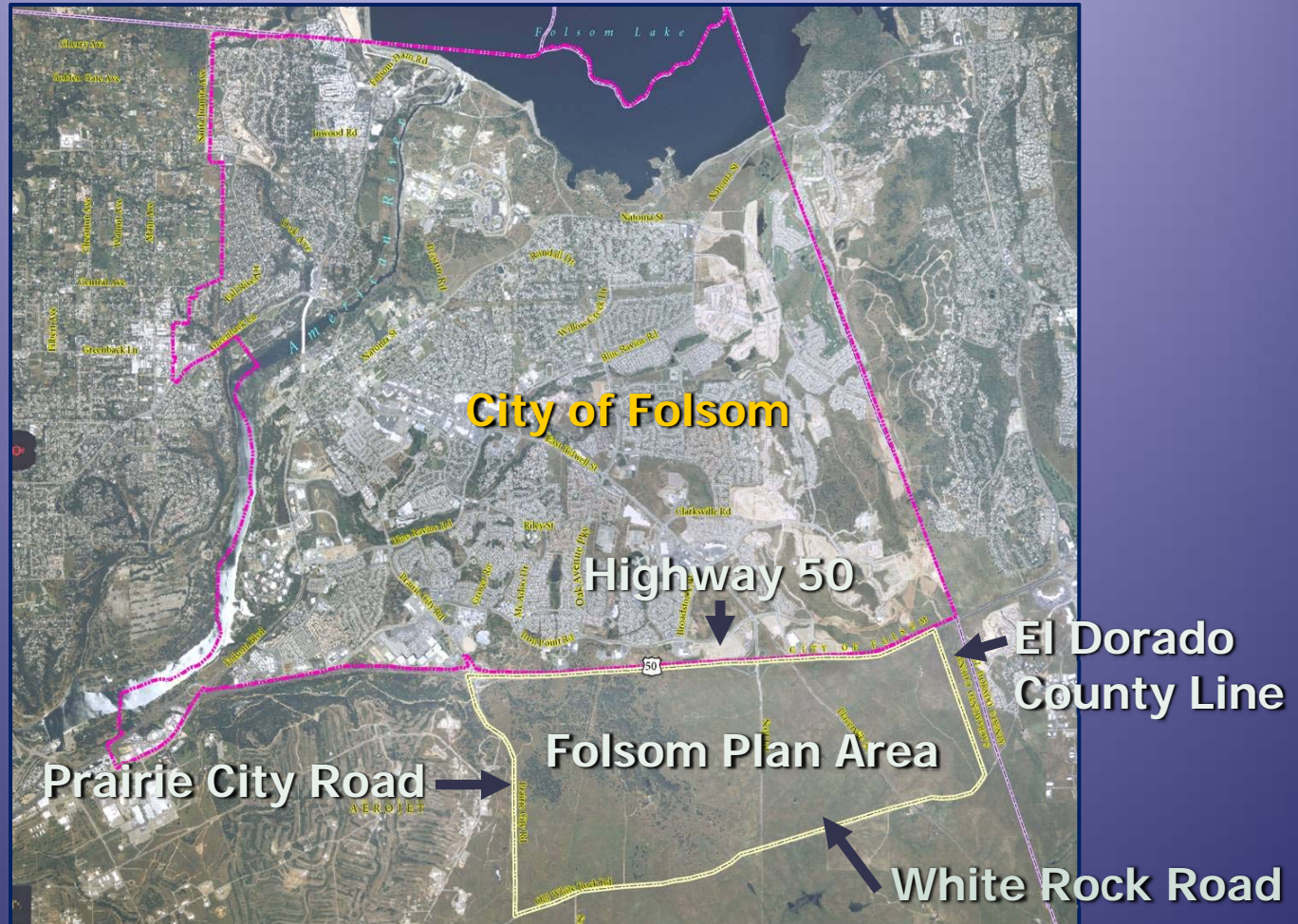


# INTRODUCTION





# Plan Area Location



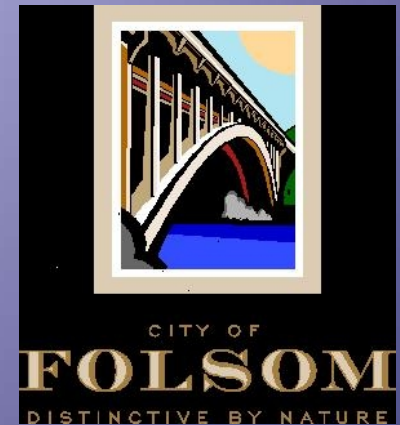
# Project History

- *Memorandum of Understanding and Sphere of Influence Amendment June 2001 providing for:*
  - Comprehensive planning
  - Public-stakeholder participation
  - Securing a water supply
  - Providing 30% open space
  - Preservation and/or mitigation of habitat
  - Provision of services
  - Good-faith negotiations with Sacramento County for tax sharing
- *Project Visioning & Public Participation initiated by City Council in June 2004:*
  - Variety of Residential Development Densities
  - Mixed Use, Walkable Communities
  - Variety of Commercial Development Types
  - Public and Semi-Public Uses
  - Open Space
  - Transportation/Circulation
  - Community Character
  - Jobs/Housing Balance



# Project History

- *Measure W and City Charter Amendment*
  - In November 2004, 69% of Folsom voters supported Measure W which set parameters for development south of Highway 50.
  - Following approval of Measure W, the City Charter was amended (Article 7.08): Requires the City Council to take the following actions prior to approval by LAFCo of annexation of the Plan Area:
    - Water supply
    - Transportation
    - Open Space
    - Schools
    - Development Plan
    - Public Notice
    - Implementation



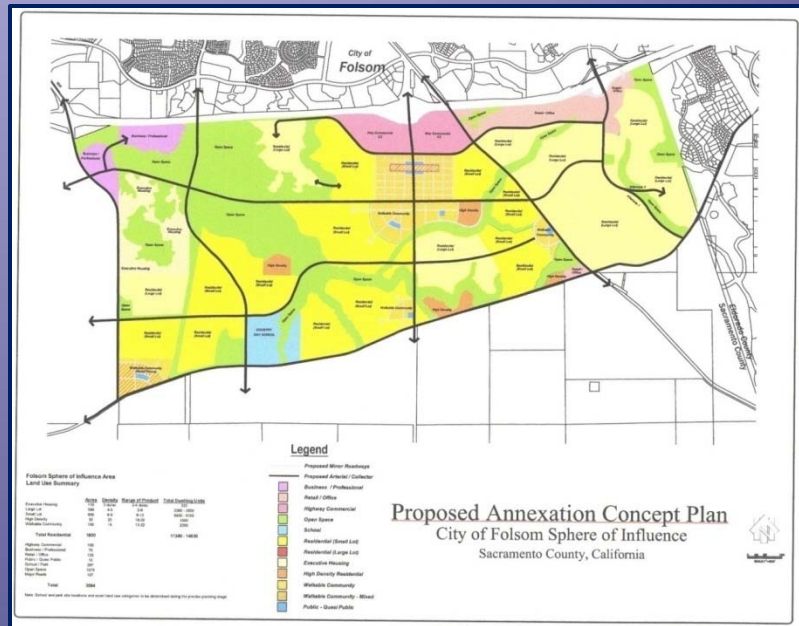


# Project History

## *City Council Annexation Concept Plan June 2005*

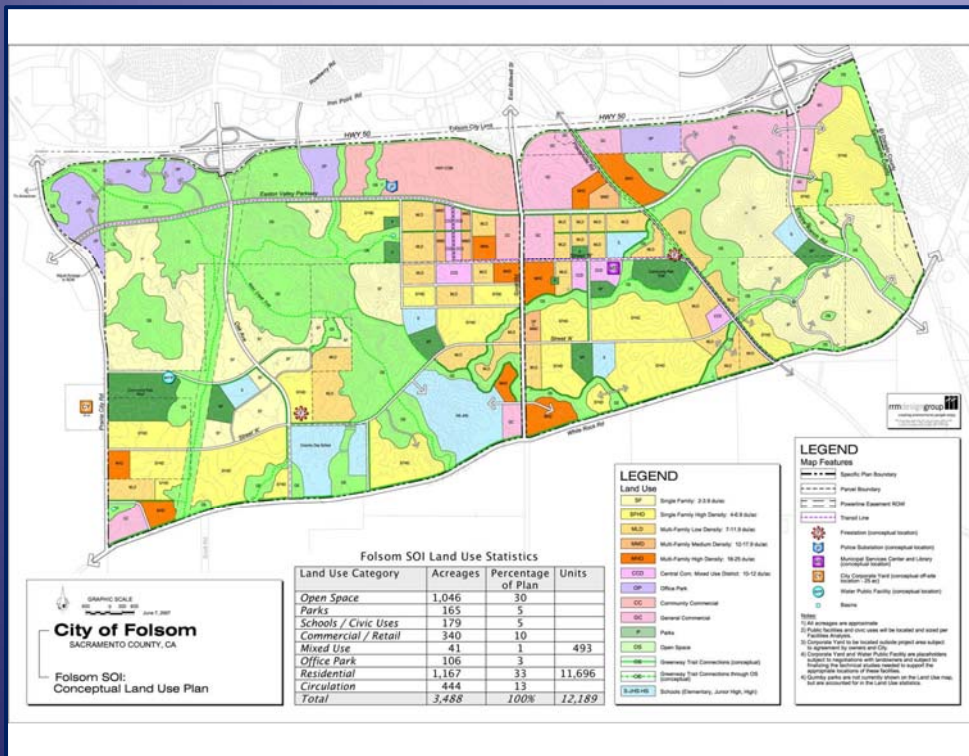
### *Summary:*

- Open space totaling 30% of the Plan Area.
- A central area with retail, services and high density residential.
- A variety of housing options.
- New residential dwelling units covering 1,800 acres.
- A variety of employment opportunities.
- Highway commercial of approximately 100 acres.
- Schools, parks, public and quasi-public buildings.
- Major roads and public transit .



# Project History

*Folsom SOI Conceptual Land Use Plan and Public Hearings June 2007 (based on SACOG Smart Growth Principles)*



## SACOG Smart Growth Principles:

- Principle 1: *Transportation Choices*
- Principle 2: *Housing Choices*
- Principle 3: *Compact Development*
- Principle 4: *Use Existing Assets*
- Principle 5: *Mixed Land Uses*
- Principle 6: *Natural Resource Conservation*
- Principle 7: *Quality Design*



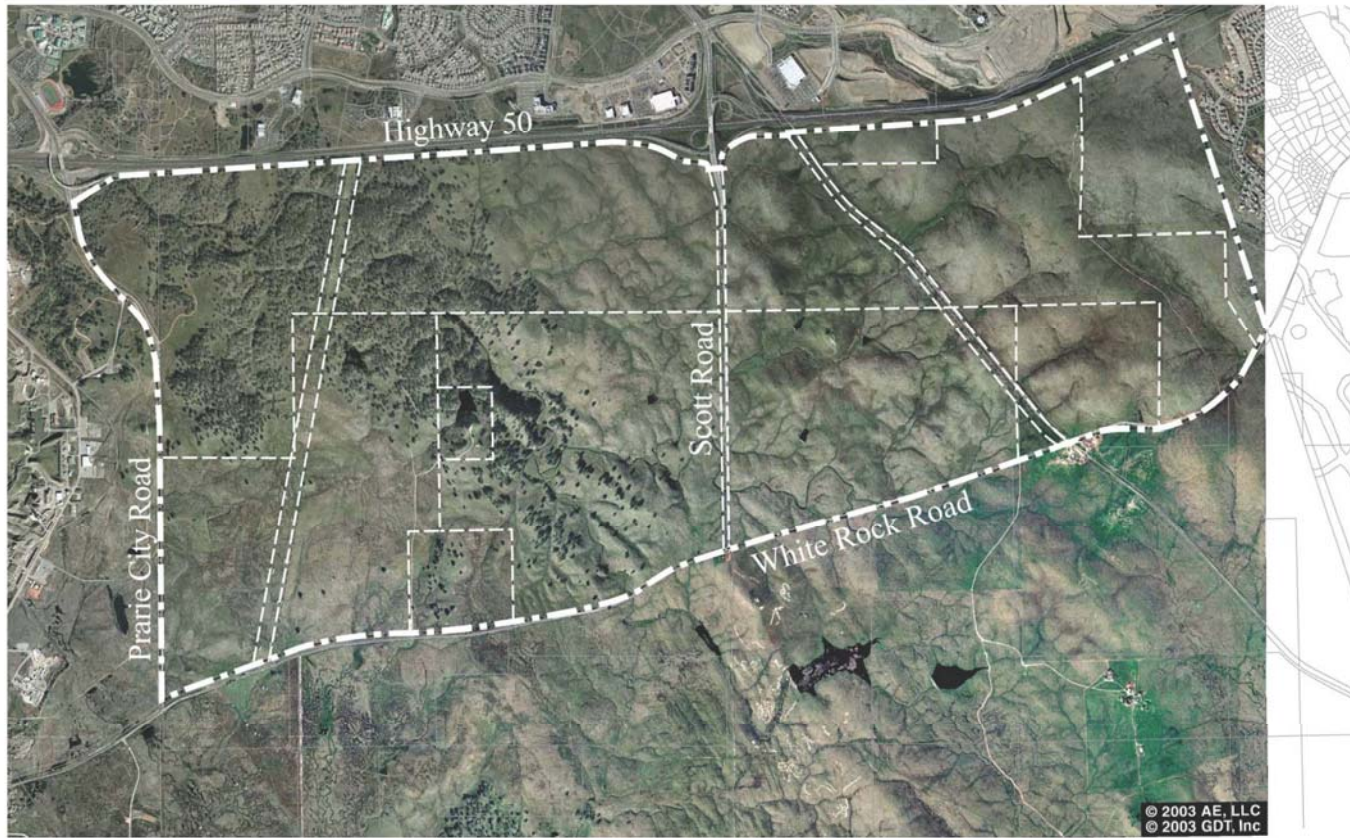
# SETTING





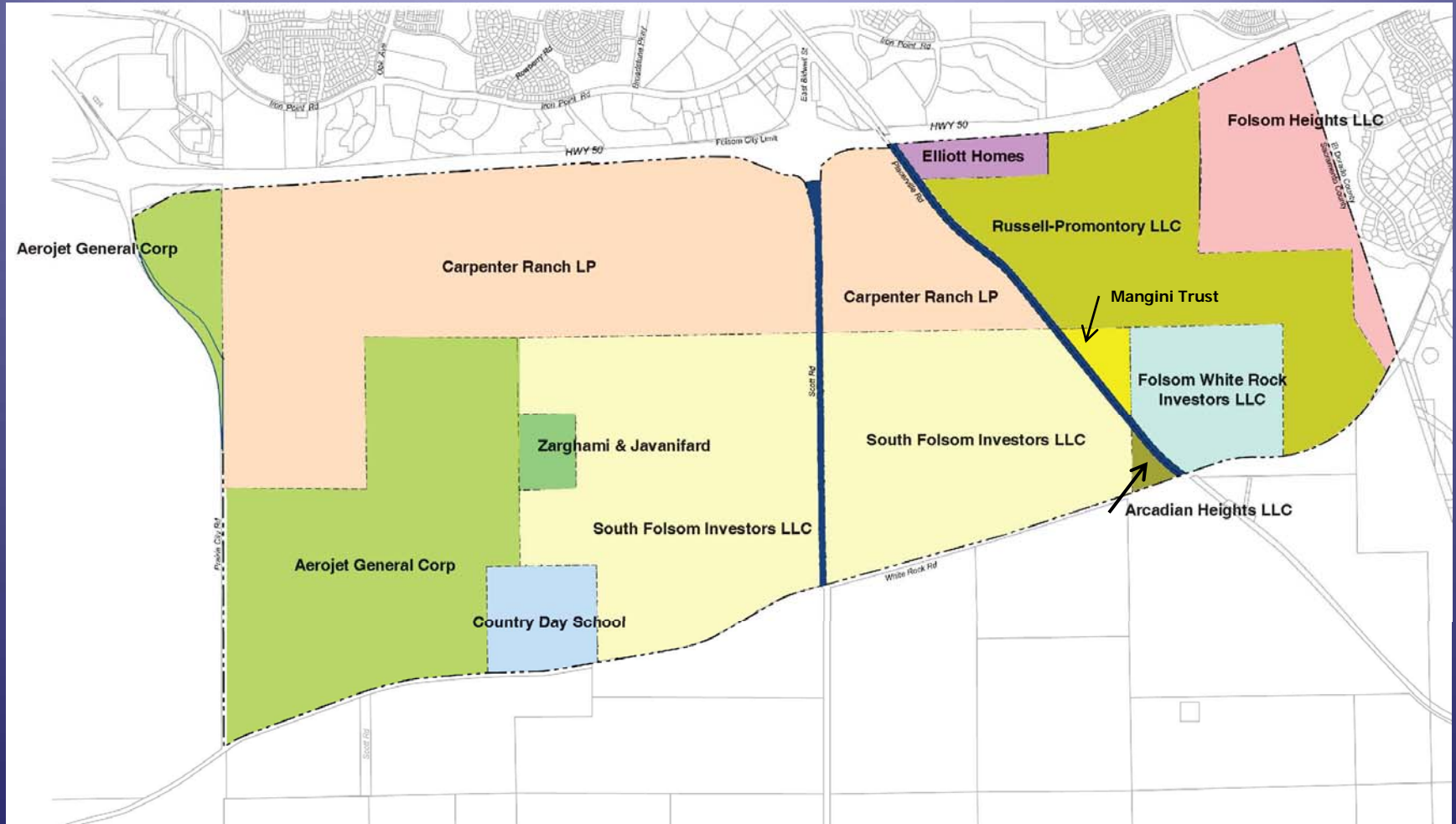
# Plan Area Boundary

*With Parcel Boundaries*



# Ownership

## Plan Area Property Owners





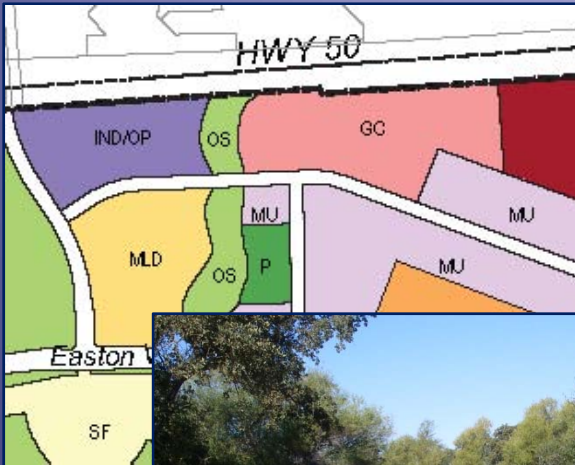
VISION





# Vision

Comprehensively  
Planned Community



Mix of Compatible Uses

- Housing Choices
- Commercial Variety
- Jobs/Housing Balance
- Open Space & Parks
- Public Facilities



Enhancing the Natural  
Environment



Compact Development  
(with Vibrant Town Center  
and Neighborhood Centers)



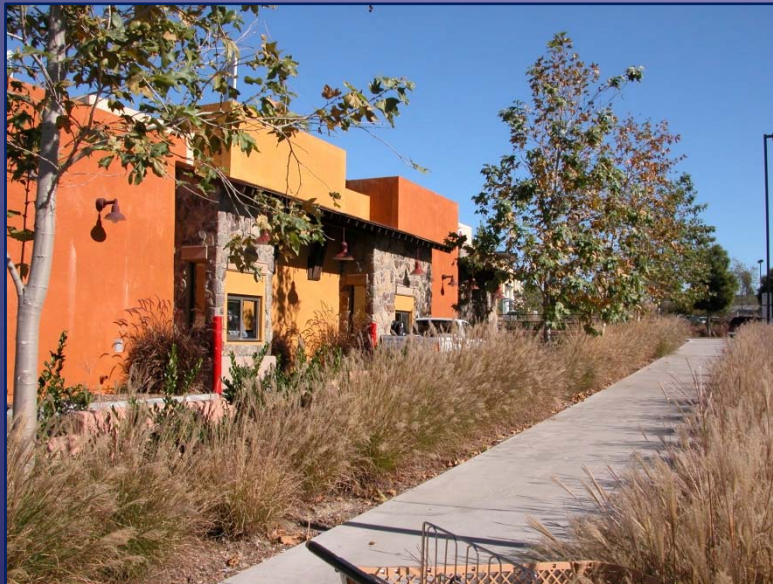
# Vision

## Transportation Options

- Public Transit
- Complete Streets
- Bikeways
- Pedestrian Trails



## Sustainable Design



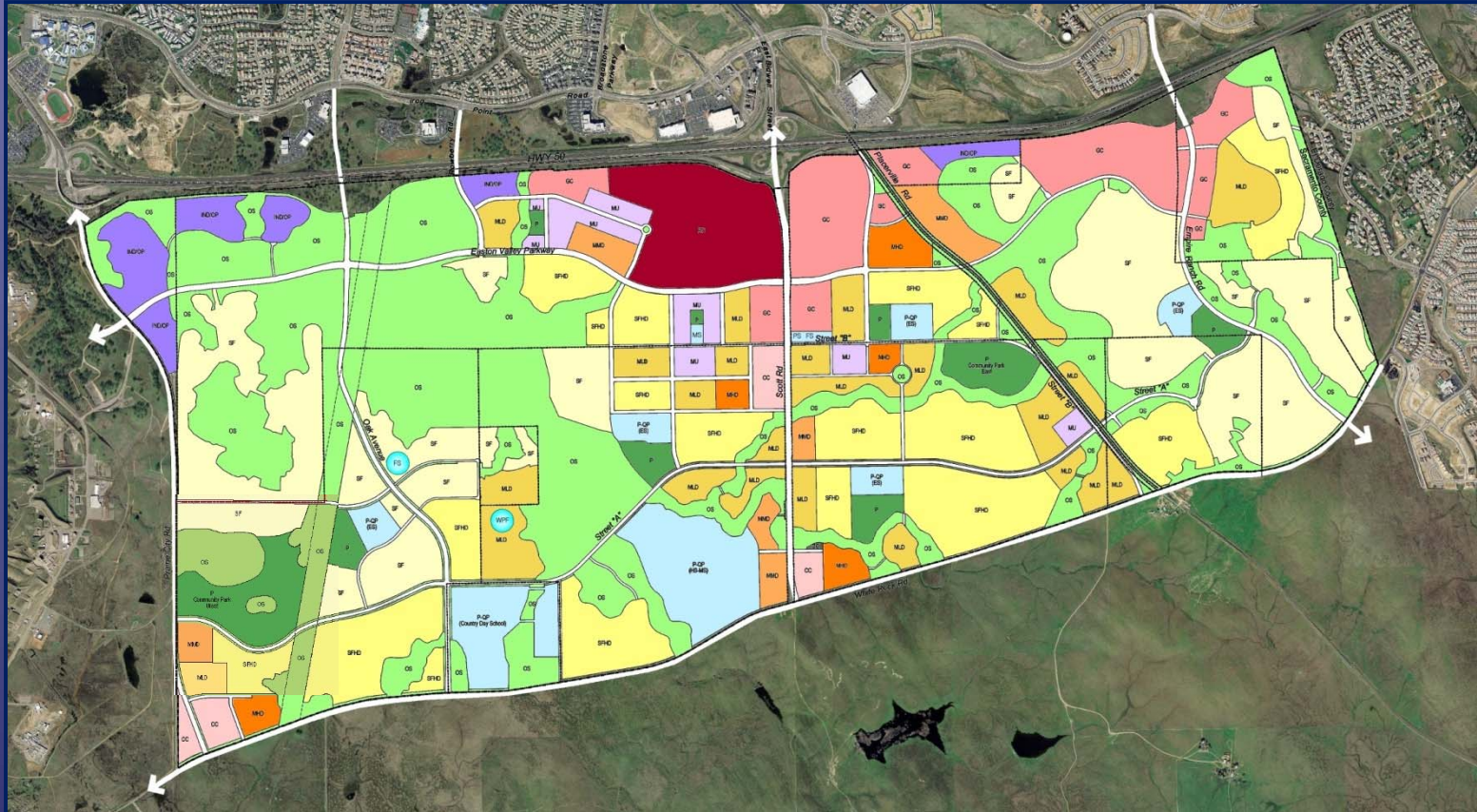


# LAND USE & ZONING





# Land Use Plan



# Land Use Summary

<u>Land Use</u>	<u>Acres</u>	<u>% Plan Area</u>
■ Residential Land Uses	1,473.9	42.0%
■ Single Family	557.8	15.9%
■ Single Family High Density	532.5	15.2%
■ Multi-Family Low Density	266.7	7.6%
■ Multi-Family Medium Density	67.0	1.9%
■ Multi-Family High Density	49.9	1.4%
■ Commercial/Office Uses	510.8	14.6%
■ Mixed Use	59.1	1.7%
■ Industrial/Office Park	89.2	2.5%
■ Community Commercial	38.8	1.1%
■ General Commercial	212.9	6.1%
■ Regional Commercial	110.8	3.2%

# Land Use Summary (Continued)

<u>Land Use</u>	<u>Acres</u>	<u>% Plan Area</u>
■ Public/Quasi Public Uses	301.0	8.6%
■ Parks (C, N & L)	121.7	3.4%
■ Schools (Public)	130.6	3.8%
■ Schools (Private)	48.7	1.4%
■ Open Space	1,053.1	30.0%
■ <u>Major Circulation</u>	<u>171.6</u>	<u>4.9%</u>
Total	3,510.4	100.0%



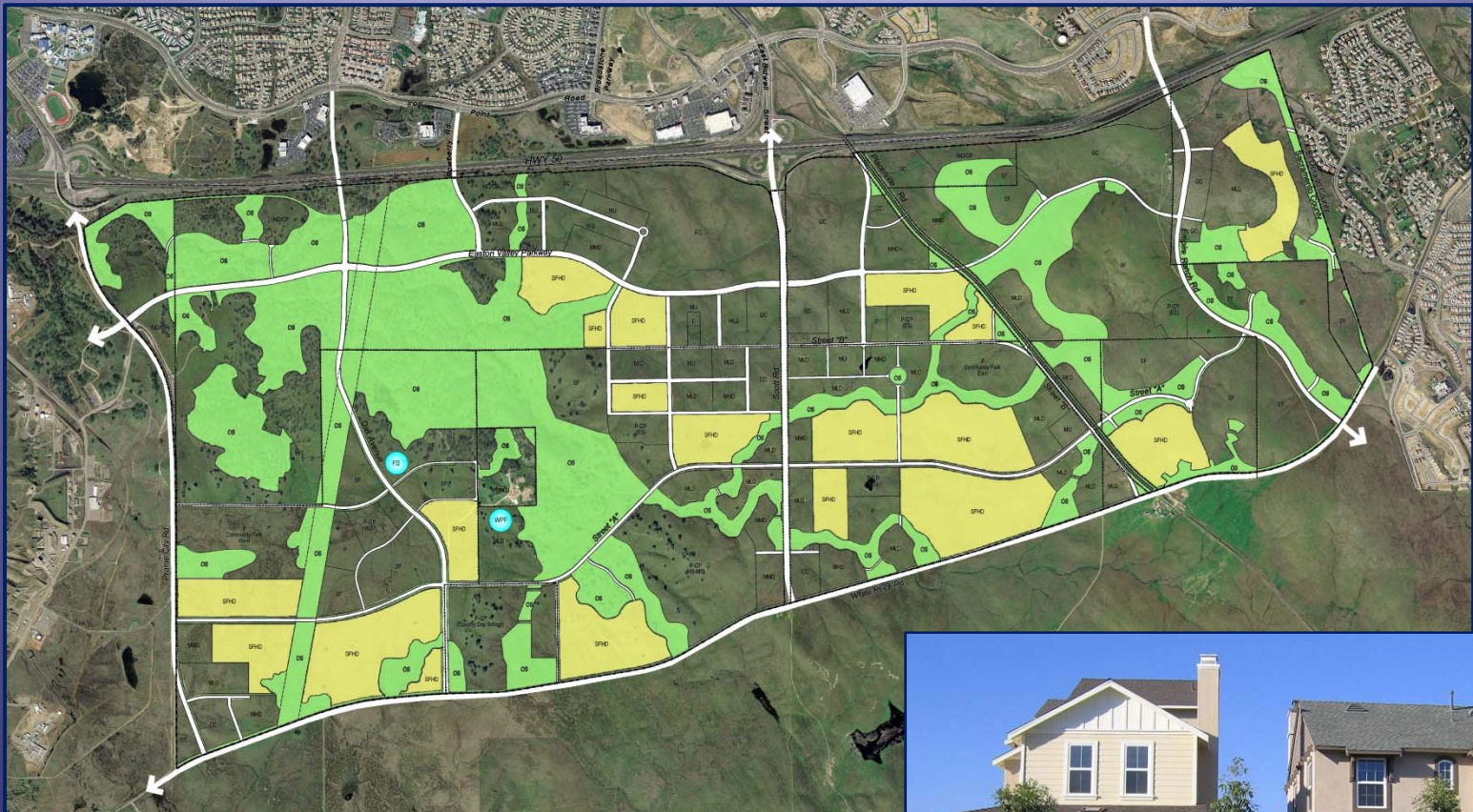
# Single Family Residential (1-4 units/acre)

*557.8 acres and 15.9 percent of Plan Area*





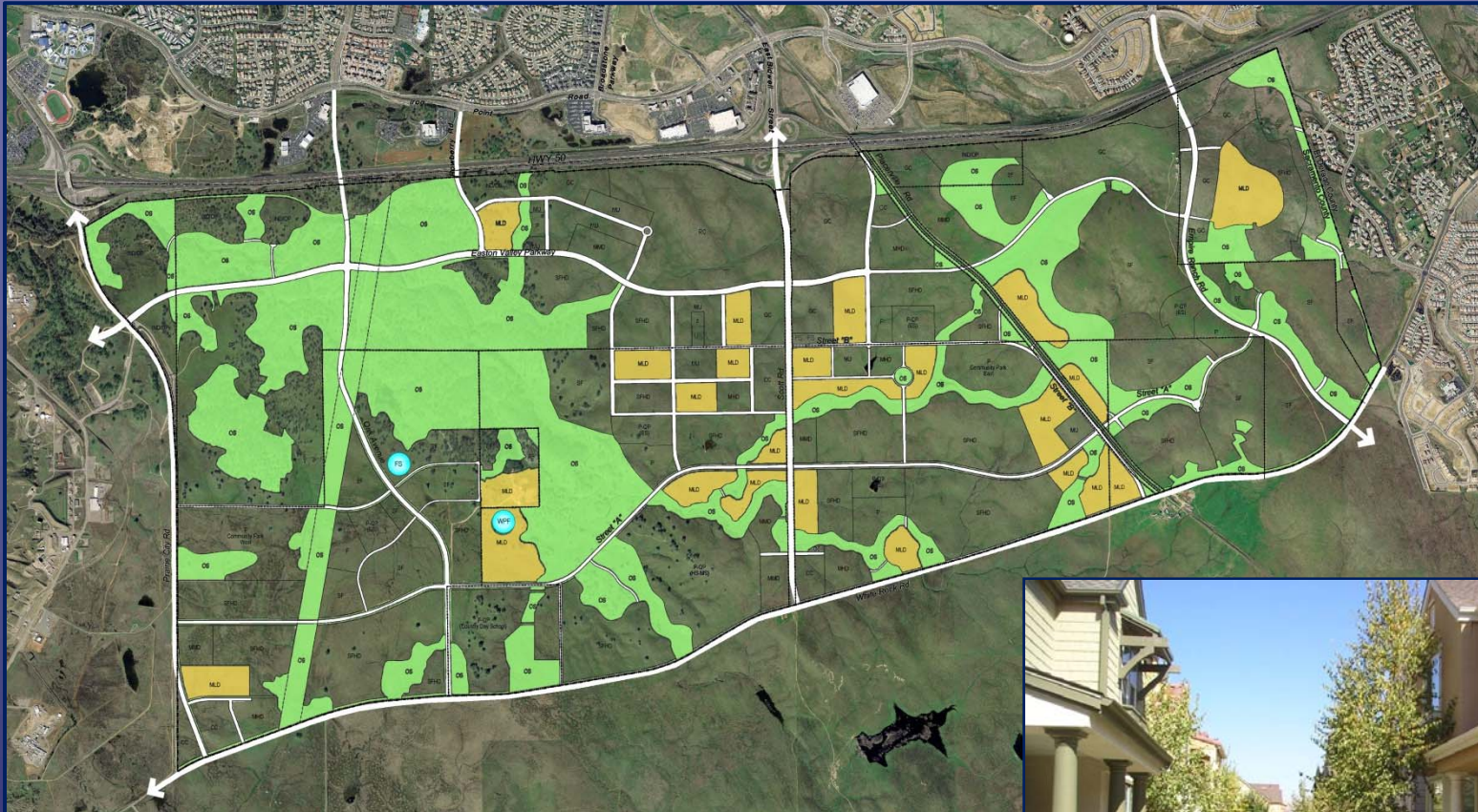
# Single Family High Density Residential (4-7 units/acre) *532.5 acres and 15.2 percent of plan*





# Multi-Family Low Density Residential

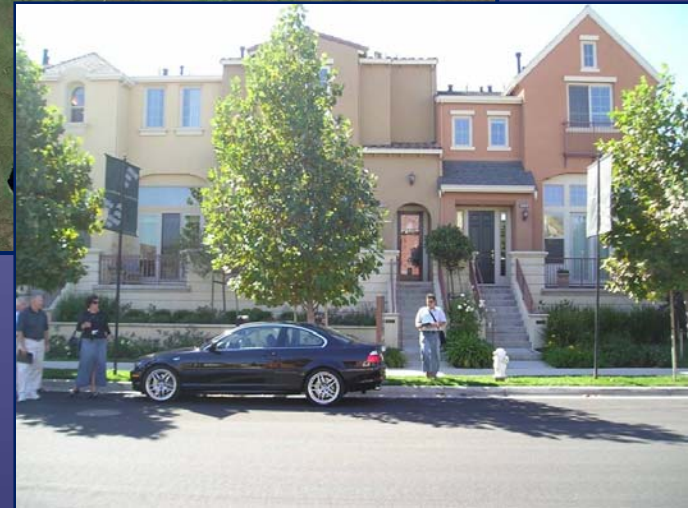
(7-12 units/acre) *266.7 acres and 7.6 percent of plan*





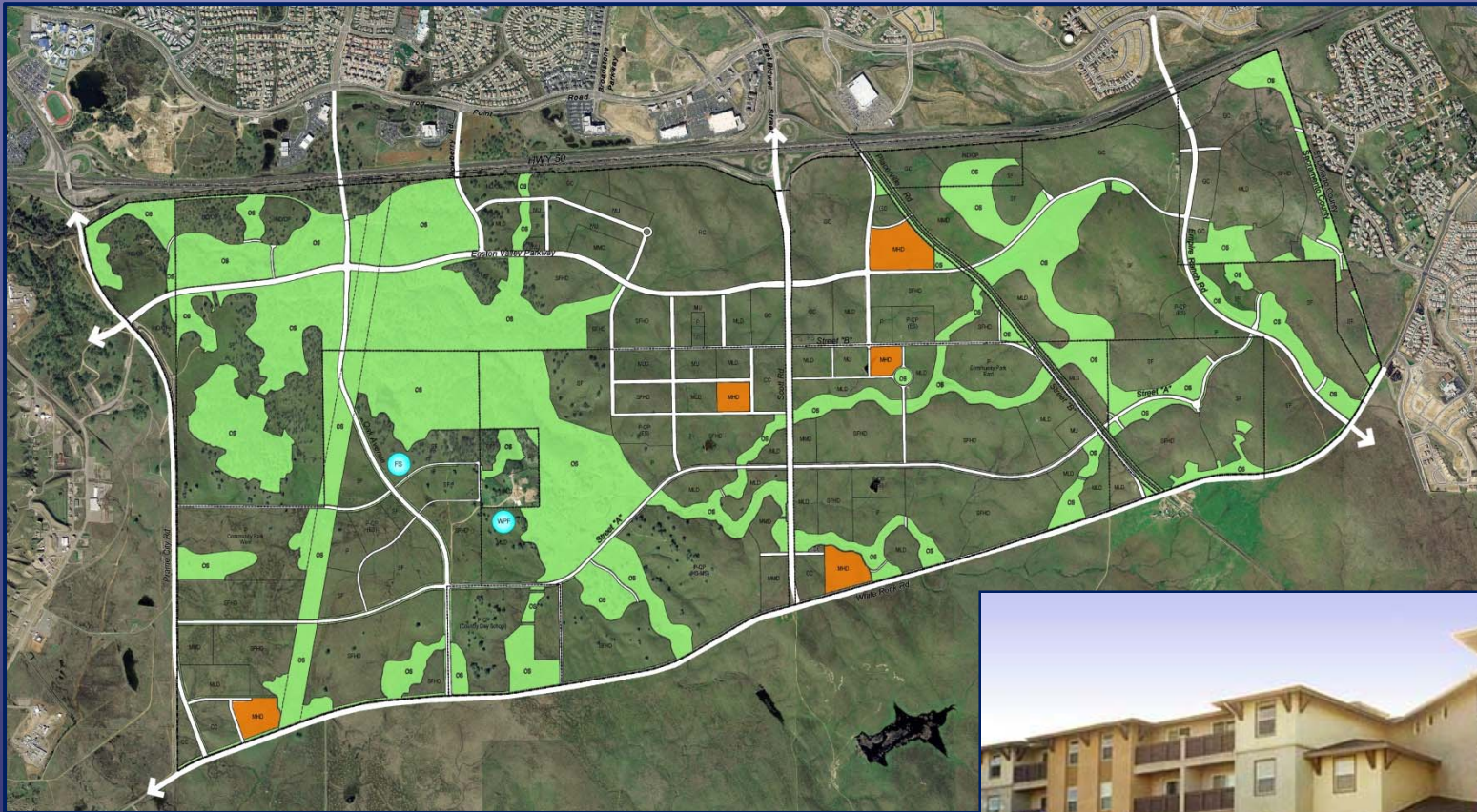
# Multi-Family Medium Density Residential

(12-20 units/acre) *67.0 acres and 1.9 percent of plan*





# Multi-Family High Density Residential (20-30 units/acre) 49.9 acres and 1.4 percent of plan





# Mixed Use

*59.1 acres and 1.7 percent of plan*





# Industrial / Office Parks

*89.2 acres and 2.5 percent of Plan Area*





# Community Commercial

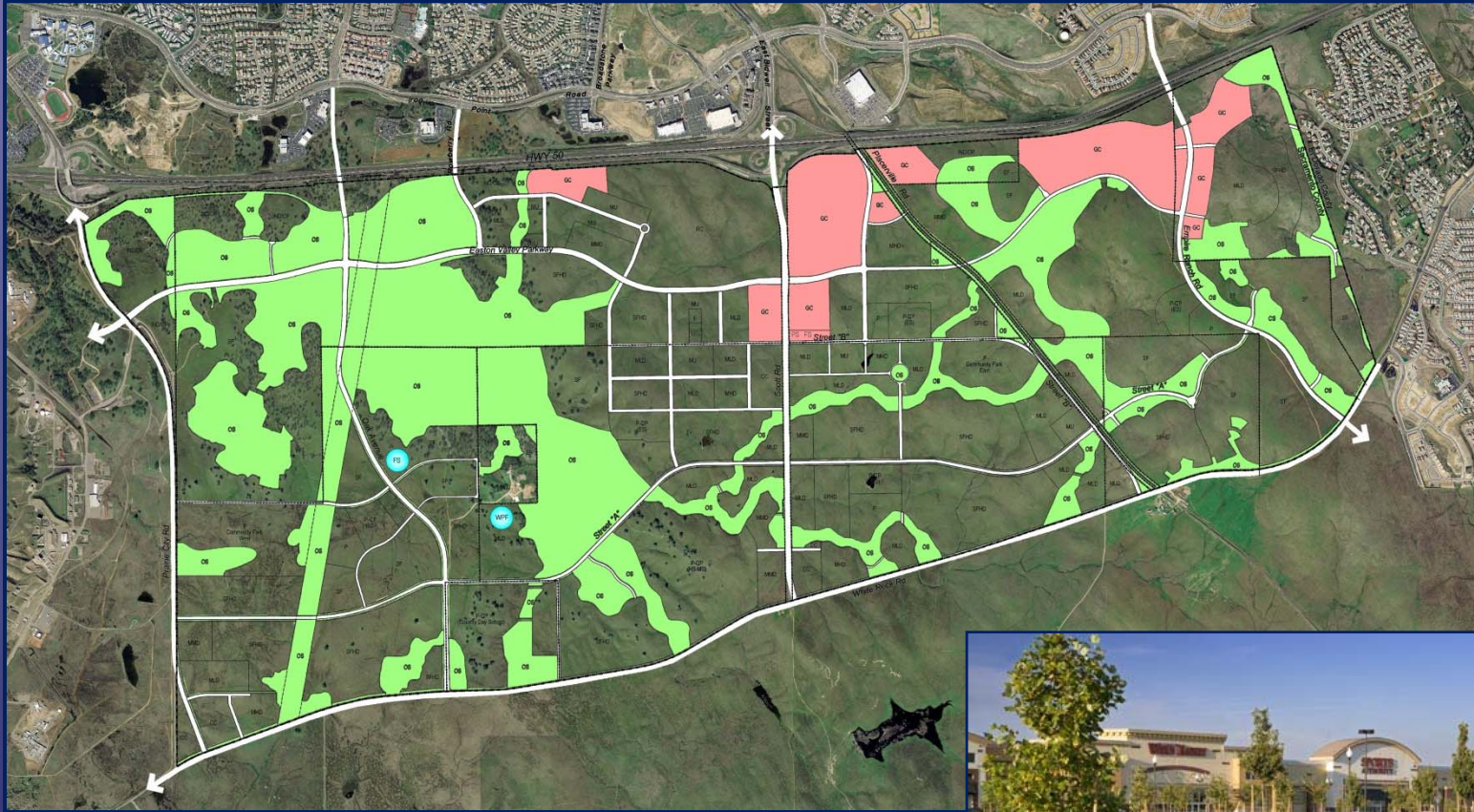
*38.8 acres and 1.1 percent of Plan Area*





# General Commercial

*212.9 acres and 6.1 percent of Plan Area*



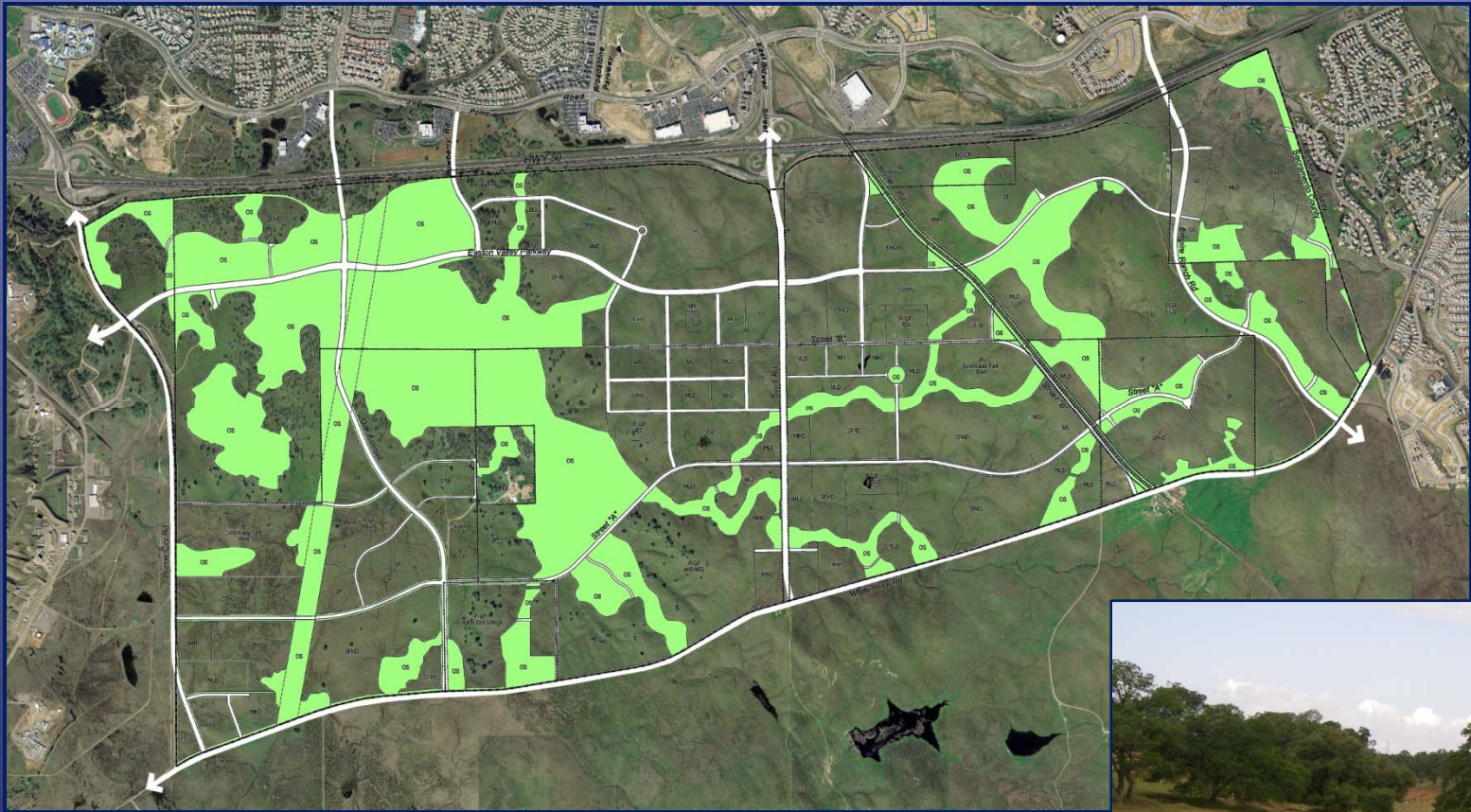






# Open Space

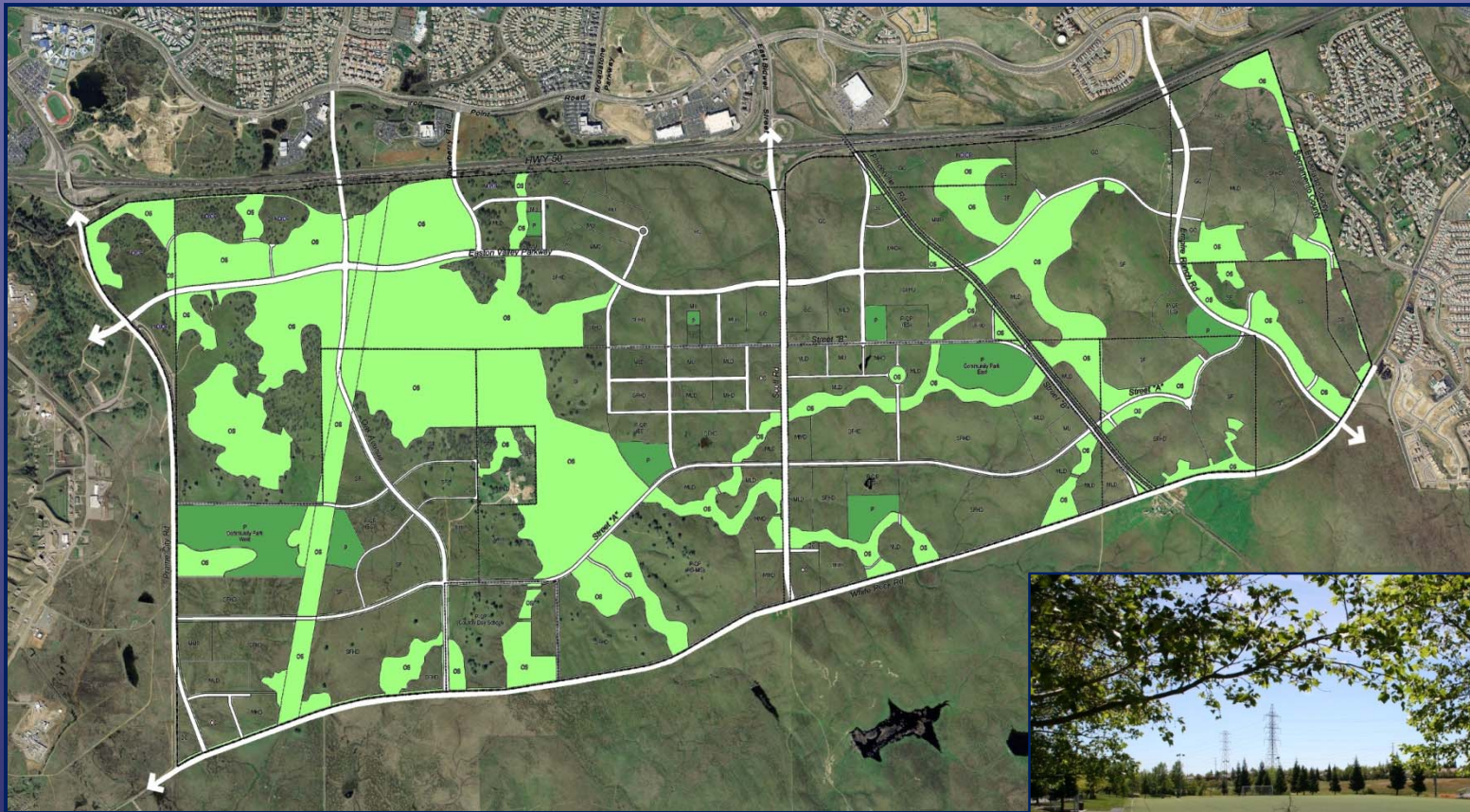
*1,053.1 acres and 30 percent of Plan Area*





# Parks

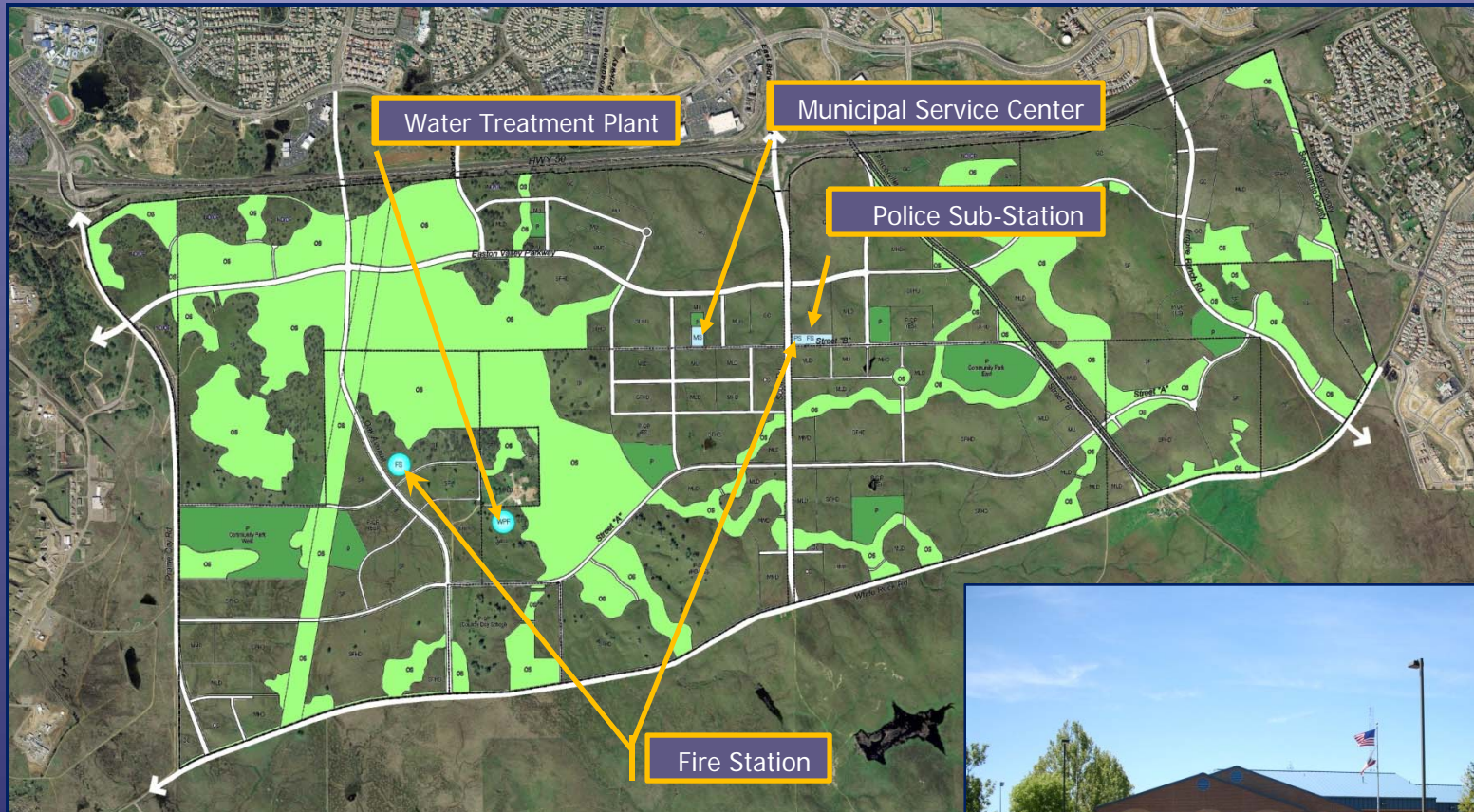
*121.7 acres of parks and 3.4 percent of the Plan Area  
(Located adjacent to open space)*





# Public/Quasi-Public

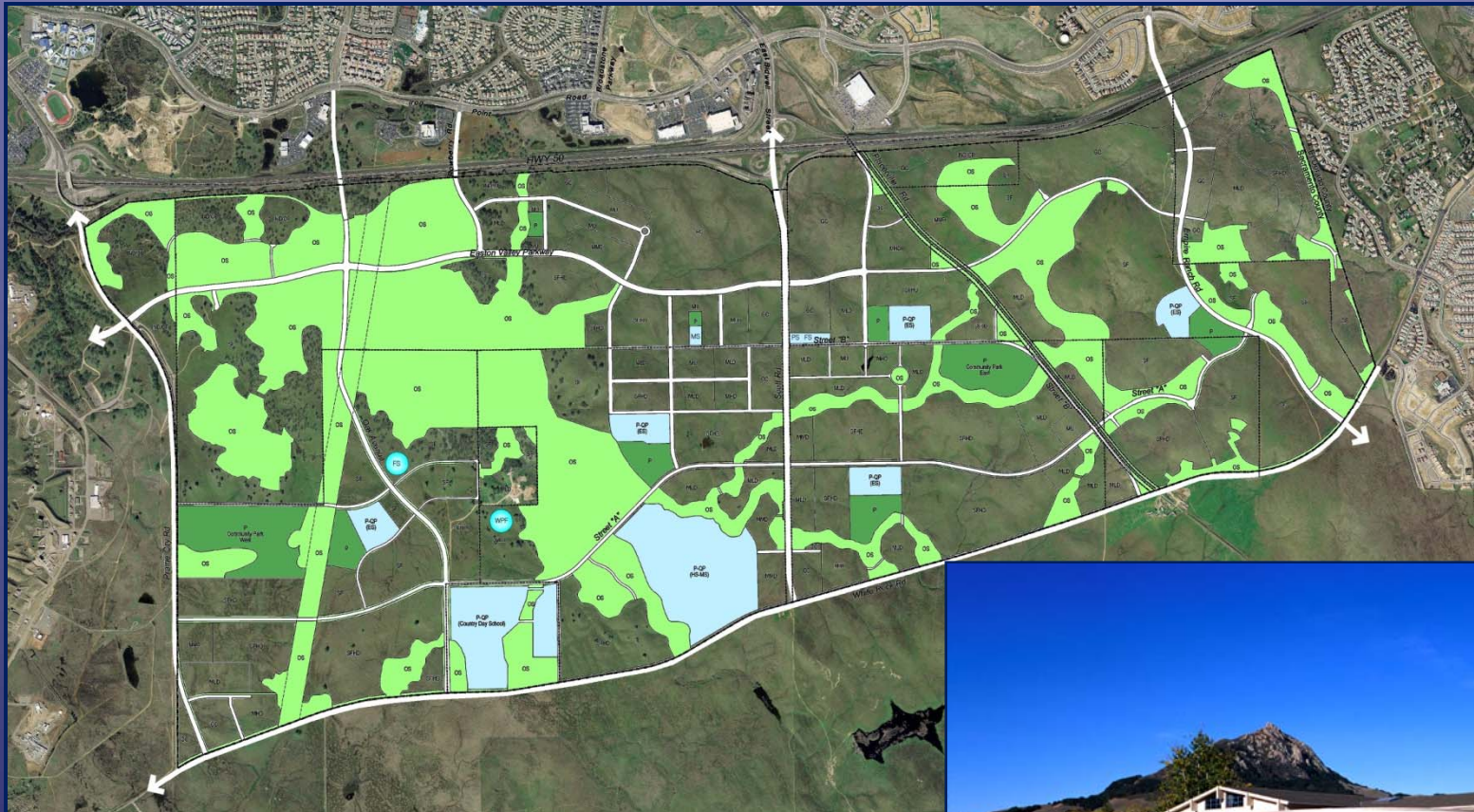
Police, Fire, Municipal Services, Water Treatment Plant





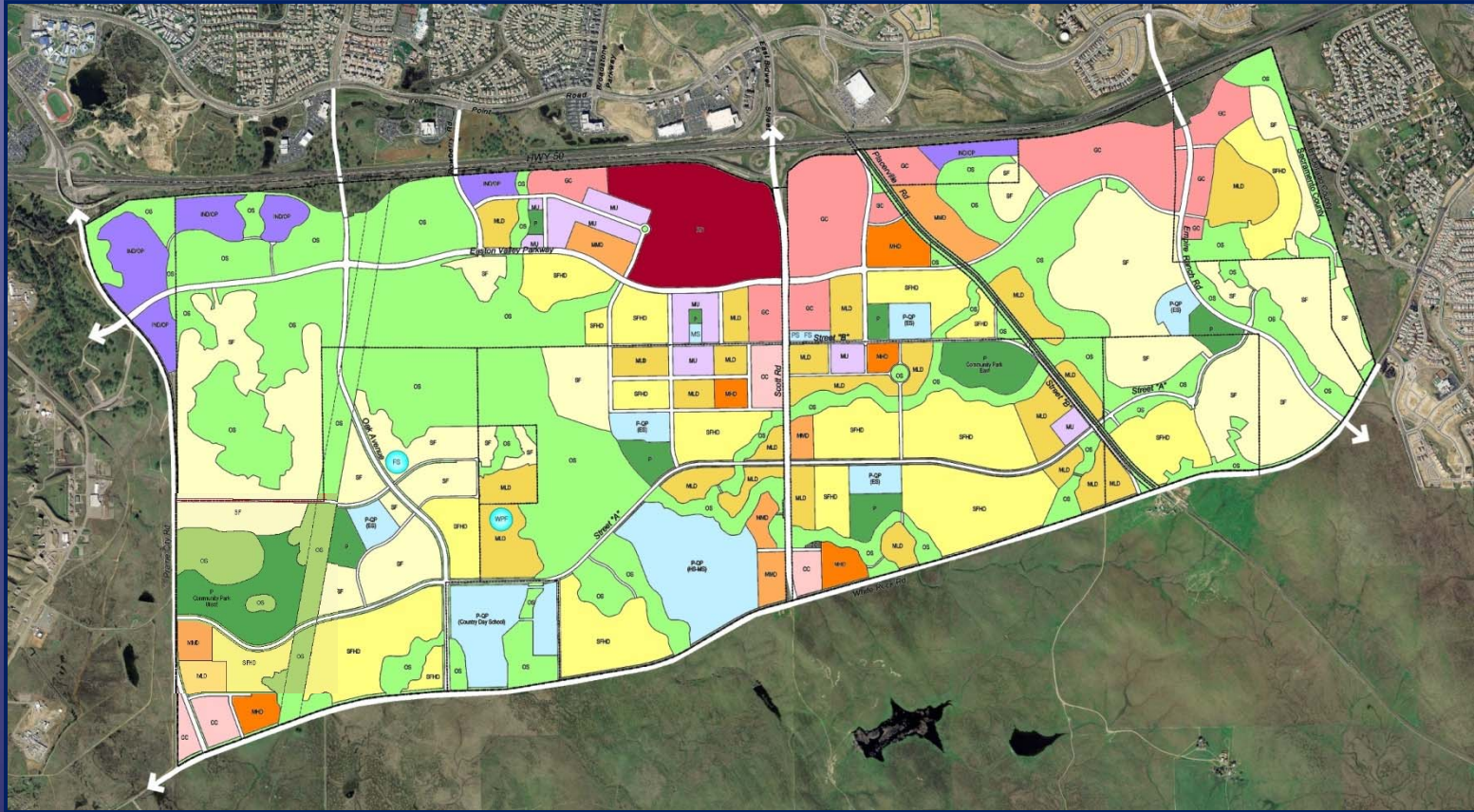
# Public/Quasi-Public

*5 Elementary & 1 High/Middle School Combined*



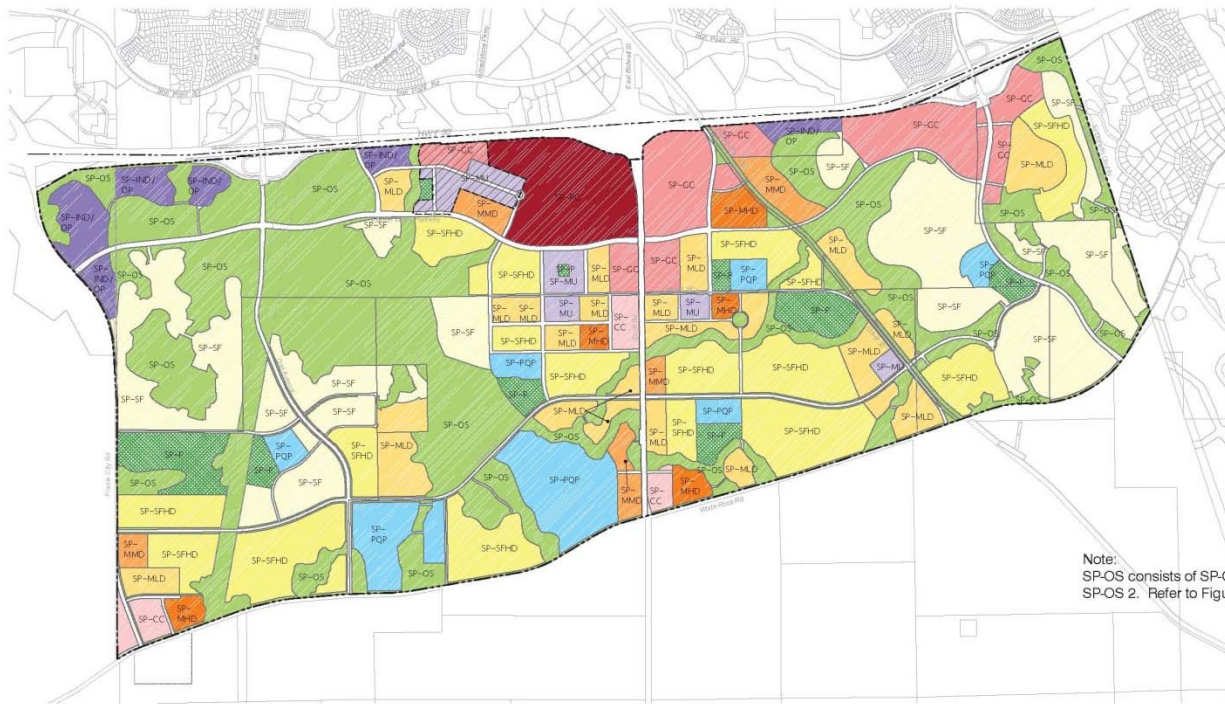


# Land Use Plan



# Zoning

## SECTION 4 ZONING DIAGRAM



Note:  
SP-OS consists of SP-OS1 and  
SP-OS 2. Refer to Figure 8.1.
















-  SP-SF
-  SP-SFHD
-  SP-MLD
-  SP-MMD
-  SP-MHD
-  SP-MU
-  SP-CC
-  SP-GC
-  SP-RC
-  SP-IND/OP
-  SP-P-QP
-  SP-P
-  SP-OS
-  Entertainment District  
Overlay Zone
-  Town Center  
Overlay Zone



Figure 4.2 Zoning Diagram

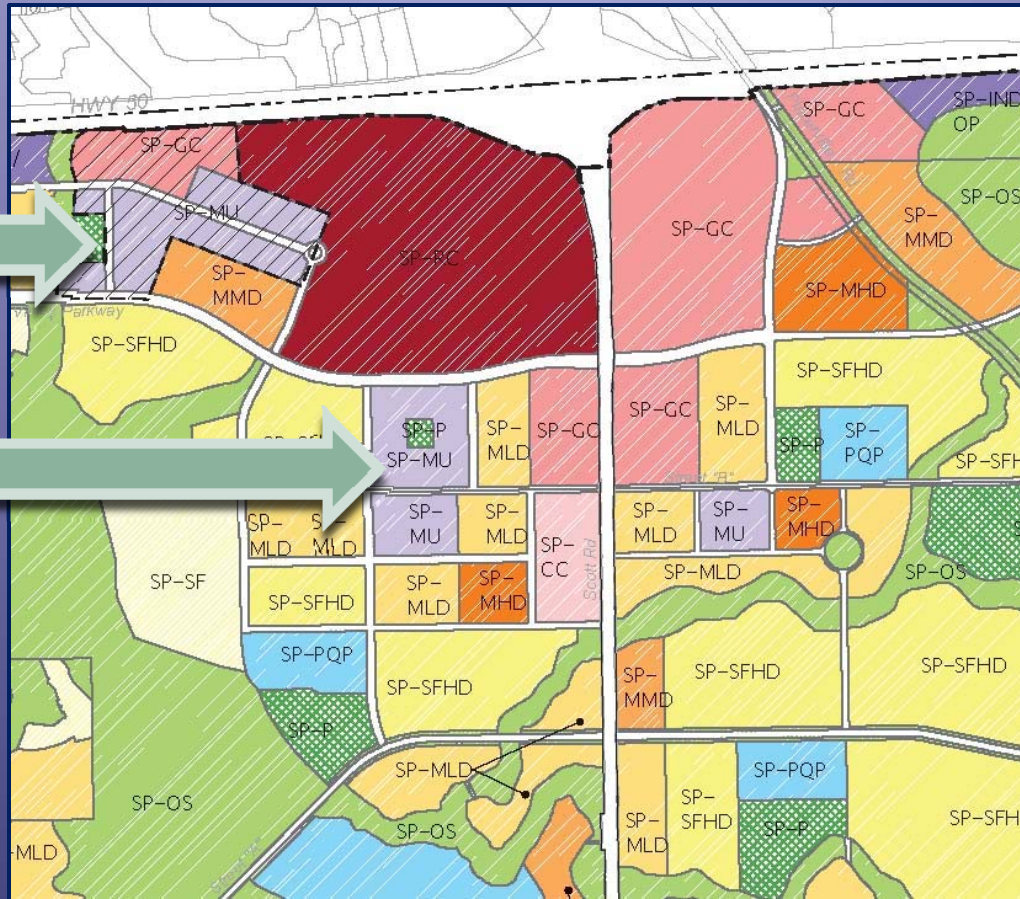


# Overlay Combining Zones

Entertainment  
District  
Overlay Zone



Town Center  
Overlay Zone





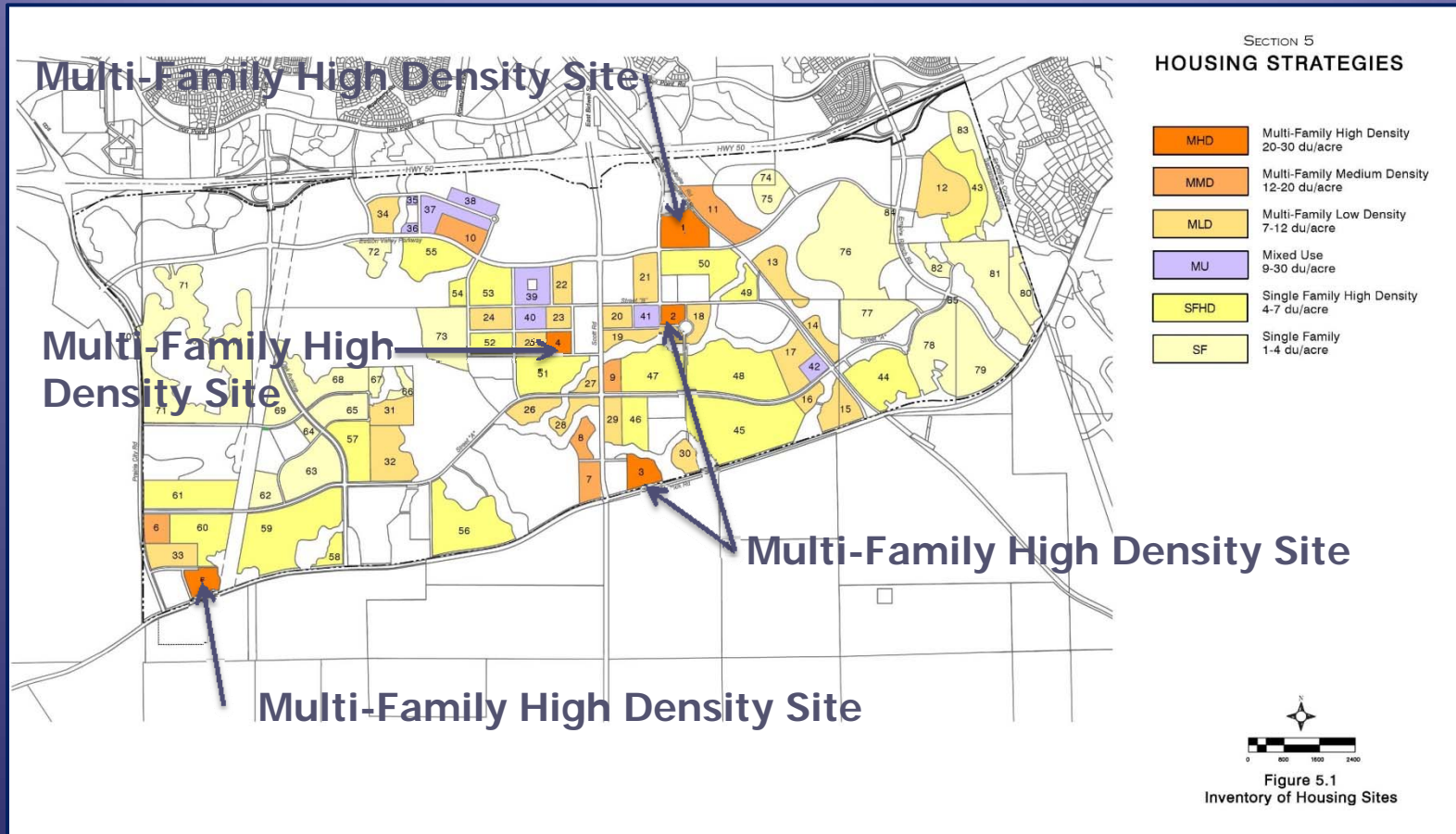
# HOUSING STRATEGIES





# Multi-Family High Density Sites

(Affordable Housing Opportunities)



# Affordable Housing Incentives

- *City of Folsom Public/Private Partnerships*
  - Redevelopment Agency set-aside funds.
  - Community Development Block Grants
  - Seniors Helping Seniors Program
  - Housing Trust Fund
  - Development agreements and public/private partnerships to develop 100% affordable, low and very low income housing sites at 20 du/ac or more.

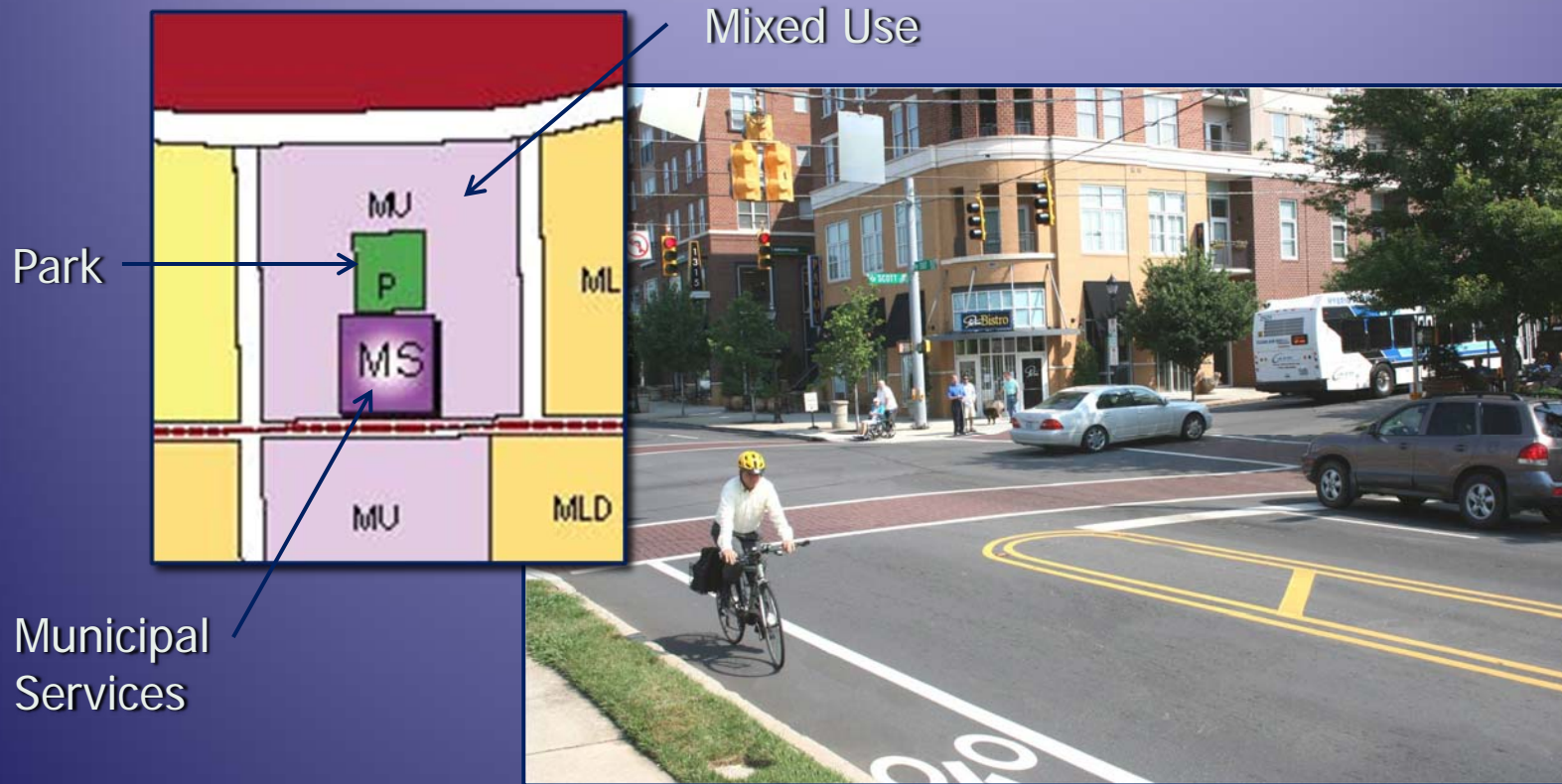




# TOWN CENTER AND ENTERTAINMENT DISTRICT



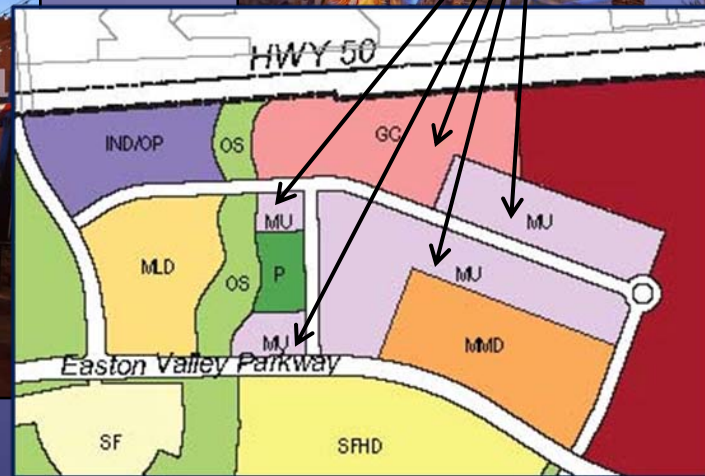
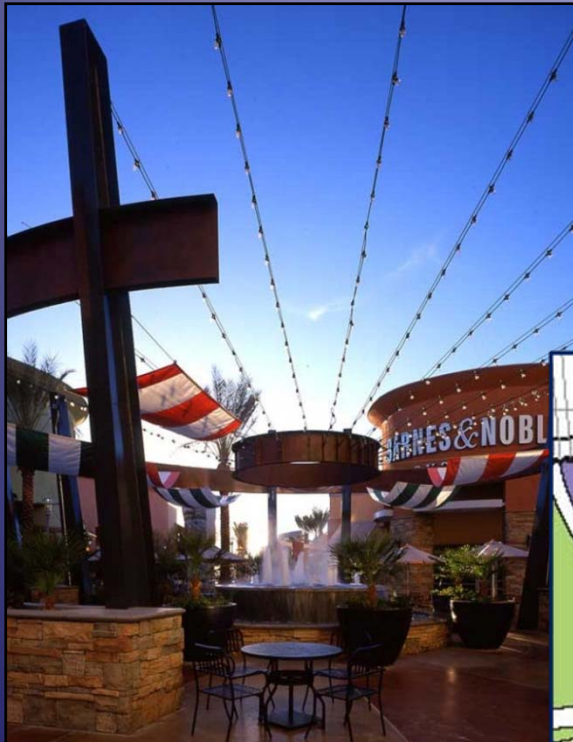
# Town Center Overlay Zone





# Entertainment District Overlay Zone

- Centrally located entertainment, residential and commercial center





# CIRCULATION





# Major Circulation

*171.6 acres and 4.8 percent of Plan Area*

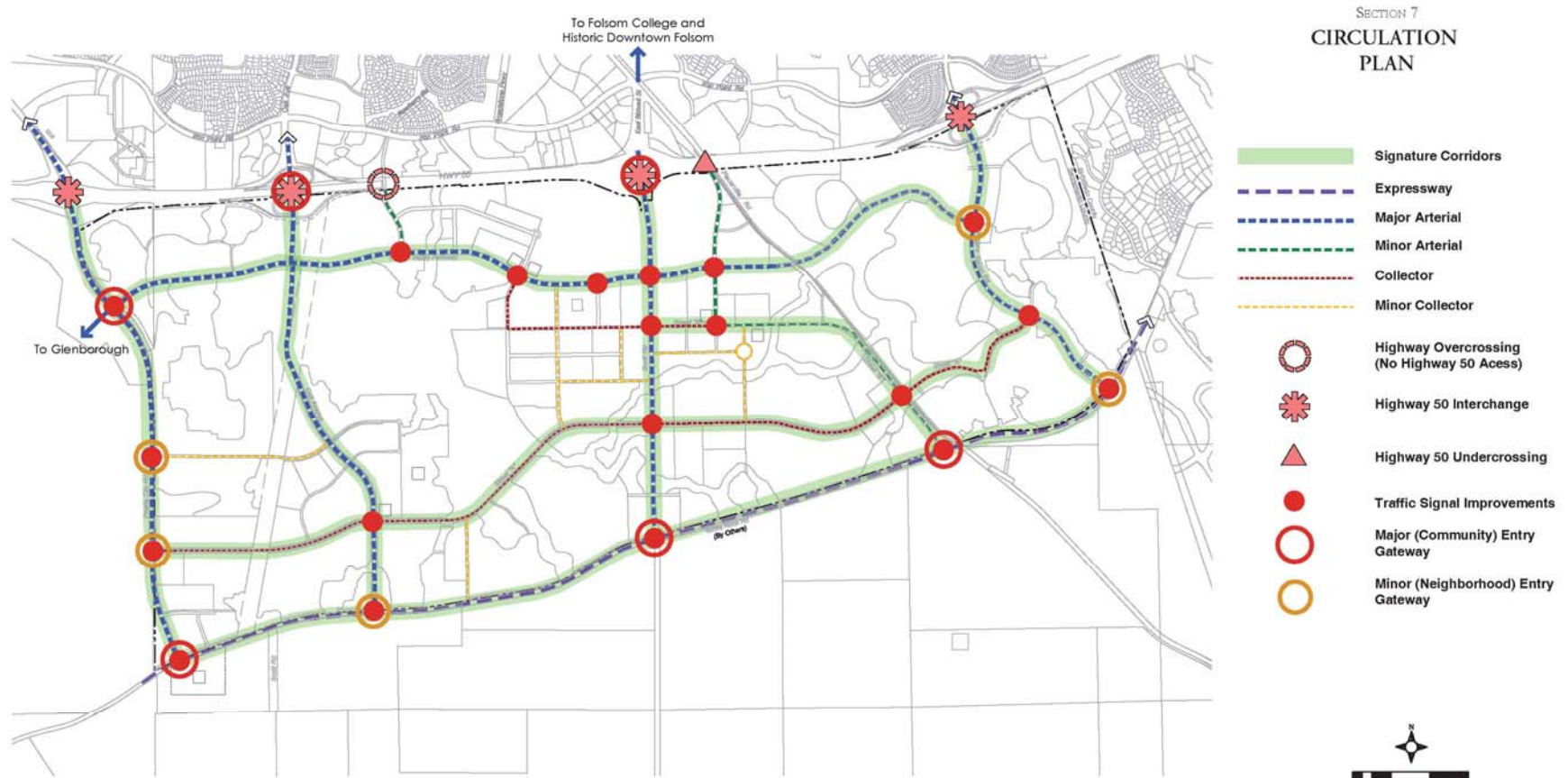
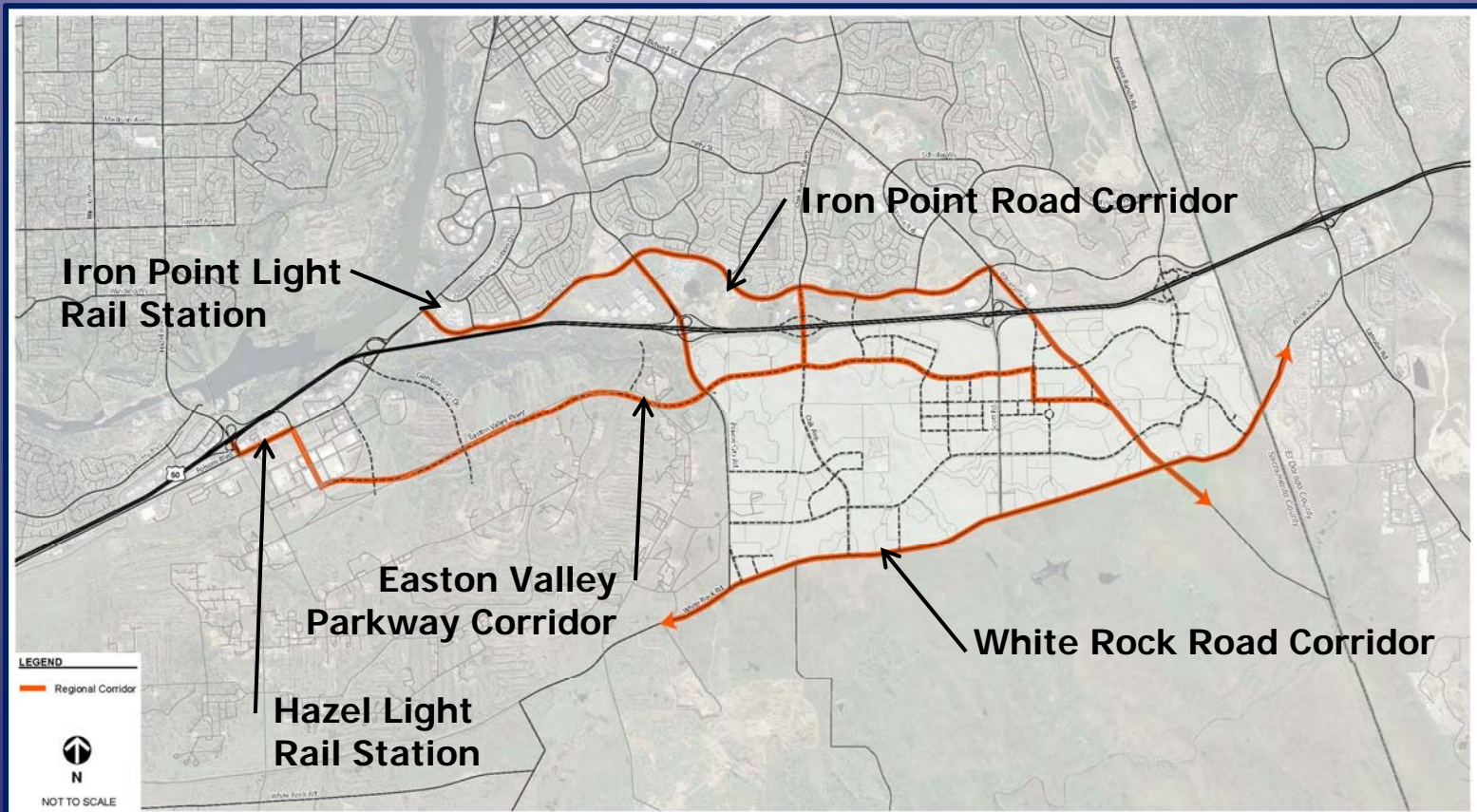


Figure 7.1 Circulation Plan

# Regional Transit Corridors









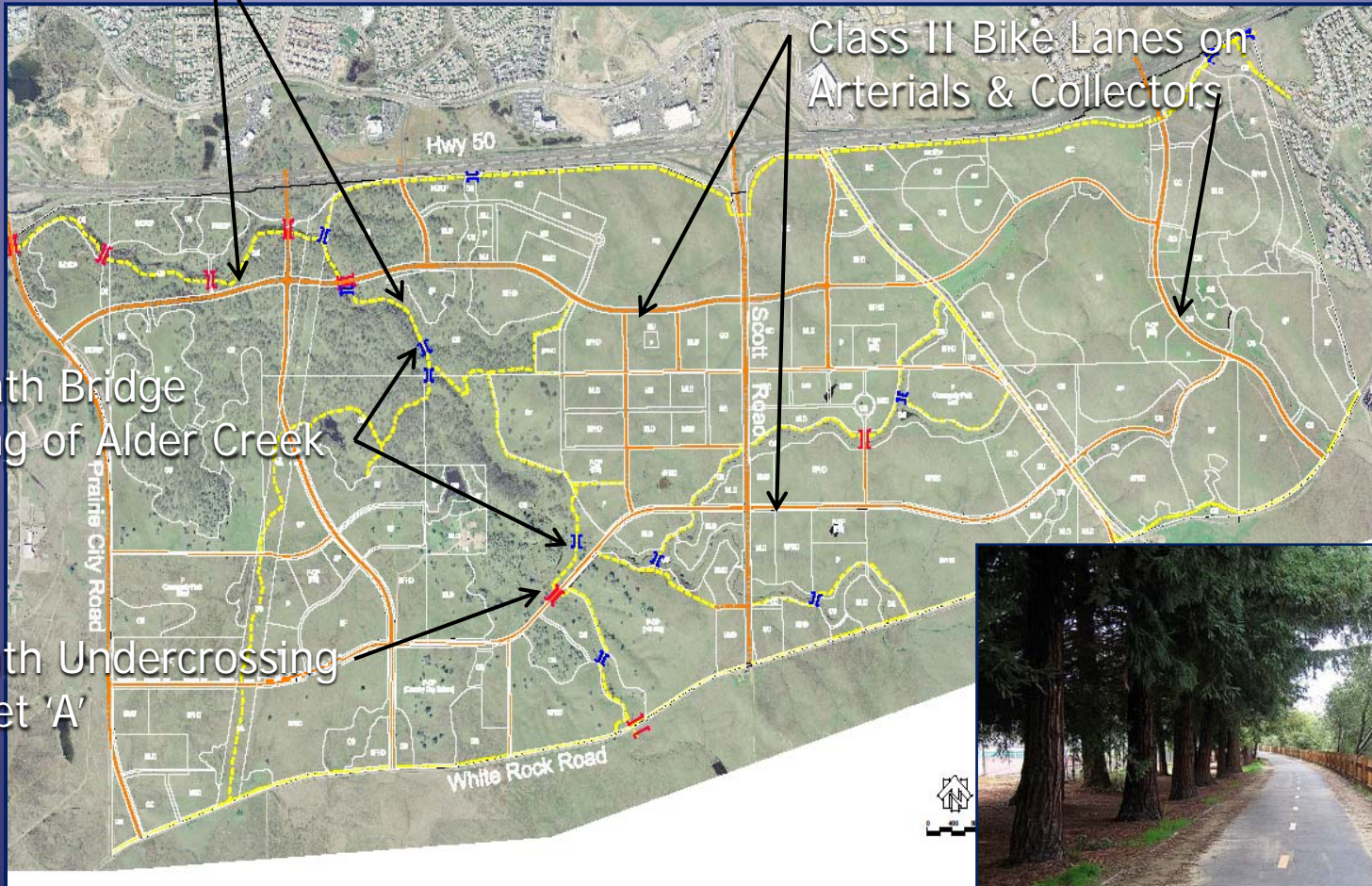
# Regional & Local Bikeways (18 miles in Plan Area)

Class I Bike Path

Class II Bike Lanes on  
Arterials & Collectors

Bike Path Bridge  
Crossing of Alder Creek

Bike Path Undercrossing  
of Street 'A'





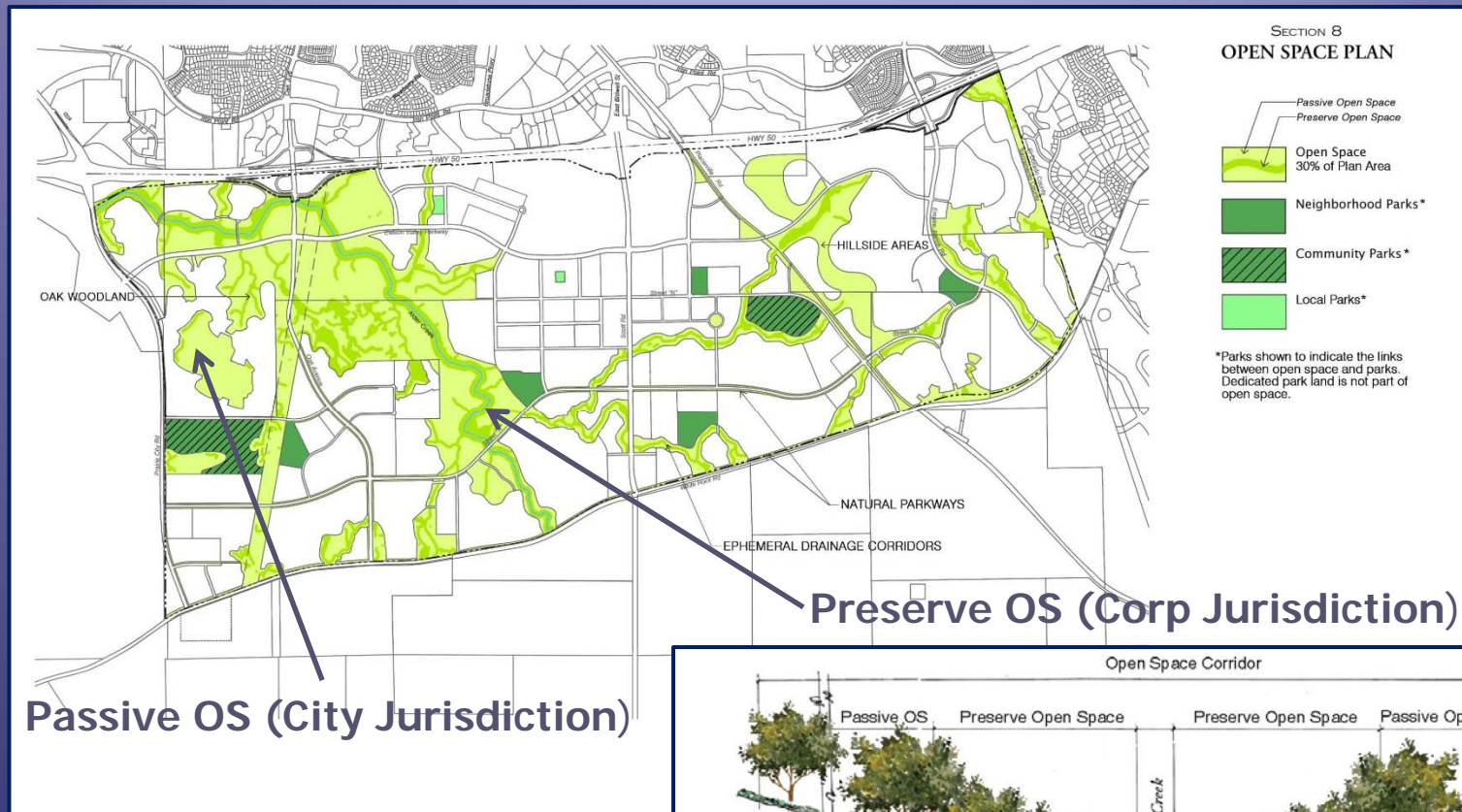


# OPEN SPACE

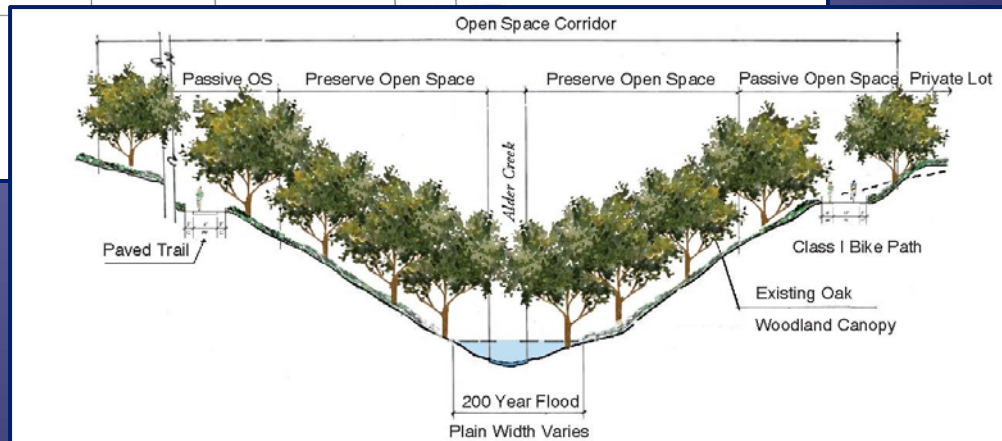


# Open Space

1,053.1 acres and 30 percent of Plan Area



Preserves wetlands, Alder Creek, Blue Oak woodlands, steep slopes and cultural resources





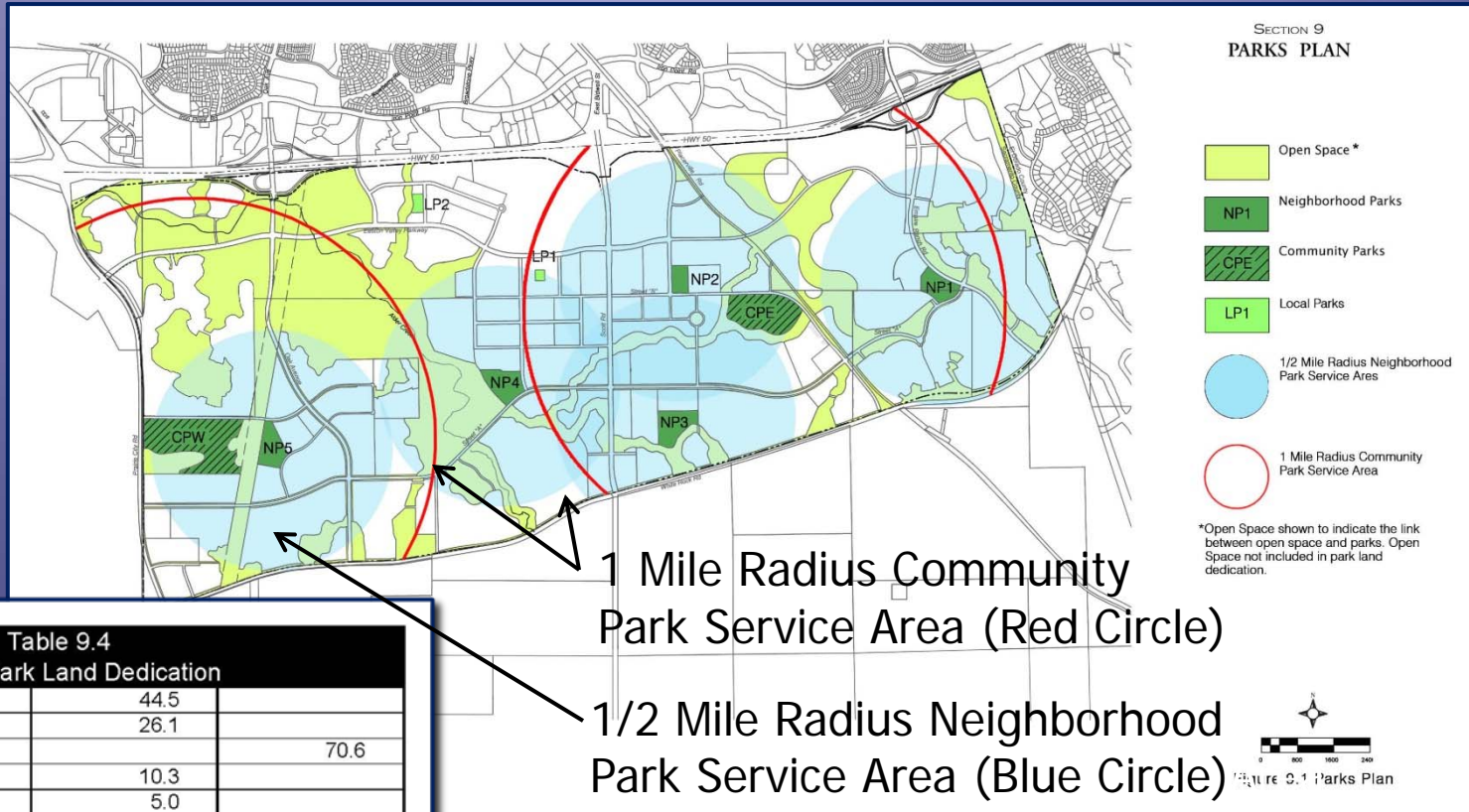


# PARKS



# Parks

*121.7 acres of parks and 3.4 percent of the Plan Area  
(Located adjacent to open space)*



1 Mile Radius Community Park Service Area (Red Circle)

1/2 Mile Radius Neighborhood Park Service Area (Blue Circle)

Table 9.4  
FPASP Park Land Dedication

Community Park West	44.5	
Community Park East	26.1	
<i>Subtotal Community Parks</i>		70.6
Neighborhood Park 1	10.3	
Neighborhood Park 2	5.0	
Neighborhood Park 3	11.7	
Neighborhood Park 4	10.6	
Neighborhood Park 5	10.0	
<i>Subtotal Neighborhood Parks</i>		47.6
Local Park 1	1.2	
Local Park 2	2.3	
<i>Subtotal Local Parks</i>		3.5
<b>Total FPASP Net [1] Park Land Dedication</b>		<b>121.7</b>



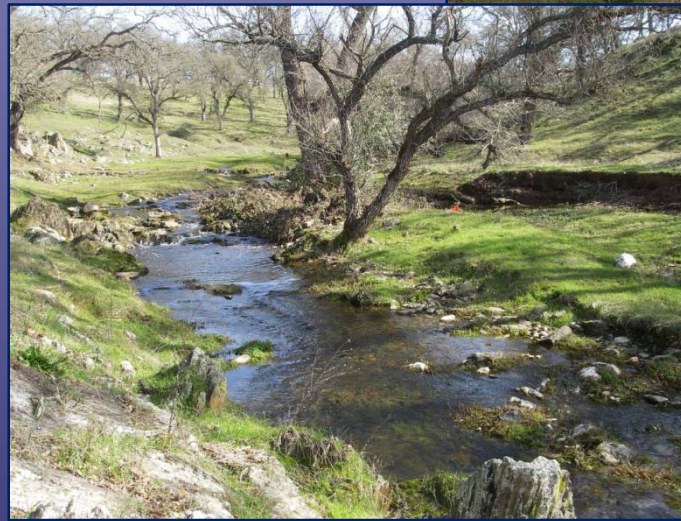


# RESOURCE MANAGEMENT & SUSTAINABILITY



# Resource Management

- Wetlands
- Wildlife
- Oak Woodlands & Isolated Oak Trees
- Water Quality
- Alder Creek & Floodplain Protection
- Air Quality
- Noise





# Sustainable Design

- Site Planning & Development
- Energy Efficiency
- Water Conservation
- Material Conservation & Resource Efficiency
- Environmental Quality





# PUBLIC SERVICES & FACILITIES

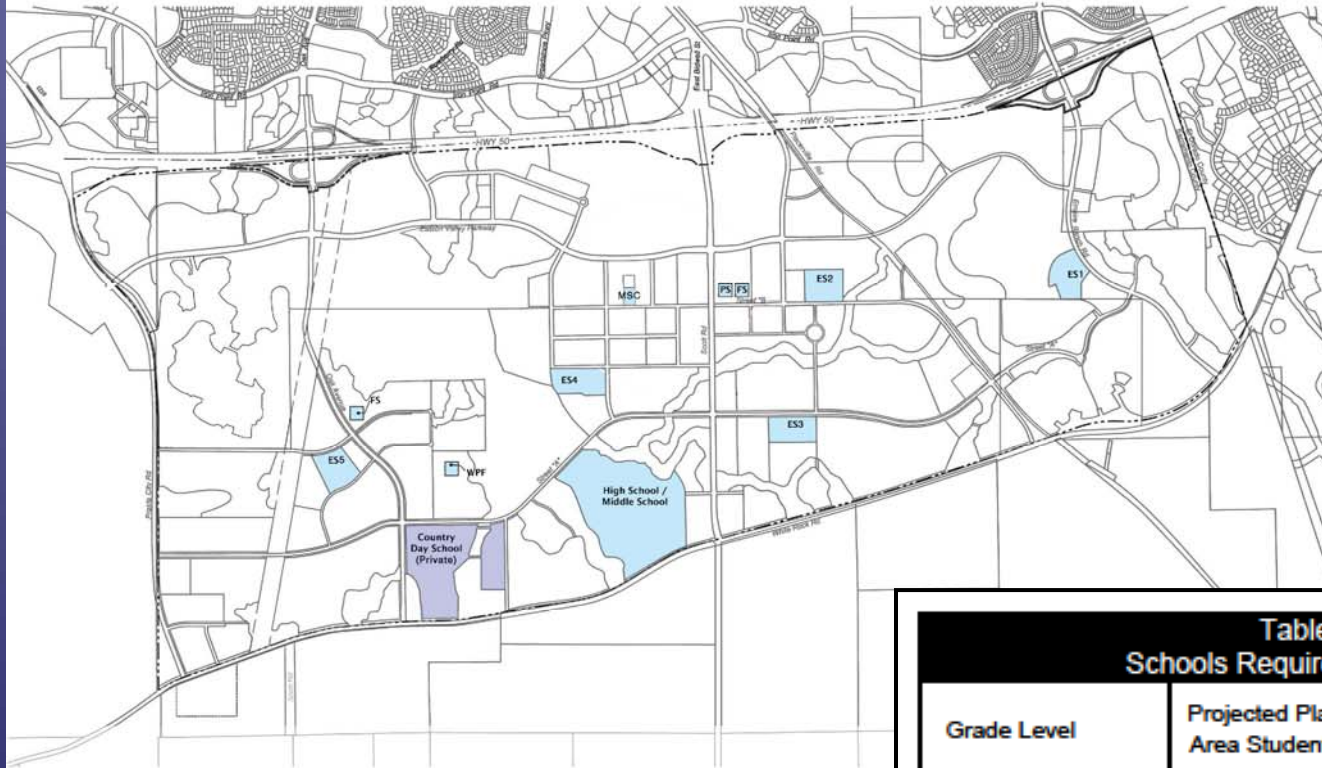




# Public Services & Facilities

## *Schools, Fire, Police & Municipal Services*

SECTION 11  
PUBLIC SERVICES & FACILITIES PLAN



- ES1 Proposed Public School Site
- FS Proposed Fire Station Site
- MS Proposed Municipal Services Center Site
- PS Proposed Police Substation Site
- WPF Proposed Water Public Facility

**Table 11.2**  
**Schools Required for Plan Area**

Grade Level	Projected Plan Area Students	School Size from District Master Plan	Schools Required
K-5	2,807	625	4.5
6-8	1,017	900	1.1
9-12	1,073	2,000	0.5
SDC	102		

4,999

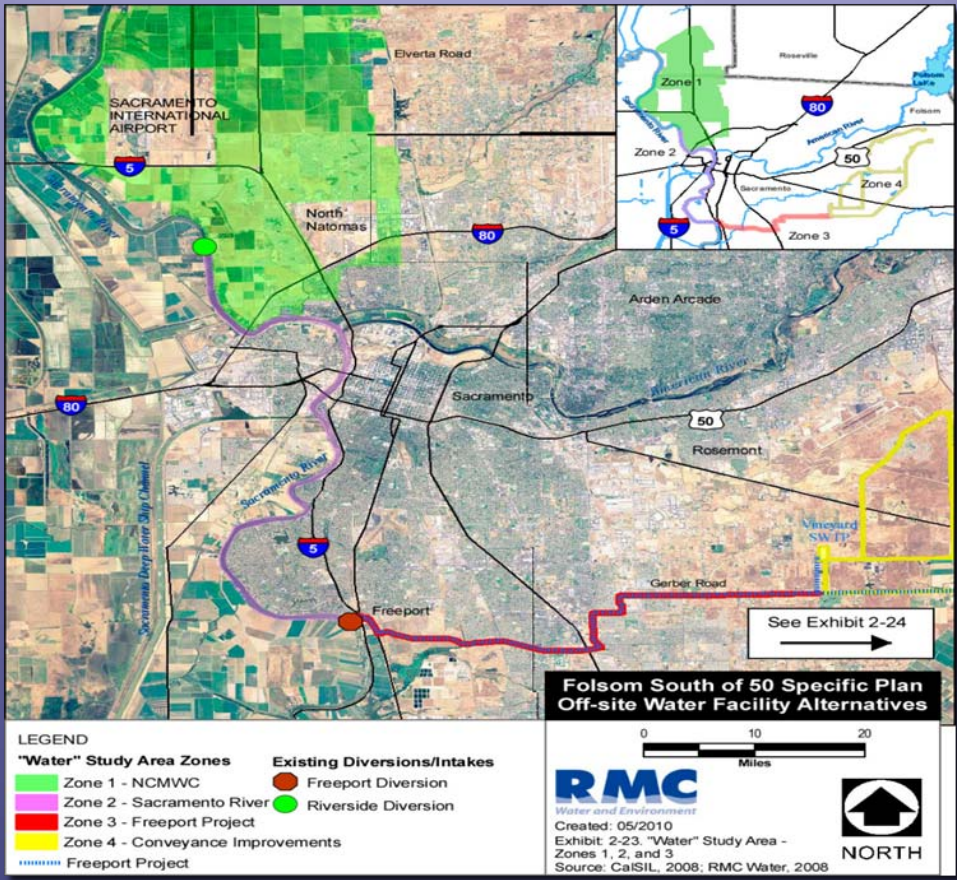


# UTILITIES



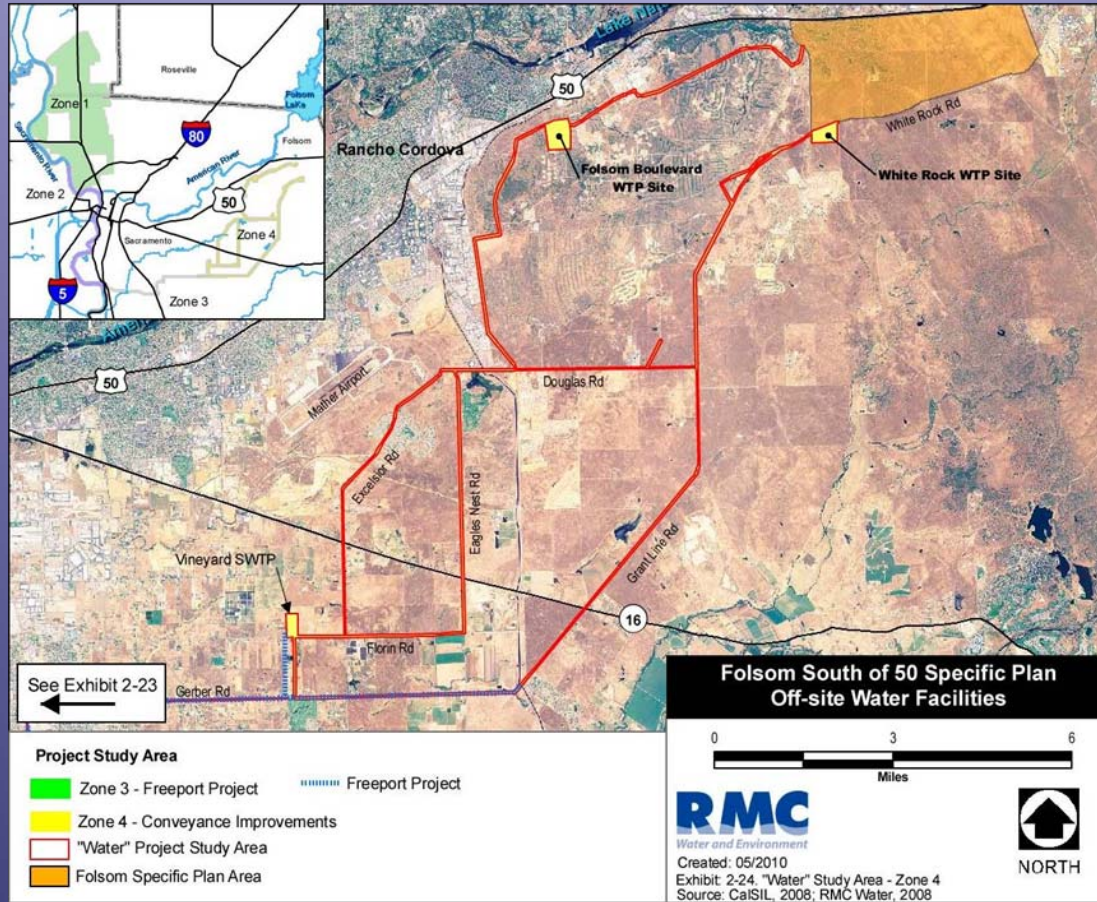


# Water Supply (Conveyed from Freeport)



# Water Supply Routes

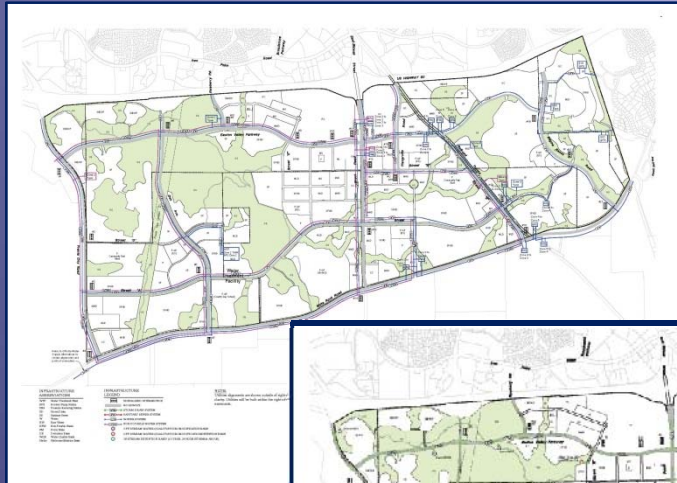
## (Alternative Routes From Freeport)



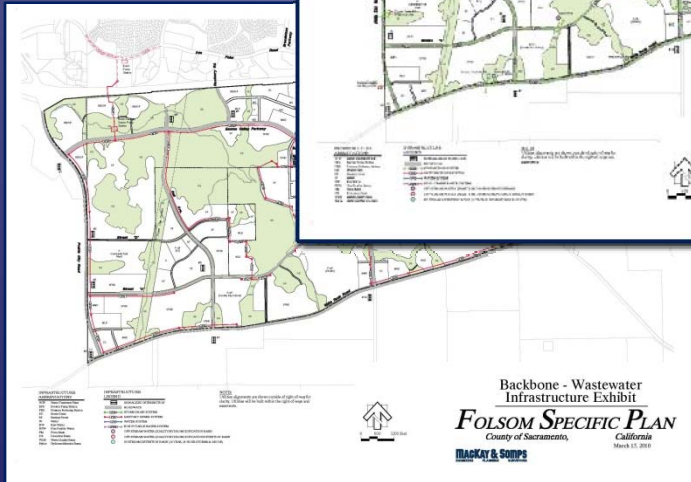


# Utilities

Water



Stormwater



Wastewater

- Water
- Non-Potable Water
- Wastewater
- Stormwater
- Dry Utilities
  - Natural Gas
  - Electric Service
  - Telecommunication
  - Cable Television
- Solid Waste Disposal



# IMPLEMENTATION





# Initial Approvals & Entitlements

- *Initial City of Folsom Approvals (14 June 2011)*
  - *Folsom Plan Area Specific Plan*
  - *EIR*
  - *General Plan Amendments*
  - *Pre-zoning*
  - *Transit Master Plan*
  - *Public Facilities Financing Plan*
  - *Operational Air Quality Mitigation Plan*
  - *Tier I Development Agreements*
  - *Water Source & Agreement*
- *U.S. Army Corp of Engineers (Fall 2011)*
  - *EIS Record of Decision (ROD)*
  - *Section 404 Wetland Permits*

# Future Approvals & Entitlements

- *LAFCo (Fall 2011)*
  - *Annexation Application and Supporting Documents*
  - *AB-8 Tax Sharing Agreement with Sacramento County, El Dorado Irrigation District & El Dorado Hills Fire Department*
- *Subsequent City of Folsom Approvals (Future)*
  - *Large Lot (financing) Tentative Subdivision Maps*
  - *Community Design Guidelines*
  - *Tier II Development Agreements*
  - *Open Space Management Plan*
  - *Backbone Infrastructure Plan*
  - *FCUSD School Funding Agreement*



# Financing, Phasing & Maintenance of Public Infrastructure & Facilities

- *Financing*

- *Community Facilities Districts*
- *Plan Area Fee*
- *City of Folsom Impact & Capital Improvement Fees*
- *Folsom Cordova Unified School District Measure M G.O. Bond*
- *Measure A – Sacramento Countywide Trans. Mitigation Fee*
- *Developer Financing*



# DEVELOPMENT STANDARDS



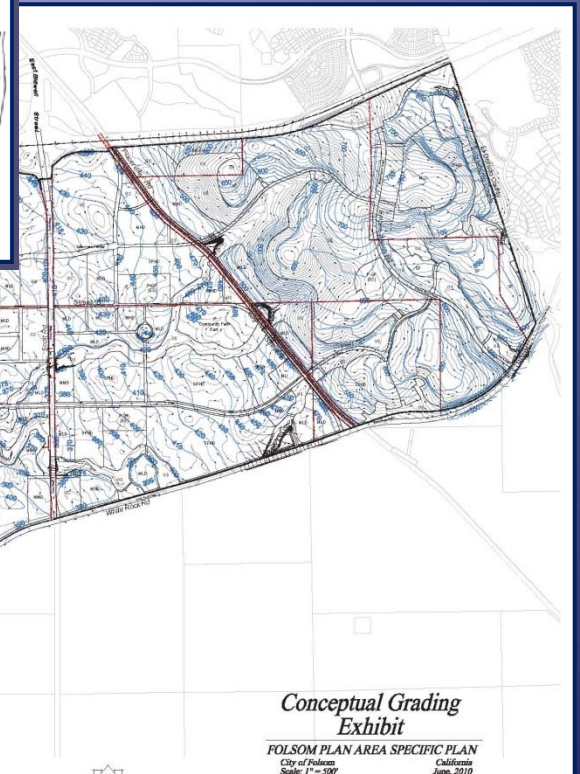
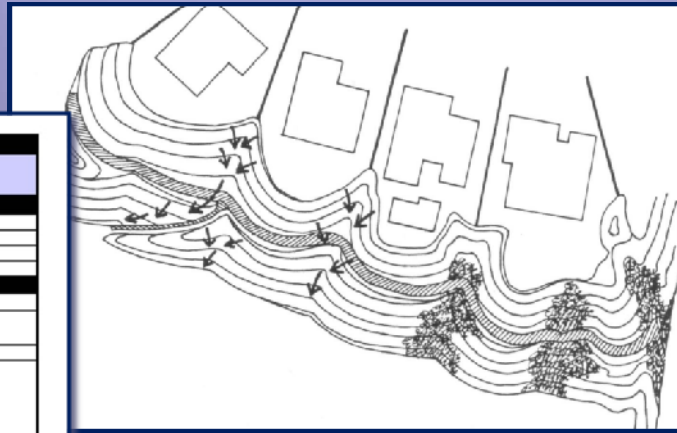


# Development Standards

- Specific Plan creates Zoning Categories, Regulations & Development Standards for the Plan Area:
  - Zoning Categories
    - Contains permitted uses for each zone
    - Contains development standards for each zone
    - Requires design guidelines for future development
  - Contains Parking Requirements for each zone
  - Contains Grading and Hillside Standards

# Development Standards

Landform Grading



Conceptual Grading Exhibit

FOLSOM PLAN AREA SPECIFIC PLAN  
City of Folsom, California  
Scale: 1" = 500'  
June, 2010

Table A.7  
SP-MU (Mixed Use)  
Development Standards

Table A.7 SP-MU (Mixed Use) Development Standards	
<b>Lot Configuration</b>	
Site Area	0.5 Acre min.
<b>Setbacks (measured at back of sidewalk)</b>	
<b>Front Yard Setback</b>	
Primary Structure	0 ft. min. <sup>1</sup>
Courtyard / Porch / Plaza	0 ft. min. <sup>1</sup>
<b>Side Yard Setback</b>	
Interior Side Yard	0 ft. min., 10 ft. minimum between buildings
Street Side Yard	0 ft. min.
Accessory Structures (interior lot lines)	3 ft. min.
<b>Rear Yard Setback</b>	
Main building	0 ft. min. <sup>1</sup>
Accessory Structure	0 ft. min.
<b>Landscape Coverage</b>	
	10% min. of entire site including but not limited to entries, parking areas, and plazas
<b>Building Height</b>	
Main Building	50 ft. max.
Accessory Building	15 ft. max.
<b>Off Street Parking</b>	
	Refer to Table A.15 for SP-MU parking requirements.

Notes:  
1 Setbacks may vary based on Design Review approval by the City.  
Refer to Implementation Section 13.2.4

Development Standards

Conceptual Grading Plan





# GENERAL PLAN CONSISTENCY



# General Plan Amendment

- New land use category - *Mixed Use*
- Modifies Residential Density Ranges
  - Single-Family from 2-3.9 to 1-4 units/acre
  - Multi-Family Medium Density from 12-17.9 to 12 -20 units/acre
  - Multi-Family High Density from 18 - 25 to 20 - 30 units/acre
- Level of Service (LOS) adjusted from C to D for traffic within Specific Plan area (GPA is not city-wide)
- Adjusts neighborhood park size to 5-20 acres





# JOINT EIR/EIS





US Army Corps  
of Engineers®  
Sacramento District



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

# Folsom South of U.S. Highway 50

## Specific Plan Project Folsom, CA

Joint EIR/EIS

**AECOM**

April 26, 2011



# Reason for Preparing the EIR/EIS

- CEQA Review by City of Folsom

Evaluate environmental effects of implementing the proposed project, which consists of:

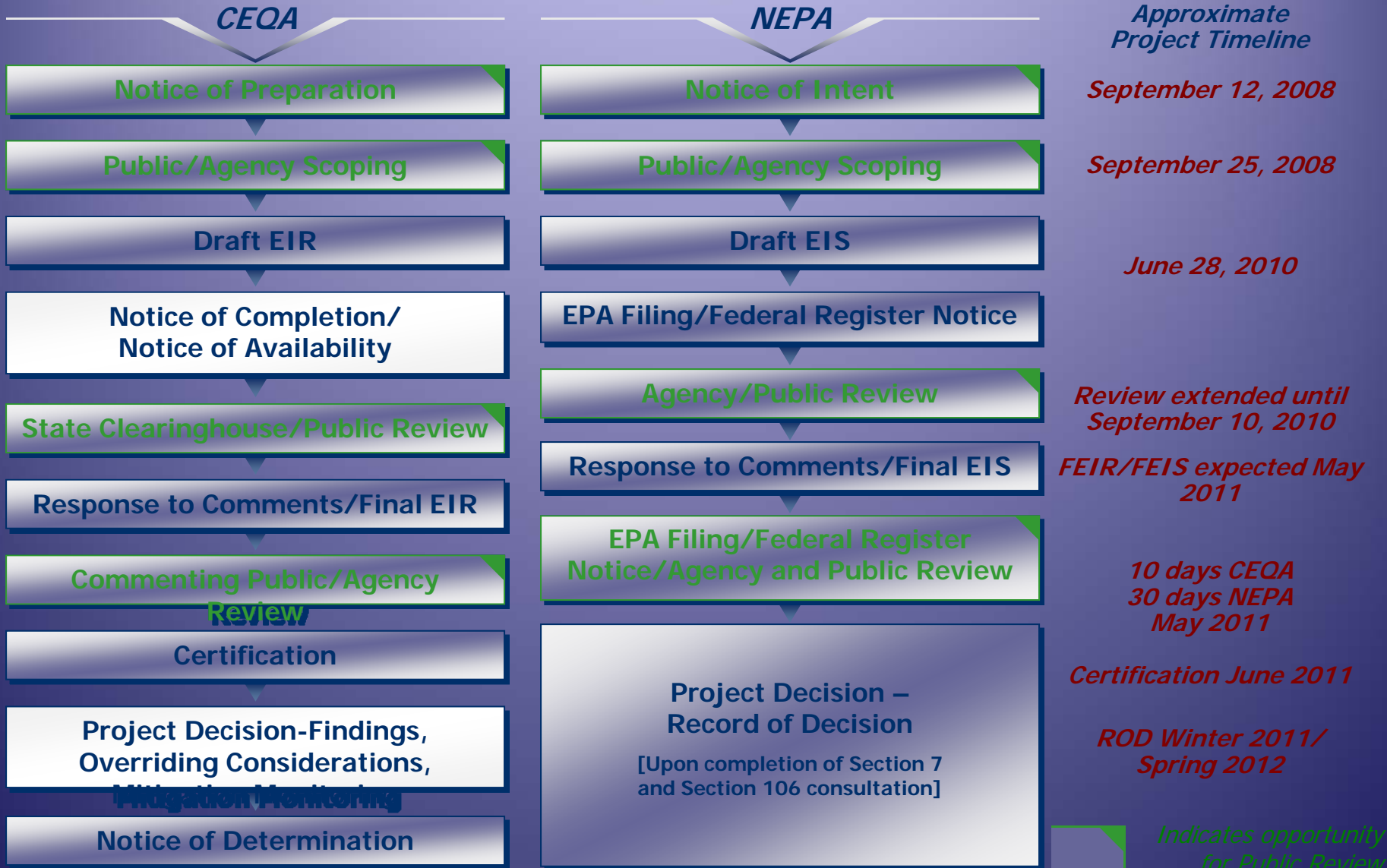
- development of the FPASP
- off-site development adjacent to the FPASP (U.S. 50 interchanges, street connections to El Dorado Hills, sewer connections to EID, detention basin west of Prairie City Road, wastewater force main north of 50)
- obtaining water supply through NCMWC
- conveyance and treatment of the water supply

# Reason for Preparing the EIR/EIS

- NEPA Review by U.S. Army Corps of Engineers
  - Evaluate environmental effects of issuing a permit for fill of wetlands under Section 404 of the Clean Water Act
  - Evaluate, at a similar level of detail, the proposed project and other alternatives capable of achieving the NEPA project purpose and need (5 land alternatives, 10 water alternatives)



# Joint EIR/EIS Process



*Indicates opportunity for Public Review*

# Organization of EIR/EIS

- Alternatives (Chapter 2)
- “Land” Project (3A Sections)
  - Adoption of Specific Plan
  - Request for Annexation
  - Construction and operation of the proposed land uses, infrastructure, and transportation
- “Water” Project (3B Sections)
  - Construction and operation of a system to convey water from the Natomas Basin to the FPASP, including treatment.
- General Plan Amendment (3A.10 Land Use)
  - Adjust density ranges for the City’s residential land use categories
  - Adjust traffic LOS for FPASP
- Cumulative and Growth-Inducing Impacts (Chapter 4) include land, water, and GPA



# Summary of Environmental Impacts

- The EIR/EIS includes a table detailing all impacts of the project (ES Table in DEIR/DEIS, Table 1-1 in the Final EIR/EIS)
  - Impact title
  - Level of significance before mitigation
  - Mitigation measures for significant impacts
  - Significance conclusion after mitigation measures

# Type of EIR/EIS

- Program-Level Review
  - Plan-level, broad comprehensive review of overall impacts
  - Project-level review (“tiered” from the Program EIR/EIS) may be required for later approvals
  - Identifies performance standards to be implemented as mitigation measures for all subsequent future project development phases



# Issues Areas with Significant Impacts

- Aesthetics (S&U)
- Air Quality (S&U)
- Biological Resources (S&U)
- Climate Change (S&U)
- Cultural Resources
- Geology, Soils, Minerals, and Paleontological Resources (Potentially S&U)
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Agricultural Resources (S&U)
- Noise (S&U)
- Public Services
- Traffic (S&U)
- Utilities (Indirect S&U)
- Water Supply
- Cumulative Impacts

# Mitigation Measures

- CEQA requires that feasible mitigation measures must be implemented to reduce significant impacts on the environment
- After all feasible mitigation measures are implemented, if a significant impact would still occur, the impact is considered “significant and unavoidable”
- A Statement of Overriding Considerations must be adopted for any significant and unavoidable impacts



# Significant and Unavoidable Impacts

## *Aesthetics*

- *Degradation of visual character, scenic vista, scenic corridor; and skyglow*

## *Air Quality*

- *Emission of criteria air pollutants (ROG, NO<sub>x</sub>, PM<sub>10</sub>)*
- *Exposure to TACs and odors*

## *Biological Resources*

- *Loss and degradation of Waters of the U.S. and Waters of the State (40.75 acres of direct fill + indirect impacts)*
- *Loss and degradation of habitat for special-status wildlife and potential direct take of individuals*
- *Loss of blue oak woodland and individual trees*

## *Climate Change*

- *GHG emissions from construction & operation*

# Significant and Unavoidable Impacts

## *Mineral Resources*

- *Potentially unavoidable: loss of kaolin clay (if present)*

## *Land Use & Agricultural Resources*

- *Early cancellation of on-site Williamson Act Contracts and potential conflict with off-site contracts*

## *Noise*

- *Construction and operational noise, including traffic noise*
- *Potentially unavoidable: permanent increase in ambient noise (water supply booster pump station and WTP)*

## *Utilities*

- *Indirect contribution to impacts that could occur if EID treatment plant/conveyance facilities are expanded*
- *Indirect contribution to S&U air quality impact from expansion of SRCSD WWTP after 2030*



# Significant and Unavoidable Impacts Traffic and Transportation

- ***Unacceptable LOS:***
  - *Scott Road/Easton Valley Parkway intersection*
  - *East Bidwell Street/Iron Point Road*  
*(City “complete streets” policy limits intersection approaches to 3 through lanes, 2 left turn lanes, and 1 right turn lane for safer pedestrian and bicycle use)*
- ***Unacceptable LOS on eastbound U.S. 50***
  - *Zinfandel Drive to Sunrise Boulevard*
  - *Rancho Cordova Parkway to Hazel Avenue*
  - *Folsom Boulevard to Prairie City Road*
  - *Increased demand for single-occupant automobile travel in the Specific Plan area*

# Mitigation Monitoring & Reporting Program (MMRP)

- Required by CEQA to ensure that mitigation measures are implemented
- Monitoring ensures that project compliance is checked on a regular basis during implementation
- Reporting ensures that the approving agency is informed of compliance with mitigation requirements
- Tabular format with text of each mitigation measure, party responsible for implementation, timing, and spaces for sign-off



# ANNEXATION SCHEDULE





# Annexation Schedule

- Planning Commission Specific Plan Study Session.... 16 March 2011
- Planning Commission EIR/EIS Study Session..... 6 April 2011
- City Council Specific Plan & EIR/EIS Study Session.. 26 April 2011
- Planning Commission Public Hearing on..... 18 May 2011
  - FEIR/FEIS
  - Specific Plan
  - General Plan Amendments
  - Pre-zoning
- City Council Public Hearing to..... 14 June 2011
  - Certify Final FEIR/FEIS
  - Approve Specific Plan
  - Approve General Plan Amendments
  - Approve Pre-zoning
- LAFCo - Annexation
  - Annexation Application Submittal..... July 2011
  - Public Hearing & Approval of Annexation..... Autumn 2011



# Specific Plan Highlights



# Specific Plan Design Highlights

- Comprehensively planned community based on Smart Growth Principles.
- Preserves 30% of the Plan Area as Open Space.
- Preserves Oak Woodlands and other sensitive habitat.
- Provides a Town Center and Entertainment District.
- Incorporates a Transit Corridor in the Plan.
- Consistent with SACOG Blueprint Principles, AB 32 and SB 375.





# Specific Plan Design Highlights

- Public parks and open space with Art
- Traditional interconnected grid street system in central portion of the plan (Complete Streets).
- Blueprint consistent density of 6.9 dwelling units per acre with distinct walkable neighborhoods.
- 43% reduction in trip generation emissions.
- Sustainable design features.



# Specific Plan Highlights

- Provides six housing types for a wide range of choice and price.
- Provides the potential for 13,210 jobs in the Plan Area.
- Provides a jobs/housing ratio of 1.3 jobs for every one Plan Area dwelling unit.
- The Plan includes parks, schools, and other public amenities including a municipal service center and police and fire stations.
- Natural parkways along the major roadways to visually link open space land uses.





# Questions

