

DATE: December 26, 2019

TO: Mayor and City Council Members

FROM: Community Development Department

SUBJECT: RESOLUTION NO. 10378 – A RESOLUTION APPROVING AND CERTIFYING AN ADDENDUM TO THE ENVIRONMENTAL IMPACT REPORT FOR THE FOLSOM GENERAL PLAN 2035 FOR THE FOLSOM TREE PRESERVATION ORDINANCE UPDATE AND THE 58-ACRE CORPORATION YARD SITE

BACKGROUND/ISSUE

The City Council adopted the Final Program Environmental Impact Report (FPEIR) for the Folsom General Plan 2035 in August 2018. The City Council also adopted Findings of Fact and a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program for the General Plan. Qualifying projects within the City of Folsom are evaluated for compliance with the goals and policies of the 2035 General Plan and the corresponding environmental analysis and determinations.

Acting as the lead agency under the California Environmental Quality Act (CEQA), the City has determined that additional environmental analysis is required for two unrelated projects as follows:

1. Tree Preservation Ordinance Update (TPOU). To analyze the effects of revising (updating) the City’s Tree Preservation Ordinance relative to permit requirements, standard management and preservation conditions, and preservation of existing trees. The project would repeal and replace Folsom Municipal Code Chapter 12.16 (Tree Preservation). While the purpose and scope are in keeping with the goals and policies of the 2035 General Plan, the proposed TPOU differs from the current ordinance as described and used in assessment of potential impacts in the FPEIR and thus warrant preparation of an addendum.
2. 58-Acre Corporation Yard Site. During the preparation of (but prior to adoption of) the 2035 General Plan FPEIR, the City annexed a 58-acre parcel into the City. The parcel, south of White Rock Road and west of Stonehouse Road, is to be used for the future site of the City’s Corporation Yard. The City’s annexation action in June 2018 included an amendment of the 1988 General Plan and the rezoning designation of the site as Light Industrial. In August 2018, the Local Agency Formation Commission (LAFCO) approved the annexation and the 58-acre site is now within the City boundary. While the future annexation of the 58-Acre Corporation Yard Site was anticipated in the 2035 General Plan, the EIR analysis must be updated to include this area as the future site of the City’s Corporation Yard.

This Addendum to the FPEIR for the 2035 General Plan (shown in Attachment 2) evaluates the TPOU and amends the FPEIR to incorporate the 58-acre Corporation Yard site into the analysis.

ANALYSIS

Separate analysis is provided for the two unrelated projects that are the subject of the Addendum to the 2035 General Plan FPEIR.

Tree Preservation Ordinance Update

The City proposes to repeal and replace Folsom Municipal Code Chapter 12.16 (Tree Preservation), which was originally adopted in 1995. The proposed TPOU project is an implementation measure of the larger City of Folsom 2035 General Plan. The FPEIR prepared for the 2035 General Plan analyzed the comprehensive range of environmental impacts of implementing the 2035 General Plan, including an update of the Tree Preservation Ordinance to be consistent with the goals and policies set forth in the 2035 General Plan. As part of the City's effort to maintain consistency between the Tree Preservation Ordinance and the adopted 2035 General Plan, the City is proposing the revision of the 1995 TPO.

The updated Tree Preservation Ordinance includes the following major changes from the City's current ordinance. The related sections in the updated ordinance are included in parentheses.

1. Permits. Two different permits depending on type of work (Tree Work Permit and Tree Removal Permit) instead of just one Tree Permit (Sections 12. 16.020 and 12.16.050).
2. Protected Tree. Broadens definition to include parking lot shading trees and trees required as mitigation (Section 12. 16.020).
3. Heritage Tree. Definition expanded to include all large trees over 30 inches (Section 12.16.020).
4. Tree Protection Zone. Better defines and expands area of protection (Section 12. 16.020).
5. Findings. Requires applicants to meet findings before Tree Work Permit or Tree Removal Permit issuance (Section 12. 16.080).
6. Standard Conditions. Identifies standard conditions of approval for each permit type (Section 12.16.130).
7. Tree Care and Maintenance Standards. Uses industry standards for tree care and maintenance.
8. Tree Protection and Mitigation Plan. Expands and clarifies requirement for the plan that focuses on minimizing impact on trees and tree removal only when necessary (Section 12.16.140).
9. Reasonable Alternative Measures. Adds new concept to provide flexibility to encourage tree preservation rather than removal (Sections 12.16.020 and 12.16.080).
10. Mitigation. Focused on tree replacement and replanting rather than just in-lieu payment (Section 12.16.150).
11. Tree Replacement Ratio. Establishes inch for inch replacement requirement except for residential street trees which is a one-to-one tree ratio (Section 12.16.150). The new ordinance requires:
 - Planting of replacement trees on-site; and/or
 - If not feasible, then payment of in-lieu fee calculated based on a dollar amount for each inch at diameter at breast height of protected tree removed (to be established separately by City Council resolution); or
 - Other strategies as may be determined appropriate by the Director if it meets the intent of the ordinance.

12. Credits. Provides mitigation credits for trees preserved on-site (Section 12.16.150).
13. Trees in Building Footprint. Reduces mitigation for trees located within proposed building footprint (Section 12.16.150).
14. Tree Planting and Mitigation Fund. Clarifies and, in a couple instances, expands the allowable use of the funds to support tree planting and urban forestry efforts (Section 12.16.160).
15. Exemption from Solar Shade Control Act. The new ordinance would exempt the City from this State law so that homeowners are not forced to significantly prune, damage, or remove Protected Trees that may partially shade solar panels (Section 12.16.210).

Table 1 of the Addendum attached to this report is structured as an environmental checklist, and is intended to evaluate all environmental topic areas for any changes in circumstances or the project description, as compared to the approved Final PEIR, and determine whether such changes were or were not adequately covered in the certified PEIR. Table 1 is not a traditional CEQA Environmental Checklist, per Appendix G of the CEQA Guidelines. As explained below, the purpose of this checklist is to evaluate the checklist categories in terms of any “changed condition” (i.e., changed circumstances, project changes, or new information of substantial importance) that may result in a different environmental impact significance conclusion from the Folsom General Plan 2035 PEIR. The column titles of the checklist have been modified from the Appendix G presentation to help answer the questions to be addressed pursuant to Public Resources Code Section 21166 and State CEQA Guidelines Section 15162, 15163, 15164 and 15168.

Based on the analysis contained in Table 1, none of the factors identified in CEQA Guidelines Section 15162 are presented by the TPOU. The previously certified 2035 General Plan PEIR adequately addresses the environmental impacts associated with the Tree Preservation Ordinance Update project. A subsequent or supplemental PEIR is not required. The TPOU project and all subsequent City regulatory actions consistent with the revised TPOU will be required to comply with all applicable mitigation measures of the City of Folsom 2035 General Plan PEIR.

58-acre Corporation Yard Site

During preparation of the 2035 General Plan and its associated PEIR, but prior to the approval or certification of either document, the City annexed a 58-acre parcel into the City. The parcel, south of White Rock Road and west of Stonehouse Road, is to be used for the future site of the City’s Corporation Yard. The annexation action approved by the City also included an amendment of the 1988 General Plan and the zoning designation of the site. As a result, the corporation yard Special Study Area was annexed to the City prior to the approval of the 2035 General Plan, and the City’s 1988 General Plan was amended to assign the land use designation of Public/Quasi-Public to the corporation yard site and the site was pre-zoned as Light Industrial.

The 2035 General Plan Draft PEIR acknowledges the future annexation of the 58-acre Corporation Yard Site in the Project Description in Section 3.9 as set forth below:

A single Special Study Area (for a future municipal corporation yard) was identified by the City that may be considered for annexation at some point in the future. The annexation of any of this Study Area would require the review of additional fiscal and service delivery implications on existing City service providers and ratepayers. A separate CEQA environmental review is currently being conducted for a proposed sphere of influence amendment (SOIA) to place the Special Study Area within the

City's sphere of influence. Should the sphere of influence amendment be approved by Sacramento LAFCo, the City would pursue future actions to apply pre-zoning and land use designations to the land. This would occur in conjunction with a General Plan Amendment. Sacramento LAFCo policies discourage concurrent SOI Amendment and Annexation. The City would work with LAFCo to amend the SOI and annex the area in close sequence. LAFCo would be the lead agency for environmental review relating to a SOI Amendment.

Although no specific design has been prepared for the proposed corporation yard, initial programming of the site has been initiated. Based on this programming, the 58-acre site could accommodate approximately 36 acres for the future corporation yard, 16 acres for South East Connector right-of-way, and 5 acres to realign Scott Road. In addition, a 0.8-acre easement could be included in the project but not in the SOIA/annexation area to provide access to Prairie City SVRA once the SouthEast Connector removes the current access. Additionally, the City anticipates that it would realign Scott Road to connect to Prairie City Road to permit the abandonment of Scott Road from north of the realignment to White Rock Road.

Because the Special Study Area had not yet been annexed to the City or included in the City's 1988 General Plan at the time of preparation of the 2035 Draft and Final PEIRs, the PEIR did not evaluate the potential effects of future urban development on the 58 acres of the corporation yard site.

To ensure that the 2035 General Plan PEIR comprehensively evaluates all areas of the City within which future development might occur, this Addendum amends the Draft PEIR to incorporate the 58-acre corporation yard site within the scope of the PEIR's analysis. Inclusion of the corporation yard results in minor modifications to the following chapters of the Draft PEIR as shown in Appendix B of the Addendum attached to this report.

3. Project Description
5. Introduction to the Environmental Analysis
7. Agriculture and Forestry Resources.

This Addendum evaluates whether inclusion of the corporation yard site into the 2035 General Plan PEIR's evaluation would change any of the environmental conclusions of the PEIR. This assessment was accomplished by comparing the environmental conclusions of the Folsom Corporation Yard SOIA/Annexation EIR with those of the 2035 General Plan PEIR. This analysis is presented in tabular form in Appendix C of the Addendum attached to this report.

As shown in Appendix C, for almost all potential impacts the environmental conclusions, the two EIRs are similar. In other cases, the Folsom Corporation Yard SOIA/Annexation EIR concluded that the impacts of a particular environmental topic were of less magnitude or significance than those identified in the 2035 General Plan PEIR. For both categories of impacts, the City has determined that inclusion of the 58-acre area into the 2035 General Plan PEIR would not change any of the PEIR's conclusions regarding the magnitude or significance of impacts, and that no new or modified mitigation would be necessary. Therefore, other than the inclusion of the 58 acres within the analysis, no changes in the 2035 General Plan or its circumstances have occurred since certification of the 2035 General Plan by the City, nor has new information requiring analysis or verification resulted in the need to modify the environmental conclusions of the PEIR or modify or add mitigation measures to the PEIR. For these impact areas, none of the conditions cited in State CEQA Guidelines Section 15162 (a) would be met that would require the preparation of a Subsequent EIR.

ENVIRONMENTAL REVIEW

This Addendum to the 2035 General Plan FPEIR evaluates an update of the Folsom Tree Preservation Ordinance (TPOU). The document analyzes the effects of revising the existing Tree Preservation Ordinance (Folsom Municipal Code Chapter 12.16) to update and modify permit requirements, impose standard management and preservation conditions, and focus the TPOU on the preservation of existing trees. Additionally, this Addendum amends the certified FPEIR to incorporate a 58-acre area into the analysis that had not previously been assessed by the PEIR.

On the basis of information found in this environmental study, the City finds that none of the circumstances described in Section 15162 (a) (1), (2), or (3) of the CEQA Guidelines exist, and that there will not be a significant effect on the environment because the mitigation measures imposed with the certified 2035 General Plan Final FPEIR have either already been implemented, or will be implemented via future City actions to reduce impacts to a less-than-significant level. In the case of any unmitigated significant impacts previously identified in the certified FPEIR, these have been identified in the Statement of Findings and Overriding Considerations that was adopted during certification of the FPEIR (Resolution 10147) that applies to the Folsom General Plan 2035 project as a whole. The information in the environmental study (Addendum) supports the determination that the revisions to the Folsom Municipal Code Chapters 12.16.010 through 12.16.230 (Tree Preservation Ordinance Update) are within the scope of the previously certified FPEIR.

ATTACHMENTS

1. Resolution No. 10378 – A Resolution Approving and Certifying an Addendum to the Environmental Impact Report for the Folsom General Plan 2035 for the Folsom Tree Preservation Ordinance Update and the 58-Acre Corporation Yard Site.
2. Addendum to the Final Environmental Impact Report for the Folsom General Plan 2035

RECOMMENDATION /CITY COUNCIL ACTION

Staff respectfully requests that the City Council adopt Resolution No. 10378 - A Resolution Approving and Certifying an Addendum to the Environmental Impact Report for the Folsom General Plan 2035 for the Folsom Tree Preservation Ordinance Update and the 58-Acre Corporation Yard Site

Submitted,



PAM JOHNS
Community Development Director

Attachment 1

Resolution No. 10378 – A Resolution Approving and Certifying an Addendum to the Environmental Impact Report for the Folsom General Plan 2035 for the Folsom Tree Preservation Ordinance Update and the 58-Acre Corporation Yard Site

RESOLUTION NO. 10378

A RESOLUTION APPROVING AND CERTIFYING AN ADDENDUM TO THE ENVIRONMENTAL IMPACT REPORT FOR THE FOLSOM GENERAL PLAN 2035 FOR THE FOLSOM TREE PRESERVATION ORDINANCE UPDATE AND THE 58-ACRE CORPORATION YARD SITE

WHEREAS, on August 28, 2018 the City Council certified the Final Program Environmental Impact Report (FPEIR), adopted Findings of Fact, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program, and approved the 2035 General Plan; and

WHEREAS, the 2035 General Plan establishes goals and policies relative to tree preservation and identifies an implementation action to update the current Tree Preservation Ordinance originally adopted in 1995; and

WHEREAS, staff has prepared an update to the Tree Preservation Ordinance relative to permit requirements, standard management and preservation conditions, and preservation of existing trees; and

WHEREAS, the staff conducted public outreach and the City Council conducted a public workshop on the Tree Preservation Ordinance update to discuss proposed changes and solicit public feedback; and

WHEREAS, an Environmental Checklist and Addendum to the 2035 General Plan Final Program Environmental Impact Report (FPEIR) has been prepared for the Tree Preservation Ordinance Update in accordance with the California Environmental Quality Act (CEQA); and

WHEREAS, during the preparation of (but prior to adoption of) the 2035 General Plan FPEIR, the City annexed a 58-acre parcel into the City south of White Rock Road and west of Stonehouse Road, is to be used for the future site of the City's Corporation Yard; and

WHEREAS, the City Council approved annexation of the 58-acre Corporation Yard site in June 2018, including an amendment of the 1988 General Plan with a designation of Public/Quasi-Public and the pre-zoning designation of the site as Light Industrial; and

WHEREAS, the 2035 General Plan Draft PEIR acknowledges the future annexation of the 58-acre Corporation Yard Site in the Project Description, but did not evaluate potential effects of future development; and

WHEREAS, an Addendum to the 2035 General Plan Final Program Environmental Impact Report (FPEIR) has been prepared for the 58-acre Corporation Yard Site resulting in minor modifications to the Project Description, Introduction to the Environmental Analysis, and Agriculture and Forestry Resources in accordance with the California Environmental Quality Act (CEQA).

WHEREAS, notice has been given at the time and in the manner required by State Law and City Code; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Folsom that the City Adopt the Addendum to the Folsom General Plan 2035 for the Folsom Tree Preservation Ordinance Update and the 58-Acre Corporation Yard Site with the following findings:

GENERAL FINDINGS

- A. NOTICE OF HEARING HAS BEEN GIVEN AT THE TIME AND IN THE MANNER REQUIRED BY STATE LAW AND CITY CODE.
- B. THE PROJECT IS CONSISTENT WITH THE 2035 GENERAL PLAN.

CEQA FINDINGS

- C. A FINAL ENVIRONMENTAL IMPACT REPORT WAS PREVIOUSLY CERTIFIED FOR THE 2035 GENERAL PLAN IN ACCORDANCE WITH CEQA.
- D. AN ADDENDUM TO THE FOLSOM GENERAL PLAN 2035 FINAL ENVIRONMENTAL IMPACT REPORT HAS BEEN PREPARED FOR THE TREE PRESERVATION ORDINANCE UPDATE IN ACCORDANCE WITH CEQA.
- E. AN ADDENDUM TO THE FOLSOM GENERAL PLAN 2035 FINAL ENVIRONMENTAL IMPACT REPORT HAS BEEN PREPARED FOR THE 58-ACRE CORPORATION YARD SITE IN ACCORDANCE WITH CEQA.
- F. THE CITY COUNCIL HAS REVIEWED AND CONSIDERED THE ADDENDUM TO THE FINAL EIR BEFORE MAKING A DECISION REGARDING THE PROJECT.
- G. THE ADDENDUM TO THE FINAL ENVIRONMENTAL IMPACT REPORT AND ENVIRONMENTAL IMPACT STATEMENT REFLECTS THE INDEPENDENT JUDGEMENT AND ANALYSIS OF THE CITY OF FOLSOM.
- H. NONE OF THE CONDITIONS DESCRIBED IN SECTION 15162 OF THE CEQA GUIDELINES CALLING FOR THE PREPARATION OF A SUBSEQUENT ENVIRONMENTAL IMPACT REPORT HAVE OCCURRED.

PASSED AND ADOPTED on this 14th day of January 2020, by the following roll-call vote:

AYES: Council Member(s)

NOES: Council Member(s)

ABSENT: Council Member(s)

ABSTAIN: Council Member(s)

ATTEST:

Sarah Aquino, MAYOR

Christa Freemantle, CITY CLERK

Attachment 2

Addendum to the Final Environmental Impact Report for the Folsom General Plan 2035



**Addendum to the Final
Program Environmental Impact Report
January 2020**

ADDENDUM TO THE FINAL
ENVIRONMENTAL IMPACT REPORT

FOR THE

FOLSOM GENERAL PLAN 2035

CITY OF FOLSOM
DEPARTMENT OF COMMUNITY DEVELOPMENT

50 Natoma Street
Folsom, CA 95630

Prepared with the Technical Assistance of:



2934 Gold Pan Court, Suite 3
Rancho Cordova, CA 95670

SCH # 2017082054

January 2020

**ADDENDUM TO THE FOLSOM GENERAL PLAN 2035
FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT FOR
THE FOLSOM TREE PRESERVATION ORDINANCE UPDATE**

**JANUARY 14, 2020
STATE CLEARINGHOUSE NO. 2017082054**

PROJECT NAME:	Update of the Folsom Tree Preservation Ordinance – FMC Chapter 12.16	
SITE ADDRESS:	City limits of the City of Folsom	APN: Various
APPLICANT:	City of Folsom Community Development Department Planning Services 50 Natoma Street Folsom, CA 95630	PHONE: (916) 461-6200
PROPERTY OWNER:	Various	Previous Certified EIR: General Plan 2035 FPEIR (State Clearinghouse No. 2017082054)

BACKGROUND AND ACTION TRIGGERING THE ADDENDUM

This Addendum to the Final Program Environmental Impact Report (Final PEIR or FPEIR) for the Folsom General Plan 2035 (2035 General Plan) project evaluates an update of the Folsom Tree Preservation Ordinance (TPOU). The document analyzes the effects of revising the existing Tree Preservation Ordinance (Folsom Municipal Code Chapter 12.16) to update and modify permit requirements, impose standard management and preservation conditions, and focus the TPOU on the preservation of existing trees. Additionally, this Addendum amends the certified FPEIR to incorporate a 58-acre area into the analysis that had not previously been assessed by the PEIR.

As the lead agency under the California Environmental Quality Act (CEQA), the City of Folsom (City) has determined that, in accordance with Section 15164 of the State CEQA Guidelines, the addition of 58-acres to the area assessed in the FPEIR has the potential to modify the certified PEIR’s environmental conclusions. The City has also determined that the proposed TPOU differs from the current Ordinance as described and used in assessment of potential impacts in the Final PEIR for the adopted Folsom General Plan 2035. These factors are sufficient to warrant preparation of an addendum.

PREVIOUS ENVIRONMENTAL ANALYSES

The environmental process for the Folsom General Plan 2035 involved the preparation of the following documents that are relevant to the consideration of the proposed amendment to the TPOU.

- Notice of Preparation of a Draft Program EIR for the Folsom General Plan 2035, August 2017;
- Draft Program EIR for the Folsom General Plan 2035, including all Appendices, March 2018;

- Final Program EIR for the Folsom General Plan 2035, May 2018;
- CEQA Findings of Fact and Statement of Overriding Considerations for the Folsom General Plan 2035 Program EIR, May 2018;
- Mitigation Monitoring and Reporting Program for the Folsom General Plan 2035, May 2018; and
- Notice of Determination for the Folsom General Plan 2035 Program EIR, August 2018.

CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES REGARDING AN ADDENDUM TO AN ENVIRONMENTAL IMPACT REPORT

Altered conditions, changes, or additions to the description of a project that occur after certification of an EIR may require additional analysis under CEQA. The legal principles that guide decisions regarding whether additional environmental documentation is required are provided in the State CEQA Guidelines, which establish three mechanisms to address these changes: a Subsequent Environmental Impact Report, a Supplement to an EIR, and an Addendum to an EIR.

Section 15162 of the State CEQA Guidelines describes the conditions under which a Subsequent EIR would be prepared. In summary, when an EIR has been certified for a project, no Subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, one or more of the following:

- (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects;
- (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:
 - (A) The project will have one or more significant effects not discussed in the previous EIR;
 - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or
 - (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Section 15163 of the State CEQA Guidelines states that a lead agency may choose to prepare a Supplement to an EIR, rather than a Subsequent EIR, if:

- (1) any of the conditions described above for Section 15162 would require the preparation of a Supplemental EIR; and,
- (2) only minor additions or changes would be necessary to make the previous EIR adequately apply to the project in the changed situation.

An addendum is appropriate where a previously certified EIR has been prepared and some changes or revisions to the project are proposed, or the circumstances surrounding the project have changed, but none of the changes or revisions would result in significant new or substantially more severe environmental impacts, consistent with California Public Resources Code Section 21166 and State CEQA Guidelines Sections 15162, 15163, 15164, and 15168.

Based on the analysis contained within this document, preparation of a Subsequent or Supplemental EIR is not warranted because none of the conditions described in State CEQA Guidelines Sections 15162 or 15163 are present. Rather, based on the conclusions of the analysis contained in this document pursuant to State CEQA Guidelines Section 15064(e), the City has determined that the preparation of an Addendum to the FPEIR is adequate and correct.

This Addendum is intended to update the FPEIR, and evaluate and confirm CEQA compliance for the proposed TPOU.

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Appendix A Text of Tree Preservation Ordinance Update Compared to 1995 Tree Preservation Ordinance

Appendix B Amended 2035 General Plan Draft PEIR Chapters
 B-1 Chapter 3, Project Description
 B-2 Chapter 5, Introduction to the Analysis
 B-3 Chapter 7, Agriculture and Forestry Resources

Appendix C Comparison of Environmental Conclusions between the 2035 General Plan FPEIR and the Folsom Corporation Yard SOIA/Annexation EIR

Appendix D 2035 General Plan FPEIR – List of Adopted Mitigation Measures

**CITY OF FOLSOM
COMMUNITY DEVELOPMENT DEPARTMENT
50 NATOMA STREET, FOLSOM, CALIFORNIA 95630**

EVALUATION OF ENVIRONMENTAL SIGNIFICANCE

DETERMINATION

On the basis of information found in this environmental study, the City finds that none of the circumstances described in Section 15162 (a) (1), (2), or (3) of the California Environmental Quality Act (CEQA) Guidelines exist, and that there will not be a significant effect on the environment because the mitigation measures imposed with the certified 2035 General Plan Final FPEIR have either already been implemented, or will be implemented via future City actions to reduce impacts to a less-than-significant level. In the case of any unmitigated significant impacts previously identified in the certified FPEIR, these have been identified in the Statement of Findings and Overriding Considerations that was adopted during certification of the FPEIR (Resolution 10147) that applies to the Folsom General Plan 2035 (2035 General Plan) project as a whole. The information in this environmental study supports the determination that the revisions to the Folsom Municipal Code Chapters 12.16.010 through 12.16.230 (Tree Preservation Ordinance Update) are within the scope of the previously certified FPEIR.

A Notice of Addendum to the FPEIR and Public Hearing Notice will be prepared and posted 4 days prior to any action by the City Council regarding this project.

DE MINIMIS IMPACT FINDING

Staff finds that there is no evidence before the City that the proposed project causes adverse effects on wildlife resources, or the habitat upon which wildlife depends, which have not already been 1) considered, analyzed, and mitigated in the FPEIR for the Folsom 2035 General Plan, or 2) addressed in the Statement of Findings and Overriding Considerations. Both documents were adopted for the project. Fish and Game fees were paid for the entire project at the time the Notice of Determination was filed for the FPEIR. On the basis of substantial evidence, the presumption of any additional adverse effect not already addressed in the FPEIR is rebutted. A Certificate of Fee Exemption will be completed and filed with the Notice of Determination for the project.

Prepared by:


Pam Johns

Date:

12/30/19

Community Development Director
City of Folsom Community Development Department
50 Natoma Street, Folsom, California 95630
(916) 461-6202

All referenced documentation is available for Public Review during standard business hours at the City of Folsom Community Development Department, 50 Natoma Street, Folsom, California 95630.

1. INTRODUCTION AND BACKGROUND

This environmental study has been prepared to evaluate the Tree Preservation Ordinance Update project and its potential environmental effects in order to determine whether, and to what extent, the prior FPEIR is still sufficient to address project impacts.

LOCATION AND SETTING

The City of Folsom is located in northeastern Sacramento County in California's Sacramento Valley (see Figure 1). The city limits are largely defined by county borders, physical features, and major roads and highways. Folsom immediately borders the Sacramento/Placer and Sacramento/El Dorado county lines on its northern and eastern edges. The City is located along the western edge of the Sierra Nevada foothills. The surrounding area to the east of the city includes residences, commercial uses, and rolling hills at varying elevations. To the west is the substantially urbanized Sacramento metropolitan area.

2. 2035 GENERAL PLAN AND PROGRAM ENVIRONMENTAL IMPACT REPORT

On August 28, 2018 the Folsom City Council approved the 2035 General Plan. The 2035 General Plan consisted of a comprehensive update of the City's 1988 General Plan, including the continuation of many existing policies of the 1988 Plan, the modifications of others, and the addition of new policies. As adopted, the 2035 General Plan included all actions necessary to fully update the 1988 Folsom General Plan.

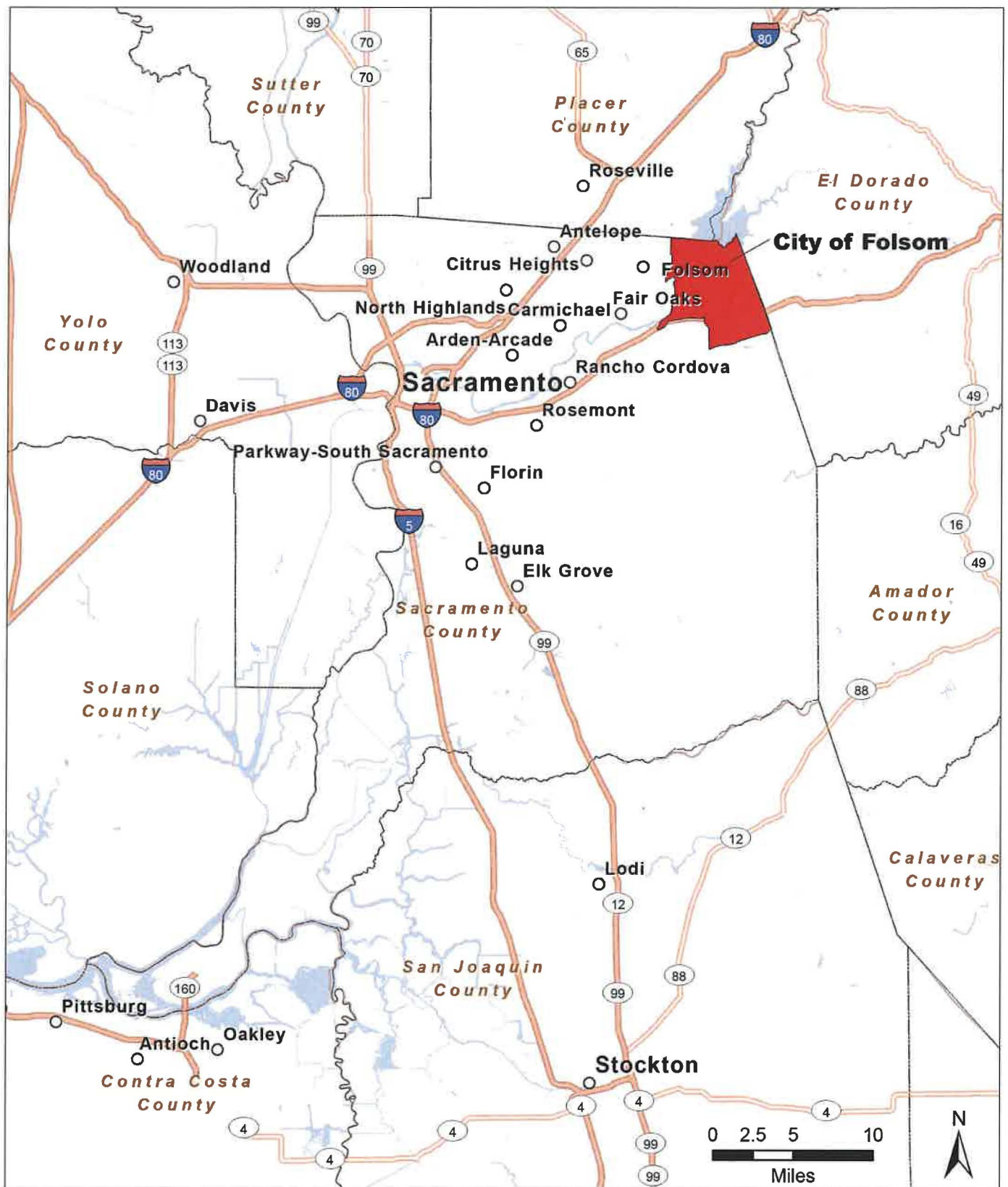
The boundary within which the General Plan established land uses and policies (the Planning Area) included the entire city limits north of White Rock Road, encompassing an area of 17,303 acres¹ (See Figure 2.)

PROGRAM ENVIRONMENTAL IMPACT REPORT

Section 15378 (a) of the State CEQA Guidelines defines a "project" to mean the whole of an action, which has a potential to result in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment. The 2035 General Plan was defined to include all actions necessary to provide a comprehensive update of the existing City of Folsom General Plan (adopted in 1988). The purpose of the 2035 General Plan was to revise and replace the 1988 General Plan, including all of the elements², the Land Use and Circulation Diagrams, and other existing goals, policies, and implementation plans as needed to reflect current law and the changing matters of public interest and concern.

¹ The 2035 General Plan Planning Area additionally included 5,600 acres south of White Rock Road, outside of the City's boundaries. No land uses or General Plan policies other than those related to a relocation of the City's Corporation Yard were set forth in the 2035 General Plan. For these reasons, the 2035 General Plan PEIR did not comprehensively assess environmental effects for the 5,600-acre area. For additional information regarding the area of the PEIR's analysis, see Section 5.5.1 of Chapter 5, *Introduction of the Environmental Analysis*, of the Draft PEIR. The proposed Tree Preservation Ordinance Update would apply only to the area within the City limits and not to unincorporated areas south of White Rock Road.

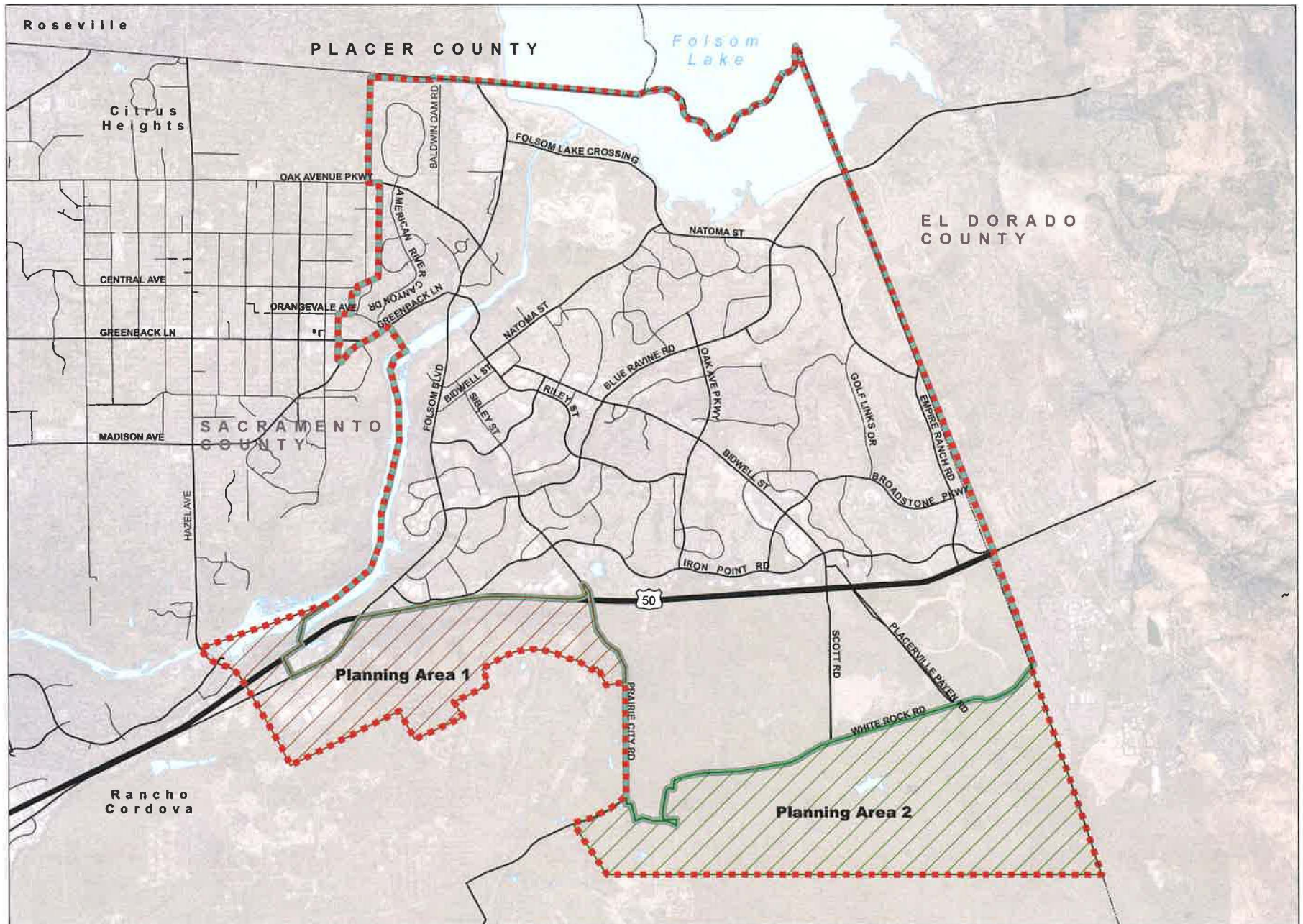
² Except for the Housing Element, which had already been revised and adopted in 2013 as a separate project in accordance with state requirements.



SOURCE: StreetMaps 2016; Planning Partners 2019

Folsom Tree Protection Ordinance Project

Figure 1
Regional Location



SOURCE: City of Folsom 2019; Planning Partners 2019

Folsom Tree Protection Ordinance Project

Figure 2

Amended 2035 General Plan Boundaries

The plan also integrated new planning concepts endorsed by the Folsom City Council, and translated the updated goals and policies into implementation programs (such as amendments to the City's municipal code, zoning ordinance, and subdivision regulations) to assure that the City's vision is implemented. Pursuant to State CEQA Guidelines Section 15378, the 2035 General Plan was classified by the City as a project subject to CEQA.

To comply with CEQA, the City prepared a Program EIR (PEIR) for the 2035 General Plan that evaluated the environmental impacts associated with development of that portion of the Planning Area within the City limits based on the land use designations and policies identified in the 2035 General Plan. The PEIR prepared for the Folsom General Plan 2035 and certified on August 28, 2018 analyzed the environmental impacts of adopting the 2035 General Plan, and all actions necessary to implement the adopted General Plan. These actions included revisions to the Folsom Municipal Code, such as the Tree Preservation Ordinance, necessary to ensure compliance with General Plan goals and policies.

The PEIR was prepared at the program "first-tier" level of environmental review consistent with the requirements of CEQA Sections 15152 and 15168. The program-level analysis considered the broad environmental impacts of adopting and implementing the overall 2035 General Plan. The PEIR acknowledged that development of the Planning Area would occur in multiple phases. As projects and programs are proposed that result in implementation of the 2035 General Plan, such as the Tree Preservation Ordinance Update, they are evaluated to determine whether the proposed entitlements/actions fall within the scope of the certified FPEIR, and whether they incorporate all applicable performance standards and mitigation measures identified therein. Should the subsequent projects or implementation programs not be consistent with the approved 2035 General Plan, additional environmental review through the subsequent review provisions of CEQA for changes to previously reviewed and approved projects may be warranted (CEQA Guidelines Sections 15162 through 15164).

HISTORY AND CONTENTS OF THE 2035 GENERAL PLAN PROGRAM EIR

In February 2010 the Folsom City Council authorized the initiation of an update to the 1988 City of Folsom General Plan (in a document to be identified as the Folsom General Plan 2035) and preparation of a PEIR to evaluate the environmental consequences of approving the proposed 2035 General Plan.

On August 18, 2017, the City of Folsom issued a Notice of Preparation (NOP) for the PEIR. The NOP and Project Description were circulated until September 18, 2017 to the public, state and local agencies, and other interested parties to solicit comments on the 2035 General Plan and environmental issues to be addressed in the PEIR. Concurrently, the City held a scoping meeting for the Draft PEIR consistent with State CEQA Guidelines Section 15082(c). The NOP, and subsequent comments on the NOP, identified the following issues to be evaluated in the PEIR:

Environmental Topic	Draft PEIR Chapter Where Evaluated
Aesthetics/Visual Resources	Chapter 6, Aesthetics and Visual Resources
Agriculture/Forestry	Chapter 7, Agricultural and Forestry Resources
Air Quality	Chapter 8, Air Resources
Biological Resources	Chapter 9, Biological Resources
Cultural Resources	Chapter 10, Historical and Cultural Resources
Geology, Soils, and Minerals	Chapter 11, Geology, Soils, and Mineral Resources
Global Climate Change	Chapter 12, Global Climate Change
Hazards and Hazardous Materials	Chapter 13, Hazards and Hazardous Materials
Hydrology and Water Resources	Chapter 14, Hydrology and Water Quality
Noise	Chapter 15, Noise
Public Services and Recreation	Chapter 16, Public Services and Recreation
Transportation/Circulation	Chapter 17, Transportation
Tribal Cultural Resources	Chapter 18, Tribal Cultural Resources
Utilities and Service Systems	Chapter 19, Utilities and Service Systems
Alternatives	Chapter 20, Alternatives Analysis
Cumulative Impacts	Chapter 21, Other CEQA Considerations
Growth Inducement and other CEQA topics	Chapter 4, Land Use, Population, and Housing Chapter 20, Alternatives Analysis Chapter 21, Other CEQA Considerations

In addition, responses received from public agencies and the public during circulation of the NOP raised specific concerns as noted below. Each concern is followed by a notation of the Draft PEIR section where the topic of the comment was addressed.

- Consistency of the 2035 General Plan with the adopted plans of other land management agencies (Draft PEIR Chapter 4, *Land Use, Population, and Housing*, Chapter 16, *Public Services and Recreation*, and Chapter 20, *Alternatives Analysis*)
- Vehicle traffic (Draft PEIR Chapter 17, *Transportation and Circulation*)
- Flood hazards and offsite drainage (Draft PEIR Chapter 14, *Hydrology and Water Quality*)
- Growth inducement (Draft PEIR Chapter Chapter 4, *Land Use, Population, and Housing*, Chapter 20, *Alternatives Analysis*, and Chapter 21, *Other CEQA Considerations*)
- Public utilities (Draft PEIR Chapter 19, *Utilities and Service Systems*)
- Residential quality of life (Draft PEIR Chapter 6, *Aesthetics and Visual Quality*, Chapter 8, *Air Resources*, Chapter 15, *Noise and Vibration*, and Chapter 17, *Transportation and Circulation*)
- Climate change (Draft PEIR Chapter 12, *Global Climate Change*)
- Biological Resources (Draft PEIR Chapter 9, *Biological Resources*)

The Draft PEIR for the City of Folsom 2035 General Plan project was circulated locally and with the State Clearinghouse for 45-day period from March 7, 2018 to April 20, 2018. Public review copies of the Draft PEIR and its appendices were made available to the public at the City of Folsom Community Development Department and on the City's General Plan website. The City accepted written comments on the Draft PEIR during this period. During circulation of the Draft PEIR, City of Folsom received nine comments on the Draft PEIR and/or the draft 2035 General Plan.

Subsequent to the receipt of comments on the Draft PEIR, the City prepared a FPEIR that responded to all comments related to environmental issues received on the Draft PEIR. As required

by CEQA Guidelines Section 15088(b), public agencies that commented on the Draft EIR were provided at least 10 days to review the proposed responses prior to the date of consideration of the FPEIR for certification. The FPEIR, which incorporated all of the environmental analyses contained in the Draft PEIR (as modified in response to comments) was circulated to commenting agencies and made available to the public in May 2018.

Consistent with the requirements of Section 15132 of the CEQA Guidelines, the FPEIR was comprised of:

- The Draft PEIR published on March 7, 2018 (incorporated by reference);
- A list of persons, organizations, and public agencies commenting on the Draft PEIR (FPEIR Chapter 3);
- Comments received on the Draft PEIR (FPEIR Chapter 3);
- The responses of the City of Folsom Department of Community Development to significant environmental issues raised in the review and consultation process (FPEIR Chapter 3); and,
- Modifications to the Draft PEIR arising from the City's response to comments received on the Draft PEIR (Chapter 4).

The PEIR and the proposed 2035 General Plan were reviewed by the Planning Commission in a public hearing held on June 6, 2018. At this hearing, the Planning Commission recommended the City Council certify the FPEIR and adopt the 2035 General Plan project as modified in the FPEIR. Subsequent to the Planning Commission hearing, the City Council reviewed the FPEIR, the proposed 2035 General Plan, and the recommendation of the Planning Commission at a noticed public hearing on July 10, 2018. The Council continued the public hearing until August 28, 2018. At this hearing, the Council certified the FPEIR, adopted Findings of Fact, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program, and approved the 2035 General Plan.

FEIR FINDINGS AND OVERRIDING CONSIDERATIONS

The Statement of Findings and Overriding Considerations that was adopted August 28, 2018 by the City in its consideration of the certified FPEIR for the 2035 General Plan disclosed the following significant adverse impacts of the project for which adequate mitigation was uncertain.

- Impact AES-1: Adverse effect on a scenic vista or substantially degrade the scenic character (Draft PEIR, pps. 6-8 to 6-11)
- Impact AES-2: Damage to scenic resources within a scenic corridor (Draft PEIR, pps. 6-11 to 6-13)
- Impact AES-3: Create new source of light or glare that would adversely affect day or nighttime views (Draft PEIR, pps. 6-14 to 6-17)
- Impact AG-1: Potential conflicts with existing agricultural operations and Williamson Act Contracts adjacent to the 2035 Plan Evaluation Area (Draft PEIR, pps. 7-6 to 7-7)
- Impact AQ-2: Increase in operational emissions of criteria air pollutants and precursors associated with 2035 General Plan buildout that could contribute to a violation of air quality standards (Draft PEIR, pps. 8-25 to 8-30)
- Impact AQ-5: Increase in health risks associated with exposure of sensitive receptors to emissions of toxic air contaminants (Draft PEIR, pps. 8-34 to 8-38).
- Impact AQ-6: Increase in exposure of sensitive receptors to emissions of odors (Draft PEIR, pps. 8-38 to 8-41).

- Impact BIO-1: Have a substantial adverse effect on special-status species (Draft PEIR, pps. 9-27 to 9-34)
- Impact BIO-3: Have a substantial adverse effect on federally protected wetlands (Draft PEIR, pps. 9-39 to 9-43)
- Impact CUL-1: Cause a substantial adverse change in the significance of a historical resource (Draft PEIR, pps. 10-19 to 10-22; Final PEIR, pps. 4-4 to 4-5)
- Impact CUL-2: Cause a substantial adverse change in the significance of an archaeological resource (Draft PEIR, pps. 10-23 to 10-26; Final PEIR, pps. 4-4 to 4-5)
- Impact GEO-4: Result in the loss of availability of a locally-important mineral resource recovery site (Draft PEIR, pps. 11-19 to 11-21)
- Impact GHG-2: Potential to conflict with long-term statewide GHG emissions reduction goals for 2050 (Draft PEIR, pps. 12-33 to 12-38; Final PEIR, pps. 4-7 to 4-11)
- Impact N-1: Exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies; or a substantial permanent increase in ambient noise levels in the project vicinity above levels without the project (Draft PEIR, pps. 15-37 to 15-41)
- Impact T-1: Traffic level of service on local intersections (Draft PEIR, pps. 17-49 to 17-51)
- Impact T-2: Traffic level of service on U.S. Highway 50 (Draft PEIR, pps. 17-52 to 17-53)
- Impact TCR-1: Interference with tribal cultural resources (Draft PEIR, pps. 18-6 to 18-8)
- Cumulative Impact: Aesthetics and Visual Resources (Draft PEIR, p. 21-4)
- Cumulative Impact: Agriculture and Forestry Resources (Draft PEIR, p. 21-5)
- Cumulative Impact: Air Resources (Draft PEIR, pps. 21-5 to 21-6)
- Cumulative Impact: Biological Resources (Draft PEIR, pps. 21-6 to 21-7)
- Cumulative Impact: Cultural Resources (Draft PEIR, p. 21-7)
- Cumulative Impact: Geology, Soils, and Mineral Resources (Draft PEIR, pps. 21-7 to 21-8)
- Cumulative Impact: Global Climate Change (Draft PEIR, p. 21-5)
- Cumulative Impact: Noise and Vibration (Draft PEIR, pps. 21-9 to 21-10)
- Cumulative Impact: Transportation and Circulation (Draft PEIR, pps. 21-10 to 21-11)
- Cumulative Impact: Tribal Cultural Resources (Draft PEIR, p. 21-11)

In adopting a Statement of Overriding Considerations with respect to the 2035 General Plan Final PEIR, the City provided documentation as to why the project’s benefits overrode and outweighed its unavoidable impacts (P.R.C. Section 21081[b], Guidelines Section 15093 [a]). The following explanation is included in the Findings Document to the certified City of Folsom 2035 General Plan Final PEIR and applies to the update of the Folsom Tree Preservation Ordinance³. The City found that the Project would have specific economic, legal, social, technological, or other benefits as described below.

FRAMEWORK FOR ACHIEVING THE CITY’S VISION

The Project is a guide for both development and resource conservation for the City of Folsom through 2035. It contains the policy framework necessary to fulfill the City’s vision for the future. The 2035 General Plan establishes and implements new goals and policies for the future physical development, urban service and amenity delivery, economy, and conservation of natural resources in Folsom. The General Plan “Guiding Principles” express

³ The 2035 General Plan FPEIR Findings are hereby incorporated by reference as though fully set forth herein. The Findings are available for review during standard business hours at the Folsom Community Development Department, 50 Natoma Street, Folsom, California, or downloaded for review from the City’s website.

the key values and aspirations for Folsom's future and act as guideposts for the goals, policies, and implementation measures contained within the General Plan that assure that the City's vision is implemented.

ENVIRONMENTAL PROTECTION

The 2035 General Plan does not meaningfully expand the developed area of the City of Folsom beyond that already planned in the City's adopted 1988 General Plan as amended. However, the 2035 General Plan includes a large number of new policies and programs that will have environmental benefits and will act to reduce potential environmental impacts. As demonstrated in the evaluation of Alternative 1, No Project, because of the resource protective policies and programs of the 2035 General Plan, implementation of the proposed Plan would result in a significant reduction in the number and magnitude of environmental effects that would occur in the future compared to the City's existing 1988 General Plan and its related regulations.

MEET STATE TARGETS FOR CLIMATE CHANGE

The 2035 General Plan provides a framework of strategies, measures, and supporting efforts to reduce GHG emissions consistent with the state's GHG reduction goals. Numerous policies within the 2035 General Plan address sustainable development, which influence operational mobile- and area-source emissions. Policies and Implementation Programs throughout the Land Use and Mobility elements promote reductions in vehicle miles traveled (VMT) through mix and density of land uses, walkable neighborhood design, bicycle facilities, public transportation facilities and infrastructure. The proposed 2035 General Plan, with implementation of mitigation measures, would contain a comprehensive strategy that achieves a communitywide GHG emission reduction target consistent with State targets (i.e., 40 percent below 1990 levels by 2030), and sets the City on course towards achieving ongoing GHG emission reductions in the future through the year 2050.

CONSISTENCY WITH THE METROPOLITAN TRANSPORTATION PLAN / SUSTAINABLE COMMUNITIES STRATEGY STANDARDS AND BLUEPRINT

Comparing the 2035 General Plan forecasts with those prepared by SACOG indicates that the number of residences, population, and employees that in all cases, implementation of the 2035 General Plan would be consistent with, or slightly below regional forecasts for Folsom. Thus, implementation of the 2035 General Plan would not induce growth or development beyond that identified for the region. Therefore, the 2035 General Plan is determined to be consistent with the land use assumptions of SACOG Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) and Blueprint. The 2016 MTP/SCS plans for the future by including roads and transit projects where new houses and jobs are added to serve existing residents and new residents anticipated to move here over the next few decades. The proposed 2035 General Plan has been designed to reflect the MTP/SCS Blueprint principles that mitigate potential traffic-related impacts to the environment. The 2035 General Plan includes policies that recognize the linkages between transportation, land use, and air quality by intensifying growth around light rail and prioritizing alternative modes of travel, ultimately resulting in reductions in air emissions and greenhouse gas emissions.

ENHANCE NATURAL RESOURCES FOR FOLSOM RESIDENTS

The 2035 General Plan includes policies and implementation programs designed to enhance recreation resources available to City residents. These include improving existing recreation facilities and community resources, in addition to providing connections to natural parkways and other open space resources. General Plan policies include coordination and cooperation with state and federal park agencies to manage, preserve, and enhance area resources.

CEQA required that the City balance the benefits of the 2035 General Plan project against its unavoidable environmental risks when they approved the Folsom 2035 General Plan. For the reasons set forth above, the City found that the ability of the 2035 General Plan to implement the City's vision and the region's transportation and urban development goals, meet state climate change targets, and increase environmental protection under the proposed project outweighed its environmental impacts.

3. TREE PRESERVATION ORDINANCE UPDATE

PROJECT DESCRIPTION

The City proposes to repeal Folsom Municipal Code Chapter 12.16 (the 1995 Tree Preservation Ordinance or 1995 TPO) adopted in 1995. Upon repeal, the City proposes to replace the 1995 TPO with a revised and updated Chapter 12.16 consisting of Sections 12.16.010 through 12.16.230 (collectively known as the "Updated Tree Preservation Ordinance" or TPOU).

The TPOU project is an implementation measure of the larger City of Folsom 2035 General Plan. The FPEIR prepared for the 2035 General Plan analyzed the comprehensive range of environmental impacts of implementing the 2035 General Plan, including an update of the Tree Preservation Ordinance to be consistent with the goals and policies set forth in the 2035 General Plan. As part of the City's effort to maintain consistency between the Tree Preservation Ordinance and the adopted 2035 General Plan, the the City is proposing the revision of the 1995 TPO.

PROPOSED TREE PRESERVATION ORDINANCE

As stated by the City in Section 12.16.010 of the TPOU, the City's intent in proposing to amend the existing Tree Preservation Ordinance is to:

- A. **Purpose.** Trees are both community and environmental assets, unique in their ability to provide a multitude of benefits that appreciate over time. In addition to many others, these benefits include life-giving oxygen, filtration of air pollutants, protection from heat and ultra-violet radiation, energy savings, reduced Heat Island effect, habitat for wildlife, carbon sequestration, and improvement of property values. The purpose of this chapter is to advance these aesthetic, economic, environmental, and social contributions of the City's Urban Forest through the creation and preservation of tree resources. In order to promote the public health, safety and general welfare, enhance the beauty of Folsom and to complement and strengthen zoning, subdivision and land use standards and regulations, while at the same time recognizing individual rights to develop private property, the City Council finds it necessary to establish standards and measures for the preservation of trees.

B. Intent. The provisions of this Chapter are enacted to:

1. Establish and maintain the optimum amount of tree cover on public and private lands to enhance the natural scenic beauty, moderate climatic conditions, and sustain property values.
2. Promote conservation of tree resources and long-term sustainability.
3. Safeguard the health of the City's Urban Forest by ensuring proper tree management practices.
4. Protect the visual and aesthetic character of the City.
5. Implement the conservation goals of the General Plan.
6. Establish procedures for the City to administer this tree preservation ordinance.

As proposed, the requirements of the TPOU would apply citywide to all parties other than the City itself. The TPOU would consist of the following sections:

12.16.010	Purpose and Intent
12.16.020	Definitions
12.16.030	Applicability
12.16.040	Prohibited Activities
12.16.050	Permit Required
12.16.060	Application Requirements
12.16.070	Approving Authority
12.16.080	Findings for Approval
12.16.090	Notice of Decision
12.16.100	Appeals
12.16.110	Effective Date and Permit Expiration
12.16.120	Regulated Activity Authorized by Permit
12.16.130	Conditions of Approval
12.16.140	Tree Protection and Mitigation Plan Requirements
12.16.150	Mitigation Requirements
12.16.160	Tree Planting and Replacement Fund
12.16.170	Landmark Designation
12.16.180	Maintenance
12.16.190	Street Tree Planting
12.16.200	Parking Lot Shading Tree Planting
12.16.210	Solar Shade Control Act Exemption
12.16.230	Violations, Enforcement, and Penalties

The following summary outlines major changes in the Tree Preservation Ordinance as proposed by the City. The related sections in the proposed TPOU are included in parentheses. A side-by-side comparison between the complete text of the existing 1995 TPO and the TPOU is set forth in Appendix A to this Addendum.

- **Permits.** Two different permits depending on type of work (Tree Work Permit and Tree Removal Permit) instead of just one Tree Permit (Sections 12.16.020 and 12.16.050).
 - ✦ Reason for Change: Allows staff to develop standard conditions for each type of permit since each permit involves different types of tree work.

- **Protected Tree.** Broadens definition to include parking lot shading trees and trees required as mitigation (Section 12.16.020).
 - ✦ Reason for Change: Ensures that parking lot shading trees and trees planted as mitigation are not damaged or removed without City review and mitigation.
- **Heritage Tree.** Definition expanded to include all large trees over 30 inches (Section 12.16.020).
 - ✦ Reason for Change: Expands protection to larger trees that have the greatest benefits in terms of shading, health, sustainability, etc.
- **Tree Protection Zone.** Better defines and expands area of protection (Section 12. 16.020).
 - ✦ Reason for Change: Current ordinance does not correctly define this area. It refers to the dripline which is not the same. This provides a clear definition with illustrations.
- **Findings.** Requires applicants to meet findings before Tree Work Permit or Tree Removal Permit issuance (Section 12.16.090).
 - ✦ Reason for Change: Not clear in current ordinance under what conditions the applicant could remove a tree or work within the Tree Protection Zone. New ordinance states the findings that staff must make when granting a permit.
- **Standard Conditions.** Identifies standard conditions of approval for each permit type (Section 12.16.130)
 - ✦ Reason for Change: Current ordinance does not have standard conditions. These are provided to let the applicant know in advance the typical conditions that will be part of their project. These include such things as monitoring by a certified arborist, best practices for tree work, and, in some cases, preparation of a Tree Protection and Mitigation Plan.
- **Tree Care and Maintenance Standards.** Uses industry standards for tree care and maintenance.
 - ✦ Reason for Change: Current ordinance has no standards for maintenance. This establishes best practices for tree care and maintenance based on those standards established by the International Society of Arboriculture (ISA) and the American National Standards Institute (ANSI).
- **Tree Protection and Mitigation Plan.** Expands and clarifies requirement for the plan that focuses on minimizing impact on trees and tree removal only when necessary (Section 12.16.140).
 - ✦ Reason for Change: Rarely used in current ordinance because applicants typically paid the in-lieu fee as mitigation. Now plan must be prepared prior to any decision regarding mitigation (i.e., replanting, in-lieu fee payment or both).
- **Reasonable Alternative Measures.** Adds new concept to provide flexibility to encourage tree preservation rather than removal (Sections 12.16.020 and 12.16.080).
 - ✦ Reason for Change: Does not exist in current ordinance. Provides flexibility and incentives for applicant to preserve tree(s) on-site. Examples include use of root barriers, minor deviations from standard setbacks, etc.
- **Mitigation.** Focused on tree replacement and replanting rather than just in-lieu payment (Section 12.16.150). Allows Director to waive mitigation if tree must be removed because it is either dead or causing damage to buildings on the property.

- ✦ Reason for Change: Most applicants paid in-lieu fee rather than attempt to preserve tree. New strategy emphasizes preservation first then replanting and then in-lieu payment when preservation or replanting are not feasible.
- **Tree Replacement Ratio.** Establishes inch for inch replacement requirement except for residential street trees which is a one-to-one tree ratio (Section 12.16.150).
 - ✦ Reason for Change: Current ordinance has such a high replacement requirement that it encouraged applicants to pay the in-lieu fee rather than plant replacement trees. The new ordinance requires:
 - Planting of replacement trees on-site; and/or
 - If not feasible, then payment of in-lieu fee calculated based on a dollar amount for each inch at diameter at breast height of protected tree removed (to be established separately by City Council resolution); or
 - Other strategies as may be determined appropriate by the Director if it meets the intent of the ordinance.
- **Credits.** Provides mitigation credits for trees preserved on-site (Section 12.16.150).
 - ✦ Reason for Change: The current ordinance does not provide an incentive to preserve trees. With the new ordinance, applicants can receive mitigation credit for trees within the available buildable area of the parcel that remain on-site.
- **Trees in Building Footprint.** Reduces mitigation for trees located within proposed building footprint (Section 12.16.150).
 - ✦ Reason for Change: Current ordinance required one 15-gallon tree for every Protected Tree removed, but in practice a reduced mitigation in-lieu fee was paid instead. The new ordinance requires replanting and/or payment of an in-lieu fee, but those requirements are reduced by half for trees within the building envelope.
- **Tree Planting and Mitigation Fund.** Clarifies and, in a couple of instances, expands the allowable use of the funds to support tree planting and urban forestry efforts (Section 12.16.160).
 - ✦ Reason for Change: While this is included in both versions of the ordinance, the new ordinance clarifies the use of the funds including use for the development, staffing or implementation of an Urban Forestry program since this is a General Plan implementation program (refer to General Plan Program NCR-1: Urban forestry program). It also allows use of the funds for planting of trees on private property maintained by the City under the terms of a maintenance agreement with the property owner. The funds will be managed by the Community Development Department since the City Arborist resides in that department.
- **Exemption from Solar Shade Control Act.** The new ordinance would exempt the City from this State law so that homeowners are not forced to significantly prune, damage, or remove Protected Trees that may partially shade solar panels (Section 12.16.210).
 - ✦ Reason for Change: Though the Solar Shade Control Act was enacted in 1978, it was amended in 2008 long after adoption of the current Tree Preservation Ordinance. The amended law allows jurisdictions to exempt themselves from the law if they have a tree preservation ordinance or local solar shade ordinance. Sacramento, Rancho Cordova, Citrus Heights and Davis have all exempted themselves from the law.

2035 GENERAL PLAN POLICIES APPLICABLE TO THE TREE PRESERVATION ORDINANCE UPDATE

Among other goals, the proposed TPOU is undertaken by the City to ensure consistency between the Tree Preservation Ordinance and the 2035 General Plan adopted in August 2018. The 2035 General Plan is a comprehensive, long-range, general policy statement for the entire community. The primary objective of the 2030 General Plan is to provide new policy guidelines for future physical development and the conservation of natural resources in the City of Folsom. The goals and policies of the 2035 General Plan with respect to tree preservation, based upon regulatory requirements, the vision of the City established by community workshops, and the City's guiding principles as set forth in the 2035 General Plan, are as follows:

Land Use Element

LU 1.1.8 Preserve Natural Assets. Maintain the existing natural vegetation, landscape features, open space, and viewsheds in the design of new developments.

LU 1.1.10 Network of Open Space. Ensure designated open space is connected whenever feasible with the larger community and regional network of natural systems, recreational assets, and viewsheds.

LU 1.1.14 Promote Resiliency. Continue to collaborate with nonprofit organizations, neighborhoods groups, and other community organizations, as well as upstream, neighboring, and regional groups to effectively partner on and promote the issues relating to air quality, renewable energy systems, sustainable land use, adaptation, and the reduction of greenhouse gas (GHG) emissions.

LU 6.1.4 Open Space in Residential Developments. Require open space in each residential development except the following: developments located within a Specific Plan Area that has already dedicated open space, on multifamily parcels of less than 10 acres and, or parcels of less than 20 acres for single family uses surrounded by existing development. Open space includes parklands, common areas, landscaped areas, paths and trails, and plazas. Open space does not include areas devoted to vehicle parking, streets, and landscaped streetscapes. To achieve the open space guidelines, a developer may be allowed to group the homes at smaller lot sizes around shared open space features, as long as the average gross density does not increase.

LU 7.1.1 Standards for Commercial Uses. Require new commercial uses to be subject to design and parking standards for:

2. Landscaping or parking areas;

LU 7.1.5 Open Space. Require all commercial development and commercial portions of mixed-use development to contain at least 10 percent of land area in natural, improved, or functional open space, exclusive of roadways and parking lots. Developments in mixed-use designations in the FPASP shall provide at least five percent of land area in natural, improved, or functional open space, exclusive of roadways and parking lots.

LU 9.1.6 Community Beautification. Encourage the landscaping of public rights-of-way and planting of street trees to beautify Folsom consistent with water-wise policies.

Natural and Cultural Resources Element

NCR 1.1.8 Planting in New Development. Require the planting of street trees, parking lot canopy trees, screening trees, and other amenity trees and landscaping in all new development, consistent with City landscaping development guidelines, to minimize the heat island effect. Planting strips must be large enough to accommodate a large tree canopy and allow for healthy root growth.

Goal NCR 2.1. Allow residents to enjoy views of the hills, lakes, river, and habitats that make Folsom such a beautiful place to live.

NCR 2.1.2 Complimentary Development. Through the planned development permit process, require new development to be located and designed to visually complement the natural environment along Folsom Lake, the American River, nearby hillsides, and major creek corridors such as Humbug, Willow, Alder, and Hinkle.

Implementation Programs

NCR-1. Urban Forest Plan. Develop and maintain an Urban Forest Plan.

4. CORPORATION YARD ANNEXATION

During preparation of the 2035 General Plan and its associated PEIR, but prior to the approval or certification of either document, the City annexed a 58-acre parcel into the City. The parcel, south of White Rock Road and west of Stonehouse Road, is to be used for the future site of the City's Corporation Yard. The annexation action approved by the City also included an amendment of the 1988 General Plan and the zoning designation of the site.

As set forth in Section 3.9, Chapter 3, *Project Description*, of the 2035 General Plan PEIR:

A single Special Study Area (*for a future municipal corporation yard*) was identified by the City that may be considered for annexation at some point in the future. The annexation of any of this Study Area would require the review of additional fiscal and service delivery implications on existing City service providers and ratepayers. A separate CEQA environmental review is currently being conducted for a proposed sphere of influence amendment (SOIA) to place the Special Study Area within the City's sphere of influence. Should the sphere of influence amendment be approved by Sacramento LAFCo, the City would pursue future actions to apply pre-zoning and land use designations to the land. This would occur in conjunction with a General Plan Amendment. Sacramento LAFCo policies discourage concurrent SOI Amendment and Annexation. The City would work with LAFCo to amend the SOI and annex the area in close sequence. LAFCo would be the lead agency for environmental review relating to a SOI Amendment.

Although no specific design has been prepared for the proposed corporation yard, initial programming of the site has been initiated. Based on this programming, the 58-acre site could accommodate approximately 36 acres for the future corporation yard, 16 acres for South East Connector right-of-way, and 5 acres to realign Scott Road. In addition, a 0.8-acre easement could be included in the project but not in the SOIA/annexation area to provide access to Prairie City SVRA once the SouthEast Connector removes the current access. Additionally, the City anticipates that it would realign Scott Road to connect to Prairie City Road to permit the abandonment of Scott Road from north of the realignment to White Rock Road.

The following events regarding the corporation yard site occurred subsequent to the publication of the 2035 General Plan Draft PEIR and preparation of the Final PEIR. On June 5, 2018, the Sacramento Local Agency Formation Commission (LAFCo) certified the Folsom Corporation Yard Sphere of Influence Amendment (SOIA)/Annexation EIR and approved an amendment to the City of Folsom's Sphere of Influence to include the 58-acre corporation yard site. On June 12, 2018, the City certified the EIR and approved an amendment to the City's 1988 General Plan to designate the corporation yard site for Public/Quasi-Public land uses. On June 26, the City approved rezoning the site to M-2, Light Industrial. On August 1, 2018, LAFCo approved the annexation, and the 58-acre corporation yard site was included within the City boundary. The area of the site and description of the future uses of the facility remain as described above.

As a result, the corporation yard Special Study Area was annexed to the City prior to the approval of the 2035 General Plan, and the City's 1988 General Plan was amended to assign the land use designation of Public/Quasi-Public to the corporation yard site.

As set forth in the 2035 General Plan Draft PEIR (p. 5-3):

Implementation of the 2035 General Plan would result in future land development, construction of infrastructure, and other actions that would result in increased levels of human activity, and that would convert or cover portions of the landscape. These actions would occur within areas designated by the existing 1988 General Plan and the 2035 General Plan for urban uses. Future development would consist of a variety of land uses, including residences, commercial activities, industrial uses, and the infrastructure necessary to support urban development.

Because the Special Study Area had not yet been annexed to the City or included in the City's 1988 General Plan at the time of preparation of the 2035 Draft and Final PEIRs, the PEIR did not evaluate the potential effects of future urban development on the 58 acres of the corporation yard site.

5. AMENDMENT OF THE FOLSOM 2035 GENERAL PLAN PEIR TO INCORPORATE THE CORPORATION YARD SITE INTO THE PEIR'S ANALYSIS

To ensure that the 2035 General Plan PEIR comprehensively evaluates all areas of the City within which future development might occur, this Addendum amends the Draft PEIR to incorporate the 58-acre corporation yard site within the scope of the PEIR's analysis. Inclusion of the corporation yard results in minor modifications to the following chapters of the Draft PEIR:

3. Project Description
5. Introduction to the Environmental Analysis
7. Agriculture and Forestry Resources.

The amended portions of each of these chapters are set forth in Appendix B of this Addendum.

As noted above, LAFCo and the City, as joint lead agencies, caused the preparation of an EIR that evaluated the amendment of the City's sphere of influence to include the corporation yard Special Study Area, annexation of the site to the City, designation of the site for Public/Quasi-Public uses under the 1988 General Plan, and rezoning the site for M-2, Light Industrial, uses.

This Addendum evaluates whether inclusion of the corporation yard site into the 2035 General Plan PEIR's evaluation would change any of the environmental conclusions of the PEIR. This assessment was accomplished by comparing the environmental conclusions of the Folsom Corporation Yard SOIA/Annexation EIR⁴ with those of the 2035 General Plan PEIR. This analysis is presented in tabular form in Appendix C of this Addendum.

As shown in Appendix C, for almost all potential impacts the environmental conclusions, the two EIRs are similar. In other cases, the Folsom Corporation Yard SOIA/Annexation EIR concluded that the impacts of a particular environmental topic were of less magnitude or significance than those identified in the 2035 General Plan PEIR. For both categories of impacts, the City has determined that inclusion of the 58-acre area into the 2035 General Plan PEIR would not change any of the PEIR's conclusions regarding the magnitude or significance of impacts, and that no new or modified mitigation would be necessary. Therefore, other than the inclusion of the 58 acres within the analysis, no changes in the 2035 General Plan or its circumstances have occurred since certification of the 2035 General Plan by the City, nor has new information requiring analysis or verification resulted in the need to modify the environmental conclusions of the PEIR or modify or add mitigation measures to the PEIR. For these impact areas, none of the conditions cited in State CEQA Guidelines Section 15162 (a) would be met that would require the preparation of a Subsequent EIR.

The only exceptions to this equivalency between the two EIR documents are for agricultural resources and utilities. These impact areas are addressed separately in the following discussions.

AGRICULTURAL RESOURCES

Appendix G of the State CEQA Guidelines states that an impact to farmlands would be significant if a project would "convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (*Farmland*) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use."

As stated in the Folsom Corporation Yard SOIA/Annexation EIR, the California Department of Conservation, Farmland Mapping and Monitoring Program (FMMP) identified the corporation yard project site as grazing land. According to the FMMP, lands classified for grazing are not considered to be important farmlands by the State.

As noted, both LAFCo and the City were joint lead agencies for preparation of the Folsom Corporation Yard SOIA/Annexation EIR. The guiding legislation for LAFCos (Government Code §56064) sets forth special criteria for identifying prime agricultural land beyond the CEQA definition. These criteria are:

"Prime agricultural land" means an area of land, whether a single parcel or contiguous parcels, that has not been developed for a use other than an agricultural use and that meets any of the following qualifications:

⁴ The Folsom Corporation Yard SOIA/Annexation EIR is hereby incorporated by reference as though fully set forth herein. The EIR may be examined at the Folsom Community Development Department, 50 Natoma Street, Folsom, CA during standard business hours, or downloaded from the City's website.

- (a) Land that qualifies, if irrigated, for rating as class I or class II in the USDA Natural Resources Conservation Service land use capability classification, whether or not land is actually irrigated, provided that irrigation is feasible.
- (b) Land that qualifies for rating 80 through 100 Storie Index Rating.
- (c) Land that supports livestock used for the production of food and fiber and that has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the United States Department of Agriculture in the National Range and Pasture Handbook, Revision 1, December 2003.
- (d) Land planted with fruit or nut-bearing trees, vines, bushes, or crops that have a nonbearing period of less than five years and that will return during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production not less than four hundred dollars (\$400) per acre.
- (e) Land that has returned from the production of unprocessed agricultural plant products an annual gross value of not less than four hundred dollars (\$400) per acre for three of the previous five calendar years.

Additionally, at the time of preparation of the Folsom Corporation Yard SOIA/Annexation EIR the corporation yard project site was located in unincorporated Sacramento County. For this reason, the SOIA/Annexation EIR identified a number of Sacramento County General Plan policies to preserve agricultural lands, including Policy AG-5. This policy requires that the loss of 50 acres or more of important farmlands, including grazing lands outside of the County's urban service boundaries, be mitigated by the protection of similar quality farmlands elsewhere in Sacramento County. The ratio of farmland lost to preserved is required to be 1:1.

The Folsom Corporation Yard SOIA/Annexation EIR's analysis based on Sacramento County standards identified that the loss of 58 acres of grazing land would result in a significant environmental impact (Impact 3.2-1). The EIR identified mitigation to replace 58 acres by protecting similar quality land elsewhere within Sacramento County. This mitigation was adopted by both LAFCo and the City of Folsom. However, the EIR concluded that the farmland loss would be significant and unavoidable because once farmland is removed or converted by development, it is irretrievably lost to future generations.

The EIR also identified a significant impact to farmlands according to LAFCo's prime agricultural land definitions. As set forth in Table 3.2-2 in the Folsom Corporation Yard SOIA/Annexation EIR, the document identifies four soils within the project area with varying suitability for agricultural production. Two of the soils, totaling 78 percent of the site, have been identified as Grade 1 soils, if irrigated, by the National Resources Conservation Service. No irrigation water is currently available to the site or area. The Folsom Corporation Yard SOIA/Annexation EIR did not evaluate the feasibility of providing irrigation to the corporation yard site. No additional mitigation was identified to meet LAFCo requirements.

The analysis presented in the Folsom Corporation Yard SOIA/Annexation EIR did not identify any significant impact to important farmlands as defined by Appendix G of the CEQA guidelines since no important farmlands as mapped by the FMMP are located on the proposed corporation yard site.

For the evaluation of agricultural resources within the corporate limits of the City of Folsom (where the corporation yard project site is now located), the City is not required to assess effects to farmlands using LAFCo or Sacramento County standards. For purposes of the 2035 General Plan PEIR, the City relied, and continues to rely, upon the State CEQA Guidelines Appendix G standard of significance. Under this standard, because the 58-acre corporation yard project site consists solely of grazing lands, a less-than-significant impact to important farmlands would be identified for this area by the 2035 General Plan PEIR. Since a less-than-significant citywide impact using this standard was identified for the loss of important farmlands in the PEIR, the addition of 58-acres of grazing land to the PEIR's analysis would not change the PEIR's environmental conclusion regarding important farmlands.

Therefore, other than the inclusion of the 58 acres of the corporation yard within the PEIR's analysis, no changes in the 2035 General Plan or its circumstances have occurred since certification of the 2035 General Plan FPEIR by the City, nor has new information requiring analysis or verification resulted in the need to modify the environmental conclusions of the FPEIR or modify or add mitigation measures to the FPEIR. For this impact to important farmlands, none of the conditions cited in State CEQA Guidelines Section 15162 (a) would be met that would require the preparation of a Subsequent EIR.

Notwithstanding the conclusions of the PEIR regarding important farmlands, implementation of the previously adopted mitigation for the loss of LAFCo prime farmlands or more than 50 acres of grazing land identified in the Folsom Corporation Yard SOIA/Annexation EIR would remain the responsibility of the City of Folsom.

ENERGY

The Folsom Corporation Yard SOIA/Annexation EIR identified significant impacts on a project-specific and cumulative basis for utility extensions to the corporation yard site. As set forth in that EIR, the extension of gas and electric utilities to the project area, as well as any needed upgrades to offsite utility infrastructure, could result in various environmental effects that would not be within the City of Folsom's or LAFCo's ability to assess or control (Impact 3.6-2). The impact also identified a potential conflict between SMUD's power line easements and future uses on the corporation yard site. Mitigation was identified in the EIR to avoid conflicts between SMUD easements and future land uses, but the EIR concluded that the secondary effects of extending utility services to the site would be significant and unavoidable.

The EIR stated that potential environmental effects identified in Impact 3.6-2 could occur for the following environmental issue areas: Aesthetics; Air Quality; Archaeological/Historical/Tribal Cultural Resources; Biological Resources; Greenhouse Gases; Hazards and Hazardous Materials; Hydrology and Water Quality; Noise; and, Transportation:

- Aesthetics: temporary and/or permanent alteration of public views from construction of infrastructure improvements.
- Air Quality: air pollutant and toxic air contaminant emissions from construction activities that exceed thresholds recommended by the Sacramento Metropolitan Air Quality Management District.
- Archaeological, Historical, and Tribal Cultural Resources: damage or loss of significant cultural resources from construction activities.

- Biological Resources: loss of habitat and direct impacts to special status plant and animal species.
- Greenhouse Gases: temporary emission of GHGs during construction.
- Hazards and Hazardous Materials: potential exposure or release of hazardous materials or contamination during construction.
- Hydrology and Water Quality: construction-related stormwater quality impacts.
- Noise: temporary excessive noise levels during construction on sensitive noise receptors.
- Transportation: temporary disruption of roadways and congestion from construction activities and equipment.

While the Folsom Corporation Yard SOIA/Annexation EIR identified both project and cumulative significant environmental effects for utility extensions, the 2035 General Plan PEIR employed a different tactic. Within the PEIR, the environmental assessment for all impact topics evaluated several aspects of urban development that could occur under the 2035 General Plan. According to PEIR Chapter 5, *Introduction to the Environmental Analysis*,

Implementation of the 2035 General Plan would result in future land development, *construction of infrastructure*⁵, and other actions that would result in increased levels of human activity, and that would convert or cover portions of the landscape. These actions would occur within areas designated by the existing 1988 General Plan and the 2035 General Plan for urban uses. Future development would consist of a variety of land uses, including residences, commercial activities, industrial uses, and the infrastructure necessary to support urban development.

Thus, the construction and operation of infrastructure necessary to serve future development consistent with the 2035 General Plan was considered in each of the environmental topical sections of the PEIR. The potential effects of urban development, including infrastructure, were assessed in the PEIR for all of the environmental topics identified in Impact 3.6-2 of the Folsom Corporation Yard SOIA/Annexation EIR:

- | | |
|----------------------------------|-----------------------------------|
| • Aesthetics/Visual Resources | • Air Resources |
| • Biological Resources | • Cultural Resources |
| • Global Climate Change | • Hazards and Hazardous Materials |
| • Hydrology and Water Quality | • Noise and Vibration |
| • Transportation and Circulation | • Tribal Cultural Resources |

Similar to the Folsom Corporation Yard SOIA/Annexation EIR, the PEIR identified 2035 General Plan-specific and/or cumulative significant and unavoidable impacts from the development of urban uses and supporting infrastructure. This environmental conclusion applies to all listed environmental topics with the exception of Hazards and Hazardous Materials, and Hydrology and Water Quality. For those issue areas, the PEIR concluded that the operation of existing federal, state, regional, and local requirements and adopted mitigation measures would reduce potential impacts below a level of significance. These federal and state standards would also apply to utility providers operating outside of the Folsom city limits, and additional regional requirements may apply to utility providers operating in Sacramento County.

⁵ Emphasis provided in this Addendum.

Based on the foregoing, the 2035 General Plan PEIR evaluated all of the environmental issues identified in the Folsom Corporation Yard SOLA/Annexation EIR Impact 3.6-2, and no additional evaluation is necessary in the PEIR. For all environmental issues raised in EIR Impact 3.6-2 except for Hazards and Hazardous Materials and Hydrology and Water Quality, the impact conclusions of the EIR and PEIR are the same, and the addition of the 58-acre corporation yard site to the PEIR's environmental analysis would not change any of the PEIR's environmental conclusions or result in any of the circumstances set forth in State CEQA Guidelines Section 15162 that would require preparation of a Subsequent EIR.

For construction effects related to Hazards and Hazardous Materials and Hydrology and Water Quality, all federal, State, and regional requirements as set forth in PEIR Impacts HZ-1, HZ-2, HWQ-1, and HWQ-2 would apply to the construction of any needed infrastructure outside of the City of Folsom. As established by the PEIR, implementation of these requirements and standards would result in less-than-significant impacts caused by the future construction and operation of infrastructure for these two environmental topics.

Notwithstanding the environmental conclusions of the Folsom Corporation Yard SOLA/Annexation EIR, the PEIR has adequately and completely evaluated the potential for offsite construction impacts on these environmental resources for all areas of the City, including the corporation yard site. Based on the foregoing, the City concludes that for these two issue areas, the addition of the 58-acre corporation yard site to the PEIR's environmental analysis would not change any of the PEIR's environmental conclusions.

Therefore, other than the inclusion of the 58 acres within the analysis, no changes in the 2035 General Plan or its circumstances have occurred since certification of the 2035 General Plan by the City, nor has new information requiring analysis or verification resulted in the need to modify the environmental conclusions of the PEIR or modify or add mitigation measures to the PEIR. For this impact regarding offsite utility construction, none of the conditions cited in State CEQA Guidelines Section 15162 (a) would be met that would require the preparation of a Subsequent EIR.

CONCLUSION REGARDING THE ADDITION OF 58-ACRES TO THE AREA ASSESSED BY THE 2035 GENERAL PLAN PEIR.

Based on the foregoing analyses supported by the information contained in Appendix C, for all impact topics, the addition of 58-acres to the area assessed by the 2035 General Plan PEIR would not result in changes to the 2035 General Plan or its circumstances have occurred since certification of the 2035 General Plan by the City since the addition of the 58-acre area occurred prior to certification of the PEIR. The City has no knowledge of any new information since certification of the PEIR requiring analysis or verification that has resulted, or would result, in the need to modify the environmental conclusions of the PEIR or modify or add mitigation measures to the PEIR. For the addition of 58 acres to the PEIR's environmental assessment, none of the conditions cited in State CEQA Guidelines Section 15162 (a) would be met that would require the preparation of a Subsequent EIR.

6. ENVIRONMENTAL EVALUATION OF THE TREE PRESERVATION ORDINANCE UPDATE

The following environmental evaluation assesses whether any of the proposed changes to the TPOU would have any adverse environmental effects not previously evaluated in the FPEIR or whether the severity of previously identified effects would increase. Table 1 of the Addendum is structured as an environmental checklist, and is intended to evaluate all environmental topic areas for any changes in circumstances or the project description, as compared to the approved Final PEIR, and determine whether such changes were or were not adequately covered in the certified PEIR. Table 1 is not a traditional CEQA Environmental Checklist, per Appendix G of the CEQA Guidelines. As explained below, the purpose of this checklist is to evaluate the checklist categories in terms of any “changed condition” (i.e., changed circumstances, project changes, or new information of substantial importance) that may result in a different environmental impact significance conclusion from the Folsom General Plan 2035 PEIR. The column titles of the checklist have been modified from the Appendix G presentation to help answer the questions to be addressed pursuant to Public Resources Code Section 21166 and State CEQA Guidelines Section 15162, 15163, 15164 and 15168.

7. CONCLUSIONS OF THE CHECKLIST ANALYSIS

CONCLUSION REGARDING THE GEOGRAPHIC COVERAGE OF THE 2035 GENERAL PLAN AND THE TPOU

The area regulated by the proposed TPOU is coterminous with the area within the City limits regulated by the 2035 General Plan, and coterminous with the area assessed in the 2035 General Plan PEIR as modified.

ENVIRONMENTAL CONCLUSION

Based on the analysis contained in Table 1, none of the factors identified in CEQA Guidelines Section 15162 are presented by the TPOU. The previously certified 2035 General Plan PEIR adequately addresses the environmental impacts associated with the Tree Preservation Ordinance Update project. A subsequent or supplemental PEIR is not required. The TPOU project and all subsequent City regulatory actions consistent with the revised TPOU will be required to comply with all applicable mitigation measures of the City of Folsom 2035 General Plan PEIR.

8. MITIGATION MONITORING PROGRAM

As required by Public Resources Code Section 21081.6 sub (a)(1), the preparation and adoption of a mitigation monitoring and reporting program is required to permit the City of Folsom to monitor the implementation of the PEIR mitigations that have been adopted, if any, for the Tree Preservation Ordinance Update. As set forth in the attached environmental analysis, no new significant impacts requiring mitigation measures were identified. Therefore, no new or modified mitigation monitoring plan is necessary.

9. APPROVALS REQUIRED

- The City of Folsom is required to make a CEQA determination that the modification of the previously certified Final Program Environmental Impact Report prepared for the City of Folsom 2035 General Plan as amended would not change any of the environmental

conclusions of the PEIR as supported by the analysis in this Addendum; and that none of the factors described in CEQA Guidelines Section 15162 a (1), (2) & (3) exist.

- The City of Folsom is required to make a CEQA determination that the project is within the scope of the previously certified Final Environmental Impact Report (FPEIR) prepared for the City of Folsom 2035 General Plan as supported by the analysis in this Addendum; and that none of the factors described in CEQA Guidelines Section 15162 a (1), (2) & (3) exist.
- The City of Folsom would then consider the approval of the revision of the Tree Preservation Ordinance as proposed.

10. EVALUATION OF THE FOLSOM TREE PRESERVATION ORDINANCE UPDATE PROJECT WITHIN THE 2035 FOLSOM GENERAL PLAN FPEIR

The purpose of the following checklist is to evaluate the categories in terms of any **“changed condition”** that may result in changed environmental conclusions. Although the following checklist mirrors the environmental topics set forth in Appendix G of the State CEQA Guidelines, it is not intended to act as an Initial Study as defined by Section 15063 of the Guidelines. A “no” answer does not necessarily mean that there are no potential impacts relative to the environmental category, but that there is no change in the condition or status of the impact since it was analyzed and addressed with mitigations in the FPEIR. Overriding considerations were adopted with the certification of the FPEIR that accepted the possibility of certain impacts regardless of whether mitigations could adequately reduce them to a less-than-significant level (see pages 7 - 10 in this Addendum). These environmental categories might be answered with a “no” in the checklist since the Folsom Tree Preservation Ordinance Update project does not introduce changes that would result in a modification to the environmental conclusions of the FPEIR Findings Document.

EXPLANATION OF CHECKLIST EVALUATION CATEGORIES

Where Impact was Analyzed in DPEIR or FPEIR

This column provides a crosswalk to the pages of the DPEIR or FPEIR where information and analysis may be found relative to the environmental issue listed under each topic.

Do Proposed Changes Involve New Impacts?

Pursuant to Section 15162 (a)(1) of the CEQA Guidelines, this column indicates whether the changes represented by the Folsom Tree Preservation Ordinance Update project will result in new impacts that have not already been considered and mitigated by the FPEIR for the 2035 General Plan or substantially increase the severity of a previously identified impact. If a “yes” answer is given, additional mitigations will be specified in the discussion section including a statement of impact status after mitigation. (Note: as a result of this study, no new mitigation measures were found to be necessary.)

Any New Circumstances Involving New Impacts?

Pursuant to Section 15162(a)(2) of the CEQA Guidelines, this column indicates whether there have been changes to the project site or the vicinity (environmental setting) which have occurred subsequent to the certification of the FPEIR, which would result in the Folsom Tree Preservation Ordinance Update project having significant impacts that were not considered or mitigated by the FPEIR or which substantially increase the severity of a previously identified impact.

Any New Information Requiring New Analysis or Verification?

Pursuant to Section 15162(a)(3) of the CEQA Guidelines, this column indicates whether new information is available requiring an update to the analysis of the FPEIR to verify that the environmental conclusions and mitigations remain valid. This also applies to any new regulations that might change the nature of analysis or the specifications of a mitigation measure. If additional analysis is conducted as part of this environmental study and the environmental conclusion remains the same, no new or additional mitigation is necessary. If the analysis indicates that a mitigation requires supplemental specifications, no additional environmental documentation is needed if it is found that the modified mitigation achieves a reduction in impact to the same level as originally intended.

FPEIR Mitigations Implemented or Address Impacts?

Pursuant to Section 15162(a)(3) of the CEQA Guidelines, this column indicates whether the FPEIR provides mitigations to address effects in the related impact category. In some cases, the mitigations have already been implemented by approval of the 2035 General Plan, or will be implemented with approval of the proposed Folsom Tree Preservation Ordinance Update project; in some cases, mitigations will be implemented in future programs and policies; a “yes” response will be provided in any of these three instances. If NA is indicated, the FPEIR and this environmental study conclude that the impact does not occur with this project and therefore no mitigations are needed.

DISCUSSION AND MITIGATION SECTIONS

Discussion

A discussion of the elements of the checklist is provided under each environmental category in order to clarify the answers. The discussion provides information about the particular environmental issue, how the project relates to the issue and the status of any mitigation that may be required or that has already been implemented.

Standard Mitigation Measures

Applicable Standard Mitigation Measures are listed under each environmental category. These generally derive from existing City requirements and ordinances, or from existing requirements of the Folsom Municipal Code, both of which would be unchanged by the proposed Folsom Tree Preservation Ordinance Update project.

DPEIR/FPEIR Mitigation Measures

Mitigation measures from the DPEIR/FPEIR that apply to the Folsom Tree Preservation Ordinance Update project are listed under each environmental category. These mitigation measures are cited by number only in this Addendum. For the complete text of the cited measures, please refer to Appendix D (*2035 General Plan FPEIR - List of Adopted Mitigation Measures*) of this Addendum.

Special Mitigation Measures

If proposed changes represented by the Folsom Tree Preservation Ordinance Update project involve new impacts, special mitigations will be listed which will be included as project conditions to address those impacts. (No new mitigations have been required as a result of this study.)

TABLE 1: ENVIRONMENTAL CHECKLIST

Environmental Issue Area	Where Impact was Analyzed in 08/18 EIR	Do Proposed Changes Involve New Impacts?	Any New Circumstances Involving New Impacts?	Any New Information Requiring New Analysis or Verification?	FPEIR Mitigations Implemented or Address Impacts
I. Aesthetics. Except as provided in Public Resources Code Section 21099, would the project:					
a) Have a substantial adverse effect on a scenic vista?	DPEIR pps. 6-8 to 6-11	NO	NO	YES	NO
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	DPEIR pps. 6-11 to 6-13	NO	NO	YES	NO
c) Substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	DPEIR pps. 6-8 to 6-11	NO	NO	YES	NO
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	DPEIR pps. 6-14 to 6-17	NO	NO	YES	NA
<p>Discussion: The analysis of impacts to visual resources from urban development and other activities resulting from buildout of the 2035 General Plan was evaluated in Chapter 6, <i>Aesthetics and Visual Resources</i>, of the program-level DPEIR. All mitigation measures identified for significant impacts in the DPEIR/FPEIR and adopted by the City continue to remain the responsibility of the City as part of its implementation of the 2035 General Plan. There has been no major change in visual quality within the City of Folsom since adoption of the 2035 General Plan FPEIR. Further, there have been no changes in the regulatory framework to protect visual resources during this period. This Addendum evaluates a minor modification to the FPEIR to include within the FPEIR’s area of evaluation a 58-acre area for a municipal corporation yard annexed to the City prior to certification of the FPEIR. As assessed in this Addendum, the addition of this area to the FPEIR’s analysis of all potential environmental topics resulted in no changes to the environmental conclusions of the FPEIR, or the need for new or modified mitigation measures. For more information, see pages 15 to 21 and Appendix C of this Addendum.</p> <p>The proposed revisions of the Tree Preservation Ordinance would result in a rewriting of the existing Ordinance and refocusing of its intent to the preservation of existing protected trees and the planting of replacement trees. The proposed changes to the Tree Preservation Ordinance are designed to formalize administrative procedures and ensure conformity of the Ordinance with the 2035 General Plan, including the assumptions and Findings contained in the FPEIR. Implementation of the Tree Preservation Ordinance would result in the conservation of trees and tree cover that would result in a beneficial effect to visual resources. Because the revisions to the Tree Preservation Ordinance would bring certain sections of the Tree Preservation Ordinance into compliance with the 2035 General Plan, and would not result in additional effects or represent a substantial increase in the severity of environmental effects previously identified in the 2035 General Plan DPEIR/FPEIR, no additional mitigation would be required. Therefore, no changes in the project or its circumstances have occurred since certification of the 2035 General Plan by the City of Folsom, nor has new information requiring analysis or verification resulted in the need to modify the environmental conclusions of the FPEIR or modify or add mitigation measures to the FPEIR.</p>					

Environmental Issue Area	Where Impact was Analyzed in 08/18 EIR	Do Proposed Changes Involve New Impacts?	Any New Circumstances Involving New Impacts?	Any New Information Requiring New Analysis or Verification?	FPEIR Mitigations Implemented or Address Impacts
Standard Mitigation Measures:					
<ul style="list-style-type: none"> Multiple existing City zoning and other regulations, and design guidelines; mitigation measures adopted for the Folsom Plan Area Specific Plan and the Russell Ranch project. See DPEIR Tables 6-1 through 6-3 for a detailed listing of all applicable measures. 					
DPEIR/FPEIR MITIGATION MEASURES (SEE APPENDIX D OF THIS ADDENDUM FOR DETAILS):					
<ul style="list-style-type: none"> Mitigation Measures AES-3a and 3b. 					
<p>II. Agricultural Resources. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Dept. of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project, and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</p>					
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	DPEIR pps. 7-4 to 7-5	NO	NO	YES	NA
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	DPEIR pps. 7-6 to 7-7	NO	NO	YES	NA
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	DPEIR pps. 7-4 to 7-5	NO	NO	YES	NA
d) Result in the loss of forest land or conversion of forest land to non-forest use?	DPEIR pps. 7-4 to 7-5	NO	NO	YES	NA
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	DPEIR pps. 7-4 to 7-5	NO	NO	YES	NA

Environmental Issue Area	Where Impact was Analyzed in 08/18 EIR	Do Proposed Changes Involve New Impacts?	Any New Circumstances Involving New Impacts?	Any New Information Requiring New Analysis or Verification?	FPEIR Mitigations Implemented or Address Impacts
<p>Discussion: The analysis of impacts to agricultural resources from urban development and other activities resulting from buildout of the 2035 General Plan was evaluated in Chapter 7, <i>Agricultural and Forestry Resources</i>, of the program-level DPEIR. No feasible mitigation measures were identified for significant impacts in the DPEIR/FPEIR and adopted by the City. Except as discussed below regarding the annexation of the future corporation site to the City, there has been no major change in agricultural resources in the City of Folsom since adoption of the 2035 General Plan FPEIR. Further, there have been no changes in the regulatory framework to protect agricultural or forestry resources. This Addendum evaluates a minor modification to the FPEIR to include within the FPEIR’s area of evaluation a 58-acre area for a municipal corporation yard annexed to the City prior to certification of the FPEIR. As assessed in this Addendum, the addition of this area to the FPEIR’s analysis of all potential environmental topics resulted in no changes to the environmental conclusions of the FPEIR or the need for new or modified mitigation measures. For more information, see pages 15 to 21 and Appendix C of this Addendum.</p> <p>The proposed revisions of the Tree Preservation Ordinance would result in a rewriting of the existing Ordinance and refocusing of its intent to the preservation of existing protected trees and the planting of replacement trees. The proposed changes to the Tree Preservation Ordinance are designed to formalize administrative procedures and ensure conformity of the Ordinance with the 2035 General Plan, including the assumptions and Findings contained in the FPEIR. Implementation of the Tree Preservation Ordinance would have no effect on agricultural resources. Because the revisions to the Tree Preservation Ordinance would bring certain sections of the Tree Preservation Ordinance into compliance with the 2035 General Plan, and would not result in additional effects or represent a substantial increase in the severity of environmental effects previously identified in the 2035 General Plan DPEIR/FPEIR, no additional mitigation would be required. Therefore, no changes in the project or its circumstances have occurred since certification of the 2035 General Plan by the City of Folsom, nor has new information requiring analysis or verification resulted in the need to modify the environmental conclusions of the FPEIR or modify or add mitigation measures to the FPEIR.</p> <p>Standard Mitigation Measures:</p> <ul style="list-style-type: none"> • Because there are no important farmlands or agricultural resources within the City of Folsom, the City has no standard requirements to manage or protect such resources. State standards would still apply. See DPEIR Table 7-1 for a detailed listing of all applicable measures. <p>DPEIR/FPEIR MITIGATION MEASURES: None.</p>					

Environmental Issue Area	Where Impact was Analyzed in 08/18 EIR	Do Proposed Changes Involve New Impacts?	Any New Circumstances Involving New Impacts?	Any New Information Requiring New Analysis or Verification?	FPEIR Mitigations Implemented or Address Impacts
III. Air Quality. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:					
a) Conflict with or obstruct implementation of the applicable air quality plan?	DPEIR pps. 8-31 to 8-32	NO	NO	YES	NA
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard?	DPEIR pps. 8-21 to 8-30	NO	NO	YES	NO
c) Expose sensitive receptors to substantial pollutant concentrations?	DPEIR pps. 8-33 to 8-38	NO	NO	YES	NA
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	DPEIR pps. 8-34 to 8-41	NO	NO	YES	NA
<p>Discussion: The analysis of impacts to air resources from urban development and other activities resulting from buildout of the 2035 General Plan was evaluated in Chapter 8, <i>Air Resources</i>, of the program-level DPEIR. All mitigation measures identified for significant impacts in the DPEIR/FPEIR and adopted by the City continue to remain the responsibility of the City as part of its implementation of the 2035 General Plan. There has been no major change in air quality within the City of Folsom since adoption of the 2035 General Plan FPEIR. Further, there have been no changes in the regulatory framework to protect air resources during this period. This Addendum evaluates a minor modification to the FPEIR to include within the FPEIR’s area of evaluation a 58-acre area for a municipal corporation yard annexed to the City prior to certification of the FPEIR. As assessed in this Addendum, the addition of this area to the FPEIR’s analysis of all potential environmental topics resulted in no changes to the environmental conclusions of the FPEIR or the need for new or modified mitigation measures. For more information, see pages 15 to 21 and Appendix C of this Addendum.</p> <p>The proposed revisions of the Tree Preservation Ordinance would result in a rewriting of the existing Ordinance and refocusing of its intent to the preservation of existing protected trees and the planting of replacement trees. The proposed changes to the Tree Preservation Ordinance are designed to formalize administrative procedures and ensure conformity of the Ordinance with the 2035 General Plan, including the assumptions and Findings contained in the FPEIR. Implementation of the Tree Preservation would have a minor but beneficial effect on air quality due to an increase in the shading of developed uses thereby decreasing energy needed for cooling and by reducing particulate matter concentrations within the City. Because the revisions to the Tree Preservation Ordinance would bring certain sections of the Tree Preservation Ordinance into compliance with the 2035 General Plan, and would not result in additional effects or represent a substantial increase in the severity of environmental effects previously identified in the 2035 General Plan DPEIR/FPEIR, no new or more severe environmental effects related to air resources would occur, and no additional mitigation would be required. Therefore, no changes in the project or its circumstances have occurred since certification of the 2035 General Plan by the City of Folsom, nor has new information requiring analysis or verification resulted in the need to modify the environmental conclusions of the FPEIR or modify or add mitigation measures to the FPEIR.</p>					

Environmental Issue Area	Where Impact was Analyzed in 08/18 EIR	Do Proposed Changes Involve New Impacts?	Any New Circumstances Involving New Impacts?	Any New Information Requiring New Analysis or Verification?	FPEIR Mitigations Implemented or Address Impacts
<p>Standard Mitigation Measures:</p> <ul style="list-style-type: none"> Multiple existing federal, State, regional, and City regulations; Mitigation measures adopted for the Folsom Plan Area Specific Plan and the Russell Ranch project. See DPEIR Tables 8-5, 8-6, 8-9 and 8-10 for a detailed listing of all applicable measures. <p>DPEIR/FPEIR MITIGATION MEASURES (SEE APPENDIX D OF THIS ADDENDUM FOR DETAILS):</p> <ul style="list-style-type: none"> Mitigation Measures AQ-2a, AQ-2b and AQ-6. 					
<p>IV. Biological Resources. Would the project:</p>					
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	DPEIR pps. 9-27 to 9-34	NO	NO	YES	NA
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	DPEIR pps. 9-34 to 9-39	NO	NO	YES	NA
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	DPEIR pps. 9-39 to 9-43	NO	NO	YES	NA
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	DPEIR pps. 9-44 to 9-46	NO	NO	YES	NA
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	DPEIR p. 9-26	NO	NO	YES	NO
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	DPEIR p. 9-26	NO	NO	YES	NA

Environmental Issue Area	Where Impact was Analyzed in 08/18 EIR	Do Proposed Changes Involve New Impacts?	Any New Circumstances Involving New Impacts?	Any New Information Requiring New Analysis or Verification?	FPEIR Mitigations Implemented or Address Impacts
<p>Discussion: The analysis of impacts to biological resources from urban development and other activities resulting from buildout of the 2035 General Plan was evaluated in Chapter 9, <i>Biological Resources</i>, of the program-level DPEIR. All mitigation measures identified for significant impacts in the DPEIR/FPEIR and adopted by the City continue to remain the responsibility of the City as part of its implementation of the 2035 General Plan. There has been no major change in biological resources within the City of Folsom since adoption of the 2035 General Plan FPEIR. Further, there have been no changes in the regulatory framework to protect biological resources within the City during this period. This Addendum evaluates a minor modification to the FPEIR to include within the FPEIR's area of evaluation a 58-acre area for a municipal corporation yard annexed to the City prior to certification of the FPEIR. As assessed in this Addendum, the addition of this area to the FPEIR's analysis of all potential environmental topics resulted in no changes to the environmental conclusions of the FPEIR or the need for new or modified mitigation measures. For more information, see pages 15 to 21 and Appendix C of this Addendum.</p> <p>The proposed revisions of the Tree Preservation Ordinance would result in a rewriting of the existing Ordinance and refocusing of its intent to the preservation of existing protected trees and the planting of replacement trees. The proposed changes to the Tree Preservation Ordinance are designed to formalize administrative procedures and ensure conformity of the Ordinance with the 2035 General Plan, including the assumptions and Findings contained in the FPEIR. Implementation of the revised Tree Preservation Ordinance would have a beneficial impact to trees and tree cover within the City thereby benefitting tree-dependent wildlife and migratory birds. Because the revisions to the Tree Preservation Ordinance would bring certain sections of the Tree Preservation Ordinance into compliance with the 2035 General Plan, and would not result in additional adverse effects or represent a substantial increase in the severity of environmental effects previously identified in the 2035 General Plan DPEIR/FPEIR, no new or more severe environmental effects related to biological resources would occur, and no additional mitigation would be required. Therefore, no changes in the project or its circumstances have occurred since certification of the 2035 General Plan by the City of Folsom, nor has new information requiring analysis or verification resulted in the need to modify the environmental conclusions of the FPEIR or modify or add mitigation measures to the FPEIR.</p> <p>Standard Mitigation Measures:</p> <ul style="list-style-type: none"> Multiple existing federal, State, and City regulations; Mitigation measures adopted for the Folsom Plan Area Specific Plan and the Russell Ranch project. See DPEIR Tables 9-1, 9-2, 9-3, and 9-4 for a detailed listing of all applicable measures. <p>DPEIR/FPEIR MITIGATION MEASURES (SEE APPENDIX D OF THIS ADDENDUM FOR DETAILS):</p> <ul style="list-style-type: none"> Mitigation Measures BIO-1, BIO-2 and BIO-3. 					

Environmental Issue Area	Where Impact was Analyzed in 08/18 EIR	Do Proposed Changes Involve New Impacts?	Any New Circumstances Involving New Impacts?	Any New Information Requiring New Analysis or Verification?	FPEIR Mitigations Implemented or Address Impacts
V. Cultural Resources. Would the project:					
a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?	DPEIR pps. 10-19 to 10-22; FPEIR pps. 4-4 to 4-5	NO	NO	YES	NA
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	DPEIR pps. 10-23 to 10-26	NO	NO	YES	NA
c) Disturb any human remains, including those interred outside of formal cemeteries?	DPEIR pps. 10-30 to 10-32	NO	NO	YES	NA
<p>Discussion: The analysis of impacts to cultural and historic resources from urban development and other activities resulting from buildout of the 2035 General Plan was evaluated in Chapter 10, <i>Cultural Resources</i>, of the program-level DPEIR. All mitigation measures identified for significant impacts in the DPEIR/FPEIR and adopted by the City continue to remain the responsibility of the City as part of its implementation of the 2035 General Plan. There has been no major change in cultural resources within the City of Folsom since adoption of the 2035 General Plan FPEIR. Further, there have been no changes in the regulatory framework to protect cultural resources within the City during this period. This Addendum evaluates a minor modification to the FPEIR to include within the FPEIR’s area of evaluation a 58-acre area for a municipal corporation yard annexed to the City prior to certification of the FPEIR. As assessed in this Addendum, the addition of this area to the FPEIR’s analysis of all potential environmental topics resulted in no changes to the environmental conclusions of the FPEIR or the need for new or modified mitigation measures. For more information, see pages 15 to 21 and Appendix C of this Addendum.</p> <p>The proposed revisions of the Tree Preservation Ordinance would result in a rewriting of the existing Ordinance and refocusing of its intent to the preservation of existing protected trees and the planting of replacement trees. The proposed changes to the Tree Preservation Ordinance are designed to formalize administrative procedures and ensure conformity of the Ordinance with the 2035 General Plan, including the assumptions and Findings contained in the FPEIR. Implementation of the revised Tree Preservation Ordinance would have no effect on cultural and historic resources within the City. Because the revisions to the Tree Preservation Ordinance would bring certain sections of the Tree Preservation Ordinance into compliance with the 2035 General Plan, and would not result in additional adverse effects or represent a substantial increase in the severity of environmental effects previously identified in the 2035 General Plan DPEIR/FPEIR, no new or more severe environmental effects related to cultural or historic resources would occur, and no additional mitigation would be required. Therefore, no changes in the project or its circumstances have occurred since certification of the 2035 General Plan by the City of Folsom, nor has new information requiring analysis or verification resulted in the need to modify the environmental conclusions of the FPEIR or modify or add mitigation measures to the FPEIR.</p> <p>Standard Mitigation Measures:</p> <ul style="list-style-type: none"> Multiple existing federal, State, and City regulations; Mitigation measures adopted for the Folsom Plan Area Specific Plan and the Russell Ranch project. See DPEIR Tables 10-2, 10-3, and 10-5 for a detailed listing of all applicable measures. 					

Environmental Issue Area	Where Impact was Analyzed in 08/18 EIR	Do Proposed Changes Involve New Impacts?	Any New Circumstances Involving New Impacts?	Any New Information Requiring New Analysis or Verification?	FPEIR Mitigations Implemented or Address Impacts
DPEIR/FPEIR MITIGATION MEASURES (SEE APPENDIX D OF THIS ADDENDUM FOR DETAILS): <ul style="list-style-type: none"> Mitigation Measure CUL-2. 					
VI. Energy. Would the project:					
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	DPEIR pps. 21-16 to 21-19	NO	NO	YES	NA
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	DPEIR pps. 12-21 to 12-33, 21-12 to 21-14	NO	NO	YES	NA
<p>Discussion: The analysis of impacts to energy use and management from urban development and other activities resulting from buildout of the 2035 General Plan was evaluated in Chapters 12, <i>Global Climate Change</i>, and 21, <i>Required CEQA Analyses</i>, of the program-level DPEIR. All mitigation measures identified for significant impacts in the DPEIR/FPEIR and adopted by the City continue to remain the responsibility of the City as part of its implementation of the 2035 General Plan. There has been no major change in energy use and management within the City of Folsom since adoption of the 2035 General Plan FPEIR. Further, there have been no changes in the regulatory framework for energy use and management within the City during this period. This Addendum evaluates a minor modification to the FPEIR to include within the FPEIR’s area of evaluation a 58-acre area for a municipal corporation yard annexed to the City prior to certification of the FPEIR. As assessed in this Addendum, the addition of this area to the FPEIR’s analysis of all potential environmental topics, including energy use and management, resulted in no changes to the environmental conclusions of the FPEIR or the need for new or modified mitigation measures. For more information, see pages 15 to 21 and Appendix C of this Addendum.</p> <p>The proposed revisions of the Tree Preservation Ordinance would result in a rewriting of the existing Ordinance and refocusing of its intent to the preservation of existing protected trees and the planting of replacement trees. The proposed changes to the Tree Preservation Ordinance are designed to formalize administrative procedures and ensure conformity of the Ordinance with the 2035 General Plan, including the assumptions and Findings contained in the FPEIR. Implementation of the revised Tree Preservation Ordinance would have a minor beneficial effect on energy use and management within the City due to an increase in the shading of developed uses thereby decreasing energy needed for cooling. Because the revisions to the Tree Preservation Ordinance would bring certain sections of the Tree Preservation Ordinance into compliance with the 2035 General Plan, and would not result in additional adverse effects or represent a substantial increase in the severity of environmental effects previously identified in the 2035 General Plan DPEIR/FPEIR, no new or more severe environmental effects related to energy use and management would occur, and no additional mitigation would be required. Therefore, no changes in the project or its circumstances have occurred since certification of the 2035 General Plan by the City of Folsom, nor has new information requiring analysis or verification resulted in the need to modify the environmental conclusions of the FPEIR or modify or add mitigation measures to the FPEIR.</p> <p>Standard Mitigation Measures:</p> <ul style="list-style-type: none"> Multiple existing federal, State, and City regulations; Mitigation measures adopted for the Folsom Plan Area Specific Plan and the Russell Ranch project. See DPEIR Tables 12-3 and 21-2 for a detailed listing of all applicable measures. 					

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DPEIR/FPEIR MITIGATION MEASURES (SEE APPENDIX D OF THIS ADDENDUM FOR DETAILS): <ul style="list-style-type: none"> Mitigation Measures GHG-1 through GHG-17, and ENR-1. 					
VII. Geology and Soils. Would the project:					
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: <ul style="list-style-type: none"> i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. ii) Strong seismic ground shaking? iii) Seismic-related ground failure, including liquefaction? iv) Landslides? 	DPEIR pps. 11-12 to 11-14	NO	NO	YES	NA
b) Result in substantial soil erosion or the loss of topsoil?	DPEIR pps. 11-15 to 11-17	NO	NO	YES	NA
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	DPEIR pps. 11-17 to 11-19	NO	NO	YES	NA
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	DPEIR pps. 11-17 to 11-19	NO	NO	YES	NA
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	DPEIR p. 11-11	NO	NO	YES	NA
f) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	DPEIR pps. 10-27 to 10-29	NO	NO	YES	NA
Discussion: The analysis of impacts to geology, soils, and paleontological resources from urban development and other activities resulting from buildout of the 2035 General Plan was evaluated in Chapters 10, <i>Cultural Resources</i> , and 11, <i>Geology, Soils, and Mineral Resources</i> , of the program-level DPEIR. All mitigation measures identified for significant impacts in the DPEIR/FPEIR and adopted by the City continue to remain the responsibility of the City as part of its implementation of the 2035 General Plan. There has been no major change to geology, soils, and paleontological resources within the City of Folsom since adoption of the 2035 General Plan FPEIR. Further, there have been no changes in the regulatory framework for these environmental resources within the					

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<p>City during this period. This Addendum evaluates a minor modification to the FPEIR to include within the FPEIR’s area of evaluation a 58-acre area for a municipal corporation yard annexed to the City prior to certification of the FPEIR. As assessed in this Addendum, the addition of this area to the FPEIR’s analysis of all potential environmental topics, including geology, soils, and paleontological resources, resulted in no changes to the environmental conclusions of the FPEIR or the need for new or modified mitigation measures. For more information, see pages 15 to 21 and Appendix C of this Addendum.</p> <p>The proposed revisions of the Tree Preservation Ordinance would result in a rewriting of the existing Ordinance and refocusing of its intent to the preservation of existing protected trees and the planting of replacement trees. The proposed changes to the Tree Preservation Ordinance are designed to formalize administrative procedures and ensure conformity of the Ordinance with the 2035 General Plan, including the assumptions and Findings contained in the FPEIR. Implementation of the revised Tree Preservation Ordinance would have a minor beneficial effect to geology and soils within the City by retaining vegetation and decreasing the potential for water erosion. Because the revisions to the Tree Preservation Ordinance would bring certain sections of the Tree Preservation Ordinance into compliance with the 2035 General Plan, and would not result in additional adverse effects or represent a substantial increase in the severity of environmental effects previously identified in the 2035 General Plan DPEIR/FPEIR, no new or more severe environmental effects related to energy use and management would occur, and no additional mitigation would be required. Therefore, no changes in the project or its circumstances have occurred since certification of the 2035 General Plan by the City of Folsom, nor has new information requiring analysis or verification resulted in the need to modify the environmental conclusions of the FPEIR or modify or add mitigation measures to the FPEIR.</p> <p>Standard Mitigation Measures:</p> <ul style="list-style-type: none"> • Multiple existing federal, State, and City regulations; Mitigation measures adopted for the Folsom Plan Area Specific Plan and the Russell Ranch project. See DPEIR Tables 10-4 and 11-1, 11-2, and 11-3 for a detailed listing of all applicable measures. <p>DPEIR/FPEIR MITIGATION MEASURES (SEE APPENDIX D OF THIS ADDENDUM FOR DETAILS):</p> <ul style="list-style-type: none"> • Mitigation Measure CUL-3. 					

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VIII. Greenhouse Gas Emissions. Would the project:					
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	DPEIR pps. 12-33 to 12-40; FPEIR pps. 4-6 to 4-7	NO	NO	YES	NA
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.	DPEIR pps. 12-21 to 12-33; FPEIR pps. 4-7 to 4-11	NO	NO	YES	NA
<p>Discussion: The analysis of impacts to greenhouse gas emissions from urban development and other activities resulting from buildout of the 2035 General Plan was evaluated in Chapter 12, <i>Global Climate Change</i>, of the program-level DPEIR. All mitigation measures identified for significant impacts in the DPEIR/FPEIR and adopted by the City continue to remain the responsibility of the City as part of its implementation of the 2035 General Plan. There has been no major change in greenhouse gas emissions within the City of Folsom since adoption of the 2035 General Plan FPEIR. Further, there have been no significant changes in the regulatory framework for greenhouse gas emissions within the City during this period. This Addendum evaluates a minor modification to the FPEIR to include within the FPEIR’s area of evaluation a 58-acre area for a municipal corporation yard annexed to the City prior to certification of the FPEIR. As assessed in this Addendum, the addition of this area to the FPEIR’s analysis of all potential environmental topics, including greenhouse gas emissions, resulted in no changes to the environmental conclusions of the FPEIR or the need for new or modified mitigation measures. For more information, see pages 15 to 21 and Appendix C of this Addendum.</p> <p>The proposed revisions of the Tree Preservation Ordinance would result in a rewriting of the existing Ordinance and refocusing of its intent to the preservation of existing protected trees and the planting of replacement trees. The proposed changes to the Tree Preservation Ordinance are designed to formalize administrative procedures and ensure conformity of the Ordinance with the 2035 General Plan, including the assumptions and Findings contained in the FPEIR. Implementation of the revised Tree Preservation Ordinance would have a minor beneficial effect on energy use and management within the City due to an increase in the shading of developed uses thereby decreasing energy needed for cooling. Because the revisions to the Tree Preservation Ordinance would bring certain sections of the Tree Preservation Ordinance into compliance with the 2035 General Plan, and would not result in additional adverse effects or represent a substantial increase in the severity of environmental effects previously identified in the 2035 General Plan DPEIR/FPEIR, no new or more severe environmental effects related to greenhouse gas emissions would occur, and no additional mitigation would be required. Therefore, no changes in the project or its circumstances have occurred since certification of the 2035 General Plan by the City of Folsom, nor has new information requiring analysis or verification resulted in the need to modify the environmental conclusions of the FPEIR or modify or add mitigation measures to the FPEIR.</p> <p>Standard Mitigation Measures:</p> <ul style="list-style-type: none"> Multiple existing federal, State, and City regulations; Mitigation measures adopted for the Folsom Plan Area Specific Plan and the Russell Ranch project. See DPEIR Table 12-3 for a detailed listing of all applicable measures. <p>DPEIR/FPEIR MITIGATION MEASURES (SEE APPENDIX D OF THIS ADDENDUM FOR DETAILS):</p> <ul style="list-style-type: none"> Mitigation Measures GHG-1 through GHG-17. 					

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IX. Hazards and Hazardous Materials. Would the project:					
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	DPEIR pps. 13-21 to 13-23	NO	NO	YES	NA
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	DPEIR pps. 13-18 to 13-20	NO	NO	YES	NA
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	DPEIR pps. 13-26 to 13-28	NO	NO	YES	NA
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	DPEIR pps. 13-24 to 13-26	NO	NO	YES	NA
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	DPEIR p. 13-17	NO	NO	YES	NA
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	DPEIR p. 17-47	NO	NO	YES	NA
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	DPEIR pps. 13-28 to 13-30	NO	NO	YES	NA
<p>Discussion: The analysis of impacts to hazards and hazardous materials from urban development and other activities resulting from buildout of the 2035 General Plan was evaluated in Chapter 13, <i>Hazards and Hazardous Materials</i>, of the program-level DPEIR. All mitigation measures identified for significant impacts in the DPEIR/FPEIR and adopted by the City continue to remain the responsibility of the City as part of its implementation of the 2035 General Plan. There has been no major change in hazards and hazardous materials within the City of Folsom since adoption of the 2035 General Plan FPEIR. Further, there have been no significant changes in the regulatory framework for hazards or hazardous materials within the City during this period. This Addendum evaluates a minor modification to the FPEIR to include within the FPEIR's area of evaluation a 58-acre area for a municipal corporation yard annexed to the City prior to certification of the FPEIR. As assessed in this Addendum, the addition of this area to the FPEIR's analysis of all potential</p>					

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<p>environmental topics, including hazards and hazardous materials, resulted in no changes to the environmental conclusions of the FPEIR or the need for new or modified mitigation measures. For more information, see pages 15 to 21 and Appendix C of this Addendum.</p> <p>The proposed revisions of the Tree Preservation Ordinance would result in a rewriting of the existing Ordinance and refocusing of its intent to the preservation of existing protected trees and the planting of replacement trees. The proposed changes to the Tree Preservation Ordinance are designed to formalize administrative procedures and ensure conformity of the Ordinance with the 2035 General Plan, including the assumptions and Findings contained in the FPEIR. Implementation of the revised Tree Preservation Ordinance would have no effect on hazards or hazardous materials within the City. Section 12.16.180 (B) of the proposed Ordinance specifically exempts fuel modification requirements and actions required by FMC Chapters 8.36 (Folsom Fire Code) and 8.37 (Abatement of Weeds, Refuse, and Abandoned Material) from provisions of the Tree Preservation Ordinance. Because of these exceptions, implementation of the revised Tree Preservation Ordinance would have no adverse effects on wildfire risks and hazards within the City. Because the revisions to the Tree Preservation Ordinance would bring certain sections of the Tree Preservation Ordinance into compliance with the 2035 General Plan, and would not result in additional adverse effects or represent a substantial increase in the severity of environmental effects previously identified in the 2035 General Plan DPEIR/FPEIR, no new or more severe environmental effects related to hazards and hazardous materials would occur, and no additional mitigation would be required. Therefore, no changes in the project or its circumstances have occurred since certification of the 2035 General Plan by the City of Folsom, nor has new information requiring analysis or verification resulted in the need to modify the environmental conclusions of the FPEIR or modify or add mitigation measures to the FPEIR.</p> <p>Standard Mitigation Measures:</p> <ul style="list-style-type: none"> • Multiple existing federal, State, and City regulations; Mitigation measures adopted for the Folsom Plan Area Specific Plan and the Russell Ranch project. See DPEIR Tables 13-1 through 13-5 for a detailed listing of all applicable measures. <p>DPEIR/FPEIR MITIGATION MEASURES (SEE APPENDIX D OF THIS ADDENDUM FOR DETAILS):</p> <ul style="list-style-type: none"> • Mitigation Measure HZ-5. 					

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X. Hydrology and Water Quality. Would the project:					
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	DPEIR pps. 14-15 to 14-18	NO	NO	YES	NA
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	DPEIR p. 14-14	NO	NO	YES	NA
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: <ul style="list-style-type: none"> i. result in substantial erosion or siltation on- or off-site? ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? iv. impede or redirect flood flows? 	DPEIR pps. 14-19 to 14-29	NO	NO	YES	NA
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	DPEIR p. 14-14; pps. 14-27 to 14-29	NO	NO	YES	NA
j) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	DPEIR pps. 14-15 to 14-36	NO	NO	YES	NA
<p>Discussion: The analysis of impacts to hydrology and water quality from urban development and other activities resulting from buildout of the 2035 General Plan was evaluated in Chapter 14, <i>Hydrology and Water Quality</i>, of the program-level DPEIR. All mitigation measures identified for significant impacts in the DPEIR/FPEIR and adopted by the City continue to remain the responsibility of the City as part of its implementation of the 2035 General Plan. There has been no major change in hydrology and water quality within the City of Folsom since adoption of the 2035 General Plan FPEIR. Further, there have been no significant changes in the regulatory framework for hydrology and water quality within the City during this period. This Addendum evaluates a minor modification to the FPEIR to include within the FPEIR’s area of evaluation a 58-acre area for a municipal corporation yard annexed to the City prior to certification of the FPEIR. As assessed in this Addendum, the addition of this area to the FPEIR’s analysis of all potential environmental topics, including hydrology and water quality, resulted in no changes to the environmental conclusions of the FPEIR or the need for new or modified mitigation measures. For more information, see pages 15 to 21 and Appendix C of this Addendum.</p>					

Environmental Issue Area	Where Impact was Analyzed in 08/18 EIR	Do Proposed Changes Involve New Impacts?	Any New Circumstances Involving New Impacts?	Any New Information Requiring New Analysis or Verification?	FPEIR Mitigations Implemented or Address Impacts
<p>The proposed revisions of the Tree Preservation Ordinance would result in a rewriting of the existing Ordinance and refocusing of its intent to the preservation of existing protected trees and the planting of replacement trees. The proposed changes to the Tree Preservation Ordinance are designed to formalize administrative procedures and ensure conformity of the Ordinance with the 2035 General Plan, including the assumptions and Findings contained in the FPEIR. Implementation of the revised Tree Preservation Ordinance would have a minor beneficial effect to hydrology and water quality within the City by retaining vegetation and decreasing the potential for water erosion. Because the revisions to the Tree Preservation Ordinance would bring certain sections of the Tree Preservation Ordinance into compliance with the 2035 General Plan, and would not result in additional adverse effects or represent a substantial increase in the severity of environmental effects previously identified in the 2035 General Plan DPEIR/FPEIR, no new or more severe environmental effects related to hydrology and water quality would occur, and no additional mitigation would be required. Therefore, no changes in the project or its circumstances have occurred since certification of the 2035 General Plan by the City of Folsom, nor has new information requiring analysis or verification resulted in the need to modify the environmental conclusions of the FPEIR or modify or add mitigation measures to the FPEIR.</p> <p>Standard Mitigation Measures:</p> <ul style="list-style-type: none"> • Multiple existing federal, State, and City regulations; Mitigation measures adopted for the Folsom Plan Area Specific Plan and the Russell Ranch project. See DPEIR Tables 14-1 through 14-6 for a detailed listing of all applicable measures. <p>DPEIR/FPEIR MITIGATION MEASURES (SEE APPENDIX D OF THIS ADDENDUM FOR DETAILS):</p> <ul style="list-style-type: none"> • Mitigation Measures HWQ-3a, HWQ-3b, HWQ-3c, HWQ-4, HWQ-5. 					

Environmental Issue Area	Where Impact was Analyzed in 08/18 EIR	Do Proposed Changes Involve New Impacts?	Any New Circumstances Involving New Impacts?	Any New Information Requiring New Analysis or Verification?	FPEIR Mitigations Implemented or Address Impacts
XI. Land Use Planning. Would the project:					
a) Physically divide an established community?	DPEIR p. 4-5	NO	NO	NO	NA
b) Cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	DPEIR pps. 4-1 to 4-4	NO	NO	NO	NA
<p>Discussion: The analysis of land use impacts from urban development and other activities resulting from buildout of the 2035 General Plan was evaluated in Chapter 4, <i>Land Use, Population, and Housing</i>, of the program-level DPEIR. No environmental impacts or mitigation measures were identified for this environmental topic. There has been no major change in land use within the City of Folsom since adoption of the 2035 General Plan FPEIR. Further, there have been no significant changes in the regulatory framework for land use within the City during this period. This Addendum evaluates a minor modification to the FPEIR to include within the FPEIR’s area of evaluation a 58-acre area for a municipal corporation yard annexed to the City prior to certification of the FPEIR. As assessed in this Addendum, the addition of this 58-acre area to the FPEIR’s analysis of land use resulted in no changes to the conclusions of the FPEIR. For more information, see pages 4-4 to 4-14 of the DPEIR.</p> <p>The proposed revisions of the Tree Preservation Ordinance would result in a rewriting of the existing Ordinance and refocusing of its intent to the preservation of existing protected trees and the planting of replacement trees. The proposed changes to the Tree Preservation Ordinance are designed to formalize administrative procedures and ensure conformity of the Ordinance with the 2035 General Plan, including the assumptions and Findings contained in the FPEIR. Implementation of the revised Tree Preservation Ordinance would have no effect on land use within the City. Because the revisions to the Tree Preservation Ordinance would bring certain sections of the Tree Preservation Ordinance into compliance with the 2035 General Plan, and would not result in additional adverse effects or represent a substantial increase in the severity of environmental effects previously identified in the 2035 General Plan DPEIR/FPEIR, no new or more severe environmental effects related to land use would occur, and no additional mitigation would be required. Therefore, no changes in the project or its circumstances have occurred since certification of the 2035 General Plan by the City of Folsom, nor has new information requiring analysis or verification resulted in the need to modify the environmental conclusions of the FPEIR or modify or add mitigation measures to the FPEIR.</p> <p>Standard Mitigation Measures: None.</p> <p>DPEIR/FPEIR MITIGATION MEASURES: None.</p>					

Environmental Issue Area	Where Impact was Analyzed in 08/18 EIR	Do Proposed Changes Involve New Impacts?	Any New Circumstances Involving New Impacts?	Any New Information Requiring New Analysis or Verification?	FPEIR Mitigations Implemented or Address Impacts
XII. Mineral Resources. Would the project					
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	DPEIR pps. 11-19 to 11-21	NO	NO	YES	NA
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	DPEIR pps. 11-19 to 11-21	NO	NO	YES	NA
<p>Discussion: The analysis of impacts on mineral resources from urban development and other activities resulting from buildout of the 2035 General Plan was evaluated in Chapter 10, <i>Geology, Soils, and Mineral Resources</i>, of the program-level DPEIR. All mitigation measures identified for significant impacts in the DPEIR/FPEIR and adopted by the City continue to remain the responsibility of the City as part of its implementation of the 2035 General Plan. There have been no major changes to mineral resources within the City of Folsom since adoption of the 2035 General Plan FPEIR. Further, there have been no significant changes in the regulatory framework for mineral resources within the City during this period. This Addendum evaluates a minor modification to the FPEIR to include within the FPEIR’s area of evaluation a 58-acre area for a municipal corporation yard annexed to the City prior to certification of the FPEIR. As assessed in this Addendum, the addition of this area to the FPEIR’s analysis of all potential environmental topics, including mineral resources, resulted in no changes to the environmental conclusions of the FPEIR or the need for new or modified mitigation measures. For more information, see pages 15 to 21 and Appendix C of this Addendum.</p> <p>The proposed revisions of the Tree Preservation Ordinance would result in a rewriting of the existing Ordinance and refocusing of its intent to the preservation of existing protected trees and the planting of replacement trees. The proposed changes to the Tree Preservation Ordinance are designed to formalize administrative procedures and ensure conformity of the Ordinance with the 2035 General Plan, including the assumptions and Findings contained in the FPEIR. Implementation of the revised Tree Preservation Ordinance would have no effect on mineral resources in the City. Because the revisions to the Tree Preservation Ordinance would bring certain sections of the Tree Preservation Ordinance into compliance with the 2035 General Plan, and would not result in additional adverse effects or represent a substantial increase in the severity of environmental effects previously identified in the 2035 General Plan DPEIR/FPEIR, no new or more severe environmental effects related to mineral resources would occur, and no additional mitigation would be required. Therefore, no changes in the project or its circumstances have occurred since certification of the 2035 General Plan by the City of Folsom, nor has new information requiring analysis or verification resulted in the need to modify the environmental conclusions of the FPEIR or modify or add mitigation measures to the FPEIR.</p> <p>Standard Mitigation Measures: None.</p> <p>DPEIR/FPEIR MITIGATION MEASURES: None.</p>					

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XIII. Noise. Would the project result in:					
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	DPEIR pps. 15-37 to 15-43; DPEIR pps. 15-46 to 15-47	NO	NO	YES	NA
b) Generation of excessive groundborne vibration or groundborne noise levels?	DPEIR p. 15-36	NO	NO	YES	NA
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	DPEIR pps. 15-44 to 15-46	NO	NO	YES	NA
<p>Discussion: The analysis of impacts to noise and vibration from urban development and other activities resulting from buildout of the 2035 General Plan was evaluated in Chapter 15, <i>Noise</i>, of the DPEIR. All mitigation measures identified for significant impacts in the DPEIR/FPEIR and adopted by the City continue to remain the responsibility of the City as part of its implementation of the 2035 General Plan. There has been no major change to the noise environment within the City of Folsom since adoption of the 2035 General Plan FPEIR. Further, there have been no significant changes in the regulatory framework for noise within the City during this period. This Addendum evaluates a minor modification to the FPEIR to include within the FPEIR’s area of evaluation a 58-acre area for a municipal corporation yard annexed to the City prior to certification of the FPEIR. As assessed in this Addendum, the addition of this area to the FPEIR’s analysis of all potential environmental topics, including noise and vibration, resulted in no changes to the environmental conclusions of the FPEIR or the need for new or modified mitigation measures. For more information, see pages 15 to 21 and Appendix C of this Addendum.</p> <p>The proposed revisions of the Tree Preservation Ordinance would result in a rewriting of the existing Ordinance and refocusing of its intent to the preservation of existing protected trees and the planting of replacement trees. The proposed changes to the Tree Preservation Ordinance are designed to formalize administrative procedures and ensure conformity of the Ordinance with the 2035 General Plan, including the assumptions and Findings contained in the FPEIR. Implementation of the revised Tree Preservation Ordinance would have no effects on noise and vibration within the City. Because the revisions to the Tree Preservation Ordinance would bring certain sections of the Tree Preservation Ordinance into compliance with the 2035 General Plan, and would not result in additional adverse effects or represent a substantial increase in the severity of environmental effects previously identified in the 2035 General Plan DPEIR/FPEIR, no new or more severe environmental effects related to noise and vibration would occur, and no additional mitigation would be required. Therefore, no changes in the project or its circumstances have occurred since certification of the 2035 General Plan by the City of Folsom, nor has new information requiring analysis or verification resulted in the need to modify the environmental conclusions of the FPEIR or modify or add mitigation measures to the FPEIR.</p>					

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<p>Standard Mitigation Measures:</p> <ul style="list-style-type: none"> Multiple existing federal, State, and City regulations; Mitigation measures adopted for the Folsom Plan Area Specific Plan and the Russell Ranch project. See DPEIR Tables 15-14 through 15-16 for a detailed listing of all applicable measures. <p>DPEIR/FPEIR MITIGATION MEASURES (SEE APPENDIX D OF THIS ADDENDUM FOR DETAILS):</p> <ul style="list-style-type: none"> Mitigation Measures N-1 and N-3. 					
<p>XIV. Population/Housing. Would the project:</p>					
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	DPEIR pps. 4-6 to 4-10	NO	NO	NO	NA
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	DPEIR pps. 4-6 to 4-10	NO	NO	NO	NA
<p>Discussion: The analysis of population and housing impacts from urban development and other activities resulting from buildout of the 2035 General Plan was evaluated in Chapter 4, <i>Land Use, Population, and Housing</i>, of the program-level DPEIR. No environmental impacts or mitigation measures were identified for this environmental topic. There has been no major change in population or housing within the City of Folsom since adoption of the 2035 General Plan FPEIR. Further, there have been no significant changes in the regulatory framework for population or housing within the City during this period. This Addendum evaluates a minor modification to the FPEIR to include within the FPEIR’s area of evaluation a 58-acre area for a municipal corporation yard annexed to the City prior to certification of the FPEIR. As assessed in this Addendum, the addition of this 58-acre area to the FPEIR’s analysis of population and housing resulted in no changes to the conclusions of the FPEIR. For more information, see pages 4-14 to 4-17 of the Draft PEIR.</p> <p>The proposed revisions of the Tree Preservation Ordinance would result in a rewriting of the existing Ordinance and refocusing of its intent to the preservation of existing protected trees and the planting of replacement trees. The proposed changes to the Tree Preservation Ordinance are designed to formalize administrative procedures and ensure conformity of the Ordinance with the 2035 General Plan, including the assumptions and Findings contained in the FPEIR. Implementation of the revised Tree Preservation Ordinance would have no effect on population and housing within the City. Because the revisions to the Tree Preservation Ordinance would bring certain sections of the Tree Preservation Ordinance into compliance with the 2035 General Plan, and would not result in additional adverse effects or represent a substantial increase in the severity of environmental effects previously identified in the 2035 General Plan DPEIR/FPEIR, no new or more severe environmental effects related to population and housing would occur, and no additional mitigation would be required. Therefore, no changes in the project or its circumstances have occurred since certification of the 2035 General Plan by the City of Folsom, nor has new information requiring analysis or verification resulted in the need to modify the environmental conclusions of the FPEIR or modify or add mitigation measures to the FPEIR.</p>					

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Standard Mitigation Measures: None.					
DPEIR/FPEIR MITIGATION MEASURES: None.					
XV. Public Services. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:					
a. Fire protection?	DPEIR pps. 16-35 to 16-38	NO	NO	YES	NA
b. Police protection?	DPEIR pps. 16-35 to 16-38	NO	NO	YES	NA
c. Schools?	DPEIR pps. 16-35 to 16-38	NO	NO	YES	NA
d. Parks ?	DPEIR pps. 16-38 to 16-49	NO	NO	YES	NA
e. Other public facilities?	DPEIR pps. 16-35 to 16-38	NO	NO	YES	NA
<p>Discussion: The analysis of impacts to public services from urban development and other activities resulting from buildout of the 2035 General Plan was evaluated in Chapter 16, <i>Public Services and Recreation Resources</i>, of the program-level DPEIR. All mitigation measures identified for significant impacts in the DPEIR/FPEIR and adopted by the City continue to remain the responsibility of the City as part of its implementation of the 2035 General Plan. There has been no major change to public services within the City of Folsom since adoption of the 2035 General Plan FPEIR. Further, there have been no significant changes in the regulatory framework for public services within the City during this period. This Addendum evaluates a minor modification to the FPEIR to include within the FPEIR's area of evaluation a 58-acre area for a municipal corporation yard annexed to the City prior to certification of the FPEIR. As assessed in this Addendum, the addition of this area to the FPEIR's analysis of all potential environmental topics, including public services, resulted in no changes to the environmental conclusions of the FPEIR or the need for new or modified mitigation measures. For more information, see pages 15 to 21 and Appendix C of this Addendum.</p> <p>The proposed revisions of the Tree Preservation Ordinance would result in a rewriting of the existing Ordinance and refocusing of its intent to the preservation of existing protected trees and the planting of replacement trees. The proposed changes to the Tree Preservation Ordinance are designed to formalize administrative procedures and ensure conformity of the Ordinance with the 2035 General Plan, including the assumptions and Findings contained in the FPEIR. Implementation of the revised Tree Preservation Ordinance would have no effects on public services within the City. Because the revisions to the Tree Preservation Ordinance would bring certain sections of the Tree Preservation Ordinance into compliance with the 2035 General Plan, and would not result in additional adverse effects or represent a substantial increase in the severity of environmental effects previously identified in the 2035 General Plan DPEIR/FPEIR, no new or more severe environmental effects related to public services would occur, and no additional mitigation would be</p>					

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<p>required. Therefore, no changes in the project or its circumstances have occurred since certification of the 2035 General Plan by the City of Folsom, nor has new information requiring analysis or verification resulted in the need to modify the environmental conclusions of the FPEIR or modify or add mitigation measures to the FPEIR.</p> <p>Standard Mitigation Measures:</p> <ul style="list-style-type: none"> Multiple existing federal, State, and City regulations; Mitigation measures adopted for the Folsom Plan Area Specific Plan and the Russell Ranch project. See DPEIR Tables 15-14 through 15-16 for a detailed listing of all applicable measures. <p>DPEIR/FPEIR MITIGATION MEASURES (SEE APPENDIX D OF THIS ADDENDUM FOR DETAILS):</p> <ul style="list-style-type: none"> Mitigation Measures PSR-4a to PSR-4m. 					
XVI. Recreation.					
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	DPEIR pps. 16-38 to 16-49	NO	NO	YES	NA
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	DPEIR pps. 16-38 to 16-49	NO	NO	YES	NA
<p>The analysis of impacts to recreation resources from urban development and other activities resulting from buildout of the 2035 General Plan was evaluated in Chapter 16, <i>Public Services and Recreation Resources</i>, of the program-level DPEIR. All mitigation measures identified for significant impacts in the DPEIR/FPEIR and adopted by the City continue to remain the responsibility of the City as part of its implementation of the 2035 General Plan. There has been no major change to recreation resources within the City of Folsom since adoption of the 2035 General Plan FPEIR. Further, there have been no significant changes in the regulatory framework for recreation resources within the City during this period. This Addendum evaluates a minor modification to the FPEIR to include within the FPEIR's area of evaluation a 58-acre area for a municipal corporation yard annexed to the City prior to certification of the FPEIR. As assessed in this Addendum, the addition of this area to the FPEIR's analysis of all potential environmental topics, including recreation, resulted in no changes to the environmental conclusions of the FPEIR or the need for new or modified mitigation measures. For more information, see pages 15 to 21 and Appendix C of this Addendum.</p>					
<p>The proposed revisions of the Tree Preservation Ordinance would result in a rewriting of the existing Ordinance and refocusing of its intent to the preservation of existing protected trees and the planting of replacement trees. The proposed changes to the Tree Preservation Ordinance are designed to formalize administrative procedures and ensure conformity of the Ordinance with the 2035 General Plan, including the assumptions and Findings contained in the FPEIR. Implementation of the revised Tree Preservation Ordinance would have no effects on recreation resources within the City. Because the revisions to the Tree Preservation Ordinance would bring certain sections of the Tree Preservation Ordinance into compliance with the 2035 General Plan,</p>					

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<p>and would not result in additional adverse effects or represent a substantial increase in the severity of environmental effects previously identified in the 2035 General Plan DPEIR/FPEIR, no new or more severe environmental effects related to recreation resources would occur, and no additional mitigation would be required. Therefore, no changes in the project or its circumstances have occurred since certification of the 2035 General Plan by the City of Folsom, nor has new information requiring analysis or verification resulted in the need to modify the environmental conclusions of the FPEIR or modify or add mitigation measures to the FPEIR.</p> <p>Standard Mitigation Measures:</p> <ul style="list-style-type: none"> Multiple existing federal, State, and City regulations; Mitigation measures adopted for the Folsom Plan Area Specific Plan and the Russell Ranch project. See DPEIR Tables 15-14 through 15-16 for a detailed listing of all applicable measures. <p>DPEIR/FPEIR MITIGATION MEASURES (SEE APPENDIX D OF THIS ADDENDUM FOR DETAILS):</p> <ul style="list-style-type: none"> Mitigation Measures PSR-4a to PSR-4m. 					
XVII. Transportation. Would the project:					
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	DPEIR pps. 17-47 to 17-53	NO	NO	YES	NA
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	DPEIR pps. 17-47 to 17-53	NO	NO	YES	NA
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	DPEIR p. 17-47	NO	NO	YES	NA
d) Result in inadequate emergency access?	DPEIR p. 17-47	NO	NO	YES	NA
<p>Discussion: The analysis of impacts to transportation and circulation from urban development and other activities resulting from buildout of the 2035 General Plan was evaluated in Chapter 17, <i>Transportation and Circulation</i>, of the program-level DPEIR. All mitigation measures identified for significant impacts in the DPEIR/FPEIR and adopted by the City continue to remain the responsibility of the City as part of its implementation of the 2035 General Plan. There has been no major change to transportation and circulation within the City of Folsom since adoption of the 2035 General Plan FPEIR. Further, there have been no significant changes in the regulatory framework for transportation and circulation within the City during this period. This Addendum evaluates a minor modification to the FPEIR to include within the FPEIR’s area of evaluation a 58-acre area for a municipal corporation yard annexed to the City prior to certification of the FPEIR. As assessed in this Addendum, the addition of this area to the FPEIR’s analysis of all potential environmental topics, including transportation and circulation, resulted in no changes to the environmental conclusions of the FPEIR or the need for new or modified mitigation measures. For more information, see pages 15 to 21 and Appendix C of this Addendum.</p>					

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<p>The proposed revisions of the Tree Preservation Ordinance would result in a rewriting of the existing Ordinance and refocusing of its intent to the preservation of existing protected trees and the planting of replacement trees. The proposed changes to the Tree Preservation Ordinance are designed to formalize administrative procedures and ensure conformity of the Ordinance with the 2035 General Plan, including the assumptions and Findings contained in the FPEIR. Implementation of the revised Tree Preservation Ordinance would have no effects on transportation and circulation within the City. Because the revisions to the Tree Preservation Ordinance would bring certain sections of the Tree Preservation Ordinance into compliance with the 2035 General Plan, and would not result in additional adverse effects or represent a substantial increase in the severity of environmental effects previously identified in the 2035 General Plan DPEIR/FPEIR, no new or more severe environmental effects related to transportation and circulation would occur, and no additional mitigation would be required. Therefore, no changes in the project or its circumstances have occurred since certification of the 2035 General Plan by the City of Folsom, nor has new information requiring analysis or verification resulted in the need to modify the environmental conclusions of the FPEIR or modify or add mitigation measures to the FPEIR.</p> <p>Standard Mitigation Measures:</p> <ul style="list-style-type: none"> Multiple existing federal, State, and City regulations; Mitigation measures adopted for the Folsom Plan Area Specific Plan and the Russell Ranch project. See DPEIR pages 17-22 to 17-29 for a detailed listing of all applicable measures. <p>DPEIR/FPEIR MITIGATION MEASURES (SEE APPENDIX D OF THIS ADDENDUM FOR DETAILS):</p> <ul style="list-style-type: none"> Mitigation Measures T-1 to T-3. 					
<p>XVIII. Tribal Cultural Resources. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Codes section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</p>					
<p>a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or</p>	<p>DPEIR pps. 18-6 to 18-8</p>	<p>NO</p>	<p>NO</p>	<p>YES</p>	<p>NA</p>
<p>b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.</p>	<p>DPEIR pps. 18-6 to 18-8</p>	<p>NO</p>	<p>NO</p>	<p>YES</p>	<p>NA</p>

Environmental Issue Area	Where Impact was Analyzed in 08/18 EIR	Do Proposed Changes Involve New Impacts?	Any New Circumstances Involving New Impacts?	Any New Information Requiring New Analysis or Verification?	FPEIR Mitigations Implemented or Address Impacts
<p>Discussion: The analysis of impacts to tribal cultural resources from urban development and other activities resulting from buildout of the 2035 General Plan was evaluated in Chapter 18, <i>Tribal Cultural Resources</i>, of the program-level DPEIR. All mitigation measures identified for significant impacts in the DPEIR/FPEIR and adopted by the City continue to remain the responsibility of the City as part of its implementation of the 2035 General Plan. There has been no major change to tribal cultural resources within the City of Folsom since adoption of the 2035 General Plan FPEIR. Further, there have been no significant changes in the regulatory framework for tribal cultural resources within the City during this period. This Addendum evaluates a minor modification to the FPEIR to include within the FPEIR’s area of evaluation a 58-acre area for a municipal corporation yard annexed to the City prior to certification of the FPEIR. As assessed in this Addendum, the addition of this area to the FPEIR’s analysis of all potential environmental topics, including tribal cultural resources, resulted in no changes to the environmental conclusions of the FPEIR or the need for new or modified mitigation measures. For more information, see pages 15 to 21 and Appendix C of this Addendum.</p> <p>The proposed revisions of the Tree Preservation Ordinance would result in a rewriting of the existing Ordinance and refocusing of its intent to the preservation of existing protected trees and the planting of replacement trees. The proposed changes to the Tree Preservation Ordinance are designed to formalize administrative procedures and ensure conformity of the Ordinance with the 2035 General Plan, including the assumptions and Findings contained in the FPEIR. Implementation of the revised Tree Preservation Ordinance would have no effects on tribal cultural resources within the City. Because the revisions to the Tree Preservation Ordinance would bring certain sections of the Tree Preservation Ordinance into compliance with the 2035 General Plan, and would not result in additional adverse effects or represent a substantial increase in the severity of environmental effects previously identified in the 2035 General Plan DPEIR/FPEIR, no new or more severe environmental effects related to tribal cultural resources would occur, and no additional mitigation would be required. Therefore, no changes in the project or its circumstances have occurred since certification of the 2035 General Plan by the City of Folsom, nor has new information requiring analysis or verification resulted in the need to modify the environmental conclusions of the FPEIR or modify or add mitigation measures to the FPEIR.</p> <p>Standard Mitigation Measures:</p> <ul style="list-style-type: none"> Multiple existing State and City regulations; Mitigation measures adopted for the Folsom Plan Area Specific Plan and the Russell Ranch project. See DPEIR Table 18-2 for a detailed listing of all applicable measures. <p>DPEIR/FPEIR MITIGATION MEASURES: None.</p>					

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XIX. Utilities and Service Systems. Would the project:					
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	DPEIR pps. 19-33 to 19-46	NO	NO	YES	NA
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	DPEIR pps. 19-40 to 19-42	NO	NO	YES	NA
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	DPEIR pps. 19-33 to 19-34 and 19-37 to 19-39	NO	NO	YES	NA
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	DPEIR pps. 19-43 to 19-44	NO	NO	YES	NA
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	DPEIR pps. 19-43 to 19-44	NO	NO	YES	NA
<p>The analysis of impacts to utilities and service systems, from urban development and other activities resulting from buildout of the 2035 General Plan was evaluated in Chapter 19, <i>Utilities and Service Systems</i>, of the program-level DPEIR. All mitigation measures identified for significant impacts in the DPEIR/FPEIR and adopted by the City continue to remain the responsibility of the City as part of its implementation of the 2035 General Plan. There has been no major change to utilities and service systems within the City of Folsom since adoption of the 2035 General Plan FPEIR. Further, there have been no significant changes in the regulatory framework for utilities and service systems within the City during this period. This Addendum evaluates a minor modification to the FPEIR to include within the FPEIR's area of evaluation a 58-acre area for a municipal corporation yard annexed to the City prior to certification of the FPEIR. As assessed in this Addendum, the addition of this area to the FPEIR's analysis of all potential environmental topics, including utilities and service systems, resulted in no changes to the environmental conclusions of the FPEIR or the need for new or modified mitigation measures. For more information, see pages 15 to 21 and Appendix C of this Addendum.</p> <p>The proposed revisions of the Tree Preservation Ordinance would result in a rewriting of the existing Ordinance and refocusing of its intent to the preservation of existing protected trees and the planting of replacement trees. The proposed changes to the Tree Preservation Ordinance are designed to formalize administrative procedures and ensure conformity of the Ordinance with the 2035 General Plan, including the assumptions and Findings contained in the FPEIR. Implementation of the revised Tree Preservation Ordinance would have no effects on utilities and service systems within the City. Because the revisions to the Tree Preservation Ordinance would bring certain sections of the Tree Preservation Ordinance into compliance with the 2035 General</p>					

Environmental Issue Area	Where Impact was Analyzed in 08/18 EIR	Do Proposed Changes Involve New Impacts?	Any New Circumstances Involving New Impacts?	Any New Information Requiring New Analysis or Verification?	FPEIR Mitigations Implemented or Address Impacts
<p>Plan, and would not result in additional adverse effects or represent a substantial increase in the severity of environmental effects previously identified in the 2035 General Plan DPEIR/FPEIR, no new or more severe environmental effects related to utilities and service systems would occur, and no additional mitigation would be required. Therefore, no changes in the project or its circumstances have occurred since certification of the 2035 General Plan by the City of Folsom, nor has new information requiring analysis or verification resulted in the need to modify the environmental conclusions of the FPEIR or modify or add mitigation measures to the FPEIR.</p> <p>Standard Mitigation Measures:</p> <ul style="list-style-type: none"> Multiple existing federal, State, and City regulations; Mitigation measures adopted for the Folsom Plan Area Specific Plan and the Russell Ranch project. See DPEIR Tables 19-14 to 19-17 for a detailed listing of all applicable measures. <p>DPEIR/FPEIR MITIGATION MEASURES: None.</p>					
XX. Wildfire. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:					
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	DPEIR p. 17-47	NO	NO	YES	NA
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	DPEIR pps. 13-28 to 13-30	NO	NO	YES	NA
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water resources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	DPEIR pps. 13-28 to 13-30	NO	NO	YES	NA
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability or drainage changes?	DPEIR pps. 13-28 to 13-30	NO	NO	YES	NA
<p>The analysis of impacts to wildfire from urban development and other activities resulting from buildout of the 2035 General Plan was evaluated in Chapter 13, <i>Hazards and Hazardous Materials</i>, of the program-level DPEIR. All mitigation measures identified for significant impacts in the DPEIR/FPEIR and adopted by the City continue to remain the responsibility of the City as part of its implementation of the 2035 General Plan. There has been no major change to wildfire risks and hazards within the City of Folsom since adoption of the 2035 General Plan FPEIR. Further, there have been no significant changes in the regulatory framework for wildfire risks and hazards within the City during this period. This Addendum evaluates a minor modification to the FPEIR to include within the FPEIR's area of evaluation a 58-acre area for a municipal corporation yard annexed to the City prior to certification of the FPEIR. As assessed in this Addendum, the addition of this area to the FPEIR's analysis of all potential environmental topics, including wildfire risks and</p>					

Environmental Issue Area	Where Impact was Analyzed in 08/18 EIR	Do Proposed Changes Involve New Impacts?	Any New Circumstances Involving New Impacts?	Any New Information Requiring New Analysis or Verification?	FPEIR Mitigations Implemented or Address Impacts
<p>hazards, resulted in no changes to the environmental conclusions of the FPEIR or the need for new or modified mitigation measures. For more information, see pages 15 to 21 and Appendix C of this Addendum.</p> <p>The proposed revisions of the Tree Preservation Ordinance would result in a rewriting of the existing Ordinance and refocusing of its intent to the preservation of existing protected trees and the planting of replacement trees. The proposed changes to the Tree Preservation Ordinance are designed to formalize administrative procedures and ensure conformity of the Ordinance with the 2035 General Plan, including the assumptions and Findings contained in the FPEIR. Section 12.16.180 (B) of the proposed Ordinance specifically exempts fuel modification requirements and actions required by FMC Chapters 8.36 (Folsom Fire Code) and 8.37 (Abatement of Weeds, Refuse, and Abandoned Material). Because of these exceptions, implementation of the revised Tree Preservation Ordinance would have no adverse effects on wildfire risks and hazards within the City. Because the revisions to the Tree Preservation Ordinance would bring certain sections of the Tree Preservation Ordinance into compliance with the 2035 General Plan, and would not result in additional adverse effects or represent a substantial increase in the severity of environmental effects previously identified in the 2035 General Plan DPEIR/FPEIR, no new or more severe environmental effects related to wildfire risks and hazards would occur, and no additional mitigation would be required. Therefore, no changes in the project or its circumstances have occurred since certification of the 2035 General Plan by the City of Folsom, nor has new information requiring analysis or verification resulted in the need to modify the environmental conclusions of the FPEIR or modify or add mitigation measures to the FPEIR.</p> <p>Standard Mitigation Measures:</p> <ul style="list-style-type: none"> Multiple existing federal, State, and City regulations; Mitigation measures adopted for the Folsom Plan Area Specific Plan and the Russell Ranch project. See DPEIR Table 13-5 for a detailed listing of all applicable measures. <p>DPEIR/FPEIR MITIGATION MEASURES (SEE APPENDIX D OF THIS ADDENDUM FOR DETAILS)</p> <ul style="list-style-type: none"> Mitigation Measure HZ-5. 					

Environmental Issue Area	Where Impact was Analyzed in 08/18 EIR	Do Proposed Changes Involve New Impacts?	Any New Circumstances Involving New Impacts?	Any New Information Requiring New Analysis or Verification?	FPEIR Mitigations Implemented or Address Impacts
XXI. Mandatory Findings of Significance.					
a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	DPEIR pps. 9-1 to 9-40; 10-1 to 10-32	NO	NO	YES	NA
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	DPEIR pps. 21-1 to 21-11	NO	NO	YES	NA
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	“	NO	NO	YES	NA
<p>Discussion: Based on the information in this comparative checklist, for impacts that may be reduced below a level of significance, the mitigations from the certified FPEIR remain adequate in addressing impacts from urban development and other activities resulting from buildout of the 2035 General Plan. All mitigation measures identified for significant impacts in the DPEIR/FPEIR and adopted by the City of Folsom continue to remain the responsibility of City as part of its implementation of the 2035 General Plan. No changes in the project or its circumstances have occurred since certification of the 2035 General Plan FPEIR by the City. This Addendum evaluates a minor modification to the FPEIR to include within the FPEIR’s area of evaluation a 58-acre area for a municipal corporation yard annexed to the City prior to certification of the FPEIR. As assessed in this Addendum, the addition of this area to the FPEIR’s analysis of all potential environmental topics resulted in no changes to the environmental conclusions of the FPEIR or the need for new or modified mitigation measures. For more information, see pages 15 to 21 and Appendix C of this Addendum. None of the circumstances described in Section 15162 (a) (1), (2) and (3) of the CEQA Guidelines exist and therefore no additional environmental documentation is required.</p>					

APPENDIX A

Text of Tree Preservation Ordinance Update
Compared to 1995 Tree Preservation Ordinance

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Appendix A
Comparison of Existing Tree Preservation Ordinance and the Proposed Revised Tree Preservation Ordinance

Folsom Municipal Code Chapter 12.16 Tree Preservation (Existing)	Folsom Municipal Code Chapter 12.16 Tree Preservation Ordinance (Proposed) ¹²
Sections:	
12.16.010 Purpose and intent.	12.16.010 Purpose and intent.
12.16.020 Definitions.	12.16.020 Definitions.
12.16.030 Regulated activity and exemptions.	12.16.030 Applicability.
12.16.040 Tree permit process.	12.16.040 Prohibited Activities.
12.16.050 Environmental review.	12.16.050 Permit Required.
12.16.060 Conditions.	12.16.060 Application Requirements.
12.16.070 Mitigation.	12.16.070 Approving Authority.
12.16.080 Street tree planting.	12.16.080 Findings for Approval.
12.16.090 Establishing landmark tree(s).	12.16.090 Notice of Decision.
12.16.100 Appeals from action on issuance or denial of a permit.	12.16.100 Appeals.
12.16.110 Appeal fee for appeals from action on issuance or denial of a permit.	12.16.110 Effective Date and Permit Expiration.
12.16.120 Appeal hearings concerning action on issuance or denial of a permit.	12.16.120 Regulated Activity Authorized by Permit.
12.16.130 Actions on appeals concerning issuance or denial of a permit.	12.16.130 Conditions of Approval.
12.16.140 Enforcement.	12.16.140 Tree Protection and Mitigation Plan Requirements.
12.16.143 Penalties.	12.16.150 Mitigation Requirements.
12.16.145 Enforcement procedures—Notice to correct.	12.16.160 Tree Planting and Replacement Fund.
12.16.150 Mitigation fees.	12.16.170 Landmark Designation.
12.16.160 Delegation.	12.16.180 Maintenance.
12.16.170 Application fees.	12.16.190 Street Tree Planting.
12.16.180 Amendment of project.	12.16.200 Parking Lot Shading Tree Planting.
12.16.190 Notices.	12.16.210 Solar Shade Control Act Exemption.
	12.16.220 Violations, Enforcement, and Penalties.

¹ The right column documents the proposed Tree Preservation Ordinance. The sections (e.g., 12.16.010, 12.16.020) of the proposed Ordinance are presented in the order that they would appear in the Folsom Municipal Code. In contrast, since the sections of the existing and proposed Ordinances do not precisely mirror each other, the contents of the left column have been moved or adjusted to match the topics as set forth in each of the sections of the proposed Tree Preservation Ordinance.

² All figures, excluding tables, from the Tree Preservation Ordinance (Proposed) are shown on p. Appendix A-36.

12.16.010 Purpose and intent.	12.16.010 Purpose and intent.
<p>A. In order to promote the public health, safety and general welfare, to enhance the beauty of Folsom and to complement and strengthen zoning, subdivision and land use standards and regulations, while at the same time recognizing individual rights to develop private property, the city council finds it necessary to establish basic standards, measures and compliance for the preservation and protection of trees.</p>	<p>A. Purpose. Trees are both community and environmental assets, unique in their ability to provide a multitude of benefits that appreciate over time. In addition to many others, these benefits include life-giving oxygen, filtration of air pollutants, protection from heat and ultra-violet radiation, energy savings, reduced Heat Island effect, habitat for wildlife, carbon sequestration, and improvement of property values. The purpose of this chapter is to advance these aesthetic, economic, environmental, and social contributions of the City's Urban Forest through the creation and preservation of tree resources. In order to promote the public health, safety and general welfare, enhance the beauty of Folsom and to complement and strengthen zoning, subdivision and land use standards and regulations, while at the same time recognizing individual rights to develop private property, the City Council finds it necessary to establish standards and measures for the preservation of trees.</p>
<p>B. The provisions of this chapter are enacted to:</p> <ol style="list-style-type: none"> 1. Establish and maintain the optimum amount of tree cover on public and private lands to enhance the natural scenic beauty, moderate climatic conditions, and sustain property values; 2. Promote conservation of tree resources; 3. Authorize the planning director to administer the tree ordinance; 4. Implement the conservation goals of the General Plan. (Ord. 826 § 1 (part), 1995) 	<p>B. Intent. The provisions of this chapter are enacted to:</p> <ol style="list-style-type: none"> 1. Establish and maintain the optimum amount of tree cover on public and private lands. 2. Promote conservation of tree resources and long-term sustainability. 3. Safeguard the health of the City's Urban Forest by ensuring proper tree management practices. 4. Protect the visual and aesthetic character of the City. 5. Implement the conservation goals of the General Plan. 6. Establish procedures for the City to administer this tree preservation ordinance.
12.16.020 Definitions.	12.16.020 Definitions.
	<p>This section includes the definition of terms and phrases used in this Chapter that are technical or specialized, or that may not reflect common usage. If any of the definitions in this Chapter conflict with definitions in other provisions of the Municipal Code, the terms and phrases as defined in this Chapter shall control for the purposes of this Chapter. If a word is not defined in this Chapter, the Community Development Director shall determine the most appropriate definition for purposes of enforcing the tree preservation ordinance.</p>
	<p>Adjacent. Having a common property line, or immediately next to a property or to a property located across from an alley, path, private street, easement, or public street as shown in Figure 12.16-1.</p>
	<p>American National Standards Institute (ANSI). The American National Standards Institute is a private non-profit organization that oversees the development of voluntary consensus standards in the United States.</p>
	<p>American Society of Consulting Arborists (ASCA). A non-profit organization that provides educational resources and represents consulting arborists in the United States.</p>

Appendix A
Comparison of Existing Tree Preservation Ordinance and the Proposed Revised Tree Preservation Ordinance

	ANSI A300 Standards. The most current version of Tree Care Operations – Tree, Shrub and Other Woody Plant Maintenance – Standard Practices of the American National Standards Institute, as amended from time to time.
For purposes of the issuance of any permit required under this chapter, an “appeal body” means either the city council or the planning commission, as described in Section 12.16.100, whose responsibility is to hear appeals from decisions made by the approving authority.	Appeal Authority. The Director or Commission authorized under this Chapter to consider appeals of Tree Removal Permits. Final Appeal Authority for Purposes of this Chapter is the Planning Commission or Historic District Commission depending on the location of the Regulated Activity.
“Approving authority” means any one of the following: city council, planning commission, or planning director or his/her designated person, or other body granted authority under this code to act on subject entitlement.	Approving Authority. The City Arborist is the Approving Authority for the Tree Work Permit and Tree Removal Permit covered by this Chapter.
“Arborist report” means a report prepared by an arborist containing specific information on location, condition, potential impacts of development, recommended actions and mitigation measures relating to 1 or more trees on an individual lot or project site.	Arborist Report. A report prepared by an Arborist containing specific information on location, condition, potential impacts of development, recommended actions and mitigation measures relating to 1 or more trees on an individual lot or project site.
	Arborist. An individual certified as an Arborist by the International Society of Arboriculture (ISA) and holds a current and unexpired certification.
	Buildable Area. The area of a parcel where buildings may be constructed excluding front, rear and side yard setbacks as required by the Zoning Code. In the case of a parcel that is to be subdivided, the buildable footprint would be the Buildable Area of each proposed new parcel excluding front, rear and side yard setbacks as required by the existing or proposed zoning for the new parcel(s). Refer to Figure 12.16-2
	City Arborist. An Arborist who is a City employee whose job duties include the review, evaluation and preparation of reports and permits under this Chapter.
	Certificate of Compliance. A written statement from an Arborist verifying that the conditions associated with a Tree Permit have been satisfied.
	Commission. The Planning Commission or Historic District Commission depending on the location of the Regulated Activity.
	Critical Root Zone (CRZ). The area of soil extending from the tree trunk where roots required for future tree health and survival are located. This Critical Root Zone area for all trees except Heritage Trees is a circle with a minimum radius of 1 foot for every 1 inch in trunk diameter at DSH. Refer to Figure 12.16-3. For Heritage Trees, the Critical Root Zone area shall be a circle with a minimum radius of 1.5 feet for every 1 inch in trunk diameter at DBH, unless reduced by the City Arborist. Refer to Figure 12.16-4.

<p>“Diameter at breast height (DBH)” means the diameter of a tree measured at 4 1/2 feet above the ground while standing on the high side of the tree. The diameter shall be calculated by use of the following formula:</p> $\text{diameter} = \text{circumference}/3.142$	<p>Diameter at Standard Height (DSH). The diameter of a tree measured at four and one-half (4.5) feet above the ground while standing on the high side of the tree. For a tree other than a Multi-trunked Tree that branches at or below four and one-half feet, DSH shall mean the diameter at the narrowest point between the grade and the lowest branching point. The diameter shall be calculated by use of the following formula:</p> $\text{diameter} = \text{circumference}/3.142$ <p>For Multi-trunked Trees, the DSH shall be the diameter of each stem measured at four and one-half above the ground while standing on the high side of the tree added together in total. Refer to Figure 12.16-5.</p> <p>Extrapolated Diameter at Standard Height (DSH). This shall be used for purposes of calculating the mitigation for a Multi-trunked Tree. It is derived from adding the cross-sectional area of each stem measured at four and one-half (4.5) feet above grade to determine a value for the DSH. In a Multi-trunked Tree, this is calculated by taking the square root of the sum of each individual stem’s DSH squared. The Extrapolated DSH value is used for determining mitigation and may be calculated using an alternative method acceptable to the City Arborist.</p>
	<p>Director. The Director of the City’s Community Development Department or his/her designee.</p>
<p>“Discretionary projects” means a project which requires the exercise of judgment or deliberation when the city council or planning commission decides to approve or disapprove a particular activity. “Discretionary projects” include, but are not limited to: conditional use permits, tentative parcel maps, changes in zoning districts, tentative subdivision maps, variances or planned development permits.</p>	
<p>“Dripline” means the outermost edge of the tree’s canopy. When depicted on a map, the dripline will appear as an irregular-shaped circle that follows the contour of a tree’s outermost branches as seen from overhead.</p>	<p>Dripline Radius (DLR). A perfect circle around the tree with the radius being equal to the longest branch of the tree. Refer to Figure 12.16-6.</p>
<p>“Enforcement authority” means the director of the department of planning, inspections and permitting or his/her designee.</p>	
	<p>Emergency. For purposes of this Chapter, emergency is defined as an imminent safety risk and/or the imminent loss of water, sewer, gas or electrical service or access to public or private property(ies).</p>
	<p>Heat Island. An urban or metropolitan area that has higher average temperatures than surrounding rural areas due to the greater absorption, retention, and generation of heat by buildings, pavements, and human activities.</p>
<p>“Heritage tree” means a native oak tree over 19 inches in diameter at breast height or a multitrunked native oak tree having an aggregate diameter of 38 inches or more at breast height.</p>	<p>Heritage Tree. Except for trees listed as “Not Eligible for Heritage Status” on the City’s Master Tree List, a tree on the City’s Master Tree List over 30 inches in DSH or a multi-trunked tree on the Master Tree List having a combined DSH of 50 inches or more.</p>

Appendix A
Comparison of Existing Tree Preservation Ordinance and the Proposed Revised Tree Preservation Ordinance

	International Society of Arboriculture (ISA). A nonprofit organization and network of practitioners, scientists, academics, and students that is recognized as a source for arboricultural information and knowledge.
	ISA Best Management Practices. Recommended methods for the planting, care, maintenance, pruning of trees prepared by the ISA.
“Landmark tree” means a tree or group of trees determined by the city council to be a significant community benefit.	Landmark Tree. A tree or group of trees determined by the City Council to confer a significant community benefit to the general public due to its size, age, location, historic association or ecological value
	Major Pruning. The cutting of any individual branch or root with a diameter of two inches or greater or a circumference of more than six and one-quarter inches at the location of the cut on such branch or root. It shall also include the cutting of a cumulative amount of more than ten percent of the Root System, the Tree Crown, or a combination of both within a 12-month period.
“Master tree list” means a list prepared by the planning director which identifies the species of trees which may be planted as replacement or as street trees.	Master Tree List. A list prepared by the City, as amended from time to time, identifying the species of trees that may be planted as replacement trees, as Parking Lot Shading Trees, or as Street Trees as well as trees that are not-recommended or excluded from protection.
“Minor trimming” means the cutting from protected trees of: (1) dead or diseased limbs or twigs; (2) parts which may result in damage to a dwelling; (3) parts which must be removed for safety or public utilities; or the pruning of protected trees to promote health and growth. Trimming which substantially reduces the overall size or density of the tree or destroys the existing symmetry or natural shape of the tree is not considered minor trimming.	Minor Pruning. The cutting of any individual branch or root of less than two inches in diameter at the point of the cut on such branch or root. The cumulative amount of cutting shall not be more than ten percent the Root System, the Tree Crown, or a combination of both within a 12-month period. Pruning that substantially reduces the overall size or density of the tree or destroys the existing symmetry or natural shape of the tree is not considered Minor Pruning.
	Mitigation. For purposes of this Chapter, this is the action or set of actions designed to reduce the negative effects resulting from the loss of a Protected Tree and the reduction to Folsom’s tree canopy.
	Monitoring Period. A time period specified in the Tree Protection and Mitigation Plan and approved by the City Arborist in order to ensure that preserved trees and replacement trees are in good health and remain viable. For replacement trees, this time period is typically three years.
	Multi-trunked Tree. A tree with multiple stems originating from a single root mass.

<p>“Native oak tree” means any tree over 6 inches (DBH) of the genus quercus and species lobata (valley oak), douglasii (blue oak), wislizenii (interior live oak), or hybrids, thereof; or a multitrunked native oak tree having an aggregate diameter of 20 inches (DBH) or more.</p>	<p>Native Oak Tree. One of the following indigenous species of tree or hybrids of any of the trees listed below, with a minimum diameter in Table 12.16-7:</p> <p style="text-align: center;">Table 12.16-7 Native Oak Trees</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>Common Name</th> <th>Botanical Name</th> <th>Trunk (DSH)</th> <th>Multi-trunked Combined (DSH)*</th> </tr> </thead> <tbody> <tr> <td>Valley Oak</td> <td>Quercus lobata</td> <td>6"</td> <td>20"</td> </tr> <tr> <td>Blue Oak</td> <td>Quercus douglasii</td> <td>6"</td> <td>20"</td> </tr> <tr> <td>Interior Live Oak</td> <td>Quercus wislizenii</td> <td>6"</td> <td>20"</td> </tr> <tr> <td>Coast Live Oak</td> <td>Quercus agrifolia</td> <td>6"</td> <td>20"</td> </tr> </tbody> </table> <p>*A Native Multi-trunked Tree listed above with a single stem 6 inches or greater shall be considered a Native Oak Tree.</p>	Common Name	Botanical Name	Trunk (DSH)	Multi-trunked Combined (DSH)*	Valley Oak	Quercus lobata	6"	20"	Blue Oak	Quercus douglasii	6"	20"	Interior Live Oak	Quercus wislizenii	6"	20"	Coast Live Oak	Quercus agrifolia	6"	20"
Common Name	Botanical Name	Trunk (DSH)	Multi-trunked Combined (DSH)*																		
Valley Oak	Quercus lobata	6"	20"																		
Blue Oak	Quercus douglasii	6"	20"																		
Interior Live Oak	Quercus wislizenii	6"	20"																		
Coast Live Oak	Quercus agrifolia	6"	20"																		
<p>“Owner-occupant” means any owner residing in a constructed single-family residence.</p>	<p>Owner-occupant. Any property owner residing in a constructed and permitted residence on the property.</p>																				
	<p>Parking Lot Shading Tree. Any tree planted in a parking lot in order to meet shade coverage requirements and as identified in Section 17.57.070 of the Zoning Code.</p>																				
<p>“Planning director” means the director of planning, inspections and permitting.</p>																					
<p>“Project” means an activity which has the potential for resulting in a physical change in the environment.</p>																					
<p>“Protected trees” means native oak trees, heritage trees, street trees and landmark trees.</p>	<p>Protected Tree. Trees protected under this Chapter include Native Oak Trees, Heritage Trees, Landmark Trees, and Regulated Trees, as defined herein.</p>																				
<p>“Protected zone” means an irregular circle around a protected tree, equal to the protected tree’s dripline plus 1 foot.</p>																					
<p>“Priming and trimming standards” means those pruning standards established by the Western Chapter of the International Society of Arboriculture.</p>																					
	<p>Pruning. To cut off or cut back parts a tree to enhance health and structure. Pruning refers to both above surface and underground cutting. See also “Major Pruning” and “Minor Pruning”.</p>																				
	<p>Reasonable Alternative Measures. Measures determined and authorized by the Approving Authority or Appeal Authority that may be reasonably implemented to minimize impact to a Protected Tree in order to avoid activities which could result in greater impact to the tree or removal of the tree. Examples may include tree management practices such as root barriers, pruning, root pruning, and soil protection. It may also include minor modifications to the development standards set forth in the Zoning Code to allow a development to preserve existing trees on-site (which may require a variance or other land use entitlements).</p>																				

Appendix A

Comparison of Existing Tree Preservation Ordinance and the Proposed Revised Tree Preservation Ordinance

“Regulated activity” means any activity to be done to a protected tree or undertaken within the protected zone of a protected tree.	Regulated Activity. Activities involving Major Pruning of a Protected Tree, activities such as grading, trenching, paving or soil disturbance undertaken within the Tree Protection Zone of a Protected Tree, removal of a Protected Tree, cabling and/or bracing of a Protected Tree, or other activities that may impact the long-term health and survivability of a Protected Tree as may be determined by the City Arborist.
	Regulated Tree. Trees required by the City’s Zoning Code, such as Parking Lot Shading Trees and Street Trees, or trees required by this Chapter as mitigation for the removal of a Protected Tree(s).
	Replacement Tree. A tree required to be planted as mitigation for removal of a Protected Tree in accordance with the requirements of this Chapter.
	Root System. The configuration of the underground parts or appendages of a tree, providing several functions including anchoring and providing water and nutrients to the tree.
	Routine Maintenance. Includes the following activities: Minor Pruning; dead branch removal; irrigation; mulch application; mowing or trimming grass or other ground cover close to a tree; application of fertilizer, insecticides, or herbicides in accordance with their label; or any other similar activities that promote the life, growth, or health of trees. Any procedure, technique, or practice that is considered unacceptable or prohibited under the City’s Tree Care and Maintenance Standards or by this Chapter as may be determined by the City Arborist is not Routine Maintenance.
“Street tree” means any tree growing within the tree maintenance strip and contained on the master tree list.	Street Tree. A tree of an approved species in accordance with the Folsom Master Tree List located within 12.5’ of a street or sidewalk, measured from the back of the sidewalk or back of curb if no sidewalk exists. Street Trees can be either privately or publicly owned.
	Structure. Something, such as a building, that is constructed. A permanent structure is a building that is attached to a foundation system. This excludes temporary items such as flyers, tags, and leaflets.
	Subject Property. The property, or properties, for which a permit request has been filed.
	Terminal Leader. This is the vertical stem(s) at the top of the trunk of a tree.
“Tree” means a woody perennial plant with a trunk over 6 inches (DBH) or a multitrunked plant having an aggregate diameter of 20 inches (DBH) or more.	
	Tree Care and Maintenance Standards. Standards required by the City for the care and maintenance of Protected Trees based on the ANSI 300 Standards, the ISA Best Management Practices, and any other relevant standards as determined by the City Arborist and as amended by the City from time to time.
	Tree Crown. This is the top part of the tree, which features branches, foliage, flowers, and seeds that grow out from the main trunk and support the various leaves used for photosynthesis.

	Tree Permit. A permit issued by the City of Folsom covering any Regulated Activity affecting a Protected Tree, which may be a Tree Work Permit or a Tree Removal Permit or both.
“Tree maintenance strip” means a strip of land parallel and adjacent to a public street thereto and which is twelve and one-half feet wide, measured from the property line. (Ord. 851 § 2(1), 1996)	
	Tree Protection and Mitigation Plan. A report and/or plan submitted for review and approval before the start of any Regulated Activity
	Tree Protection Zone (TPZ). The circumference of the outermost edge of a tree’s Critical Root Zone or Dripline Radius, whichever is greater, plus one foot. When depicted on a map, the Tree Protection Zone will appear as a perfect circle, or group of overlapping circles for multiple trees.
	Topping. A type of pruning that is not Routine Maintenance and involves the removal of tops of trees, or large branches or trunks from tops of trees, leaving large stubs or lateral branches that are too small to assume the role of a Terminal Leader.
	Urban Forest. A forest, or collection of trees, or the total of all trees on public and private properties that grow within an urban boundary.
	Zoning Code. Title 17 of the Folsom Municipal Code.
	12.16.030 Applicability
	The provisions of this Chapter shall apply to all Regulated Activities affecting Protected Trees, excluding those activities undertaken by the City. Trees that are not Protected Trees are not subject to the provisions of this Chapter. When a tree qualifies as more than one type of Protected Tree, the more stringent requirements apply.
	12.16.040 Prohibited Activities
	The following activities shall be prohibited with respect to Protected Trees:
	A. Topping.
	B. Attaching structures using nails, screws, and/or spikes except for the attachment of tags by an Arborist for purposes of tree identification.
	C. Wounding or breaking tree trunks or branches through contact with vehicles and heavy equipment.
	D. Wounding trunks with string weed trimmers, lawn mowers, and similar equipment.
	E. Causing injury by fire or excessive heat.
	R. Pruning activities not conducted in accordance with City’s Tree Care and Maintenance Standards.
	G. The use of tree spikes or spurs while pruning.
	H. Any of the following activities within the Tree Protection Zone of any Protected Tree, unless specifically approved by the City and conducted in accordance with the standards of Section 12.16.130 (Conditions of Approval):

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	1. Storage of large quantities of soil and/or mulch.
	2. Excavation and trenching.
	3. Changing soil grade by cutting or filling.
	4. Grading, tearing, and/or grubbing.
	5. Compacting soil with equipment, vehicles, material storage, and/or foot traffic.
	6. Installing impervious surfaces, including but not limited to parking lots, driveways, and walkways.
	I. Washing out equipment (especially paint, stucco and concrete) and vehicle maintenance.
	J. Storing or placing construction materials or construction debris and waste.
	K. Accumulation of water from construction-related activities.
	L. Cutting down, destroying, effectively destroying through damaging, removing, or moving any Protected Tree without a Tree Work Permit or a Tree Removal Permit at any time unless specifically exempted by this Chapter.
12.16.030 Regulated activity and exemptions.	12.16.050 Permit Required
A. Tree Permit Required. Except as otherwise provided in this chapter, it is unlawful to perform any regulated activity without a tree permit.	A. Tree Work Permit Required. A Tree Work Permit is required for any Regulated Activities undertaken with respect to a Protected Tree, except where specifically exempted by subsection “C” below:
	B. Tree Removal Permit Required. A Tree Removal Permit is required before removal of any Protected Tree, except where specifically exempted by subsection “C” below.
B. Tree Permit Exemptions. The following activities may be undertaken without a tree permit:	C. Exemptions. The following activities with respect to Protected Tree are specifically exempted from the requirements for obtaining a Tree Work Permit or a Tree Removal Permit.
1. Paving for streets and/or driveways under the supervision of an arborist to guarantee appropriate measures are taken to ensure tree survival;	1. Resurfacing, repaving, or concrete replacement of existing paved areas within the Tree Protection Zone, if conducted under the supervision of an Arborist to guarantee appropriate measures are taken to ensure tree survival.
2. Parking or operation of motor vehicles within the protected zone on existing paved areas;	2. Parking or operation of motor vehicles within the Tree Protection Zone on existing paved areas.
3. Placement or storage of equipment or construction material within the protected zone on existing paved areas;	3. Placement or storage of equipment or construction material within the Tree Protection Zone on existing paved areas.
4. Maintenance of under-canopy landscaping for non-oak species;	4. Proper planting and maintenance of under-canopy landscaping in accordance with the City’s Tree Care and Maintenance Standards.
5. Activities in subsection B(1) through (4) of this section within improved parking lots approved by the city;	5. Routine maintenance of Protected Trees.
6. Removal of limbs or trees damaged by acts of God;	6. Emergency work involving the removal of limbs or trees damaged by extreme weather, chance occurrence, or unavoidable accident beyond the reasonable control of the property owner.

7. Removal of a tree certified as being dead which poses a health and/or safety risk to the public;	7. Removal of a Protected Tree that is dead or dying as determined by an Arborist and verified by the City Arborist provided that the property complies with the requirements of the Zoning Code.
8. Removal of a tree certified by an arborist to be in poor health, and a risk or hazard to the general public as determined by the planning director;	8. Removal of a Protected Tree that poses an imminent safety risk to the public as determined by the City Arborist or City Fire Chief.
9. Minor trimming as defined in Section 12.16.020;	9. Minor pruning activities.
10. Activity which does not disturb the soil or result in physical contact to the protected tree;	10. Activities that do not disturb or contaminate the soil within the Tree Protection Zone or result in physical contact to the Protected Tree.
11. Activity performed by a public utility necessary to comply with safety regulations or to repair or avoid the interruption of services, provided such activity is done under the supervision of a certified arborist. (Ord. 826 § 1 (part), 1995)	11. Public and private investor-owned utilities performing pruning activities or removal as is necessary to comply with electrical regulations or safety regulations and to maintain a safe operation of their facilities. However, the utility shall notify the Community Development Department at least seven (7) business days before taking any action. If the utility conducts routine maintenance in Folsom on a regular basis, receipt of an annual encroachment permit from the City shall satisfy the notification requirement of this section. The City may cause such pruning work to be inspected and the City shall have the authority to stop any tree-pruning performed by a utility if such practices are inconsistent with current ANSI A300 Standards and ISA Best Management Practices.
	D. Combined Activities. Separate but similar tree-related activities may be reviewed under one permit. The City's decision on the permit shall apply to all activities included in the permit.
	E. Limitation. Permit issued under this Chapter entitles the permittee to perform only the Regulated Activities authorized in the permit and is not valid for any other purpose.
12.16.040 Tree permit process.	12.16.060 Application Requirements
A. Applications for a tree permit shall be submitted to the planning director. The application shall be acted upon by the planning director, unless other project entitlements will be necessary in order to develop the property, in which case, the application will be acted upon by the appropriate approving authority. Said application shall contain:	A. Application Form. All Tree Work Permit or Tree Removal Permit applications must be submitted in writing to the Community Development Department on a form provided by the City.
1. Application Form. Application shall be made on a form supplied by the planning director. The signature of the property owner is required on the application.	1. Minimum submittal requirements shall be established by the City. Additional information necessary for the complete evaluation of an application may be required by the City Arborist. All required material and information shall be provided by the applicant before the application may be deemed complete and accepted for processing.
2. Justification Statement. A written statement stating the justification for the tree permit.	2. No application shall be considered complete for acceptance and processing until the required application fee is paid in full.

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<p>3. Site Map. The requirement for a site map may be waived by the planning director if the application is for removal of dead or hazardous trees. A site map, if required, shall include the following information, and any other information determined by the planning director to be necessary:</p>	<p>3. For work within the Tree Protection Zone or work involving the removal of a Protected Tree, a Tree Protection and Mitigation Plan may be required as part of the permit application as determined by the City Arborist unless exempt under Section 12.16.050(C). If Protected Trees are present on or encroaching into a proposed development site, a Tree Protection and Mitigation Plan may be required as part of the entitlement application and before submittal of a Tree Permit application.</p> <p>a. If all Regulated Activity is outside of the Tree Protection Zone of the Protected Trees located on or Adjacent to the property, then only a site plan showing the location of the Protected Trees in accordance with Section 12.16.140(A) will be required.</p> <p>b. Owner-occupants shall submit information concerning the tree(s) including tree location(s) in a form acceptable to the City Arborist.</p>
<p>a. Physical Characteristics (Existing and Proposed).</p>	
<p>i. Property lines;</p>	
<p>ii. Streets, access easements and/or public or private driveways and other paved areas;</p>	
<p>iii. Buildings or structures;</p>	
<p>iv. Setbacks of all buildings and structures from property lines;</p>	
<p>v. Parking and other paved areas;</p>	
<p>vi. Land uses on parcel (existing and proposed as applicable);</p>	
<p>vii. Proposed grading and construction, including utilities, if available.</p>	
<p>b. Tree Locations. All trees located on the property must be depicted on the site plan map. Identify those protected trees which are to be preserved and which will be subject to regulated activity. Additionally, the site plan map shall indicate the exact location of the base and protected zone for all such trees within the project boundary. Except for applications filed by owner-occupants, a survey of the exact location(s) of such tree(s), both horizontally and vertically, shall be conducted by a professional engineer or a licensed land surveyor. Owner-occupants shall submit information concerning tree locations in a form acceptable to the planning director. The tree number(s) shall be shown on both the site plan and grading plan and on the trees themselves (attached by nonharmful methods). The base elevation of each protected tree shall be shown on the grading plan.</p>	
<p>c. Protected Zone of Protected Tree(s). The exact location of the protected zone of protected trees.</p>	

<p>4. Preservation Program. A program for the preservation of protected trees during and after completion of the project (including avoidance of activity within the protected zone of protected trees), which shall include the following:</p>	
<p>a. Each tree or group of trees to be preserved shall be enclosed with high-visibility fencing prior to any grading, movement of heavy equipment, approval of improvement plans, or the issuance of any grading or construction permits. Such fence shall be removed following construction but prior to installation of landscaping material. Fencing shall enclose the entire protected zone.</p>	
<p>b. Parking of vehicles, equipment, or storage of material within the protected zone of trees is prohibited at all times, except that parking shall be permitted within the protected zone of street trees as outlined in subsections (B)(2) and (3) of Section 12.16.030.</p>	
<p>c. Signs shall be posted on all sides of fences surrounding each tree or trees stating that enclosed tree(s) are to be preserved. The signs shall state the penalty for damage to, or removal of, the protected tree. The number of posted signs required for the site shall be determined by the planning director.</p>	
<p>5. Arborist's Report. Except for applications filed by owner-occupants, an arborist's report shall be submitted and shall contain such information as the planning director determines is required to evaluate tree conditions, identify measures to protect trees for preservation and to evaluate areas in which to plant replacement trees. Owner-occupants shall submit information concerning tree condition in a form acceptable to the planning director. The contents of the arborist's report and site plan shall include but is not limited to the following information:</p>	
<p>a. Botanical and common name of tree(s) by tree number;</p>	
<p>b. Location of tree(s) by tree number;</p>	
<p>c. Diameter at breast height (DBH) by tree number, identifying whether single or multitrunked trees;</p>	
<p>d. Protected zone radius by tree number (measure longest radius);</p>	
<p>e. Condition by tree number based upon the following tree rating system:</p>	
<p>i. Excellent,</p>	
<p>ii. Good,</p>	
<p>iii. Fair to good,</p>	
<p>iv. Fair,</p>	
<p>v. Fair to poor,</p>	
<p>vi. Poor.</p>	

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<p>Tree ratings shall be based on: (1) the condition and environment of the tree's root crown; (2) the condition of the trunk, including decay, injury, callusing or presence of fungus sporophore; (3) the condition of the limbs, including strength of crotches, amount of dead wood, hollow areas, and whether there is excessive weight borne by them; (4) the condition and growth rate history of the twigs, including pest damage and diseases; (5) the leaf appearance, including abnormal size and density as well as pest and disease damage; (6) the protected zone environment, including evidence of grade changes and presence of water courses or ponding.</p>	
<p>Using an averaging of the above factors together with the arborist's best judgment, the tree shall then be described using the above rating categories. Based upon the conditions and findings, recommendations should be made that logically follow the report conditions. Recommended mitigative measures to improve the tree's condition ratings shall be included in the report. The report should also include information regarding the tree's life expectancy under existing and planned-for conditions.</p>	
<p>B. Application Evaluation Criteria. The approving authority shall review and approve, conditionally approve or deny applications in accordance with the provisions of this chapter. The following criteria will be considered in the evaluation of applications for tree permits:</p>	
<p>1. The gross floor area of any proposed structures in relation to the size of the site and the amount of area on the parcel which does not require the removal of protected trees;</p>	
<p>2. Design features of any proposed structures, as compared to other structures in the same vicinity which have or had protected trees on the parcel;</p>	
<p>3. Topographic constraints, lot configuration and other physical limitations;</p>	
<p>4. The health and structural condition of the protected trees;</p>	
<p>5. Whether the encroachment is likely to result in the decline of the protected tree or create a risk to persons or property;</p>	
<p>6. The approximate age of the protected tree compared with the average life span for that species;</p>	
<p>7. Whether removal of the protected tree would encourage healthier, more vigorous growth of younger similar trees in the area;</p>	
<p>8. The number of existing protected trees in the area;</p>	
<p>9. The number of healthy protected trees that a given parcel of land will support with and without the proposed development;</p>	
<p>10. The effect of removal on soil stability/erosion, particularly near watercourses or on steep slopes;</p>	
<p>11. The potential for the protected tree to be a public nuisance or interfere with utility service, as well as its proximity to existing structures;</p>	

12. Present and future shade potential with regard to solar heating and cooling and other climatic conditions;	
13. Whether there are any alternatives that would allow for the preservation of the protected tree;	
14. Accepted tree management practices to ensure long-term survival of the tree;	
15. Whether the tree exhibits one of the following attributes: (1) historical value; (2) excellent health rating; (3) outstanding habitat value; (4) unusual species; or (5) superior beauty;	
16. Whether other discretionary entitlements are contemplated within one year;	
17. Any other information which may impact the health, safety or general welfare of the public.	
C. Tree Permit Provisions.	
1. The approving authority's decision to approve or deny the application, including reasons for any denial shall be provided to the applicant in writing. The approving authority's decision is final upon such filing and notification pursuant to Sections 12.16.100 and 12.16.190.	
2. A tree permit shall not be effective until the time in which an appeal may be filed has elapsed without an appeal having been filed. A tree permit shall be valid for 1 year or for the life of other associated project entitlements (i.e., tentative maps, conditional use permits, etc.), whichever is longer. Any changes to the project not in substantial compliance with the original approval shall require reapplication to the approving authority.	
3. It shall be the responsibility of the person undertaking a regulated activity to have the tree permit at the site. The property owner shall be ultimately responsible for complying with the requirements of the tree permit.	
4. The permit shall entitle the applicant to perform only the regulated activities described in the tree permit. (Ord. 826 § 1 (part), 1995)	
12.16.050 Environmental review.	
Review by the approving authority is subject to the requirements of the California Environmental Quality Act (CEQA). The approving authority shall not approve an application prior to considering the applicable environmental document and complying with the requirements of CEQA and any city procedures for preparation and processing of environmental documents. (Ord. 826 § 1 (part), 1995)	
	B. Application Fees. The City Council may establish a fee by resolution for the processing of permit applications under the provisions of this Chapter, which may be amended from time to time.

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	12.16.070 Approving Authority The Approving Authority may approve, modify, approve with conditions, or deny the permit application in accordance with this Chapter. The Approving Authority shall be responsible for the interpretation of provisions of this Chapter in the event of confusion or a conflict. The decision of the Approving Authority on a Tree Work Permit shall be final and not subject to appeal. A Tree Removal Permit may be appealed to the Appeal Authority pursuant to procedures set forth in Section 12.16.100 (Appeals).
12.16.060 Conditions. The approving authority shall at the time of approval impose such conditions as are necessary to ensure compliance with this chapter, state or federal laws. Such conditions shall be reasonably related to the public needs created by the proposed project. Conditions to mitigate environmental impacts of the activity shall also be imposed by the approving authority. (Ord. 826 § 1 (part), 1995)	
	12.16.080 Findings for Approval The following findings are required before issuance of the specified permits.
	A. Tree Work Permit. Before approving an application for a Tree Work Permit, the Approving Authority shall make the following findings:
	1. The proposed activity is not detrimental to the immediate or long-term health of the Protected Tree; or
	2. The proposed activity may impact the immediate health of the Protected Tree(s), but a Tree Protection and Mitigation Plan has been prepared that minimizes the impact and protects the long-term health of the tree(s) to the satisfaction of the Approving Authority; and
	3. The proposed activity is in accordance with the provisions of this Chapter and all applicable City standards and policies.
	B. Tree Removal Permit. Before approving an application for a Tree Removal Permit, the Approving Authority shall make at least one of the following findings:
	1. The condition of the Protected Tree with respect to disease, danger of falling, or long-term health of the tree is such that the tree is not likely to survive.
	2. The condition or location of the Protected Tree or its roots is interfering with water, sewer, gas, electrical services, streets or sidewalks and is likely to cause a foreseeable interruption in service or function to the subject property or properties in the vicinity and there are no Reasonable Alternative Measures to avoid, prevent or lessen the interference.
	3. The Protected Tree or its roots are causing or will cause damage in the near future to any existing permanent structure or feature on the property or on any Adjacent property including pools, driveways, and there are no Reasonable Alternative Measures to avoid, prevent or remove and repair the damage or imminent damage.

	4. Use of the property consistent with the Zoning Code cannot be made unless the Protected Tree is removed and there are no Reasonable Alternative Measures to allow for use of the property consistent with the Zoning Code.
	5. The tree is a Protected Tree, other than a Native Oak Tree or Landmark Tree, in the front yard of a residential property of one-half acre or less with an existing residential structure on-site, and the property owner agrees to plant a replacement tree on the property consistent with the requirements of Section 12.16.150 (A)(1)(c).
	12.16.090 Notice of Decision
	A. Written Notice. Written Notice. Written notice of decision on an application for a Tree Work Permit or Tree Removal Permit shall be provided to the applicant as part of the permit issuance or denial. Written notice of an application for a Tree Removal Permit shall be provided to owners of properties located immediately Adjacent to the subject property after an application has been received by the City. The notice shall include the following:
	1. Location where the application may be viewed.
	2. The timing for the decision on the application to be made by the Approving Authority.
	3. The location where the decision and any conditions imposed as part of the approval or reasons for denial may be viewed.
	4. The timeline and process for appeals, as applicable.
12.16.100 Appeals from action on issuance or denial of a permit.	12.16.100 Appeals
A. If the applicant for a tree permit, or other interested parties, are dissatisfied with any determination made by the planning director, such person may appeal to the planning commission. If the applicant for a tree permit, or other interested parties, are dissatisfied with any determination made by the planning commission, such person(s) may appeal to the city council. Decisions of the planning commission, when sitting as an appeal body, may not be appealed to the city council.	A. Right to Appeal. The decision on a Tree Work Permit is final and not subject to appeal. For a Tree Removal Permit, any applicant or person Adjacent property owner dissatisfied with the determination of the Approving Authority may file an appeal with the Director. The decision of the Director may be further appealed to the Planning Commission or the Historic District Commission depending upon the location of the Protected Tree. The decision of the Planning Commission or Historic District Commission shall be final for all purposes and not appealable further.
B. Any such appeal shall be in writing, shall state the specific reasons therefor and grounds asserted for relief, and shall be filed with the planning director not later than ten calendar days after the date of the action being appealed. If an appeal is not filed within the time or in the manner prescribed above, the right to review of the action against which the complaint is made shall be deemed to have been waived. (Ord. 851 § 2(2), 1996)	B. Filing an Appeal. An appeal shall be submitted in writing to the City Clerk within 10 calendar days following a decision rendered under this Chapter, with payment of an appeal fee adopted by the City Council. The appeal shall, at a minimum, state the following:
12.16.110 Appeal fee for appeals from action on issuance or denial of a permit.	1. The project or matter being appealed.

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<p>The city council shall by resolution adopt and, from time to time, amend a fee for the filing of appeals. Such fee shall be for the sole purpose of defraying costs incurred for the administration and processing of appeals. The fee for an appeal shall be paid at the time of and with the filing of an appeal request. No appeal request shall be deemed valid unless the prescribed fee has been paid. (Ord. 851 § 2(3), 1996)</p>	<p>2. The date of the City’s decision that is the subject of the appeal.</p>
	<p>3. The specific finding(s), condition(s), or regulation(s) being appealed.</p>
	<p>a. A statement specifying the basis or grounds of the appeal, such as why the decision is not in agreement with the regulations of this Chapter.</p>
	<p>b. How the decision of the Approving Authority should be changed.</p>
	<p>4. No appeal request shall be deemed filed until the prescribed appeal fee has been paid.</p>
	<p>5. If an appeal is not filed within the time and in the manner stated above, the right to appeal shall be deemed waived.</p>
<p>12.16.120 Appeal hearings concerning action on issuance or denial of a permit. After the filing of an appeal within the time and in the manner prescribed by Section 12.16.100, the appeal body shall conduct a hearing for the purpose of determining whether the appeal should be granted. Written notice of the time, date and place of the hearing shall be served upon the appellant not later than ten days preceding the date of the hearing. (Ord. 851 § 2(4), 1996)</p>	<p>C. Notice and Schedule of Appeal Hearings.</p> <p>1. <i>No Hearing Required.</i> For timely appeals filed following a decision by the Approving Authority, no hearing shall be required prior to a decision by the Director on the appeal request.</p> <p>2. <i>Hearing Required.</i> For timely appeals filed following a decision by the Director on the appeal request, the Director shall schedule an appeal hearing with the Planning Commission or the Historic District Commission, as applicable, as soon as practicable following receipt of the appeal. Notice of the date, time and place of the hearing shall be provided to the appellant and the project applicant no later than 10 calendar days before the date of the hearing. Any hearing may be continued from time to time.</p>
<p>12.16.130 Actions on appeals concerning issuance or denial of a permit.</p>	<p>D. Appeal Review and Action. The Director, Planning Commission and/or Historic District Commission, acting as Appeal Authority shall review the entire proceeding or proceedings relating to the act or decision being appealed and may make any order it deems just and equitable, including but not limited to the approval or denial of the Tree Removal Permit application, the addition or modification of any condition applicable to an approved Tree Removal Permit.</p>
<p>A. The appeal body shall review the entire proceeding or proceedings relating to the act or decision being appealed, de novo, and may make any order it deems just and equitable, including the approval of the application. Any hearing may be continued from time to time.</p>	

<p>B. At the conclusion of the hearing, the appeal body shall prepare a written decision which either grants or denies the appeal, and contains findings of fact and conclusions. The written decision, including a copy thereof, shall be filed with the city clerk. The clerk shall serve such decision on the applicant. The decision of the appeal body shall become final upon the date of filing and service with respect to any appeal. (Ord. 851 § 2(5), 1996)</p>	<p>E. Notice of Appeal Decision.</p> <ol style="list-style-type: none"> 1. <i>Director Decisions.</i> At the conclusion of the review, the Director shall make findings supporting the decision on the appeal. Written notice of the decision shall be issued in accordance with Section 12.16.090 (Notice of Decision). 2. <i>Planning Commission and Historic District Commission Decisions.</i> At the conclusion of the hearing, the Planning Commission or Historic District Commission shall make findings supporting its decision on the appeal. The decision of the Planning Commission or Historic District Commission shall be filed with the City Clerk and provided to the appellant and the project applicant.
12.16.110 Effective Date and Permit Expiration	
A. Effective Date.	
	<ol style="list-style-type: none"> 1. <i>Tree Work Permit.</i> Tree Work Permits shall become effective on the date an approval is issued by the Approving Authority.
	<ol style="list-style-type: none"> 2. <i>Tree Removal Permit.</i> Tree Removal Permits issued under this Chapter shall become effective 10 calendar days following the date of approval unless a timely appeal has been filed. Upon filing of a timely appeal, the effective date shall be suspended until such time that final action is taken on the appeal. If the Appeal Authority upholds or grants a Tree Removal Permit application, the permit shall become effective on the date of approval by the Appeal Authority.
B. Time Limits.	
	<ol style="list-style-type: none"> 1. <i>Application Expiration.</i> Any application inactive for a period of six (6) months from the last written correspondence with the applicant shall expire, as determined by the Approving Authority. If the applicant subsequently wishes to continue to pursue the requested permit, a new application, including fees and all submittal requirements must be filed in compliance with this Chapter.
	<ol style="list-style-type: none"> 2. <i>Permit Expiration.</i> Any permit not exercised within six (6) months from the date of approval shall expire. The exercise of a permit occurs when the permittee performs substantial work for the activity approved under the permit, as determined by the Director.
	<ol style="list-style-type: none"> 3. <i>Associated Entitlements.</i> When a permit under this Chapter is approved in association with other project entitlements (i.e., tentative map, design review, etc.), the permit expiration date shall track the expiration of said project entitlements not to exceed two (2) years.
	<ol style="list-style-type: none"> 4. <i>Extensions.</i> An applicant may request an extension in writing for up to six (6) months for a permit or a permit application, which may be granted at the discretion of the Approving Authority. The request must include the reason(s) for the extension.

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	12.16.120 Regulated Activity Authorized by Permit
	A. Compliance with Permit Requirements. A Tree Permit shall entitle the applicant to perform only the Regulated Activity authorized by the permit. No person shall undertake any Regulated Activity that does not comply with an approved Tree Permit. Any proposed change in the nature or scope of the Regulated Activity that is not in compliance with the approved permit shall require an application to amend the approved permit, which shall be submitted, processed, and reviewed as a new application under the provisions of this Chapter.
	B. Substantial Compliance. The Approving Authority may approve minor changes to an approved permit if the proposed changes are in substantial compliance with the permit and permit conditions. Such proposed changes shall not significantly affect the scope and intent of the approved work or reduce any requirement intended to mitigate an impact to a Protected Tree.
	C. Tree Permit Kept on Site. A copy of the applicable Tree Permit and Tree Protection and Mitigation Plan shall always be kept at the project site and shall be made available for inspection upon request.
	D. Permittee Responsibilities. The permittee is responsible for compliance with all requirements of the applicable Tree Permit.
	E. Indemnification. All Tree Permits shall include the following indemnification statement: Permittee shall defend, indemnify and save harmless the City (including its officials, employees, agents, and representatives, and each of them) of and from any and all claims, demands, suits, causes of action, damages, costs, expenses, losses, or liability, in law or in equity, of every kind and nature whatsoever arising out of or in connection with the permittee's work to be performed under the Tree Permit.
	12.16.130 Conditions of Approval
	The Approving Authority may impose such conditions as are necessary to ensure compliance with this Chapter with respect to the proposed project, including but not limited to conditions to lessen impacts to Protected Trees or to mitigate environmental impacts of the proposed activity. The following are standard conditions of approval that shall apply to each type of work listed below.
	A. Tree Pruning. Tree Work Permit for Protected Tree pruning activities shall be subject to the following standard conditions, in addition to any other condition imposed by the Approving Authority:
	1. All pruning activities shall be conducted in accordance with the City's Tree Care and Maintenance Standards.
	3. All work shall be performed by or under the supervision of an Arborist.
	B. Tree Protection Zone Work. Tree Work Permit for Regulated Activities conducted within the Tree Protection Zone shall be subject to the following standard conditions, in addition to any other condition imposed by the Approving Authority:

	1. As determined by the Approving Authority, a Tree Protection and Mitigation Plan may be required and, if required, must be prepared in accordance with Section 12.16.140.
	2. All work shall be conducted and performed:
	a. In accordance with the City's Tree Care and Maintenance Standards.
	b. In accordance with the approved Tree Protection and Mitigation Plan and the Tree Work Permit.
	c. By or under the supervision of an Arborist unless this requirement is waived by the Approving Authority.
	3. For construction activities, each Protected Tree or group of Protected Trees to be preserved shall be enclosed with high visibility fencing prior to the commencement of any Regulated Activity.
	4. Signs shall be posted on all sides of fences surrounding each Protected Tree or Trees stating that enclosed tree(s) are to be preserved. The signs shall state the penalty for damage to, or removal of, the Protected Tree. The size and number of posted signs required for the site shall be determined by the Approving Authority.
	5. Any approved Tree Protection and Mitigation Plan must be submitted as part of the application and plan set submittal for the Regulated Activity such as applications and plans for a grading permit, building permit, landscape permit, etc.
	6. An Arborist or their authorized representative shall be present on-site during all permit activities in order to monitor compliance with the permit, the permit conditions, and this Chapter to the satisfaction of the Approving Authority.
	7. A Certificate of Compliance shall be submitted by an Arborist as follows:
	a. Once all permit activities are complete – to confirm compliance with the Tree Protection and Mitigation Plan.
	b. Once the Monitoring Period specified in the Tree Protection and Mitigation Plan has closed – to confirm that the Protected Trees are in good health and remain viable.
	8. Tree Work Permits are not transferable between parties.
	C. Tree Removal. A Tree Removal Permit for removal of a Protected Tree shall be subject to the following standard conditions, in addition to any other condition imposed by the Approving Authority:
	1. As determined by the Approving Authority, a Tree Protection and Mitigation Plan may be required and if required must be prepared in accordance with Section 12.16.140.
	2. A Certificate of Compliance shall be submitted by an Arborist as follows:

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Comparison of Existing Tree Preservation Ordinance and the Proposed Revised Tree Preservation Ordinance

	<ul style="list-style-type: none"> a. Once replacement planting is complete – to confirm that the replacement tree(s) have been planted in accordance with the submitted Tree Protection and Mitigation Plan and any other applicable conditions of approval. b. Once the monitoring period specified in the Tree Protection and Mitigation Plan has closed – to confirm that the replacement trees are in good health and remain viable.
	3. Tree Work Permits are not transferable between parties.
12.16.070 Mitigation.	12.16.140 Tree Protection and Mitigation Plan Requirements
Except for owner-occupants of single-family residential homes, applicants who are granted permits to remove protected trees shall be required to prepare and implement a tree mitigation and preservation plan. Mitigation plans shall include provisions for planting the same species of the regulated tree, temporary or permanent irrigation, and monitoring for a 2-year period.	The Tree Protection and Mitigation Plan, if required under this Chapter, shall be prepared by an Arborist or other licensed professional, as approved by the Approving Authority, and contain the following information:
A. On-Site Mitigation Plan. The on-site mitigation plan shall include, but is not limited to, the following:	A. A site plan, which shall include the following information, and any other information determined to be necessary by the Approving Authority.
1. A site plan depicting all living protected trees to remain and all living protected trees to be removed, utilizing clear and concise graphics.	1. Physical characteristics (existing and proposed).
2. A table indicating each protected tree to be removed by tree number, the DBH, condition, and any other information pertinent to the trees being removed.	<ul style="list-style-type: none"> a. Property lines; b. Streets, access easements and/or public or private driveways and other paved areas; c. Buildings or structures; d. Setbacks of all buildings and structures from property lines; e. Parking and other paved areas; f. Land uses on parcel (existing and proposed as applicable); and g. Proposed grading and construction, including utilities, if available.
3. The plan shall include tree planting locations, size and species of trees to be planted, and planting and irrigation methods.	2. Tree locations, including:
	<ul style="list-style-type: none"> a. All trees located on the property; b. Diameter at Standard Height of each tree; c. Species of each tree; d. Those Protected Trees which are to be preserved and which will be subject to Regulated Activity; e. Protected Trees that may or will be impacted by the proposed Regulated Activities shall be clearly indicated; f. The location of any replacement trees proposed as mitigation; g. The exact location of the base and Tree Protection Zone for each tree within the project boundary; h. The tree number(s) shall be shown on both the site plan and grading plan and on the trees themselves (attached by nonharmful methods); i. The base elevation of each Protected Tree shall be shown on the site plan as well as the grading plan; and

	j. A survey of the exact location(s) of such tree(s), both horizontally and vertically, shall be conducted by a professional engineer or a licensed land surveyor.																					
	B. An Arborist Report which includes the following and any other information determined to be necessary by the Approving Authority:																					
	<ol style="list-style-type: none"> 1. A statement of qualifications for the Arborist(s) or others that prepare the Tree Protection and Mitigation Plan. 2. Protected Trees shall be rated according to this American Society of Consulting Arborists (ASCA) Tree Rating System shown in Table 12.16-10. 																					
	<p style="text-align: center;">Table 12.16-10 ASCA Tree Rating System</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Rating</th> <th style="text-align: center;">Rating No.</th> <th style="text-align: center;">Rating Description</th> </tr> </thead> <tbody> <tr> <td>Excellent</td> <td style="text-align: center;">5</td> <td>No problem(s)</td> </tr> <tr> <td>Good</td> <td style="text-align: center;">4</td> <td>No apparent problem(s)</td> </tr> <tr> <td>Fair</td> <td style="text-align: center;">3</td> <td>Minor problem(s)</td> </tr> <tr> <td>Poor</td> <td style="text-align: center;">2</td> <td>Major problem(s)</td> </tr> <tr> <td>Hazardous or Non-correctable</td> <td style="text-align: center;">1</td> <td>Extreme problem(s)</td> </tr> <tr> <td>Dead</td> <td style="text-align: center;">0</td> <td>Dead</td> </tr> </tbody> </table>	Rating	Rating No.	Rating Description	Excellent	5	No problem(s)	Good	4	No apparent problem(s)	Fair	3	Minor problem(s)	Poor	2	Major problem(s)	Hazardous or Non-correctable	1	Extreme problem(s)	Dead	0	Dead
Rating	Rating No.	Rating Description																				
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Poor	2	Major problem(s)																				
Hazardous or Non-correctable	1	Extreme problem(s)																				
Dead	0	Dead																				
	<ol style="list-style-type: none"> 3. A description of Regulated Activities to be conducted. 4. A procedure and course of action recommended by an Arborist which addresses the impacts to individual Protected Trees from the proposed Regulated Activity and provides the details necessary for preservation and mitigation and which shall include the following: <ol style="list-style-type: none"> a. For Regulated Activity to be conducted within a Tree Protection Zone, the Tree Protection and Mitigation Plan shall identify those methods that shall be used by the applicant to protect the tree(s) during the proposed Regulated Activities, consistent with the requirements of Section 12.16.150. The methods used shall include, but not necessarily be limited to, the following: <ol style="list-style-type: none"> i. Preservation devices such as soil or surface protection, protective fencing, root protection devices or other such methods. ii. The detailed recommendations for existing or proposed planting and/or irrigation within the Tree Protection Zone. iii. Standards for performing work such as trenching, root cutting, or grading shall be consistent with the City's Tree Care and Maintenance Standards to preserve the Protected Tree. 																					

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Comparison of Existing Tree Preservation Ordinance and the Proposed Revised Tree Preservation Ordinance

	<p>b. For removal of a Protected Tree, the Tree Protection and Mitigation Plan shall include:</p> <ul style="list-style-type: none"> i. The number of replacement trees required to mitigate for removal of the Protected Tree(s) consistent with Section 12.16.150(A). ii. The number of replacement trees that may be accommodated on the same property as the Protected Tree(s) proposed for removal. The number of replacement trees that may be accommodated on the property shall be determined by an Arborist based on the long-term viability of the replacement tree(s). Long-term viability shall be determined based on the following factors: <ul style="list-style-type: none"> 1. Whether the proposed location of the replacement tree can accommodate full growth. 2. Quality of the environment in which the tree is to be located. 3. Potential impact to the replacement tree from any proposed development or construction activities. iii. The schedule for planting of the replacement trees subject to approval of the Approving Authority. iv. The strategy chosen by the applicant to satisfy the required mitigation shall be consistent with the provisions of Section 12.16.150(B). v. If in-lieu fee payment is the only feasible option available to satisfy the mitigation requirements set forth in Section 12.16.150(B) then the information listed above in Section 12.16.140(B)(4) is not required.
	<p>c. A monitoring program for the replacement trees, including a specified time period, the party responsible for monitoring, and the method and frequency by which monitoring reports will be submitted to the City.</p>
	<p>d. Other items as determined by the City to satisfy the requirements of this Chapter.</p>

<p>B. Off-Site Mitigation Plan. The applicant may request that the approving authority approve 1 of the following methods for off-site mitigation within the city:</p>	<p>12.16.150 Mitigation Requirements Removal of any Protected Tree shall be mitigated in accordance with the provisions of this section.</p>												
<p>1. Payment of an inch-for-diameter-inch replacement in-lieu fee, as set by city council resolution, to cover the cost of purchasing, planting and initial care of the off-site tree plantings. Such fee shall be placed into the tree planting and maintenance fund to purchase property for tree mitigation sites, to provide for tree planting and maintenance on public projects or for a community forestry program, if established.</p>	<p>A. Replacement Trees Required. Replacement trees shall be required as follows:</p> <p>1. <i>Protected Trees.</i> Protected Trees rated 3, 4 or 5 in the ASCA Tree Rating System in Section 12.16.140(B) shall be replaced at a ratio of one-inch equivalent for every one-inch of DSH removed as shown in Table 12.16-11. Smaller trees such as saplings or trees in containers less than 15-gallons may be used, but two replacement trees of that size would be required for every inch of Protected Tree removed. Protected Trees rated 2 shall be replaced at a ratio of 0.5-inch equivalent for every one-inch removed. Protected Trees rated 0 or 1 require no replacement or any other mitigation unless a Parking Lot Shading Tree or Street Tree replacement is required under the Zoning Code. Before removal of a Landmark Tree, the landmark designation shall be declassified pursuant to Section 12.16.170(D).</p>												
<p>2. Dedication of property for the purpose of planting trees based on the following ratio: 1 diameter inch = .004 acres of land (175 square feet)</p>	<p>a. <i>Equivalency Table.</i> The following equivalent sizes shall be used whenever new trees are planted pursuant to a Tree Protection and Mitigation Plan (refer to Table 12.16-11).</p> <p style="text-align: center;">Figure 12.16-11 Tree Replacement Equivalency Table</p> <table border="1" data-bbox="1157 818 1835 1040"> <thead> <tr> <th>Replacement Tree Size</th> <th>DBH Equivalency</th> </tr> </thead> <tbody> <tr> <td>A sapling tree; or</td> <td>0.5-inch DBH</td> </tr> <tr> <td>Tree in container less than 15 gallons</td> <td>0.5-inch DBH</td> </tr> <tr> <td>15-gallon container tree</td> <td>1-inch DBH</td> </tr> <tr> <td>24-inch box tree</td> <td>2-inch DBH</td> </tr> <tr> <td>36-inch box tree</td> <td>3-inch DBH</td> </tr> </tbody> </table>	Replacement Tree Size	DBH Equivalency	A sapling tree; or	0.5-inch DBH	Tree in container less than 15 gallons	0.5-inch DBH	15-gallon container tree	1-inch DBH	24-inch box tree	2-inch DBH	36-inch box tree	3-inch DBH
Replacement Tree Size	DBH Equivalency												
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15-gallon container tree	1-inch DBH												
24-inch box tree	2-inch DBH												
36-inch box tree	3-inch DBH												
<p>The minimum area of dedication for such property shall be five acres of land, unless the property is contiguous to existing or planned open space, in which case the minimum dedication is one acre of land. Off-site mitigation of this type must be approved by the city council.</p>	<p>b. <i>Reduced Mitigation Rate Within the Buildable Area of Residential Lots.</i> <i>Reduced Mitigation Rate Within the Buildable Area of Residential Lots.</i> Within the buildable area of a parcel zoned to allow for residential development, the mitigation requirements shall be reduced by 50 percent if any part of the tree base is located within the Buildable Area as shown in Figure 12.16-12.</p>												

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<p>3. Planting of trees on either public property, property with a conservation easement, or on property with an irrevocable offer of dedication to the city, pursuant to the ratios set forth in subsection C of this section.</p>	<p>c. <i>Removal of Street Trees on Residential Property with Existing Residential Dwellings.</i> Street trees on residential property one-half acre or less shall be replaced at a ratio of one replacement tree for every tree removed if the property has an existing residential structure on-site. For residential properties greater than one-half acre, two replacement trees for every Street Tree removed shall be required at the discretion of the Approving Authority. Regardless of property size, removal of Street Trees that are Native Oak Trees or Heritage Trees requires the mitigation set forth in Section 12.16.150(B).</p>
	<p>d. <i>Waiver of Tree Replacement Requirements.</i> The Director may reduce or waive the tree replacement requirements in this section provided that the applicant has met findings 1, 2, or 3 as set forth in 12.16.080(B) and the Protected Tree(s) is removed pursuant to a Tree Removal Permit issued in accordance with the permit requirements in Sections 12.16.050 through 12.16.130.</p>
<p>C. Mitigation Tree Planting and Tree Preserve Replacement Ratios.</p>	
<p>1. Mitigation for approved removal of each protected tree, including protected trees outside of the designated building envelope within the setback envelope of a custom single-family lot, as determined by the planning director, shall be based on the diameter inch measured at breast height. Replacement ratios shall be based on the size of each protected tree falling within one of the following eight categories:</p>	
<p>a. A six- to ten-inch protected tree measured at diameter breast height equals eight fifteen-gallon native oak trees, or four twenty-four-inch box native oak trees, or fee set by city council resolution.</p>	
<p>b. Above ten- to fifteen-inch protected tree measured at diameter breast height equals fifteen fifteen-gallon native oak trees, or six twenty-four-inch box native oak trees, or fee set by city council resolution.</p>	
<p>c. Above fifteen- to twenty-inch protected trees measured at diameter breast height equals twenty fifteen-gallon native oak trees, or ten twenty-four-inch box native oak trees, or fee set by city council resolution.</p>	
<p>d. Above twenty- to twenty-five-inch protected tree measured at diameter breast height equals thirty fifteen-gallon native oak trees, or fifteen twenty-four-inch box native oak trees, or fee set by city council resolution.</p>	
<p>e. Above twenty-five- to thirty-inch protected tree measured at diameter breast height equals thirty-five fifteen-gallon native oak trees, or seventeen twenty-four-inch box native oak trees, or fee set by city council resolution.</p>	

<p>f. Above thirty- to thirty-five-inch protected tree measured at diameter breast height equals forty fifteen-gallon native oak trees, or twenty twenty-four-inch box native oak trees, or fee set by the city council resolution.</p>	
<p>g. Above thirty-five- to forty-inch protected tree measured at diameter breast height equals fifty fifteen-gallon native oak trees, or twenty-five twenty-four-inch box native oak trees, or fee set by the city council resolution.</p>	
<p>h. Above forty-inch protected tree measured at diameter breast height equals thirty-five twenty-four-inch box native oak trees, or fee set by the city council resolution.</p>	
<p>i. Mitigation for regulated activities for protected trees within the designated building envelope within the setback envelope of a custom single-family lot, as determined by the planning director, shall be one fifteen-gallon tree per protected tree.</p>	
	<p>B. Mitigation Strategies.</p>
	<p>1. <i>On-Site Replacement Planting.</i> Replacement trees shall be planted on the same property as the Protected Tree proposed for removal, subject to review by the Approving Authority. Where the subject property is not able to accommodate the required number of replacement trees on-site, the payment of in-lieu fees shall be required in accordance with Section 12.16.150(B)(2).</p>
	<p>a. <i>Replacement Tree Species.</i> Unless funded through the Tree Planting and Replacement Fund, trees planted as replacement trees shall be the same species as those removed or a species that is acceptable to the Approving Authority, with consideration given to species diversity.</p>
	<p>2. <i>Payment of In-Lieu Fee.</i> Payment of in-lieu fees may be allowed where the subject property is not able to accommodate the required number of replacement trees on-site. The in-lieu fee shall be calculated as a dollar amount for each DSH inch of Protected Tree removed, as adopted by City Council resolution.</p>
	<p>3. <i>Combination of Planting and Fee Payment.</i> A combination of on-site replacement planting and payment of in-lieu fees may be used where the number of replacement trees cannot be accommodated on-site. The in-lieu payment shall be reduced based on the number of DSH inches of the replacement trees planted on-site.</p>

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	<p>4. <i>Tree Preservation Credit.</i> Protected Trees, including Native Oaks measuring one inch DSH or greater, may be preserved in order to receive a Tree Preservation Credit (TPC). Credit of one-half inch DSH shall be granted for every inch DSH preserved. However, required mitigation cannot be entirely satisfied using Tree Preservation Credit alone. Even when credit is granted, in no case can mitigation for Protected Tree removal be less than either:</p>
	<p>a. The replanting, maintenance and monitoring for 3 years of one 15-gallon tree from a species of similar size at maturity that is listed on the Folsom Master Tree List; or</p>
	<p>b. The in-lieu fee equivalent to the replacement of the Protected Tree at one-inch DSH.</p>
	<p>Any tree that is to be considered for Tree Preservation Credit shall be evaluated, included in the Tree Protection and Mitigation Plan, and shall have been found to be rated a 3, 4, or a 5 by an Arborist based on the ASCA Tree Rating System identified in Section 12.16.140. Credits shall only be accepted if any part of the base of the tree to be preserved is located within the Buildable Area of the parcel as shown in Figure 12.16-13, the Tree Protection Zone (TPZ) is protected on the construction site, the spacing is equal to or greater than the proper spacing dictated by the Folsom Master Tree List, and the tree is determined by the City Arborist to be viable long-term.</p>
<p>2. Mitigation for the removal of protected trees may be in the form of preserving an existing, and sustainable preserve of oaks, subject to approval of the approving authority. At minimum, the preserved area must contain diameter inches and tree species equivalent to the inches and species of the protected trees to be removed. The preservation area must be either dedicated to the city, placed in a conservation easement, or some other method accepted by the city council to ensure preservation of the oak woodland habitat.</p>	<p>5. <i>Other Strategies.</i> Other strategies as may be determined appropriate by the Approving Authority and that meet the intent of mitigation for removal of the Protected Tree(s).</p>
<p>3. Mitigation requirements for approved removal of each protected tree that is within the easement area of overhead electrical transmission lines, as confirmed by the appropriate utility, shall be reduced by fifty percent. Applicant must provide written confirmation from the appropriate utility, to the satisfaction of the community development director, that the protected trees are within the easement area of the overhead electrical transmission lines and the utility has requested that the tree be removed.</p>	

<p>D. Project Compliance. In order to ensure compliance with specific conditions of a tree permit, the applicant shall submit to the planning director, at the time of mitigation plan submittal, and prior to the issuance of a grading permit, a minimum one-thousand-dollar deposit (or amount deemed necessary by the approving authority on a case-by-case basis) which shall be posted and maintained to ensure the preservation of protected trees during construction. The deposit shall be posted in a form approved by the city attorney prior to any grading or movement of heavy equipment onto the site or issuance of any permits. (Ord. 1053 § 3, 2006; Ord. 826 § 1 (part), 1995)</p>	
<p>12.16.150 Mitigation fees. Tree Planting and Replacement Fund. A tree planting and replacement fund shall be established in which mitigation fees and penalty assessments shall be deposited. The tree planting and replacement fund shall be utilized for city tree planting and revegetation projects such as parkways, parks and beautification projects, to purchase property for tree mitigation sites, to construct multi-use Class I public trails in conjunction with tree planting, revegetation projects or beautification projects, for the retention of a city arborist, or for a community forestry program, if established. Funds shall not be made available for mitigation or planting on private property, with the exception of maintenance of landmark trees and at the recommendation of the community development director, on property subject to a conservation easement. This fund shall be administered by the community development department. (Ord. 1053 § 2, 2006; Ord. 826 § 1 (part), 1995)</p>	<p>12.16.160 Tree Planting and Replacement Fund Mitigation fees and penalty assessments under this Chapter shall be deposited into the Tree Planting and Replacement Fund. The Tree Planting and Replacement Fund may be used for tree planting and revegetation projects such as parkways, parks, planting of trees along public trails and beautification projects, to purchase property for tree mitigation sites, or beautification projects, for the retention of a City Arborist, or for the development, staffing or implementation of an Urban Forestry program, if established. Funds shall not be made available for mitigation or planting on private property, with the following exceptions: 1) private property that is maintained by the City under the terms of a maintenance agreement; or 2) maintenance of Landmark Trees at the recommendation of the City Arborist. This fund shall be administered by the Community Development Department.</p>
<p>12.16.090 Establishing landmark tree(s). A. Request for Establishing a Landmark Tree. A private property owner, or interested party, may submit an application to the planning department, requesting that the city council establish by resolution a tree or group of trees as a landmark tree(s). Applications shall be made on a form supplied by the planning director and be subject to an application fee pursuant to Section 12.16.170. The city council may also, on its own motion and without the payment of a fee, commence the process of designating a landmark tree. The planning department shall notify, by first-class mail, the owner of the proposed landmark tree(s) thirty days prior to the hearing on the application. Once an application has been submitted, and prior to city council action, the tree shall have the same status as a protected tree under this chapter.</p>	<p>12.16.170 Landmark Designation A. Establishment of Landmark Designation. <i>Application for Landmark Designation.</i> Any interested party may submit an application to the Community Development Department, requesting that the City Council establish by resolution a tree or group of trees as a Landmark Tree(s). Applications shall be made on a form supplied by the City and be subject to an application fee pursuant to the adopted fee schedule. The City Council may also, on its own motion and without the payment of a fee, commence the process of designating a Landmark Tree. If the owner of the proposed Landmark Tree(s) is not the applicant, the Community Development Department shall notify, by first-class mail, the owner of the proposed Landmark Tree(s) thirty days before the hearing on the application, and the owner must provide written confirmation to the City that they support the application. Once an application has been submitted, and before City Council action, the proposed Landmark Tree shall have the same status as a Protected Tree under this Chapter.</p>

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<p>B. Designation of Landmark Trees. In order to designate a tree as a landmark tree, the city council must find that the tree is a significant community benefit because it possesses one or more of the following attributes: (1) historical value; (2) excellent health rating; (3) outstanding habitat value; (4) unusual species; or (5) superior beauty.</p>	<p><i>Designation of Landmark Trees.</i> In order to designate a tree as a Landmark Tree, the City Council shall find that the tree is in good health and is a significant community benefit because it possesses one or more of the following attributes:</p>
<p>If the city council designates a tree as landmark tree, the city clerk shall mail a copy of the resolution to the owner of the tree, and direct the planning director to add the tree to the list of landmark trees.</p>	<ol style="list-style-type: none"> 1. Historical value. 2. Outstanding habitat value. 3. Unusual species. 4. Superior beauty.
<p>C. Declassification of Landmark Trees. An owner of a landmark tree may submit an application to the planning department, requesting that the city council declassify by resolution a tree or group of trees previously designated as a landmark tree(s). Applications shall be made on a form supplied by the planning director and be subject to an application fee pursuant to Section 12.16.170. The city council may also, on its own motion and without the payment of such a fee, commence the process of declassifying a landmark tree. The planning department shall notify, by first-class mail, the owner of the landmark tree(s) thirty days prior to the city council meeting scheduled for the proposed action. The city council may declassify a landmark tree upon a finding that the tree(s) is no longer a significant community benefit because: (1) it has deteriorated in health or appearance; (2) it no longer has habitat value; or (3) it prevents reasonable use of the property.</p>	<p><i>Property Owner Notification.</i> If the City Council designates a tree as a Landmark Tree, the City Clerk shall mail a copy of the resolution to the owner of the tree and direct the City Arborist to add the tree to the list of Landmark Trees.</p>
<p>D. Maintenance of Landmark Trees. After obtaining the consent of the property owner, the planning director shall cause each landmark tree to be inspected by a certified arborist annually. A report on the health of each tree and recommended maintenance shall be prepared. Copies of the report shall be provided to the city council and owners of the landmark trees. If the property owner refuses to grant such consent, the planning director shall have no further obligations under either subsection.</p>	<p>B. Maintenance of Landmark Trees. Upon the request of the property owner, the City Arborist may cause a Landmark Tree to be inspected by an Arborist. A report on the health of the tree(s) and recommended maintenance shall be prepared if determined to be necessary by the City Arborist. Copies of the report shall be recorded and provided to the owner of the Landmark Tree(s).</p>
<p>E. Documenting the Established Landmark Trees. The planning department shall map the location of landmark trees. (Ord. 826 § 1 (part), 1995)</p>	<p>C. Documenting Landmark Trees. The Community Development Department shall map the location of Landmark Trees.</p>
	<p>D. Declassification of Landmark Designation.</p> <ol style="list-style-type: none"> 1. <i>Application to Remove Landmark Designation.</i> The owner of a Landmark Tree may submit an application to the Community Development Department, requesting that the City Council declassify a tree or group of trees previously designated as a Landmark Tree(s). Applications shall be made on a form supplied by the City and shall be subject to an application fee pursuant to the adopted fee schedule. The City Council may also, on its own motion and without the payment of such a fee, commence the process of declassifying a Landmark Tree(s). Unless the owner of the Landmark Tree is the applicant, the Community Development Department shall notify

	the owner by first-class mail thirty days before the City Council meeting scheduled for the proposed action.
	2. <i>Declassification of Landmark Trees.</i> In order to remove the landmark designation of a tree(s), the City Council shall find that the tree(s) is no longer a significant community benefit because it meets one or more of the following factors:
	<ul style="list-style-type: none"> a. The tree(s) has significantly deteriorated in health or appearance. b. The tree(s) no longer has habitat value. c. The tree(s) prevents reasonable use of the property.
	3. <i>Property Owner Notification.</i> If the City Council declassifies a tree or group of trees previously designated as a Landmark Tree(s), the City Clerk shall mail a copy of the resolution to the owner of the tree(s) and direct the City Arborist to remove the tree(s) from the list of Landmark Trees.
	12.16.180 Maintenance
	A. Every property owner shall maintain:
	<ul style="list-style-type: none"> 1. Any Protected Tree located within the limits of their property in accordance with the requirements of this Chapter. 2. Any Street Tree shall be pruned by the property owner in accordance with the requirements of this Chapter and shall maintain a minimum seven-foot vertical clearance over all public sidewalks, a minimum eight-foot vertical clearance over all public bicycle lanes, and a minimum 14.5-foot vertical clearance over all public streets.
	<p>B. Nothing in this Ordinance shall prevent the implementation of the requirements in Chapters 8.36 (Folsom Fire Code) and 8.37 (Abatement of Weeds, Refuse, and Abandoned Material) of the Folsom Municipal Code. In the event of a conflict with this Chapter, the requirements of Chapters 8.36 and 8.37 shall control. However, a Tree Removal Permit shall be required for the removal of Protected Trees. Permitted removal of Protected Trees shall be exempt from mitigation if the removal is either:</p> <ul style="list-style-type: none"> 1. Part of a City-approved Fuel Modification Plan as set forth in Chapter 8.36; or 2. The result of a Notice to Remove Weeds, Noxious Vegetation, Refuse and Other Obstructions issued by the Fire Chief in accordance with Chapter 8.37.

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Comparison of Existing Tree Preservation Ordinance and the Proposed Revised Tree Preservation Ordinance

12.16.080 Street tree planting.	12.16.190 Street Tree Planting
<p>A. Planting Within the Tree Maintenance Strip. Each applicant for a parcel map, subdivision map or planned development permit which seeks, in whole or in part, the improvement of real property shall be responsible for the planting of street trees. The species of trees to be planted shall be on the master tree list. As part of the application process, the planning director shall recommend to the approving authority the size of the tree to be planted, the location within the tree maintenance strip of the planting and the stage of the development at which the tree is to be planted. There shall be no fewer than one street tree for each single-family lot and two trees on corner lots for residential lots and not less than one tree per fifty feet of street frontage planted on center for commercial and industrial parcels. In multifamily developments, the number of trees shall be determined by the planning director, provided not more than one tree for each dwelling unit may be required.</p>	<p>A. Street Tree Planting. Each applicant for a building permit for new construction of residential or commercial structures on parcels without existing Street Trees, or for a parcel map, subdivision map or planned development permit which seeks, in whole or in part, the improvement of real property, shall be responsible for the planting of Street Trees, unless waived by the City arborist due to physical site constraints of the parcel. The species of trees to be planted shall be in accordance with the Master Tree List. As part of the application process, the City Arborist shall review and approve the species and size of the tree to be planted, the location of the planting and the stage of the development at which the tree is to be planted. There shall be at least one Street Tree for each single-family and two-family lot, except for corner lots, for which two trees shall be planted. For Street Trees for multi-family, mixed-use, commercial and industrial parcels, there shall be at least:</p>
	<ul style="list-style-type: none"> a. One large-size tree species from the City’s Master Tree List planted on center every forty feet of street frontage; or b. One medium-size tree species from the City’s Master Tree List planted on center for every 30 feet of street frontage; or c. One small-size tree species from the City’s Master Tree List planted on center for every 20 feet of street frontage; or d. If the City Arborist confirms that the planting of Street Trees is not feasible then payment of an in-lieu fee by the applicant will be required based on the number of Street Trees that would have been required given the linear feet of street frontage of the project.
<p>B. Responsibility. The cost of the tree stock, the planting thereof and the maintenance of such tree pending occupancy of the property shall be the responsibility of the applicant. Unless the applicant can demonstrate to the satisfaction of the planning director that adequate provision has been made for the planting and initial maintenance of the street trees, the applicant shall be required to furnish security which, at the option of and subject to the approval of the planning director, shall be in the form of those alternatives authorized under Government Code Section 66499 et seq. Adequate provision may take the form of covenants, conditions and restrictions (CC&Rs) which require the planting and maintenance of street trees and which, in the opinion of the city attorney, are enforceable by property owners or an association of owners created by such CC&Rs. (Ord. 826 § 1 (part), 1995)</p>	<p>B. Responsibility. The cost of the tree stock, the planting thereof and the maintenance of the tree pending occupancy of the property shall be the responsibility of the applicant. Unless the applicant can demonstrate to the satisfaction of the Community Development Department that adequate provision has been made for the planting and initial maintenance of the Street Trees, the applicant shall be required to furnish security which, at the option of and subject to the approval of the Director, shall be in the form of those alternatives authorized under Government Code Section 66499 et seq. Adequate provision may take the form of covenants, conditions and restrictions (CC&Rs) that require the planting and maintenance of Street Trees and that, in the opinion of the City Attorney, are enforceable by property owners or an association of owners created by such CC&Rs.</p>

	12.16.200 Parking Lot Shading Tree Planting
	<p>A. Planting in Parking Lot. Each applicant for a building permit for new construction of a commercial structure(s) with surface parking on a parcel without Parking Lot Shading Trees, or for a parcel map, subdivision map or planned development permit which seeks, in whole or in part, the improvement of real property, shall be responsible for the planting of Parking Lot Shading Trees in accordance with the requirements of the Zoning Code. The species of trees to be planted shall be in accordance with the Master Tree List. As part of the application process, the City Arborist shall review and approve the species and size of the trees to be planted, the location within the parking lot where the trees are to be planted, the monitoring and maintenance period, and the total number of trees necessary to meet the requirements of the Zoning Code.</p>
	<p>B. Responsibility. The cost of the tree stock, the planting thereof and the maintenance of such tree pending occupancy of the property shall be the responsibility of the applicant. Unless the applicant can demonstrate to the satisfaction of the Community Development Department that adequate provision has been made for the planting and initial maintenance of the Parking Lot Trees, the applicant shall be required to furnish security which, at the option of and subject to the approval of the Director, shall be in the form of those alternatives authorized under Government Code Section 66499 et seq. Adequate provision may take the form of covenants, conditions and restrictions (CC&Rs) that require the planting and maintenance of Parking Lot Shading Trees and that, in the opinion of the City Attorney, are enforceable by property owners or an association of owners created by such CC&Rs.</p>
	12.16.210 Solar Shade Control Act Exemption
	The City is exempt from the provisions of the Solar Shade Control Act, Chapter 12 (commencing with Section 25980) of Division 15 of the California Public Resources Code.
	12.16.220 Violations, Enforcement, and Penalties
	A. Violations
	<p>1. A violation of this Chapter shall be an administrative violation as defined in Section 1.08.020. In addition to enforcement by any procedure set forth in Chapters 1.08 through 1.10, any violation of this Chapter shall be punishable as a misdemeanor, which shall be punishable by a fine not to exceed one thousand dollars, or by imprisonment in the County jail for not more than six months, or by both fine and imprisonment.</p>

Appendix A
Comparison of Existing Tree Preservation Ordinance and the Proposed Revised Tree Preservation Ordinance

	2. Each of the sanctions for administrative violations identified in Section 1.09.013 shall be available to redress violation of the provisions of this Chapter.
	3. In addition to the criminal penalty set forth in subsection A of this section, based upon the criteria for the imposition of administrative sanctions set forth in Section 1.09.014, a violation of a provision of this Chapter shall be deemed a Level E violation, as that term is described in Section 1.09.012.
	4. Notwithstanding the maximum fee level identified in Section 1.09.012(A), the monetary sanction for the removal of a Protected Tree or damage resulting in a critical impact to a Protected Tree, as determined by the City Arborist, shall be in an amount at least two times what would have been charged as an in-lieu fee under Section 12.16.160(B)(2) of this Chapter.
12.16.140 Enforcement. A. This chapter shall be enforced pursuant to the provisions of Chapters 1.08 through 1.10, inclusive, of the Folsom Municipal Code. B. The director of the department of planning, inspections and permitting shall enforce the provisions of this chapter. (Ord. 851 § 2(6), 1996).	B. Enforcement 1. This Chapter shall be enforced pursuant to the provisions of Chapters 1.08 through 1.10 of the Folsom Municipal Code.
12.16.143 Penalties.	
A. A violation of this chapter shall be an administrative violation as defined in Section 1.08.020. In addition to enforcement by any procedure set forth in Chapters 1.08 through 1.10, inclusive, any violation of this chapter shall be punishable as a misdemeanor, which shall be punishable by a fine not to exceed one thousand dollars, or by imprisonment in the county jail for not more than six months, or by both fine and imprisonment.	
B. Each of the sanctions for administrative violations identified in Section 1.09.013 shall be available for enforcement of the provisions of this chapter.	
C. In addition to the criminal penalty set forth in subsection A of this section, based upon the criteria for the imposition of administrative sanctions set forth in Section 1.09.014, a violation of a provision of this chapter shall be deemed a Level E violation, as that term is described in Section 1.09.012. The range of monetary sanctions available for a violation of this chapter shall be as set forth in Section 1.09.012(A). The monetary sanction shall be determined by reference to the criteria set forth in Section 1.09.014, but shall be in an amount no less than two times what would have been charged as an in-lieu fee under Section 12.16.070(C) of this chapter. (Ord. 851 § 2(7) (part), 1996)	

12.16.145 Enforcement procedures - Notice to correct.	C. Enforcement Procedures—Notice to Correct
A. Prior to the suspension, revocation or denial of any license or permit, or the assessment of any fee, penalty or charge, or the commencement of any other enforcement action pursuant to this chapter, the director of the department of planning, inspections and permitting shall follow the procedures set forth in Sections 1.09.020 through 1.09.048, inclusive, of the Folsom Municipal Code. The rights to judicial review set forth in Sections 1.09.050 through 1.09.052, inclusive, of the Folsom Municipal Code shall apply.	1. Prior to the assessment of any monetary sanction or the commencement of any other enforcement action pursuant to this Chapter, the Director shall follow the procedures set forth in Sections 1.09.020 through 1.09.050 of the Folsom Municipal Code.
B. Unless a tree has been removed in violation of this chapter, a notice to correct shall be served in accordance with the provisions of Section 1.09.023. The time to correct any violation of a provision of this chapter shall be no more than thirty days. If a notice to correct is not served, pursuant to Section 1.09.024(A), a notice of administrative violation shall be served in accordance with the provisions of Section 1.09.027. (Ord. 851 § 2(7) (part), 1996)	
12.16.160 Delegation.	
Whenever in this chapter an authority or power is vested in or a duty is imposed upon an officer or official, an employee subordinate to the officer or official to whom an appropriate delegation has been made shall be entitled to exercise the power or authority and perform the duty. (Ord. 826 § 1 (part), 1995)	
12.16.170 Application fees.	
The city council may establish a fee for the processing of an application under the provisions of this chapter by resolution, which may be amended from time to time. (Ord. 826 § 1 (part), 1995)	
12.16.180 Amendment of project.	
Any proposed changes in the project after approval shall be submitted to the approving authority for review. No person shall undertake activity which does not conform with the plans or conditions of the original approval, unless approved by the approving authority. The approving authority shall review any proposed changes in the same manner and pursuant to the same standards as the original application. (Ord. 826 § 1 (part), 1995)	
12.16.190 Notices.	
A. Except as may be required by Title 1 of the Folsom Municipal Code, any notice authorized or required by this chapter shall be deemed to have been filed, served and effective for all purposes on the date when it is personally delivered in writing to the party to whom it is directed or deposited in the United States Mail, first-class postage prepaid, and addressed to the party to whom it is directed.	

Appendix A

Comparison of Existing Tree Preservation Ordinance and the Proposed Revised Tree Preservation Ordinance

<p>B. Whenever a provision in this chapter requires a public hearing to be conducted, notice of the time, date, place and purpose of the hearing shall be published at least once not later than ten calendar days in advance of the date of commencement of the hearing in a newspaper of general circulation which is published within the county and posted at City Hall. The same type of notice shall also be served on the property owner and upon each permittee whose permit may be affected by the action taken at the conclusion of the hearing. (Ord. 851 § 2(8), 1996)</p>	
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Tree Preservation Ordinance Update Figures

Figure 12.16-1

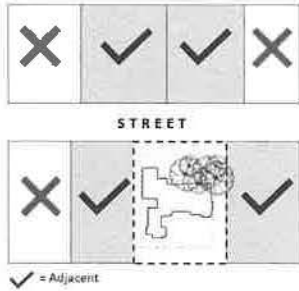


Figure 12.16-3

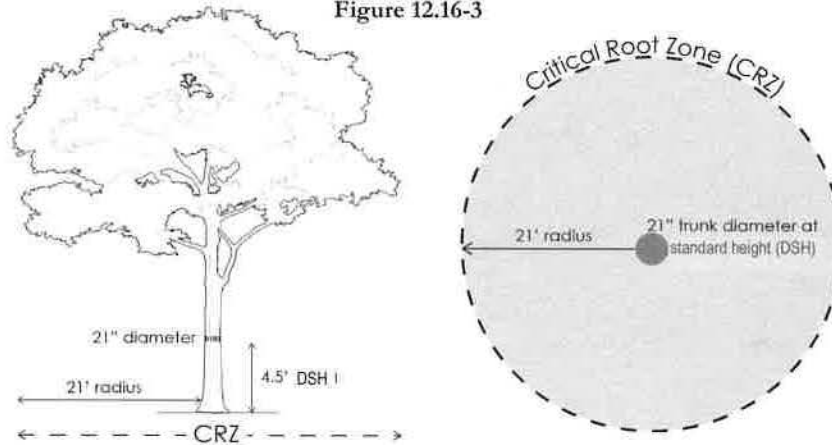


Figure 12.16-2

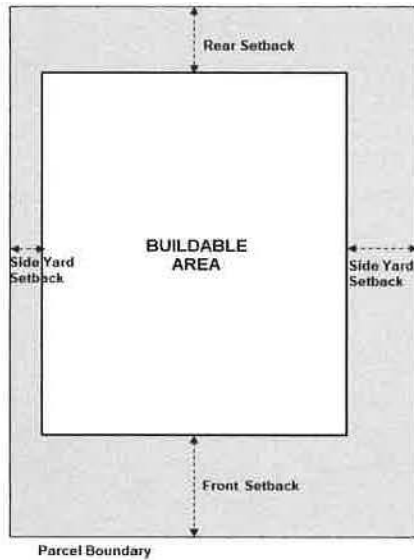
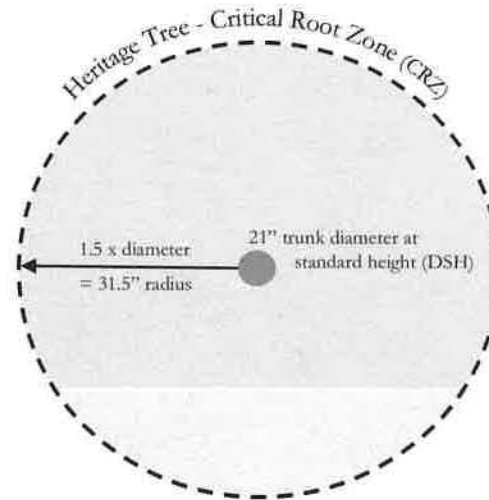


Figure 12.16-4



Appendix A
Comparison of Existing Tree Preservation Ordinance and the Proposed Revised Tree Preservation Ordinance

Figure 12.16-5

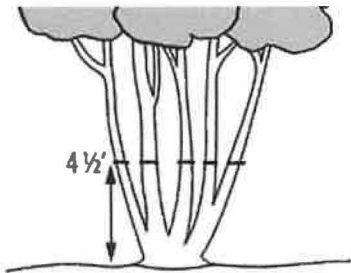


Figure 12.16-8

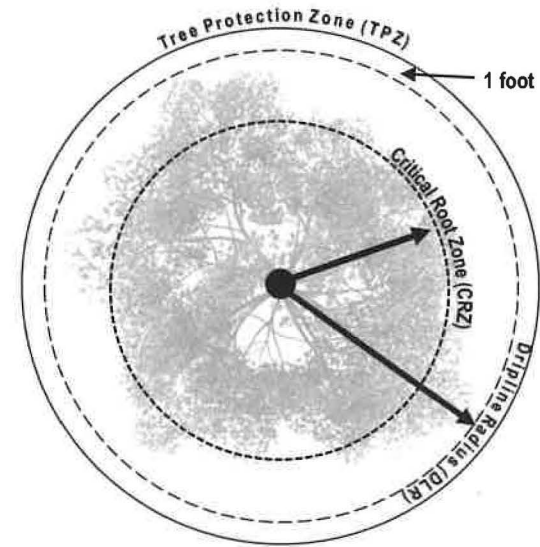


Figure 12.16-6

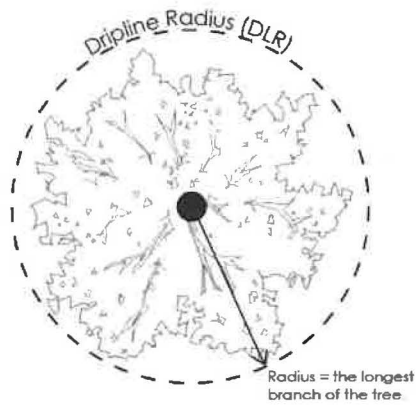


Figure 12.16-9

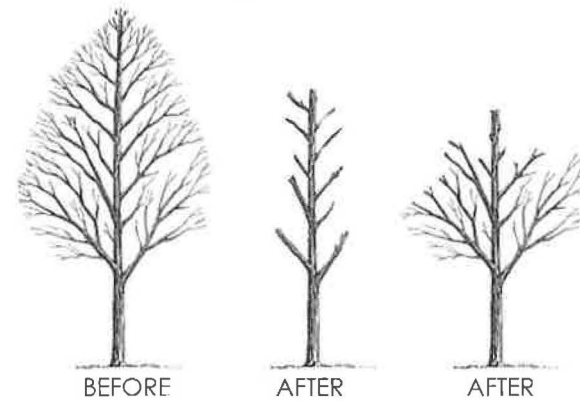
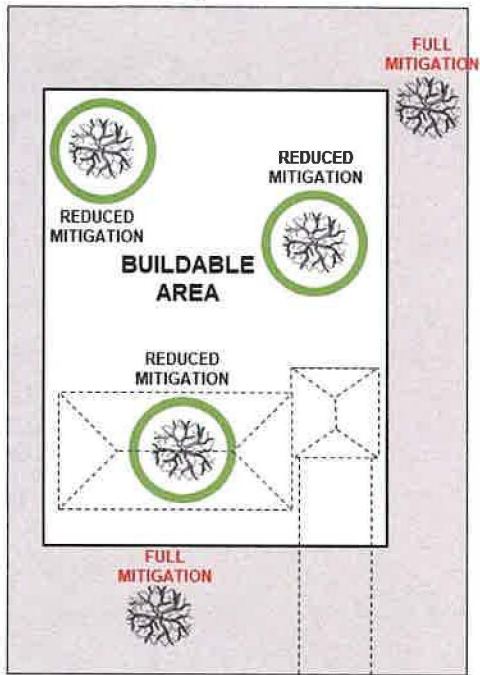
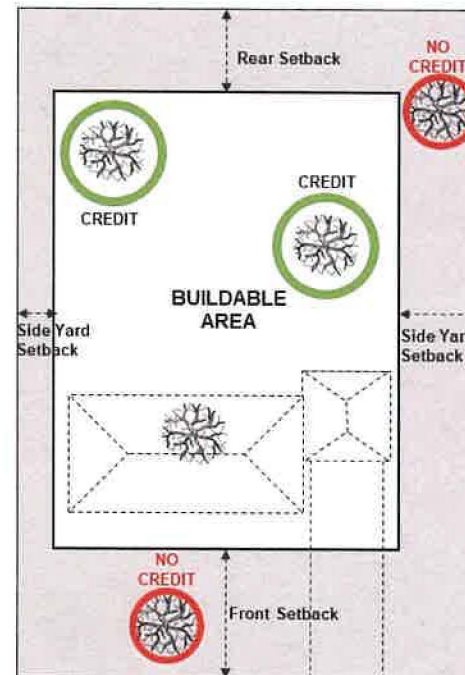


Figure 12.16-12



Parcel Boundary

Figure 12.16-13



Parcel Boundary

APPENDIX B

Amended 2035 General Plan Draft PEIR Chapters

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3 PROJECT DESCRIPTION

3.1 INTRODUCTION

The project analyzed in this Draft Program Environmental Impact Report (PEIR) is the proposed Folsom General Plan 2035 (2035 General Plan), which consists of a comprehensive update of the City's current General Plan, including the continuation of many existing policies, the modification of others, and the addition of new policies. To help describe the proposed project, this chapter provides background information regarding the location and setting of the city; identifies the project area covered by the 2035 General Plan; describes what comprises a General Plan in California; outlines the project objectives; and identifies the key themes/components of the 2035 General Plan. Alternatives to the proposed project are summarized in this document's Executive Summary (Chapter 2), and are more fully described in Chapter 20, *Alternatives Analysis*, of this Draft PEIR.

This Draft PEIR provides an assessment of the Revised Public Review Draft 2035 General Plan, published in June 2017. The 2035 General Plan would supersede the current 1988 City of Folsom General Plan. The 2035 General Plan is intended to provide the control and regulation necessary to ensure that growth in the City of Folsom occurs in an orderly fashion, to ensure that urban services and amenities are provided commensurate with need, and that the public health and safety is protected.

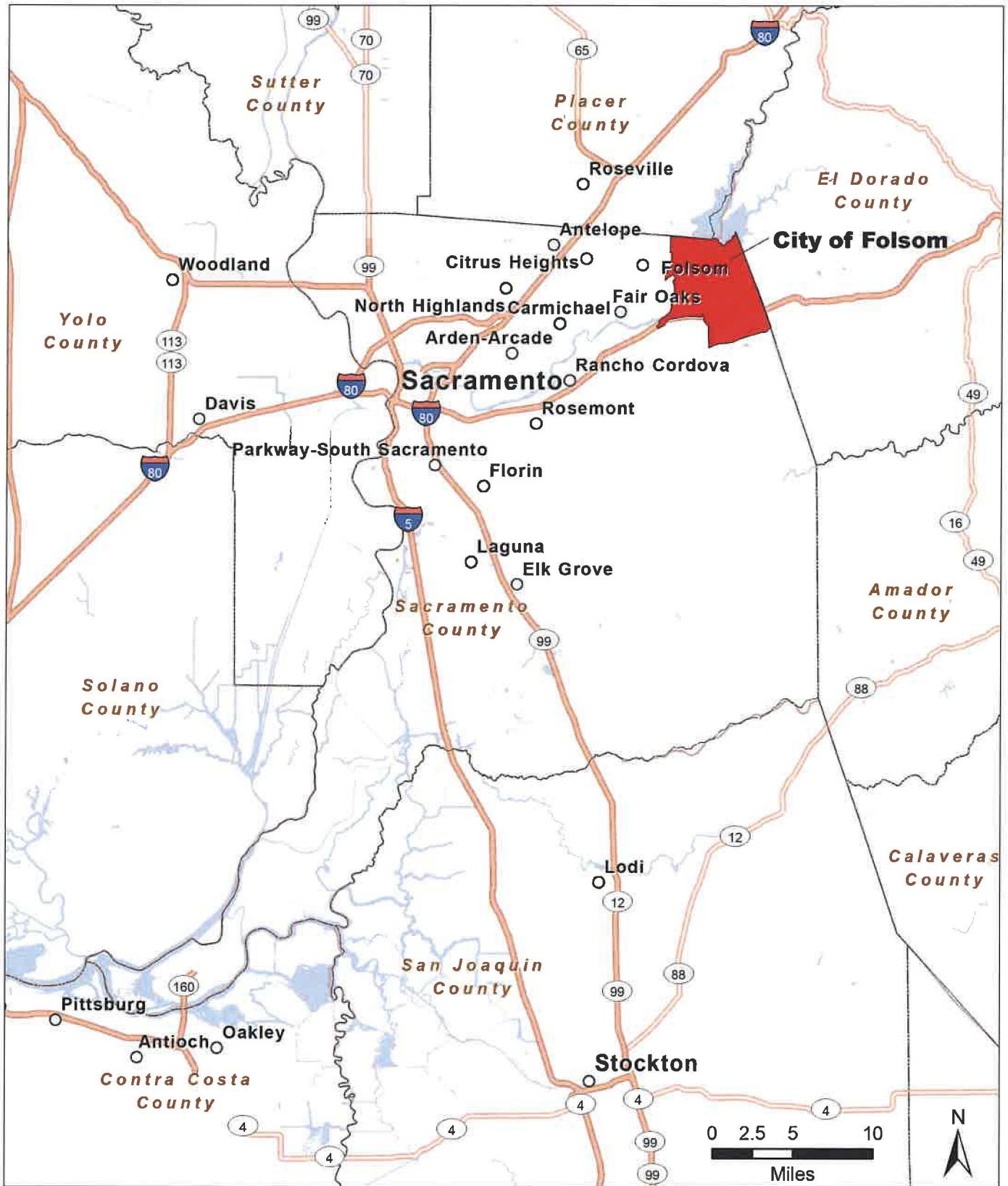
In compliance with the California Environmental Quality Act (CEQA), this Draft PEIR describes the potential environmental impacts associated with the adoption and implementation of the 2035 General Plan. Pursuant to CEQA, the City of Folsom is the Lead Agency for conducting an environmental review of this proposed General Plan project.

As required by state law, this Draft PEIR will be circulated for a review period of at least 45 days in length. The Public Review Draft 2035 General Plan also has been made available for public comment. During this time the public will be allowed to submit comments on the 2035 General Plan and this Draft PEIR. All of the comments received will be taken into consideration at the public hearings held before the Planning Commission and the City Council prior to certification of this Draft PEIR and adoption of the 2035 General Plan. In considering the 2035 General Plan, the Planning Commission and City Council will review the Draft PEIR, including all comments received on the document.

3.2 PROJECT LOCATION AND 2035 GENERAL PLAN PLANNING AREA

CITY LIMITS

The City of Folsom is located in northeastern Sacramento County in California's Sacramento Valley (see 3-1). The city limits are largely defined by county borders, physical features, and major roads and highways. Folsom immediately borders the Sacramento/Placer and Sacramento/El Dorado county lines on its northern and eastern edges. The major natural physical features of the city are Folsom Lake, Folsom Dam, the American River, and Lake Natoma. Folsom Lake forms most of the northern edge of the city, although the city limits extend into it. The lake was formed by the damming of the American River, which flows through the city in a scenic canyon and then, as Lake Natoma, forms part of its western border.



SOURCE: StreetMaps 2016; Planning Partners 2019

Folsom Tree Protection Ordinance Project

Figure 1
Regional Location

The southern edge of the city is defined by Highway 50 to the west of Prairie City Road, except for a small portion that includes the Folsom Auto Mall, and by White Rock Road east of Prairie City Road to the El Dorado County line. A 58-acre area that contains the future site of the City's Corporation Yard is located south of White Rock Road, west of Scott Road. The city includes an area west of the American River, which is connected to the rest of the city by three bridges.

The city is bordered by: North - Folsom Lake and the unincorporated community of Granite Bay in Placer County; South - unincorporated Sacramento County; East - the unincorporated community of El Dorado Hills in El Dorado County; and, West - the unincorporated communities of Orangevale and Gold River in Sacramento County, other areas of unincorporated Sacramento County, and the City of Rancho Cordova.

The city is served by U.S. Highway 50, which runs east/west through the southern area of the city. Regionally important roadways serving the city include: Greenback Lane, Madison Avenue, Folsom/Auburn Road, Green Valley Road, Folsom Boulevard, and White Rock Road.

SPHERE OF INFLUENCE

A Sphere of Influence (SOI) indicates an area of service provision and likely annexation by a City, although it is typically outside of the city limits and usually made up of unincorporated land administered by a county. The purpose of a SOI is to prevent overlapping jurisdiction and duplication of services, and thereby help to ensure the efficient provision of services while discouraging urban sprawl and the premature conversion of agricultural and open space lands. Local Agency Formation Commissions (LAFCo) determine SOIs for all local governmental agencies. Jurisdictional boundaries within the Sacramento County, including the City of Folsom, are under the jurisdiction of Sacramento LAFCo.

At the time of preparation of this Draft PEIR, the City of Folsom's Sphere of Influence is coterminous with its city limits¹. The City of Folsom and Easton Development Company (a subsidiary of the landowner, Aerojet Rocketdyne Inc.) have submitted a joint application to Sacramento LAFCo to amend the City's SOI to eventually allow the development of

City limits – The boundary of the incorporated City of Folsom. Delineated by a solid green line in Figure 3-2. The City limits encompass an area of 17,303 acres.

2035 General Plan Planning Area – As defined in the Draft 2035 General Plan, the General Plan planning area consists of the entire Folsom City limits plus two areas totaling 5,600 acres outside of the City limits south and southwest of the City. This area is delineated by the red dotted line on Figure 3-2.

Planning Area 1 – 1,900 acres located southwest of the Folsom City limits in unincorporated Sacramento County. Delineated by the dark red cross-hatching in Figure 3-2.

Planning Area 2 – 3,700 acres located south of the Folsom City limits in unincorporated Sacramento County. Delineated by the green cross-hatching in Figure 3-2.

2035 Plan Evaluation Area – The area assessed in this PEIR. For most environmental topics in this PEIR, the 2035 Plan Evaluation Area includes only those areas within the Folsom City limits and does not include Planning Areas 1 or 2. For more discussion of the rationale for this analysis area, see PEIR, Chapter 5, *Introduction to the Analysis*.

¹ Subsequent to preparation of the 2035 General Plan Draft PEIR, in June 2018, Sacramento LAFCo approved the proposed amendment of the City's SOI to include the future corporation yard site. Subsequently, the City amended the 1988 General Plan to include the corporation yard within the City, and designated the area for public/quasi-public uses. The City additionally pre-zoned the area as M-2, Light Industrial uses. On August 1, 2018, LAFCo approved annexation of the site to the City. As joint lead agencies, LAFCo and the City separately certified an EIR assessing the proposed action in June 2019.

a new municipal corporation yard on approximately 58 acres south of White Rock Road. For additional information on this future project, see Section 3.9 of this chapter.

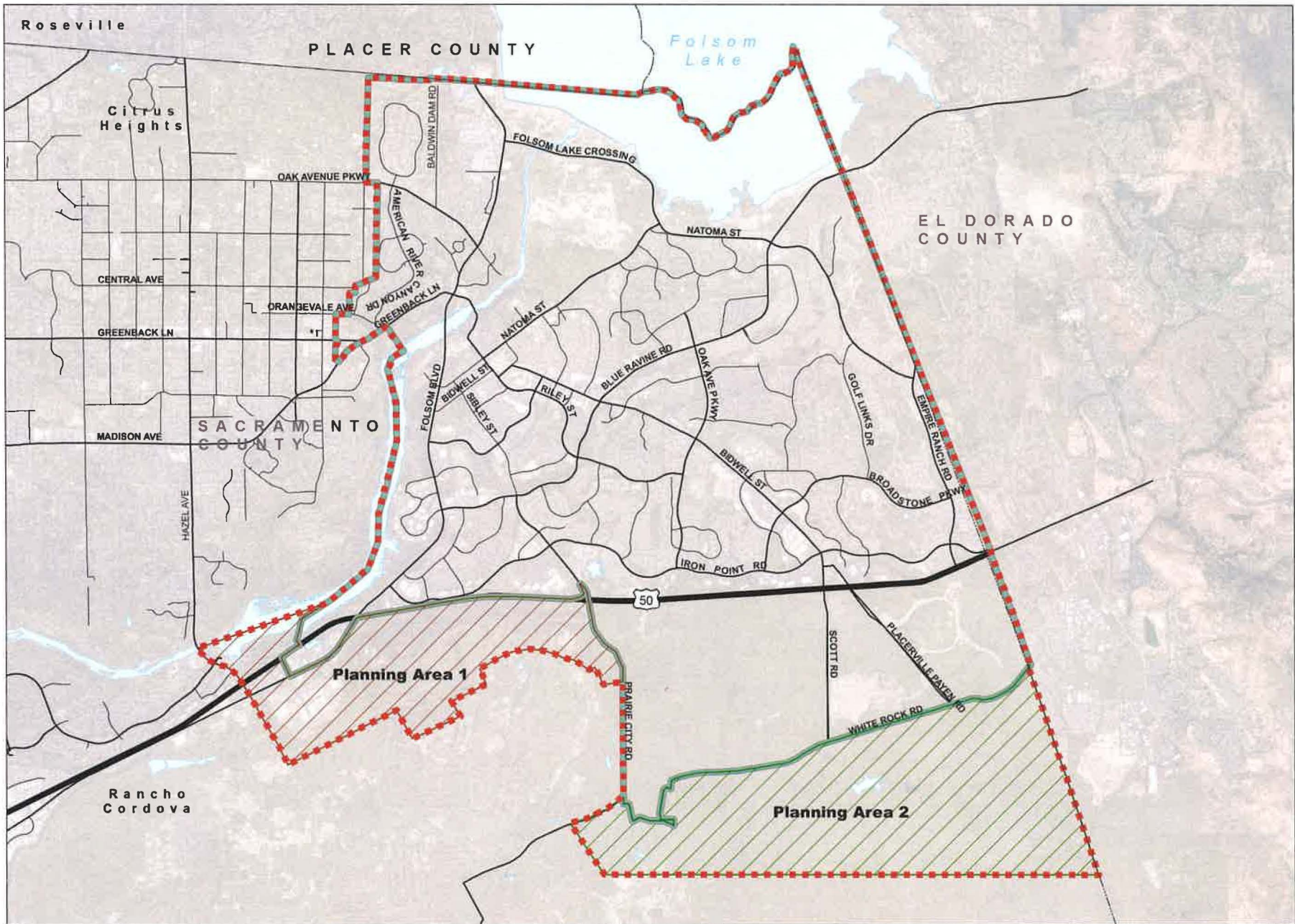
2035 GENERAL PLAN PLANNING AREA

The 2035 General Plan Planning Area is the geographic area for which the General Plan establishes policies about future urban growth, service delivery, and natural resource conservation. The boundary of the 2035 General Plan Planning Area is determined in accordance with State law requiring each City to include in its General Plan all territory within the boundaries of the incorporated area as well as “any land outside its boundaries which in the planning agency’s judgment bears relation to its planning” (California Government Code Section 65300).

The Planning Area for the 2035 General Plan includes the entire city limits (including the site of the future corporation yard) and approximately 5,600 acres outside the city limits in two separate areas, as shown in Figure 3-2. Planning Area 1 extends west of Prairie City Road to Hazel Avenue/Nimbus Road. This approximately 1,900-acre area is mostly vacant land and industrial land, formerly used by the Aerojet Corporation, and a small number of residential, office, retail, and religious uses. The area includes two projects that have been approved by Sacramento County: Glenborough and Easton Place. The projects have received entitlements from Sacramento County, including the certifications of their EIRs; 404 permits have been obtained; a water supply has been established and will be provided by the City of Folsom; school mitigation and park development agreements have been approved; Phase 1 improvement plans have been prepared; and the structures for Community Facilities Districts have been approved. This portion of the Planning Area also includes the Nimbus Dam and a portion of the American River Parkway.

The second area is located south of White Rock Road. Planning Area 2 is an approximately 3,700-acre area outside the city limits and Sphere of Influence, and within unincorporated Sacramento County. This area comprises a portion of the City’s designated Area of Concern, adopted by the Sacramento LAFCo in July 1996 (LAFCo 1996). Planning Area 2 largely consists of grazing land, but also includes gravel quarries and a portion of the Prairie City State Vehicular Recreation Area. The Sacramento County 2030 General Plan designates this area as General Agriculture.

Both of these Planning Areas are considered to be related to, and influenced by, the City’s planning processes, even though the land use designations and/or zoning of that land are regulated by the County of Sacramento, the State of California, and the U.S. Bureau of Reclamation. The 2035 General Plan Land Use Diagram shows the land uses approved by the County and state and federal agencies in these areas for reference only. Except for several policies related to a relocated City Corporation Yard, the Folsom 2035 General Plan does not assign land uses or specific policies to either of these two Planning Areas. For additional information regarding the City’s proposed Corporation Yard, see Section 3.9 of this chapter. For information regarding the area assessed for environmental impacts in this Draft PEIR, see Chapter 5, *Introduction to the Environmental Analysis*.



SOURCE: City of Folsom 2019; Planning Partners 2019

Folsom Tree Protection Ordinance Project

Figure 2

Amended 2035 General Plan Boundaries

3.3 ENVIRONMENTAL SETTING

The City of Folsom comprises ~~17,359~~ 17,301 acres, and is located along the western edge of the Sierra Nevada foothills in northeastern Sacramento County. The surrounding area to the east of the city includes residences, commercial uses, and rolling hills at varying elevations. To the west is the substantially urbanized Sacramento metropolitan area.

According to the California Department of Finance (DOF), the City of Folsom's population as of January 1, 2017, was 78,525. These numbers include 5,420 persons living in group quarters, which consists primarily of inmates at Folsom Prison. The household population in 2017 was 73,105. (DOF 2017)

In general, Folsom has four existing zones in terms of its land use patterns. The Historic District is an intense mix of land uses at a small lot, walkable scale. The southwest area of the city, between Highway 50 and East Bidwell Street, has a mix of housing with shopping, schools, parks, and offices, including the Central Business District between Riley Street and East Bidwell Street. The areas west of the American River and north and east of East Bidwell Street are dominated by large residential neighborhoods and linear parkways, with a smaller supply of commercial uses, jobs, and schools. South of Highway 50, the City has approved the Folsom Plan Area Specific Plan (FPASP) that provides a combination of employment-generating uses, retail and supporting services, recreational uses, and a broad range of residential uses and associated infrastructure and roads on approximately 3,510 acres. At least 30 percent of the FPASP area would be maintained in permanently protected open space. As of the date of this Draft PEIR, construction of the backbone infrastructure within the FPASP area has been initiated.

The pattern of land use and circulation in the city is dominated by waterways and protected open space. The American River canyon, Lake Natoma, and Folsom Lake are the most recognizable physical elements of the city. Newer portions of the city, particularly in the east, are defined by the creekways that dominate the terrain, preventing gridded development with multiple connections but creating an interlinked open space and trail system.

North of Highway 50, Folsom's protected open space mainly consists of the extensive network of greenways and parkways that follow its rivers and streams. These open spaces provide habitats and migration corridors for native plants and animals, protect water quality, reduce flooding, and provide scenic value for residents and visitors. They also serve to link many of Folsom's parks to one another and to the American River Parkway with pedestrian and bike trails. Most of these greenways are interconnected and protect waterways and riparian habitat. This undesignated open space

Open space – Open space is defined in the 2035 General Plan to be the preserved natural open space areas of Folsom. This is the most expansive definition of open space used in the PEIR. The total citywide acreage of open space using the definition is 3,985 acres. Of this, the 2035 General Plan designates 1,118 total acres of open space within the FPASP area.

Measure W open space or Qualified open space – Measure W or qualified open space is a subcategory of open space that is applied only within the FPASP area. Pursuant to the requirements of Measure W enacted by the Folsom voters in 2004, to qualify as open space counting toward Measure W's 30 percent open space requirement, open space lands must preserve oak woodlands and sensitive habitat areas. Qualified open space cannot include active park sites, residential yard areas, golf courses, parking lots, or their associated landscaping. Within the FPASP area, the City has identified 1,054 acres of qualified open space.

covers approximately 1,400 acres of land. South of Highway 50, the FPASP preserves 30 percent of its area as qualified open space, equating to around 1,054 acres, to be maintained as natural open space to preserve oak woodlands and sensitive habitat areas. The preserved open space is predominantly located in the northwest corner of the specific plan area and encapsulates Alder Creek as well as hillside areas in the northeastern portion of the Specific Plan area. Additional open space is located within the FPASP area for a grand total of 1,118 acres.

Within the city limits, the Folsom Lake State Recreation Area has set aside the Mormon Island Preserve as protected wetland habitat. The Preserve consists of 113 acres in northeast Folsom, separated from the rest of the State Recreation Area by Green Valley Road. In addition, much of the American River Parkway can be considered open space. Around 670 acres within Folsom are set aside by the State for conservation, designated to accommodate lower intensity recreation that is compatible with protecting natural resources. The conservation area in Folsom consists of the entire American River Parkway to the east of the river, from Folsom Dam to the southern city limits, and the portion of the Parkway west of the river, from Folsom Dam to the Rainbow Bridge.

3.4 NO CHANGE; CONTENT IS THEREFORE NOT INCLUDED HERE.

3.5 NO CHANGE; CONTENT IS THEREFORE NOT INCLUDED HERE.

3.6 MAJOR COMPONENTS OF THE 2035 GENERAL PLAN

Section 15378 (a) of the State CEQA Guidelines defines a “project” to mean the whole of an action, which has a potential to result in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment. This definition precludes an agency from evaluating only those aspects of a project under its jurisdiction or for which it has regulatory responsibility. The 2035 General Plan is defined to include all actions necessary to provide a comprehensive update of the existing City of Folsom General Plan (adopted in 1988). The purpose of the proposed 2035 General Plan is to revise and replace the existing General Plan, including all of the elements², the Land Use and Circulation Diagrams, and other existing goals, policies, and implementation plans as needed to reflect current law and the changing matters of public interest and concern. The 2035 General Plan establishes and implements new goals and policies for regulating development projects and for balancing population and economic growth with infrastructure availability and natural resource protection. Other goals and policies are directed to ensuring the timely availability of public infrastructure and services, and encouraging a well-balanced economy. The plan will also integrate new planning concepts endorsed by the Folsom City Council, and translate the updated goals and policies into implementation programs (such as amendments to the City’s code, zoning ordinance, and subdivision regulations) to assure that the City’s vision is implemented.

² Except for the Housing Element, which has already been revised and adopted in 2013 as a separate project in accordance with state requirements. The updated Housing Element was certified by the California Department of Housing and Community Development on August 1, 2013 and adopted by the Folsom City Council on October 22, 2013. Because the Housing Element was updated and adopted in 2013 as a separate project, and is not due for an update until 2021, it is not part of the 2035 General Plan project being evaluated in this PEIR.

Table 3-4 Acreage by Land Use Type			
Primary Land Use Designation	Acreage		
	1988 General Plan as Amended ^a	2035 General Plan	Difference
Residential			
Single Family (SF)	5,371	5,299	-72
Single Family High Density (SFHD)	1,841	1,914	+73
Multifamily Low Density (MLD)	881	915	+34
Multifamily Medium Density (MMD)	196	178	-18
Multifamily High Density (MHD)	348	346	-2
<i>Total Residential</i>	<i>8,637</i>	<i>8,652</i>	<i>+15</i>
Commercial			
Specialty Commercial (CA)	535	0	-535
General Commercial (GC)	122	276	+154
Neighborhood Commercial (NC)	59	0	-59
Central Commercial Mixed Use (CCD)	231	0	-231
Community Commercial (CC)	386	557	+171
Regional Commercial Center (RCC)	440	561	+121
Auto-Oriented Mixed Use (AOC)	0	79	+79
<i>Total Commercial</i>	<i>1,773</i>	<i>1,473</i>	<i>-300</i>
Mixed Use			
Mixed Use (MU)	37	37	0
Historic Folsom Mixed Use (HF)	0	56	+56
<i>Total Mixed Use</i>	<i>37</i>	<i>93</i>	<i>+56</i>
Employment/Industrial			
Industrial/Office Park (IND)	770	727	-43
Professional Office (PO)	0	181	+181
<i>Total Employment/Industrial</i>	<i>770</i>	<i>908</i>	<i>+138</i>
Public			
Public and Quasi-Public Facility (PQP) ^b	1,655 1,713	1,727 1,785	+72
Parks (P)	431	538	+107
Open Space (OS)	3,985	3,913	-72
Utility (U)	11	0	-11
<i>Total Public</i>	<i>6,082</i>	<i>6,178</i>	<i>+96</i>
Total Designated Area	17,299 17,357	17,304 17,362	+5^d
Overlays			
East Bidwell Corridor (EBC)	0	78	
River District	0	Unknown ^c	

Notes:

^a 1988 General Plan as amended through August 2017 with addition of corporation yard in June 2018.^b For 1988 General Plan - Combination of Public/Quasi-Public, Public, School, Junior High School^c Ultimate River District boundaries and policies unknown pending completion of a future planning process.^d The additional 5 acres consists of land dedicated to new freeway interchanges.

Sources: Interpretation of City of Folsom GIS Data 2017; Mintier Harnish, 2017; Planning Partners, 2020.

3.7 NO CHANGE; CONTENT IS THEREFORE NOT INCLUDED HERE.

3.8 NO CHANGE; CONTENT IS THEREFORE NOT INCLUDED HERE.

3.9 SPHERE OF INFLUENCE AMENDMENT/CORPORATION YARD STUDY AREA

A single Special Study Area has been identified by the City that may be considered for annexation at some point in the future. The annexation of any of this Study Area would require the review of additional fiscal and service delivery implications on existing City service providers and ratepayers. A separate CEQA environmental review is currently being conducted for a proposed sphere of influence amendment (SOIA) to place the Special Study Area within the City's sphere of influence. Should the sphere of influence amendment be approved by Sacramento LAFCo, the City would pursue future actions to apply pre-zoning and land use designations to the land. This would occur in conjunction with a General Plan Amendment. Sacramento LAFCo policies discourage concurrent SOI Amendment and Annexation. The City would work with LAFCo to amend the SOI and annex the area in close sequence. LAFCo would be the lead agency for environmental review relating to a SOI Amendment.

The City of Folsom and Easton Development Company (a subsidiary of the landowner, Aerojet Rocketdyne, Inc.) have submitted a joint application to LAFCo to amend the City's SOI and annex an approximate 58-acre property into the city for future use as a City corporation yard. The project includes a sphere of influence amendment (SOIA), General Plan amendment, pre-zone, and annexation.

The proposed corporation yard site is located south of the existing city limits and SOI boundary at the southwest corner of Prairie City Road and White Rock Road, just west of Scott Road. The proposed site is within the 2035 General Plan Planning Area shown on Figure 3-3. As drafted, the 2035 General Plan assigns no land use designations to the corporation yard site. Other than two policies regarding a revision to the City's SOI to accommodate the proposed corporation yard and direct the relocation of the existing corporation yard at the west end of Leidesdorff Street, no 2035 General Plan policies specifically address uses, facilities, or activities at the proposed corporation yard site.

Although no specific design has been prepared for the proposed corporation yard, initial programming of the site has been initiated. Based on this programming, the 58-acre site could accommodate approximately 36 acres for the future corporation yard, 16 acres for South East Connector right-of-way, and 5 acres to realign Scott Road. In addition, a 0.8-acre easement could be included in the project but not in the SOIA/annexation area to provide access to Prairie City SVRA once the SouthEast Connector removes the current access. Additionally, the City anticipates that it would realign Scott Road to connect to Prairie City Road to permit the abandonment of Scott Road from north of the realignment to White Rock Road.

City departments that could be served by the proposed corporation yard could include: Parks and Recreation, Public Works, and Environmental and Water Resources. City services accommodated at the corporation yard could include utility maintenance support, fleet management, solid waste collection and transfer, and administration.

As lead agency, LAFCo is initiating preparation of an Environmental Impact Report. As of the date of this 2035 General Plan Draft EIR, LAFCo has released a Notice of Preparation of the EIR and is

preparing a Draft EIR. Under LAFCo's current schedule, it is proposing to consider the City's request to amend the SOI and annex the new corporation yard site in late summer 2018.

The following events occurred subsequent to the publication of the Draft PEIR. On June 5, 2018, LAFCo certified the Folsom Corporation Yard SOIA/Annexation EIR and approved an amendment to the City of Folsom's Sphere of Influence to include the 58-acre corporation yard site. On June 12, the City certified the EIR and approved an amendment to the City's 1988 General Plan to designate the corporation yard site for Public/Quasi-Public land uses. On June 26, the City approved rezoning the site to M-2, Light Industrial. On August 1, 2018, LAFCo approved the annexation, and the 58-acre corporation yard site was included within the boundary of the City of Folsom. The area of the site and description of the future uses of the facility remain as described above.

3.10 NO CHANGE; CONTENT IS THEREFORE NOT INCLUDED HERE.

3.11 INTENDED USES OF THE 2035 GENERAL PLAN DRAFT PEIR

As indicated at the beginning of this chapter, this programmatic Draft PEIR is intended to review potential environmental impacts associated with the adoption and implementation of the 2035 General Plan, and to determine any necessary mitigation measures. Subsequent projects will be reviewed by the City for consistency with the 2035 General Plan and this EIR, and adequate project-level environmental review will be conducted as required by CEQA. Projects successive to this Draft PEIR could include, but are not limited to the following:

- Modification of the Zoning Code and other City ordinances and regulations necessary to implement the 2035 General Plan.
- Approval and funding of major projects and capital improvements.
- Issuance of permits and other approvals necessary for implementation of the 2035 General Plan.
- Future Specific Plan, Planned Unit Development, and Community Plan approvals.
- Property rezoning consistent with the 2035 General Plan.
- Development Plan approvals, such as tentative maps, variances, conditional use permits, planned development permits, and other land use permits.
- Permit issuances and other entitlements necessary for public and private development projects.
- Development Agreement and community benefit agreement processing and approvals.

In addition to the lead agency, CEQA Guidelines Section 15124 states that an EIR should contain a statement briefly describing the intended uses of the EIR and, to the extent that it is known to the lead agency, a list of agencies expected to use the EIR in their decision making, permits or other approvals implementing the project, and related environmental review and consultation required by law or regulation.

A wide variety of federal, state, regional, and local agencies may use this EIR in their planning process, issuance of their permits, or exercise of their regulatory authority over resources or jurisdictional actions within the City of Folsom. Agencies may use the EIR as a program EIR for subsequent parts of their program actions subject to CEQA, tiering their project CEQA studies to

the EIR, or utilizing the EIR in whole or part to apply to a required CEQA study in conjunction with specific agencies' project approval actions.

A number of other jurisdictional and permit-granting agencies have control over specific environmental concerns in the planning area. The following is a listing of agencies that may utilize this EIR. Because it is not practical or possible for the City to know or ascertain all of the possible specific uses for which other agencies may subsequently utilize this EIR, the listing attempts to provide a brief summary disclosure of the applicable types of actions or authorities for which the cited agency may use this EIR as follows:

- Sacramento Metropolitan Air Quality Management District (SMAQMD) (monitors air quality and has permit authority over certain types of facilities)
- Sacramento County (has jurisdiction over the unincorporated areas within the planning area)
- California Department of Conservation, Division of Mines and Geology (expertise in evaluating geologic and seismic hazards, as well as mineral resource issues)
- California Department of Fish and Game (streambed alteration agreement pursuant to Section 1600 of the California Fish and Game Code)
- California Department of Transportation (encroachment permits)
- California Department of Housing and Community Development (reviews the adequacy of housing elements and funding for affordable housing programs)
- California Public Utilities Commission (certificate of public convenience and necessity)
- Central Valley Regional Water Quality Control Board (water quality certification pursuant to Section 401 of the Clean Water Act, National Pollutant Discharge Elimination System permit)
- Sacramento County Local Agency Formation Commission (annexations or other service boundary changes)
- Sacramento Area Council of Governments (transportation planning and financing)
- Native American Heritage Commission (mandated to preserve and protect places of special religious or cultural significance pursuant to Section 5097 et seq. of the Public Resources Code)

In addition to these agencies, the following federal agencies may use environmental information in this EIR for permitting decisions, in addition to other federal agencies:

- U.S. Army Corps of Engineers (Section 404 of the Clean Water Act permit), and
- U.S. Fish and Wildlife Service (Section 7 consultation or Section 10a Habitat Conservation Plan/Section 9 incidental take permit pursuant to the federal Endangered Species Act).

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5 INTRODUCTION TO THE ENVIRONMENTAL ANALYSIS

5.1 SCOPE OF THE DRAFT PEIR

In accordance with Section 15082(a) of the California Environmental Quality Act (CEQA) Guidelines, the City of Folsom prepared and circulated a Notice of Preparation (NOP) of a Draft Programmatic Environmental Impact Report (PEIR) for the proposed project. The NOP for the 2035 General Plan Draft PEIR was published on August 18, 2017 (State Clearinghouse No. 2017082054). The NOP and Project Description were circulated to the public, state and local agencies, and other interested parties to solicit comments on the 2035 City of Folsom General Plan (2035 General Plan). The City held a scoping meeting for the Draft PEIR consistent with State CEQA Guidelines Section 15082(c), and closed the period for public and agency comment on the NOP on September 18, 2017.

Environmental issues and alternatives raised by comments received on the NOP during the 30-day public review period were considered for inclusion in the Draft PEIR. (See Appendix A, *Notice of Preparation*, and Appendix B, *Comments on the Notice of Preparation*.) Public and agency comments received on the NOP were reviewed, and environmental issues identified in the comment letters are individually referenced in Appendix B to indicate the specific section in the Draft PEIR where these issues are addressed. Pursuant to the State CEQA Guidelines, the focus of this Draft PEIR includes the specific issues identified in the NOP, as well as concerns identified in the responses to the NOP.

The issues to be evaluated in the environmental document as shown in Table 5-1 were identified in the NOP or raised in public and agency comments on the NOP.

Land Use, Population and Housing	Aesthetics and Visual Resources	Agricultural and Forestry Resources
Air Resources	Biological Resources	Cultural Resources
Geology, Soils, and Mineral Resources	Global Climate Change	Hazards and Hazardous Materials
Hydrology and Water Quality	Noise and Vibration	Public Services and Recreation
Transportation and Circulation	Tribal Cultural Resources	Utilities and Service Systems
Alternatives	Cumulative Impacts and Other Required CEQA Topics	

5.2 CONTENTS OF THE DRAFT PEIR

The State CEQA Guidelines require that all EIRs include specified content (State CEQA Guidelines Sections 15122 to 15130). Table 5-2 sets forth the location in this Draft PEIR where required content appears.

Table 5-2 CEQA Required Content of Draft EIRs

CEQA Requirement	Where It Appears in this Draft PEIR
Table of Contents	Table of Contents
Summary	Chapter 2, Executive Summary of the Draft PEIR
Project Description	Chapter 3, Project Description
Environmental Setting	Chapters 3, 4, 6 – 21 of the Draft PEIR
Environmental Impacts	Chapters 4, and 6 – 21 of the Draft PEIR
Significant Environmental Impacts	Chapters 4, and 6 – 21 of the Draft PEIR
Mitigation Measures	Chapters 2, 4, and 6 – 21 of the Draft PEIR
Alternatives to the Proposed Project	Chapter 20 of the Draft PEIR
Effects Found Not to Be Significant	Chapters 2, 4, and 6 – 21 of the Draft PEIR
Organizations and Persons Consulted	Chapter 23 of the Draft PEIR
Cumulative Impacts	Chapter 21 of the Draft PEIR

5.3 PRESENTATION OF THE IMPACT ANALYSIS IN THE DRAFT PEIR

The environmental analysis section of this Draft PEIR (Chapters 4 and 6 through 21) is organized and carried out in accordance with the CEQA Environmental Checklist (Appendix G of the State CEQA Guidelines, 2017). Each chapter presents the setting, an assessment of the potential indirect and secondary environmental impacts, and, if needed, mitigation measures for each environmental issue area identified in Table 5-1 and in Chapter 2, *Executive Summary*. Cumulative impacts are evaluated in Chapter 21, *Required CEQA Analyses*. For each resource category, the following conditions are discussed:

Environmental Setting. This section provides a general overview of the environmental resource and the conditions on and adjacent to the project area (described in Section 5.5). The setting is presented from local and regional perspectives as appropriate for each environmental topic.

Regulatory Framework. For federal, state, regional agencies, and the City of Folsom, this section presents applicable laws, ordinances, regulations, and guidance for the resource.

Environmental Effects. This section provides significance criteria with which to judge whether an environmental impact is significant, or less than significant. Significance criteria are established both by State CEQA Guidelines, and by significance thresholds of federal, state, and local agencies. Potential environmental impacts associated with the proposed project are assessed, the impacts’ level of significance prior to mitigation is identified, and feasible mitigation measures for reducing the associated impacts are set forth. The level of significance after mitigation is then assessed.

5.4 ENVIRONMENTAL BASELINE

As stated in the State CEQA Guidelines (Section 15125(a)), an EIR must describe the existing conditions in the vicinity of the proposed project. For each of the environmental resources assessed in this Draft PEIR, the description of existing environmental and regulatory conditions is included under the “Regulatory Setting” and “Environmental Setting” headings in each chapter.

In describing existing conditions, it is necessary to establish a date at which these conditions exist. As stated in the State CEQA Guidelines (Section 15125(a)), existing conditions are normally assessed “at the time the notice of preparation is published” or if a notice of preparation is not published “at the time environmental analysis is commenced.” The section further states, “[t]his environmental setting will normally constitute the baseline physical conditions by which a Lead Agency determines whether an impact is significant.”

As discussed in Sections 5.5.2 and 5.5.3 of this Draft PEIR, two baselines were used for this Draft PEIR. As discussed in Section 5.5.1, the coverage impact baseline is established as the year 2017 as the Notice of Preparation was prepared in August 2017. The baseline date for coverage impacts is hereby modified to August 2018 to account for the addition of 58 acres to the City limits. This addition reflects the annexation of a site for a new corporation yard. For more information regarding the corporation yard project, please refer to Chapter 3, *Project Description*, of this PEIR. For traffic-related impacts (air quality, greenhouse gas emissions, noise, and traffic), the baseline is the year 2015 as established by the Sacramento Area Council of Governments’ (SACOG) Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) (SACOG 2016). For other intensity effects that rely upon the size of the service population, the baseline is August 2017, similar to that used for coverage impacts.

5.5 ENVIRONMENTAL IMPLICATIONS OF THE 2035 GENERAL PLAN AND EVALUATION OF POTENTIAL ENVIRONMENTAL EFFECTS

Implementation of the 2035 General Plan would result in future land development, construction of infrastructure, and other actions that would result in increased levels of human activity, and that would convert or cover portions of the landscape. These actions would occur within areas designated by the existing 1988 General Plan and the 2035 General Plan for urban uses. Future development would consist of a variety of land uses, including residences, commercial activities, industrial uses, and the infrastructure necessary to support urban development.

This Draft PEIR focuses on the secondary or indirect effects of implementing the proposed 2035 General Plan¹. Section 15358(a)(2) of the State CEQA Guidelines defines secondary or indirect impacts as:

Indirect or secondary effects (*are those*) which are caused by the project and are later in time or farther removed in distance, but are still reasonably foreseeable. Indirect or secondary effects may include growth-inducing effects and other effects related to induced changes in the patterns of land use, population density, or growth rate, and related effects on air, water, and other natural systems, including ecosystems.

Indirect physical changes to the environment (impacts) that could result from implementation of 2035 General Plan or project alternatives are addressed in the appropriate technical chapters of this Draft PEIR. Likewise, inconsistency with an adopted plan, in general, is not considered a direct physical impact to the environment, but may result in impacts, which would be discussed in the

¹ Section 15358 of the State CEQA Guidelines defines direct and indirect impacts. Direct impacts are defined as those impacts caused by a project that occur at the same time and place. No construction, operation, or other actions that could result in environmental effects would occur upon approval of the 2035 General Plan. Rather, any activity that could cause impacts would be manifested later in time over a dispersed area with implementation of the land uses, transportation and utility infrastructure, and policies of the 2035 General Plan.

appropriate technical chapters. According to this definition, potential secondary or indirect environmental effects may be divided into two broad classes:

Coverage Impacts - Those that result from development or other activities covering land or otherwise physically interfering with a resource (e.g., constructing a paved parking lot over a sensitive biological resource); and,

Intensity Impacts - Those that result from increased levels of human activity (e.g., increases in traffic levels leading to increased emissions of criteria air pollutants).

The definitions of these two types of potential effects as used in this Draft PEIR analysis are discussed further in Sections 5.5.2 and 5.5.3. In practice, an environmental topic, or some aspects of the topic, may be subject to a combination of both types of impacts.

5.5.1 AREAL EXTENT OF IMPACT ANALYSIS

The 2035 General Plan does not identify any additional areas designated for urban uses beyond those set forth in the 1988 General Plan as amended through ~~fall 2017~~ August 2018. Therefore, the environmental analysis concentrates its evaluation on those undeveloped areas designated for urban uses and the resources still present within them, including within the Folsom Plan Area Specific Plan (FPASP) area and the corporation yard site, south of Highway 50.

Locations where impacts are not assessed for the 2035 General Plan include Planning Areas 1 and 2 as indicated on PEIR Figure 3-2 (Figure 2 of this Addendum). Within Planning Area 1 all future urban development has been entitled previously by Sacramento County. Since the land uses within Planning Area 1 will compose the westerly gateway to the City of Folsom, the 2035 General Plan identifies this Planning Area as an area of concern to the City. The 2035 General Plan does not designate land uses within Planning Area 1, and sets forth no goals or policies to amend the City's sphere of influence to include Planning Area 1 or to annex the area in the future. For these reasons, with two exceptions, no impacts are assessed for urban development within Planning Area 1. The first exception is in the Draft PEIR's evaluation of future traffic conditions (see Draft PEIR Chapter 17), which evaluates traffic effects in the year 2035 by adding traffic generated by County-approved land uses within Planning Area 1 to traffic volumes generated with implementation of the 2035 General Plan as well as background traffic from Sacramento and El Dorado counties outside of these two areas within SACOG's traffic model. The second is in the Draft PEIR's evaluation of water supply (see PEIR Chapter 19). Because the City of Folsom is the water provider for the County-approved Glenborough and Easton projects within Planning Area 1, the future water demands of those two projects are assessed together with the future demands of buildout of the City of Folsom consistent with the 2035 General Plan.

Planning Area 2 comprises a portion of the City's designated Area of Concern, adopted by the Sacramento Local Agency Formation Commission (LAFCo) in July 1996 (LAFCo 1996). Planning Area 2 consists largely of grazing land, but also includes gravel quarries and a portion of the Prairie City State Vehicular Recreation Area. The Sacramento County 2030 General Plan designates this area as General Agriculture. Planning Area 2 also makes up a portion of an area designated as "Vacant Urban Designated Lands (2050)" in SACOG's Sacramento Region Blueprint - Preferred Blueprint Scenario. As set forth in the Preferred Blueprint Scenario, through 2050 urban growth in Folsom will occur on vacant land within the current city limits (including the FPASP area) with small areas of existing urban uses being redeveloped with more intense mixed uses (SACOG, 2004).

Under the SACOG's Preferred Blueprint Scenario, the area designated as Vacant Urban Designated Lands, including lands within Planning Area 2, would not be developed until after the year 2050.

The horizon year of the proposed Folsom General Plan is 2035. Therefore, consistent with SACOG's Preferred Blueprint Scenario, the 2035 General Plan does not assign any land uses or policies to Planning Area 2, other than a policy reference regarding relocation of the City's Corporation Yard.² Because there are no other land uses or policies assigned to Planning Area 2, the Draft PEIR does not assess the environmental effects of implementing the 2035 General Plan in Planning Area 2. However, potential effects related to growth inducement in Planning Area 2 are assessed in Chapter 4, *Land Use, Population, and Housing*, and Chapter 20, *Alternatives Analysis*, of this Draft PEIR.

5.5.2 COVERAGE IMPACTS

These impacts are based on the conversion of existing vacant parcels to a developed land use. Conversion can result in the eradication of, or damage to, a resource, revealing of environmental conditions detrimental to a developed land use, or exposure of the developed use to an existing environmental hazard. For the purposes of evaluating these effects, this Draft PEIR assumes that all land identified for urban uses in the 2035 General Plan would be developed with such uses within the 20 year planning horizon.

The areal coverage of developed uses that would occur with implementation of the 2035 General Plan as shown on PEIR Figure 3-2 (Figure 2 of this Addendum), excludes Planning Areas 1 and 2 as discussed in Section 5.5.1. For areas designated for urban or infrastructure uses by the 2035 General Plan, potential coverage effects for certain environmental topics were assessed in a multi-step process. Quantitative evaluations began with a review of resources potentially affected by the implementation of the 2035 General Plan project, and the areal extent of identified resources.

To determine the locations where a resource could be converted to developed uses under the proposed 2035 General Plan, an inventory of each environmental resource within each urban area project boundary was completed. Using Geographic Information Systems (GIS), all parcels or lots within the 2035 Plan Evaluation Area were identified as developed or vacant (see Figure 5-1 as revised). Vacant parcels were further identified as being located north of Highway 50, or south of Highway 50 within the FPASP area. For vacant parcels north of Highway 50, the analysis identified 453 total vacant parcels encompassing 441 acres. Of these 453 parcels, 377 are lots within existing single-family residential subdivisions totaling 163 acres, with a gross median lot size of 16,125 square feet. Of the remaining 76 parcels, the majority are designated for commercial or multi-family uses. For these uses, the total acreage is 278 acres with a gross median parcel size of 37,150 square feet. Once the 453 parcels were identified, each was evaluated using aerial photographs to determine its

² The Sacramento Local Agency Formation Commission (LAFCo) is currently processing an application by the City of Folsom and others to amend the City's Sphere of Influence to include a 58-acre area at the southwest corner of Prairie City Road and White Rock Road. If Sacramento LAFCo approves the Sphere of Influence Request, the City will pursue amendment of the City's 1988 General Plan and Zoning Map, and submit a request to LAFCo to annex the area for the sole purpose of a future municipal corporation yard. Upon completion of these entitlements, the City could construct a relocated Corporation Yard at this location. As of August 2018, the corporation yard site had been designated for Public/Quasi-Public land uses by the 1988 General Plan. For a discussion of the current (January 2020) status of the corporation yard site, please refer to PEIR Chapter 3, *Project Description*, in this PEIR Addendum.

condition. As evidenced on the aerial photographs, the overwhelming majority of both the single-family residential and Commercial/Multi-family residential parcels are remnant areas within subdivisions or larger development projects, and most have been disturbed by prior rough grading and/or the construction of roads and utilities.

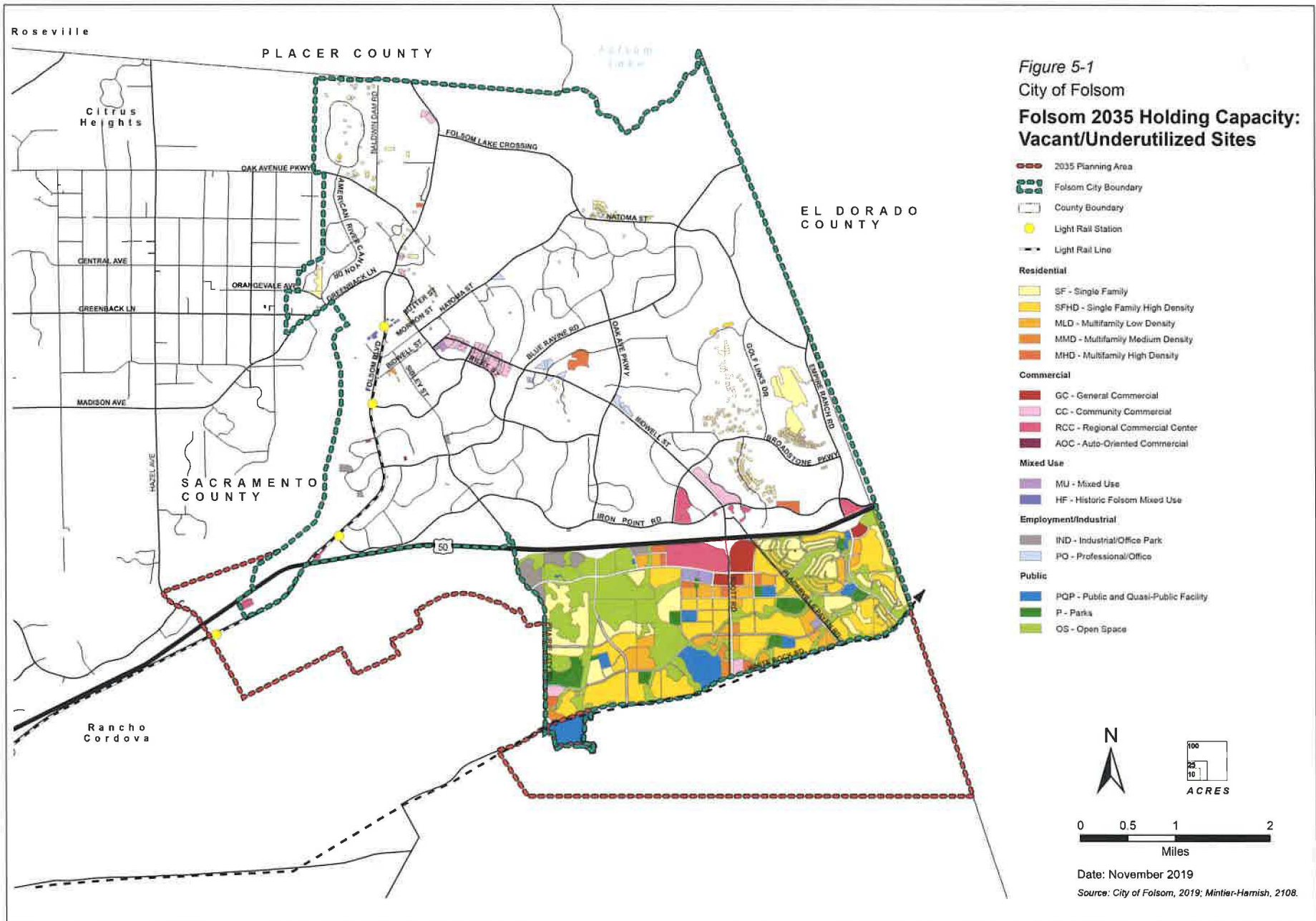
There are a total of 3,336 acres in the FPASP area south of Highway 50, of which 1,118³ acres would remain in open space. The remaining 2,218 acres would be developed with a variety of urban land uses and supporting infrastructure. Although potential environmental impacts could occur throughout the 2035 Plan Evaluation Area, the majority of the land available for new development of urban uses (77 percent of the citywide total or 2,218 acres) would be located within the FPASP area. Future urban development, including supporting infrastructure, could also occur on a 58-acre site located south of White Rock Road, west of Scott Road. This would be the site of future City of Folsom corporation yard.

The possibility of potential coverage impacts was determined by layering maps of sensitive resources (e.g., sensitive species, areas of naturally occurring asbestos, flood hazards) over the map of vacant parcels (see Figure 5-1) using GIS. The results of this type of analysis are reported in the following chapters of the Draft PEIR⁴:

- 6. Aesthetics and Visual Resources
- 7. Agricultural and Forestry Resources
- 9. Biological Resources
- 10. Cultural Resources
- 11. Geology, Soils, and Mineral Resources
- 13. Hazards and Hazardous Materials
- 14. Hydrology and Water Quality
- 18. Tribal Cultural Resources

³ Of the 1,118 acres of open space, 1,054 acres would be qualified or Measure W open space. For further information regarding the different types of open space, see Chapter 3, *Project Description*, of this Draft PEIR.

⁴ For an analysis of potentially changed environmental conclusions for coverage impacts arising from the development of the City pursuant to the 2035 General Plan, including those from the 58-acre corporation yard site, please refer to pages 15 to 21 and Appendix C of this PEIR Addendum.



SOURCE: City of Folsom 2019; Mintier-Harnish 2018; Planning Partners 2019

Folsom Tree Protection Ordinance Project

Figure 5-1

Folsom 2035 Holding Capacity: Vacant/Underutilized Sites

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7 AGRICULTURE AND FORESTRY RESOURCES

This chapter provides an evaluation of the potential effects to agriculture and forestry resources with implementation of the proposed City of Folsom 2035 General Plan (2035 General Plan). As established in the Notice of Preparation for the proposed 2035 General Plan (see Appendix A, *Notice of Preparation*), urban development and other activities subject to the plan may result in adverse effects to the agriculture and forestry resources environment. Biological resources impacts, including potential impacts to oak woodland habitat, are evaluated in Chapter 8, *Biological Resources*, of this Draft PEIR.

The following environmental assessment 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 conflicts with Williamson Act contracts. This analysis includes a review of regulations, requirements, plans, and policies applicable to agriculture and forestry resources.

The existing condition of the agriculture and forestry resources environment in the City of Folsom was determined by a review of important farmlands classified by the California Department of Conservation Farmland Mapping and Monitoring Program (FMMP), the Williamson Act Program, and examination of aerial photographic records and other mapping data. Potential impacts related to agriculture and forestry resources were determined by comparing potential activities to the existing environment, based on CEQA assessment criteria, and by considering the policies, regulations, and guidelines adopted by the City of Folsom and by State resource agencies.

7.1 SETTING

The environmental and regulatory setting of the City of Folsom with respect to agriculture and forestry resources is described below for both the physical environment and the body of federal, state, and local policies and regulations that govern such resources.

7.1.1 ENVIRONMENTAL SETTING

EXISTING LAND USES

Land uses within the city include residential land uses, vacant land, roadways, commercial uses, public/semi-public uses, and parks and open space. The city north of Highway 50 consists of primarily urbanized uses. This area of the city does not contain any land that supports commercial agricultural operations. Agricultural uses are limited to hobby farming and the keeping of animals in the more rural residential areas of the city west of the American River and mostly along Baldwin Dam Road, as long as these uses are in harmony with the character of these neighborhoods.

South of Highway 50, the Folsom Plan Area Specific Plan (FPASP) area generally consists of undeveloped grasslands used for cattle grazing, in addition to a small number of rural residences, and open space. This area is planned for urban development in the 2035 General Plan. The future City corporation yard site, south of White Rock Road and west of Scott Road consists of undeveloped grasslands. The previously existing Williamson Act contract of the corporation yard site expired in February 2018. Land south of the FPASP area is characterized primarily by seasonal grazing land in an unincorporated area regulated by Sacramento County, and the majority of these lands are under Williamson Act contracts.

EXISTING AGRICULTURAL LAND USE DESIGNATIONS

There are no General Plan agricultural land use designations within the City of Folsom. There are several scattered areas totaling approximately 680 acres located in the Agricultural Reserve District (A-1A) zoning designation (City of Folsom 2018). The Agriculture Reserve District (A-1-A) is intended to provide areas for interim agricultural uses until it is developed in accordance with the General Plan land use designation. Large parcels of land designated A-1-A have been developed into Folsom Lake College and Vista del Lago High School; another along Oak Avenue Parkway is used as a major electric substation; another area on East Natoma Street is designated for single family residential uses by the General Plan; and a parcel on Blue Ravine Road is designated for single family high density and open space uses by the General Plan. Much of the south shore of Folsom Lake is also marked as A-1-A, but this land is part of the State Recreation Area.

The Zoning Ordinance also establishes overlay districts, one of which is the Agriculture Combining District. The Agriculture Combining District allows all uses normally permitted in the base district, as well as minor livestock and the sale of agricultural products by right, and kennels, dairy processing, and a veterinary hospital with a use permit. Approximately 347 acres in Folsom have the Zoning designation of Agricultural Combining District. All such parcels are located west of the American River, primarily in the vicinity of Baldwin Dam Road and Oak Avenue.

FARMLAND MAP CLASSIFICATIONS

The Important Farmlands Map prepared for Sacramento County by the California Resources Agency classifies the majority of the city north of Highway 50 as Urban and Built-Up Land. According to the Farmland Mapping and Monitoring Program, Urban and Built-Up lands are defined to be land occupied by structures or infrastructure to accommodate a building density of at least one unit to one and one-half acres, or approximately six structures to 10 acres. Appropriate uses within the Urban and Built-Up Land category include residential, industrial, and commercial uses, in addition to institutional facilities and other uses (DOC 2017). There is one parcel of Unique Farmland within the northern area of the city, approximately 29 acres in size. This parcel consists of an abandoned orchard located east of Folsom-Auburn Road and west of the American River Bike Trail and is zoned Open Space Conservation District. Unique Farmland includes lesser quality soils used for the production of the state's leading agricultural crops. This land is usually irrigated, but may include non-irrigated orchards or vineyards as found in some climatic zones in California. Land must have been cropped at some time during the four years prior to the mapping date.

South of Highway 50, the FPASP area and the corporation yard site are classified as Grazing Land. Grazing land includes land on which the existing vegetation is suited to the grazing of livestock. The FPASP area and the corporation site do not include any agricultural land designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as defined in Appendix G of the State CEQA Guidelines.

WILLIAMSON ACT

There are no Williamson Act contracts within the City of Folsom (DOC 2015). As set forth in the *Folsom Plan Area Specific Plan DEIR/DEIS*, approximately 1,530 acres of the FPASP area consisted of agricultural lands under existing Williamson Act contracts that were in the process of nonrenewal. Notices of nonrenewal were filed on these parcels in 2004 and 2006; as a result, these existing

contracts expired in 2014 and 2016, respectively. (Folsom 2011) The previously existing Williamson Act contract of the corporation yard site expired in February 2018. (Folsom 2018)¹

7.1.2 REGULATORY SETTING

The following regulations of federal, state, and local agencies govern various aspects of agriculture and forestry resources. These regulations are summarized below.

FEDERAL LAWS AND REGULATIONS

No federal laws or regulations pertaining to agricultural resources apply to the 2035 General Plan.

CALIFORNIA LAWS AND REGULATIONS

Farmland Mapping and Monitoring Program

The California Department of Conservation, Division of Land Resource Protection, administers the FMMP. The program produces maps and statistical data used for analyzing impacts on California's agricultural resources. Agricultural land is rated according to soil quality and irrigation status. These ratings are used to help prioritize farmland conservation efforts. The maps are updated every two years with the use of a computer mapping system, aerial imagery, public review, and field reconnaissance. There is no Prime or Important Farmland in the 2035 General Plan's Planning Area.

Williamson Act

The California Land Conservation Act of 1965--commonly referred to as the Williamson Act--enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space uses. In return, landowners receive property tax assessments that are much lower than normal because they are based upon farming and open space uses as opposed to full market value. There are no Williamson Act contracts within the City of Folsom.

LOCAL LAWS AND REGULATIONS

There are no regional or local plans, policies, regulations or laws pertaining to agricultural resources in the City of Folsom that are applicable.

Folsom Plan Area/Russell Ranch Adopted Mitigation Measures

There are no mitigation measures adopted by the City during its approval of the FPASP or the Russell Ranch project related to agricultural resources.

7.1.3 PROPOSED GENERAL PLAN GOALS AND POLICIES

There are no policies from the proposed 2035 General Plan that address agriculture and forestry resources.

¹ City of Folsom, Corporation Yard Sphere of Influence Amendment and Annexation, Draft Environmental Impact Report. February 2018. Prepared by Ascent Environmental.

7.2 ENVIRONMENTAL EFFECTS

7.2.1 SIGNIFICANCE CRITERIA

As set forth in Appendix G, Question II of the State CEQA Guidelines, the following criteria have been established to quantify the level of significance of an adverse effect to agriculture and forestry resources evaluated pursuant to CEQA. An impact would exceed an impact threshold under these circumstances:

- Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use. (II.a)
- Conflict with existing zoning for agricultural use, or a Williamson Act Contract. (II.b)
- Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g)). (II.c)
- Result in the loss of forest land or conversion of forest land to non-forest use. (II.d)
- Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use. (II.e)

7.2.2 ANALYSIS METHODOLOGY

The environmental analysis in this section is based on a review of FMMP Important Farmland maps, Williamson Act parcel maps, and review of the City’s Zoning Code. As part of the analysis, this EIR examines the Important Farmland classifications that are used by FMMP to determine the agricultural significance of the lands (i.e., Prime Farmland, Unique Farmland, and Farmland of Statewide Importance) in the City of Folsom.

7.2.3 LESS-THAN-SIGNIFICANT IMPACTS

Based on the evaluations set forth below, potential impacts for the following specific topics with respect to agriculture and forestry resources were found to be less than significant. Therefore, they will not be evaluated further in this chapter.

II. AGRICULTURE AND FORESTRY RESOURCES		
Would the Project:	Less than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	X	
b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?	X	
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?		X
d) Result in the loss of forest land or conversion of forest land to non-forest use?		X

EVALUATION OF LESS-THAN-SIGNIFICANT IMPACTS

Question (a) Important Farmland: Less-than-significant Impact. Development of future land uses consistent with the 2035 General Plan would not result in the conversion of Important Farmland to nonagricultural uses. Except for a 29-acre parcel designated as Unique Farmland located north of Highway 50, there is no designated Important Farmland as defined by the FMMP in the 2035 Plan Evaluation Area. The majority of the city is located on land classified as Urban and Built-Up Land and Other Land (north of Highway 50) and Grazing Land (south of Highway 50, including the corporation yard site) that is designated for urban development by the 2035 General Plan. The parcel of Unique Farmland north of Highway 50 would be designated as Open Space by the 2035 General Plan, which would preserve the soil qualities that would permit potential future farming operations. Therefore, implementation of the Draft General Plan would not result in the loss of any Important Farmland, this would be a less-than-significant impact, and no mitigation is required.

Question (b) Agricultural Zoning/Williamson Act: Less-than-significant Impact. Development of future land uses consistent with the 2035 General Plan would not conflict with existing zoning for agricultural use or Williamson Act Contracts. There are approximately 680 acres within the Agricultural Reserve District (A-1-A) zoning designation within the city. As described above, the Agriculture Reserve District is intended to provide areas for interim agricultural uses until such areas are developed with urban uses in accordance with the General Plan land use and Zoning designations. All of these areas zoned as Agriculture Reserve District are developed with non-agricultural uses, such as schools and an electric substation, or are designated for residential or open space uses. The only agricultural activities occurring within the city are those in parcels covered by the Agricultural Combining District overlay designation, which would not be modified with the proposed 2035 General Plan. In addition, there are no Williamson Act contracts within the City of Folsom. Therefore, implementation of the Draft General Plan would not result in any conflicts with parcels zoned for agriculture or protected by Williamson Act contracts. There would be a less-than-significant impact, and no mitigation is required.

Questions (c, d) Forest Land: No Impact. Development of future land uses consistent with the 2035 General Plan would not result in the conflict with existing zoning for forest land or timberland, or result in the loss of forest land. No timber management activities occur within the City of Folsom. No areas within the city are designated as forest land, timberland, or zoned for Timberland Production. Because no important timberland or forest land resources or activities exist within the city, no significant impact would occur with implementation of the 2035 General Plan, and no mitigation would be required.

7.2.4 POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS

The following discussion examines the potential impacts of the proposed project based on the impact threshold criteria described above.

Impact AG-1 Potential conflicts with existing agricultural operations and Williamson Act Contracts adjacent to the 2035 Plan Evaluation Area	
Applicable Regulations	Williamson Act.
Adopted Mitigation Measures	None available.
Proposed GP Policies that Reduce Impacts	None available.
Significance after Implementation of GP Policies	Significant; mitigation required.
Mitigation Measures	None available.
Significance after Mitigation	Significant and unavoidable.

Construction of new development associated with the 2035 General Plan could conflict with lands under Williamson Act contracts south of the FPASP area, thereby potentially resulting in cancellation of those contracts. This would be a significant impact.

Land south of the FPASP area and the corporation yard site is characterized primarily by seasonal grazing land in an unincorporated area regulated by Sacramento County, and the majority of these lands are under Williamson Act contracts. As discussed above, lands within the FPASP and the corporation yard site were previously under Williamson Act Contract, though currently there are no Williamson Act contracts within the City of Folsom. The conversion of grazing lands to urban development within the FPASP area may encourage the cessation of agricultural operations and the non-renewal of contracts on lands south of the FPASP area.

Table 7-1 includes existing State regulations that protect agricultural resources under Williamson Act Contract in the 2035 Plan Evaluation Area.

Table 7-1 Regulatory Requirements and Proposed 2035 General Plan Goals/Policies Related to the Protection of Agricultural Resources under Williamson Act Contracts	
Measure Identification	How the Regulation or Policy Avoids or Reduces Impact
FEDERAL REQUIREMENTS	
<i>None applicable</i>	--
STATE REGULATIONS	
<i>Williamson Act</i>	Aids in the preservation of agricultural land uses by giving landowners property tax reductions for restricting land uses to agricultural or open space use.
CITY REQUIREMENTS	
<i>None applicable</i>	--
FOLSOM PLAN AREA SPECIFIC PLAN EIR/EIS	
<i>None applicable</i>	--
RUSSELL RANCH PROJECT EIR	
<i>None applicable</i>	--
2035 GENERAL PLAN GOALS AND POLICIES	
<i>None applicable</i>	--

Source: Planning Partners 2018.

The land south of the FPASP area and the corporation yard site are is located in a rural unincorporated portion of Sacramento County beyond the Urban Service Boundary (USB). The USB defines the ultimate boundary of urban development and is intended to be permanent, allowing modification only under special circumstances. These lands are not within the USB, and it is not expected this area would receive urban levels of public infrastructure and services to support urban development. Except for a future corporation yard², no urban development is currently proposed south of the FPASP area. Nonetheless, the FPASP EIR/EIS (Impact 3A.10-4) found that land uses within the FPASP area would be inconsistent with Williamson Act provisions on adjacent lands, and could result in subsequent contract non-renewals through requests for general plan amendments and rezoning of lands south of White Rock Road in unincorporated Sacramento County.

Because buildout of the 2035 General Plan in the FPASP area could conflict with existing agricultural operations and Williamson Act contracts, or result in the potential cancellation of such contracts on lands south of the FPASP area, this impact is considered significant.

Significance of Impact: Significant.

Mitigation Measure AG-1: None available.

Implementation of the 2035 General Plan could conflict with existing off-site Williamson Act contracts or result in the potential cancellation of such contracts on lands south of the FPASP area outside of city limits. Feasible mitigation measures, such as participation in an agricultural conservation easement, are not available to reduce impacts associated with the cancellation of these Williamson Act contracts to a less-than-significant level because no such programs are available. Therefore, this impact remains significant and unavoidable.

² For more information regarding the City's proposed corporation yard south of the FPASP area, please refer to Section 3.9 in Chapter 3, *Project Description*, of this Draft PEIR.

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APPENDIX C

Comparison of Environmental Conclusions between the
2035 General Plan FPEIR and the
Folsom Corporation Yard SOIA / Annexation EIR

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Appendix C Comparison of Environmental Conclusions between the 2035 General Plan FPEIR and the Folsom Corporation Yard SOIA/Annexation EIR

2035 General Plan Final PEIR		Folsom Corporation Yard SOIA/Annexation FEIR		Changes 2035 PEIR Environmental Conclusion or Impact Magnitude?
Environmental Impact	Level of Significance	Environmental Impact	Level of Significance	
Aesthetics and Visual Resources				
Impact AES-1: Adverse effect on a scenic vista or substantially degrade the scenic character.	SU	Impact 3.1-1: Substantially adversely affect a scenic vista Impact 3.1-2: Substantially degrade the existing visual character or quality of the site and its surroundings.	SU SU	No
Impact AES-2: Damage to scenic resources within a scenic corridor.	SU	Not evaluated in EIR per NOP.	LS	No
Impact AES-3: Create new source of light or glare that would adversely affect day or nighttime views.	SU	Impact 3.1-3: Create new source of light or glare.	SU	No
Agriculture and Forestry Resources				
Impact AG-1: Potential conflicts with existing agricultural operations and Williamson Act Contracts adjacent to the 2035 Plan Evaluation Area.	SU	Not evaluated in EIR per NOP.		No
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	LS	Impact 3.2-1: Conversion of farmland into non-agricultural uses.	SU	No See pages 16 – 19 of the Addendum
Air Resources				
Impact AQ-1: Increase in construction-related emissions of criteria air pollutants and precursors associated with 2035 General Plan buildout.	LS	Impact 3.3-1: Construction emissions of criteria air pollutants and ozone precursors.	LS	No
Impact AQ-2: Increase in operational emissions of criteria air pollutants and precursors associated with 2035 General Plan buildout that could contribute to a violation of air quality standards.	SU	Impact 3.3-2: Long-term operational emissions of air pollutants.	LS	No

Appendix C Comparison of Environmental Conclusions between the 2035 General Plan FPEIR and the Folsom Corporation Yard SOIA/Annexation EIR

2035 General Plan Final PEIR		Folsom Corporation Yard SOIA/Annexation FEIR		Changes 2035 PEIR Environmental Conclusion or Impact Magnitude?
Environmental Impact	Level of Significance	Environmental Impact	Level of Significance	
Impact AQ-3: Consistency with air quality planning efforts.	LS	Not evaluated in EIR per NOP.	LS	No
Impact AQ-4: Increase in local mobile-source emissions of carbon monoxide.	LS	Impact 3.3-3: Mobile-source CO concentrations.	LS	No
Impact AQ-5: Increase in health risks associated with exposure of sensitive receptors to emissions of toxic air contaminants.	SU	Impact 3.3-4: Exposure of sensitive receptors to TACs.	LS	No
Impact AQ-6: Increase in exposure of sensitive receptors to emissions of odors.	SU	Impact 3.3-5: Exposure of sensitive receptors to odors.	LS	No
Biological Resources				
Impact BIO-1: Have a substantial adverse effect on special-status species.	SU	Impact 3.4-1: Disturbance to or loss of special-status plant species and habitat. Impact 3.4-2: Disturbance to or loss of special-status wildlife species and habitat.	LS SU	No
Impact BIO-2: Have a substantial adverse effect on riparian habitat or other sensitive natural communities.	LS	Impact 3.4-3: Disturbance and loss of wetlands, other waters of the United States, and waters of the state.	LS	No
Impact BIO-3: Have a substantial adverse effect on federally protected wetlands.	SU	Impact 3.4-3: Disturbance and loss of wetlands, other waters of the United States, and waters of the state.	LS	No
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	LS	Impact 3.4-4: Conflict with City of Folsom Tree Preservation Ordinance.	LS	No
Impact BIO-4: Interfere with the movement of migratory fish or wildlife species.	LS	Impact 3.4-5: Interference with resident or migratory wildlife corridors or native wildlife nursery sites.	LS	No
Cultural Resources				
Impact CUL-1: Cause a substantial adverse change in the significance of a historical resource.	SU	Impact 3.5-1: Cause substantial adverse change to a historical resource.	LS	No

Appendix C Comparison of Environmental Conclusions between the 2035 General Plan FPEIR and the Folsom Corporation Yard SOIA/Annexation EIR

2035 General Plan Final PEIR		Folsom Corporation Yard SOIA/Annexation FEIR		Changes 2035 PEIR Environmental Conclusion or Impact Magnitude?
Environmental Impact	Level of Significance	Environmental Impact	Level of Significance	
Impact CUL-2: Cause a substantial adverse change in the significance of an archaeological resource.	SU	Impact 3.5-2: Cause substantial adverse change to a unique archaeological resource.	LS	No
Impact CUL-3: Damage or destruction of previously unknown unique paleontological resources during construction-related activities.	LS	Impact 3.5-4: Disturb a unique paleontological resource.	LS	No
Impact CUL-4: Disturb interred human remains during construction.	LS	Impact 3.5-3: Accidental discovery of human remains.	LS	No
Geology, Soils, and Mineral Resources				
Impact GEO-1: Expose people or structures to risk from seismic hazards, including strong groundshaking and liquefaction.	LS	Not evaluated in EIR per NOP.	LS	No
Impact GEO-2: Result in substantial soil erosion or topsoil loss from heightened exposure to wind or water erosion.	LS	Not evaluated in EIR per NOP.	LS	No
Impact GEO-3: Potential geologic hazards related to unstable soils.	LS	Not evaluated in EIR per NOP.	LS	No
Impact GEO-4: Result in the loss of availability of a locally-important mineral resource recovery site.	SU	Not evaluated in EIR per NOP.	LS	No
Global Climate Change				
Impact GHG-1: Potential to conflict with an applicable plan, policy, or regulation adopted for reducing GHG emissions.	LS	Impact 3.7-1: Project-generated GHG emissions.	LS	No
Impact GHG-3: Climate change adaptation.	LS	Impact 3.7-2: Impacts of climate change on the project.	LS	No
Hazards and Hazardous Materials				
Impact HZ-1: Exposure of people to hazards and hazardous materials during construction.	LS	Impact 3.8-1: Create a significant hazard to the public or environment due to upset and accident conditions.	LS	No

Appendix C Comparison of Environmental Conclusions between the 2035 General Plan FPEIR and the Folsom Corporation Yard SOIA/Annexation EIR

2035 General Plan Final PEIR		Folsom Corporation Yard SOIA/Annexation FEIR		Changes 2035 PEIR Environmental Conclusion or Impact Magnitude?
Environmental Impact	Level of Significance	Environmental Impact	Level of Significance	
Impact HZ-2: Routine transport, use, or disposal of hazardous materials or accidental release of hazardous materials.	LS	Impact 3.8-1: Create a significant hazard to the public or environment due to upset and accident conditions.	LS	No
Impact HZ-3: Hazards to the public or environment from development at a known hazardous materials site identified pursuant to Government Code Section 65962.5.	LS	Impact 3.8-2: Create potential human hazards from exposure to existing onsite hazardous materials.	LS	No
Impact HZ-4: Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.	LS	Not evaluated in EIR per NOP.	LS	No
Impact HZ-5: Expose people or structures to a significant risk of loss, injury, or death involving wildland fires.	LS	Impact 3.8-3: Create a significant risk from wildfires.	LS	No
Hydrology and Water Quality				
Impact HWQ-1: Violate water quality standards or waste discharge requirements, or otherwise substantially degrade water quality.	LS	Impact 3.9-1: Short-term construction-related and operational water quality degradation.	LS	No
Impact HWQ-2: Substantially alter drainage patterns leading to erosion or siltation.	LS	Impact 3.9-3: Alteration of drainage pattern or increase in rate or amount of surface runoff in a manner that would result in substantial erosion or siltation.	LS	No
Impact HWQ-3: Alter the course of a stream or river increasing runoff resulting in flooding.	LS	Not evaluated in EIR per NOP.	LS	No
Impact HWQ-4: Contribute runoff that exceeds stormwater drainage capacity or contributes additional polluted runoff.	LS	Not evaluated in EIR per NOP.	LS	No
Impact HWQ-5: Place housing or other structures within 100-year flood hazard area.	LS	Not evaluated in EIR per NOP.	LS	No

Appendix C Comparison of Environmental Conclusions between the 2035 General Plan FPEIR and the Folsom Corporation Yard SOIA/Annexation EIR

2035 General Plan Final PEIR		Folsom Corporation Yard SOIA/Annexation FEIR		Changes 2035 PEIR Environmental Conclusion or Impact Magnitude?
Environmental Impact	Level of Significance	Environmental Impact	Level of Significance	
Impact HWQ-6: Expose people or structures to significant risk due to flooding.	LS	Not evaluated in EIR per NOP.	LS	No
a) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	LS	Impact 3.9-2: Deplete groundwater supplies or interfere substantially with groundwater recharge.	LS	No
Noise and Vibration				
Impact NSE-1: Exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies; or a substantial permanent increase in ambient noise levels in the project vicinity above levels without the project.	SU	Impact 3.10-1: Construction-generated noise. Impact 3.10-2: Exposure of existing sensitive receptors to excessive traffic noise levels and/or substantial increases in traffic noise. Impact 3.10-3: Intermittent single-event noise from trucks passing offsite sensitive receptors. Impact 3.10-4: Long-term operational non-transportation noise levels.	SU	No
Impact N-2: A substantial temporary increase in ambient noise levels in the project vicinity above levels without the project.	LS	Impact 3.10-2: Exposure of existing sensitive receptors to excessive traffic noise levels and/or substantial increases in traffic noise.	LS	No
Impact N-3: For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, exposure of people residing or working in the area to excessive noise levels resulting from the proposed project.	LS	Not evaluated in EIR per NOP.	LS	No

Appendix C Comparison of Environmental Conclusions between the 2035 General Plan FPEIR and the Folsom Corporation Yard SOIA/Annexation EIR

2035 General Plan Final PEIR		Folsom Corporation Yard SOIA/Annexation FEIR		Changes 2035 PEIR Environmental Conclusion or Impact Magnitude?
Environmental Impact	Level of Significance	Environmental Impact	Level of Significance	
Impact N-4: Implementation of 2035 General Plan policies related to noise and vibration.	LS	Not evaluated in EIR per NOP.	LS	No
Public Services and Recreation Resources				
Impact PSR-1: Physical impacts associated with the provision of new or altered governmental facilities.	LS	Not evaluated in EIR per NOP.	LS	No
Impact PSR-2: Increased use of parks or other recreational facilities that would cause deterioration of these resources – City of Folsom facilities.	LS	Not evaluated in EIR per NOP.	LS	No
Impact PSR-3: Require construction or expansion of recreational facilities that might have an adverse physical effect on the environment – City of Folsom facilities.	LS	Not evaluated in EIR per NOP.	LS	No
Impact PSR-4: Require construction or expansion of recreational facilities that might have an adverse physical effect on the environment – State and Regional facilities.	LS	Not evaluated in EIR per NOP.	LS	No
Transportation and Circulation				
Impact T-1: Traffic level of service on local intersections.	SU	Impact 3.11-1: Impacts to intersection operations.	LS	No
		Impact 3.11-5: Construction-related impacts.	LS	No
Impact T-2: Traffic level of service on US Highway 50.	SU	Impact 3.11-2: Impacts to freeway facilities.	LS	No

Appendix C Comparison of Environmental Conclusions between the 2035 General Plan FPEIR and the Folsom Corporation Yard SOIA/Annexation EIR

2035 General Plan Final PEIR		Folsom Corporation Yard SOIA/Annexation FEIR		Changes 2035 PEIR Environmental Conclusion or Impact Magnitude?
Environmental Impact	Level of Significance	Environmental Impact	Level of Significance	
d) Eliminate or adversely affect an existing bikeway, pedestrian facility, or transit facility in a way that would discourage its use c) Interfere with the implementation of a planned bikeway or planned pedestrian facility, or be in conflict with a future transit facility f) Result in unsafe conditions for bicyclists or pedestrians including conflicts with other modes g) Result in demands to transit facilities greater than available capacity	LS	Impact 3.11-3: Impacts to transit.	LS	No
<i>See Less than Significant Impacts d) through g) immediately above.</i>	LS	Impact 3.11-4: Impacts to bicycle or pedestrian facilities.	LS	No
Tribal Cultural Resources				
Impact TCR-1: Interference with tribal cultural resources.	SU	Impact 3.5-6: Cause substantial adverse change to a tribal cultural resource.	LS	No
Utilities and Service Systems				
Impact USS-1: Exceed Wastewater Treatment Requirements of the Central Valley Regional Water Quality Control Board.	LS	Impact 3.12-1: Require or result in the construction of new or expanded water or wastewater treatment facilities, the construction of which could cause significant environmental effects.	LS	No
Impact USS-2: Require the construction of new or expanded stormwater drainage facilities, the construction of which could cause significant environmental effects.	LS	Impact 3.9-3: Alteration of drainage pattern or increase in rate or amount of surface runoff in a manner that would result in substantial erosion or siltation.	LS	No
Impact USS-3: Increase the generation of wastewater, requiring new or expanded wastewater collection or conveyance facilities.	LS	Impact 3.12-3: Exceed the capacity or the wastewater treatment provider.	LS	No

Appendix C Comparison of Environmental Conclusions between the 2035 General Plan FPEIR and the Folsom Corporation Yard SOIA/Annexation EIR

2035 General Plan Final PEIR		Folsom Corporation Yard SOIA/Annexation FEIR		Changes 2035 PEIR Environmental Conclusion or Impact Magnitude?
Environmental Impact	Level of Significance	Environmental Impact	Level of Significance	
Impact USS-4: Have sufficient water supplies available to serve development identified by the 2035 General Plan from existing water entitlements and resources.	LS	Impact 3.12-2: Require new or expanded entitlements to water.	LS	No
Impact USS-5: Increase the generation of solid waste, resulting in a demand for additional landfill capacity.	LS	Impact 3.12-4: Generate solid waste that would exceed the permitted capacity of the landfill serving the area.	LS	No
Impact USS-6: Increased demand for private utility services.	LS	Not evaluated in EIR per NOP.	LS	No
Cumulative Impacts				
Aesthetics and Visual Resources	SU	4.3.1 Aesthetics	SU	No
Agriculture and Forestry Resources	SU	4.3.2 Agriculture and Forestry Resources	SU	No
Air Resources	SU	4.3.3 Air Quality	SU	No
Biological Resources	SU	4.3.4 Biological Resources	SU	No
Cultural Resources	SU	4.3.5 Cultural and Tribal Resources	LS	No
Geology, Soils, and Mineral Resources	SU	Not evaluated per NOP	LS	No
Global Climate Change	SU	4.3.7 Greenhouse Gas Emissions	LS	No
Hazards and Hazardous Materials	LS	4.3.8 Hazards and Hazardous Materials	LS	No
Hydrology and Water Quality	LS	4.3.9 Hydrology and Water Quality	LS	No
Noise and Vibration	SU	4.3.10 Noise and Vibration	SU	No
Public Services and Recreation Resources	LS	Not evaluated per NOP	LS	No
Transportation and Circulation	SU	4.3.11 Traffic, Transportation, and Circulation	SU	No
Tribal Cultural Resources	SU	4.3.5 Cultural and Tribal Resources	LS	No
Utilities and Service Systems	LS	4.3.12 Utilities	LS	No
Energy		Demand for Energy Services and facilities	SU	No See pages 19 – 21 of the Addendum

Appendix C Comparison of Environmental Conclusions between the 2035 General Plan FPEIR and the Folsom Corporation Yard SOIA/Annexation EIR

2035 General Plan Final PEIR		Folsom Corporation Yard SOIA/Annexation FEIR		Changes 2035 PEIR Environmental Conclusion or Impact Magnitude?
Environmental Impact	Level of Significance	Environmental Impact	Level of Significance	
CEQA Required Topics				
Growth Inducement	LS	Not evaluated in EIR per NOP.	LS	No
Energy	LS	Impact 3.6-1: Wasteful, inefficient, or unnecessary consumption of energy, during project construction or operation.	LS	No
Construction and operation of energy services and facilities	SU	Impact 3.6-2: Demand for energy services and facilities	SU	No See pages 19 – 21 of the Addendum
Irreversible Commitment of Resources	LS	Irreversible Commitment of Resources	LS	No
Irreversible Environmental Changes	SU	Irreversible Environmental Changes	SU	No
Damage from Accidents	LS	Damage from Accidents	LS	

Source: Planning Partners 2019.

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APPENDIX D

2035 General Plan FPEIR
List of Adopted Mitigation Measures

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APPENDIX D

2035 GENERAL PLAN FPEIR - LIST OF ADOPTED MITIGATION MEASURES

This Appendix contains all of the adopted mitigation measures identified in the FPEIR for the 2035 City of Folsom General Plan project. The mitigation measures are listed in numerical order. The corresponding section in the PEIR is indicated in parentheses following the issue area.

1.1 AESTHETICS AND VISUAL RESOURCES (DPEIR CHAPTER 6)

Mitigation Measure AES-3a:

Add new **Policy NCR 2.1.3: Light Pollution Reduction.**

The City shall minimize obtrusive light by limiting outdoor lighting that is misdirected, excessive, or unnecessary, and requiring light for development to be directed downward to minimize overspill and glare onto adjacent properties and reduce vertical glare.

Mitigation Measure AES-3b:

Add new **Implementation Program NCR-6: Lighting Design Standards.**

Establish consistent lighting standards for outdoor lighting of city development to reduce high-intensity nighttime lighting and glare. These standards shall be consistent with the Folsom Plan Area Specific Plan Community Design Guidelines. Additional standards shall be considered, including the use of automatic shutoffs or motion sensors for lighting features to further reduce excess nighttime light.

To reduce impacts associated with light and glare, the City will require the following lighting standards:

- Shield or screen lighting fixtures to direct the light downward and prevent light spill on adjacent properties.
- Place and shield or screen flood and area lighting needed for construction activities and/or security so as not to disturb adjacent residential areas and passing motorists.
- For public street, building, parking, and landscape lighting in residential neighborhoods, prohibit the use of light fixtures that are of unusually high intensity or brightness (e.g., harsh mercury vapor, low-pressure sodium, or fluorescent bulbs) or that blink or flash. For public parks and sports facilities, the City will use the best light and glare control technology feasible, along with sensitive site design.
- Use appropriate building materials (such as low-glare glass, low-glare building glaze or finish, neutral, earth-toned colored paint and roofing materials), shielded or screened lighting, and appropriate signage in the office/commercial areas to prevent light and glare from adversely affecting motorists on nearby roadways.

Implementing Policy: NCR 2.1.3

1.2 AIR QUALITY (DPEIR CHAPTER 8)

Mitigation Measure AQ-2a:

Modify **Policy NCR 3.1.5: Emission Reduction Threshold for New Development.**

Require all new development projects that exceed SMAQMD's thresholds of significance to incorporate design, construction material, and/or other operational features that will result in a minimum of 15 percent reduction in emissions when compared to an "unmitigated baseline" project.

Mitigation Measure AQ-2b:

Implement Mitigation Measures GHG-1 through GHG-17.

Mitigation Measure AQ-6:

Modify **Policy NCR 3.1.6: Sensitive Uses.**

Coordinate with SMAQMD in evaluating exposure of sensitive receptors to toxic air contaminants and odors, and impose appropriate conditions on projects to protect public health and safety so as to comply with the requirements of SMAQMD for the exposure of sensitive receptors to toxic air contaminants and odors.

1.3 BIOLOGICAL RESOURCES (DPEIR CHAPTER 9)

Mitigation Measure BIO-1:

Modify **Policy NCR 1.1.1: Habitat Preservation.**

Support State and Federal policies for preservation and enhancement of riparian and wetland habitats by incorporating, as applicable, standards published by the California Department of Fish and Wildlife and the U.S. Fish and Wildlife Service into site-specific development proposals.

Mitigation Measure BIO-3:

Implement Mitigation Measure BIO-1.

1.4 CULTURAL RESOURCES (DPEIR CHAPTER 10)

Mitigation Measure CUL-2:

Add new **Implementation Program NCR 7: Management of Inadvertently Discovered Cultural Resources.**

Develop a program for the management of inadvertently discovered cultural resources. The program will consist of, but will not necessarily be limited to the following standards:

The City will require, through permit or tentative map conditions or contractual obligations, that in the event of any inadvertent discovery of archaeological resources, all such finds will be subject to PRC 21083.2 and CEQA Guidelines 15064.5. Procedures for inadvertent discovery are listed below.

In the event of the inadvertent discovery of previously unknown archaeological sites during excavation or construction, all construction affecting the site shall cease and the contractor shall contact the City.

- All work within 100 feet of the find will be halted until a professional archaeologist can evaluate the significance of the find in accordance with NRHP and CRHR criteria.
- If any find is determined to be significant by the archaeologist, representatives of the City will meet with the archaeologist to determine the appropriate course of action. If necessary, a Treatment Plan will be prepared by an archeologist, outlining recovery of the resource, analysis, and reporting of the find. The Treatment Plan will be submitted to the City for review and approval prior to resuming construction.

Mitigation Measure CUL-3:

Add new Implementation Program NCR 8: Management of Paleontological Resources.

Develop a program for the management of paleontological resources. The program will consist of, but will not necessarily be limited to, the following standards and requirements:

Prior to approval of a discretionary project, it shall be determined through literature review and records research, the paleontological sensitivity of the geologic units affected by the project. If paleontological resources may be present, conditions will be added to the project approval to monitor for and salvage paleontological resources during ground-disturbing activities.

1.5 GLOBAL CLIMATE CHANGE (DPEIR CHAPTER 12)

Mitigation Measure GHG-1:

Add new Implementation Program PFS-22: Renewable Energy in City-Operated Facilities.

Strive to supplement 25 percent of city-owned building energy demand through on-site or off-site renewable energy sources. On-site sources may include solar panels or other types of renewable energy systems on rooftops or parking areas, and on-site energy storage. Off-site sources could include combinations of equivalent renewable energy generation systems, power purchase agreements, or other off-site programs offered by energy utilities (e.g., SMUD's Greenergy or SolarShares programs).

Implementing Policy: PFS 8.1.3.

Mitigation Measure GHG-2:

Add new Policy PFS 8.1.9 Water Heater Replacement.

Encourage the use of high-efficiency or alternatively-powered water heater replacements at time of replacement in existing residential development.

Mitigation Measure GHG-3:

Add new Implementation Program PFS-23 High-Efficiency or Alternatively-Powered Water Heater Replacement Program.

Provide educational material and information on the City's website, as well as through the permit and building department, on the various high-efficiency and alternatively-powered water heat replacement options available to current homeowners considering water heater

replacement; develop appropriate financial incentives, working with energy utilities or other partners; and, streamline the permitting process. Replacement water heaters could include high-efficiency natural gas (i.e., tankless), or other alternatively-powered water heating systems that reduce or eliminate natural gas usage such as solar water heating systems, tankless or storage electric water heaters, and electric heat pump systems.

Implementing Policy: PFS 8.1.9.

Mitigation Measure GHG-4:

Add new Implementation Program PFS-24 Energy Efficiency and Renewable Energy Retrofits and Programs.

Strive to increase energy efficiency and renewable energy use in existing buildings through participation in available programs. Actions include:

- Establish a dedicated City program with a clear intent to provide support and promote available green building and energy retrofit programs for existing buildings.
- Incentivize solar installation on existing buildings that undergo major remodels or renovations, and provide permit streamlining for solar retrofit projects.
- Provide rebates or incentives to existing SMUD customers for enrolling in the existing Greenergy program.
- Provide education to property owners on low-interest financing and/or assist property owners in purchasing solar photovoltaics through low-interest loans or property tax assessments.
- Continue to work with SMUD and other private sector funding sources to increase solar leases or power purchase agreements (PPAs).

Implementing Policies: PFS 8.1.3, PFS 8.1.5, PFS 8.1.4.

Mitigation Measure GHG-5:

Modify Policy LU 1.1.13 Sustainable Building Practices.

Promote and, where appropriate, require sustainable building practices that incorporate a “whole system” approach to designing and constructing buildings that consume less energy, water, and other resources; facilitate natural ventilation; use daylight effectively; and, are healthy, safe, comfortable, and durable.

Mitigation Measure GHG-6:

Add new Implementation Program LU-6 Adopt Green Building.

Encourage new residential and non-residential construction projects to adopt and incorporate green building features included in the CALGreen Tier 1 checklist in project designs; and, encourage projects to seek LEED rating and certification that would meet equivalent CALGreen Tier 1 standards or better. Consider future amendments to City code to adopt CALGreen Tier 1 requirements consistent with State building code. For projects subject to CEQA seeking to streamline GHG analysis consistent with the general plan, CALGreen Tier 1 compliance would be required.

Implementing Policy: LU 1.1.13.

Mitigation Measure GHG-7:**Add new Implementation Program LU-7 Encourage Zero Net Energy.**

Encourage Zero Net Energy (ZNE) building design for new residential and non-residential construction projects. Consider future amendments to City code to adopt ZNE requirements consistent with the State building code. For projects subject to CEQA seeking to streamline GHG analysis consistent with the general plan, achievement of ZNE would be required consistent with provisions in the State building code under California Code of Regulations, Title 24, Part 6.

Implementing Policy: LU 1.1.13.

Mitigation Measure GHG-8:**Add new Implementation Program PFS-25 Zero Net Energy Development.**

Adopt an ordinance to require ZNE for all new residential construction by 2020 and commercial construction by 2030, in coordination with State actions to phase in ZNE requirements through future triennial building code updates.

Implementing Policies: NCR 3.2.3, LU 9.1.10, LU 1.1.13, LU 1.1.14.

Mitigation Measure GHG-9:**Add new Implementation Program PFS-26 Renewable Diesel.**

Revise the City of Folsom's Standard Construction Specifications to require that all construction contractors use high-performance renewable diesel for both private and City construction projects. Phase in targets such that high-performance renewable diesel would comprise 50 percent of construction equipment diesel usage for projects covered under the specifications through 2030, and 100 percent of construction equipment diesel usage in projects covered under the specifications by 2035. For projects subject to CEQA seeking to streamline GHG analysis consistent with the general plan, the use of high-performance renewable diesel would be required consistent with the above targets.

Implementing Policy: NCR 3.2.7.

Mitigation Measure GHG-10:**Modify Implementation Program M-1 Transportation Demand Management.**

Adopt a citywide Transportation Demand Management (TDM) program that encourages residents to reduce the amount of trips taken with single-occupancy vehicles. The program shall be designed to achieve an overall 15 percent vehicle mile traveled (VMT) reduction over 2014 levels and a 20 percent reduction in City-employee commute VMT. The City shall coordinate with employers to develop a menu of incentives and encourage participation in TDM programs.

Implementing Policy: M 1.1.9, NCR 3.1.3.

Mitigation Measure GHG-11:

Modify Implementation Program PFS-14 Energy Efficient Fleet.

Continue purchasing alternative fuel/technology vehicles when replacing vehicles in the City's existing municipal fleet. Use high-performance renewable diesel in 100 percent of existing (2014) and future diesel on-road vehicles and convert entire on-road gasoline vehicles to electric by 2035.

Implementing Policy: PFS 8.1.8.

Mitigation Measure GHG-12:

Modify Policy M 1.1.4 Existing Streets Retrofits.

Actively pursue funding to update existing streets and intersections with new bikeways, sidewalks, and exclusive transit lanes, where these facilities are designated in the Bikeway Master Plan, Pedestrian Master Plan, or Transit Master Plan.

Mitigation Measure GHG-13:

Modify Implementation Program M-8 Bicycle and Pedestrian Improvements.

Identify regional, State, and federal funding sources to support bicycle and pedestrian facilities and programs to improve roadways and intersections by 2035. Actions include:

- Require bicycle and pedestrian improvements as conditions of approval for new development on roadways and intersections serving the project. Improvements may include, but are not limited to: on-street bike lanes, traffic calming improvements such as marked crosswalks, raised intersections, median islands, tight corner radii, roundabouts, on-street parking, planter strips with street trees, chicanes, chokers, any other improvement that focuses on reducing traffic speeds and increasing bicycle and pedestrian safety. For projects subject to CEQA seeking to streamline GHG analysis consistent with the general plan, incorporation of applicable bicycle and pedestrian improvements into project designs or conditions of approval would be required.
- Based on the most recent citywide inventory of roadways and pedestrian/bicycle facilities, identify areas of greatest need, to focus improvements on first. Areas to prioritize include roadways or intersections with a lack of safety features, street where disruption in sidewalks or bicycle lanes occurs, areas of highest vehicle traffic near commercial centers and transit facilities, where increased use of pedestrian/bicycle facilities would be most used.

Implementing Policies: M 2.1.15, M 1.1.4, M 1.1.6, M 1.1.5, M 2.1.2, M 2.1.3, M 2.1.4.

Mitigation Measure GHG-14:

Modify Policy PFS 9.1.3 Recycling Target.

Support efforts to achieve a citywide disposal rate of 1.5 pounds per person per day, exceeding statewide target of 2.7 pounds per person per day by 2035.

Mitigation Measure GHG-15:

Add new Implementation Program PFS-27 Reduce Water Consumption in New Residential Development.

Encourage water efficiency measures for new residential construction to reduce indoor and outdoor water use. Actions include:

- Promote the use of higher efficiency measures, including: use of low-water irrigation systems, and installation of water-efficient appliances and plumbing fixtures;
- Measures and targets can be borrowed from the latest version of the Guide to the California Green Building Standards Code (International Code Council)
- For projects subject to CEQA seeking to streamline GHG analysis consistent with the general plan, compliance with CALGreen Tier 1 Water Efficiency and Conservation measures would be required.

Implementing Policies: PFS 3.1.3, PFS 3.1.9.

Mitigation Measure GHG-16:

Add new Policy NCR 3.2.8: GHG Analysis Streamlining for Projects Consistent with the General Plan.

Projects subject to environmental review under CEQA may be eligible for tiering and streamlining the analysis of GHG emissions, provided they are consistent with the GHG reduction measures included in the General Plan and EIR. The City may review such projects to determine whether the following criteria are met:

- Proposed project is consistent with the current general plan land use designation for the project site;
- Proposed project incorporates all applicable GHG reduction measures (documented in the Climate Change Technical Appendix to the General Plan EIR) as enforceable mitigation measures in the CEQA document prepared for the project; and,
- Proposed project clearly demonstrates the method, timing and process for which the project will comply with applicable GHG reduction measures and/or conditions of approval, (e.g., using a CAP/GHG reduction measures consistency checklist, mitigation monitoring and reporting plan, or other mechanism for monitoring and enforcement as appropriate).

Mitigation Measure GHG-17:

Modify Policy NCR 3.2.5 Climate Change Assessment and Monitoring.

Continue to assess and monitor performance of GHG emissions reduction efforts for 2020, 2030, and beyond, including progress toward meeting longer-term GHG emissions reduction goals for 2035 and 2050 by reporting on the City's progress annually, updating the GHG inventory and forecasts at least every five years, and preparing updates to the GHG Strategy in the General Plan, as appropriate; as well as assess and monitor the effects of climate change and associated levels of risk in order to plan a community that can adapt to changing climate conditions and be resilient to negative changes and impacts.

1.6 HAZARDS AND HAZARDOUS MATERIALS (DPEIR CHAPTER 13)

Mitigation Measure HZ-5:

Add new Policy SN 4.1.4: Wildland Fire Risk Reduction.

To reduce the risk of wildland fire, continue to implement Wildland-Urban Interface Building Standards, vegetative fuels management, evacuation planning, and public education.

1.7 HYDROLOGY AND WATER QUALITY (DPEIR CHAPTER 14)

Mitigation Measure HWQ-3a:

Modify Policy SN 3.1.1: 100-Year Floodway.

SN 3.1.1: 200-Year Floodway.

Regulate new development or construction within the 200-year floodway to assure that the water flows upstream and downstream from the new development or construction will not be altered from existing levels.

Mitigation Measure HWQ-3b:

Modify Policy SN 3.1.4: Flood Control Costs.

Minimize new development in the 200-year floodway to reduce the long-term public costs of building and maintaining flood control improvements, as required by FEMA and state law.

Mitigation Measure HWQ-3c:

Modify City of Folsom Municipal Code Chapter 14.32 so as to be in compliance with the provisions of SB 5 that require urban areas to provide a 200-year level of flood protection.

Mitigation Measure HWQ-4:

Implement Mitigation Measures HWQ-3a, HWQ-3b, and HWQ-3c.

Mitigation Measure HWQ-5:

Implement Mitigation Measures HWQ-3a, HWQ-3b, and HWQ-3c.

1.8 NOISE AND VIBRATION (DPEIR CHAPTER 15)

Mitigation Measure N-1:

Add Implementation Program SN-1: Adopt a Noise Reduction Program.

The City shall adopt a citywide noise reduction program to reduce traffic noise levels along roadways where significant increases in traffic noise levels are expected to occur. The program shall include, but shall not be limited to, the following specific elements for noise abatement consideration where reasonable and feasible:

- Noise barrier retrofits
- Truck usage restrictions
- Reduction of speed limits

- Use of quieter paving materials
- Building façade sound insulation
- Traffic calming
- Additional enforcement of speed limits and exhaust noise laws
- Signal timing.

Mitigation Measure N-3:

Require private developers to provide disclosure statements to all prospective residents in the area south of US Highway 50 notifying them of the presence of Mather Airport to the southwest, of routine aircraft overflights associated with Mather operations, including early morning and late night operations, and of temporarily elevated noise levels during such overflights.

1.9 PUBLIC SERVICES AND RECREATION RESOURCES (DPEIR CHAPTER 16)

Mitigation Measure PSR-4a:

Modify **Policy LU 1.1.10: Network of Open Space.**

Ensure designated open space is connected wherever feasible with the larger community and regional network of natural systems, recreational assets, and viewsheds.

Mitigation Measure PSR-4b:

Modify **Goal LU 5.1.**

Support the appropriate enhancement of Folsom’s riverfront areas for current and future residents in order to increase public access, recreational opportunities, and economic development in consultation with federal, State, and regional public lands management agencies.

Mitigation Measure PSR-4c:

Modify **Policy LU 5.1.1: River District Overlay.**

Apply a River District Overlay designation to the riverfront areas of Folsom outside of the boundaries of the Folsom Lake State Recreation Area, Folsom Powerhouse State Historic Park, and American River Parkway to elevate the importance of the river.

Mitigation Measure PSR-4d:

Modify **Policy LU 5.1.2: Vision for the River District.**

Engage the community, stakeholders, and federal, state, and regional land management agencies in establishing a vision for Folsom’s River District.

Mitigation Measure PSR-4e:

Modify **Policy LU 5.1.3: River District Master Plan.**

Prepare a River District Master Plan for Folsom’s riverfront area, that is based on widespread community engagement as well as coordination with the U.S. Bureau of Reclamation, California Department of Parks and Recreation, and Sacramento County Regional Parks Department.

Mitigation Measure PSR-4f:

Modify Policy LU 5.1.4: Enhance Lake Natoma with Compatible Recreation Uses.

Enhance the role of Lake Natoma as a place to recreate and an amenity for Folsom residents, and elevate Lake Natoma's role in supporting local and regional business and commerce, including tourism, recreation, and leisure, while maintaining compatibility with the Folsom Lake State Recreation Area General Plan. Invest in strategically-located sites along the length of Lake Natoma for a diverse mix of passive and active recreation and tourism activities that are compatible with nearby land uses, historically and culturally important sites, significant habitat areas, restoration sites, and native fish and wildlife usage.

Mitigation Measure PSR-4g:

Modify Policy PR 4.1.1: Coordination with State and County Parks.

Coordinate with State and County park officials to provide education in programs that inform the community on topics such as local natural resources, conservation efforts, and fire safety.

Mitigation Measure PSR-4h:

Modify Policy PR 4.1.3: County, State, and Federal Cooperation.

Cooperate with the County Department of Regional Parks, State Department of Parks and Recreation, State Department of Corrections and Rehabilitation, State Department of Fish and Wildlife, and U.S. Bureau of Reclamation on facility development and program offerings as appropriate.

Mitigation Measure PSR-4i:

Modify Policy PR 4.1.5: Waterway Recreation and Access.

Coordinate with appropriate Federal and State agencies, Sacramento County Regional Parks, private landowners, and developers to manage, preserve, and enhance the American River Parkway, urban waterways, and riparian corridors, including public access for active and passive recreation.

Mitigation Measure PSR-4j:

Modify the 2035 General Plan Land Use Diagram – Transit Priority Areas.

Modify the 2035 General Plan Land Use Diagram to delete any indication that proposed Transit Priority Areas would include public lands within the Folsom Lake State Recreation Area and American River Parkway.

Mitigation Measure PSR-4k:

Modify the 2035 General Plan Land Use Diagram – River District.

Modify the 2035 General Plan Land Use Diagram to delete any indication that the proposed River District would include public lands within the Folsom Lake State Recreation Area and American River Parkway. This is not intended to preclude the addition of such lands to the River District upon completion of the River District Master Plan prepared in compliance with Policy LU 5.1.3.

Mitigation Measure PSR-4l:

This mitigation measure was determined to be unnecessary and was not adopted by the City of Folsom City Council.

Mitigation Measure PSR-4m:

Modify the **2035 General Plan Land Use Diagram – Planning Area 2.**

Modify the 2035 General Plan Land Use Diagram to amend the boundary of Planning Area 2 to exclude lands within the Prairie City SVRA.

1.10 TRANSPORTATION AND CIRCULATION (DPEIR CHAPTER 17)

Mitigation Measure T-3:

Implement the new interchanges and improvements along US 50.

1. The two new interchanges on US Highway 50 at Oak Avenue Parkway and at Empire Ranch Road interchanges would cause a significant shift in traffic volumes from East Bidwell Street interchange the new interchanges. Both interchanges were assumed to have a high capacity partial cloverleaf (L9) design with a one or two lane single slip off-ramp, a loop ramp and a slip on-ramp in each direction.
2. New “auxiliary lanes” are assumed to be added both eastbound and westbound on US Highway 50 between each interchange from Folsom Boulevard to El Dorado Hills Boulevard, which is consistent with the “Traffic Operations Analysis Report for the US Highway 50 Auxiliary Lane Project” (DKS 2007). These auxiliary lanes were assumed to begin at the loop on-ramp at each of the existing and new partial cloverleaf interchanges and extend to the off-ramp at the downstream interchange.
3. A “transitional lane” was assumed to be added in the eastbound direction from the Hazel Avenue eastbound on-ramp to the off-ramp to Prairie City Road to mitigate the current bottleneck caused by the lane drop at Folsom Boulevard.
4. Two lane off-ramps were assumed to be added at any location where volumes warrant the additional lane.
5. A standard intersection design would result in an unacceptable weaving condition on eastbound US Highway 50 between the Prairie City Road on ramps and the new off ramp with Oak Avenue Parkway. Therefore, it was assumed that a “braided ramp” design would be used. It was assumed that this design would involve merging the two eastbound on-ramps from Prairie City Road and then grade separating that combined on-ramp with the new off-ramp to Oak Avenue Parkway.
6. It was assumed that a White Rock Road would be widened to four lanes, which would help divert some traffic from US Highway 50.

1.11 REQUIRED CEQA ANALYSES (DPEIR CHAPTER 12)

Mitigation Measure ENR-1:

Implement Mitigation Measures GHG-1 through GHG-17.

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Appendix A
Comparison of Existing Tree Preservation Ordinance and the Proposed Revised Tree Preservation Ordinance

Folsom Municipal Code Chapter 12.16 Tree Preservation (Existing)	Folsom Municipal Code Chapter 12.16 Tree Preservation Ordinance (Proposed) ¹
Sections:	
12.16.010 Purpose and intent.	12.16.010 Purpose and intent.
12.16.020 Definitions.	12.16.020 Definitions.
12.16.030 Regulated activity and exemptions.	12.16.030 Applicability.
12.16.040 Tree permit process.	12.16.040 Prohibited Activities.
12.16.050 Environmental review.	12.16.050 Permit Required.
12.16.060 Conditions.	12.16.060 Application Requirements.
12.16.070 Mitigation.	12.16.070 Approving Authority.
12.16.080 Street tree planting.	12.16.080 Conditions of Approval.
12.16.090 Establishing landmark tree(s).	12.16.090 Findings for Approval.
12.16.100 Appeals from action on issuance or denial of a permit.	12.16.100 Notice of Decision.
12.16.110 Appeal fee for appeals from action on issuance or denial of a permit.	12.16.110 Appeals.
12.16.120 Appeal hearings concerning action on issuance or denial of a permit.	12.16.120 Effective Date and Permit Expiration.
12.16.130 Actions on appeals concerning issuance or denial of a permit.	12.16.130 Regulated Activity Authorized by Permit.
12.16.140 Enforcement.	12.16.140 Standard Conditions of Approval.
12.16.143 Penalties.	12.16.150 Tree Protection and Mitigation Plan Requirements.
12.16.145 Enforcement procedures—Notice to correct.	12.16.160 Mitigation Requirements.
12.16.150 Mitigation fees.	12.16.170 Tree Planting and Replacement Fund.
12.16.160 Delegation.	12.16.180 Landmark Designation.
12.16.170 Application fees.	12.16.190 Maintenance.
12.16.180 Amendment of project.	12.16.200 Street Tree Planting.
12.16.190 Notices.	12.16.210 Parking Lot Shading Tree Planting.
	12.16.220 Solar Shade Control Act Exemption.
	12.16.230 Violations, Enforcement, and Penalties.

¹ The right column documents the proposed Tree Preservation Ordinance. The sections (e.g., 12.16.010, 12.16.020) of the proposed Ordinance are presented in the order that they would appear in the Folsom Municipal Code. In contrast, since the sections of the existing and proposed Ordinances do not precisely mirror each other, the contents of the left column have been moved or adjusted to match the topics as set forth in each of the sections of the proposed Tree Preservation Ordinance.

<p>12.16.010 Purpose and intent.</p> <p>A. In order to promote the public health, safety and general welfare, to enhance the beauty of Folsom and to complement and strengthen zoning, subdivision and land use standards and regulations, while at the same time recognizing individual rights to develop private property, the city council finds it necessary to establish basic standards, measures and compliance for the preservation and protection of trees.</p>	<p>12.16.010 Purpose and intent.</p> <p>A. Purpose. Trees are both community and environmental assets, unique in their ability to provide a multitude of benefits that appreciate over time. In addition to many others, these benefits include life-giving oxygen, filtration of air pollutants, essential shade, energy savings, reduced Heat Island effect, habitat for wildlife, and carbon sequestration. The purpose of this chapter is to advance these aesthetic, economic, environmental, and social contributions of our Urban Forest through the creation and preservation of tree resources. In order to promote the public health, safety and general welfare, enhance the beauty of Folsom and to complement and strengthen zoning, subdivision and land use standards and regulations, while at the same time recognizing individual rights to develop private property, the city council finds it necessary to establish standards and measures for the preservation of trees.</p>
<p>B. The provisions of this chapter are enacted to:</p> <ol style="list-style-type: none"> 1. Establish and maintain the optimum amount of tree cover on public and private lands to enhance the natural scenic beauty, moderate climatic conditions, and sustain property values; 2. Promote conservation of tree resources; 3. Authorize the planning director to administer the tree ordinance; 4. Implement the conservation goals of the General Plan. (Ord. 826 § 1 (part), 1995) 	<p>B. Intent. The provisions of this chapter are enacted to:</p> <ol style="list-style-type: none"> 1. Establish and maintain the optimum amount of tree cover on public and private lands to enhance the natural scenic beauty, moderate climatic conditions, and sustain property values. 2. Promote conservation of tree resources and long-term sustainability. 3. Safeguard the health of the City’s Urban Forest by ensuring proper tree management practices. 4. Protect the visual and aesthetic character of the City. 5. Implement the conservation goals of the General Plan. 6. Establish procedures for the City to administer this tree ordinance.
<p>12.16.020 Definitions.</p>	<p>12.16.020 Definitions.</p> <p>This section includes the definition of terms and phrases used in this Chapter that are technical or specialized, or that may not reflect common usage. If any of the definitions in this Chapter conflict with definitions in other provisions of the Municipal Code, the terms and phrases as defined in this Chapter shall control for the purposes of this Chapter. If a word is not defined in this Chapter, the Community Development Director shall determine the most appropriate definition for purposes of enforcing the Tree Ordinance.</p>
	<p>Adjacent. Having a common property line, or immediately next to an alley, path, private street, easement, or public street.</p>
	<p>ANSI A300 Standards. The most current version of Tree Care Operations – Tree, Shrub and other Woody Plant Maintenance – Standard Practices of the American National Standards Institute, as amended from time to time.</p>
<p>For purposes of the issuance of any permit required under this chapter, an “appeal body” means either the city council or the planning commission, as described in Section 12.16.100, whose responsibility is to hear appeals from decisions made by the approving authority.</p>	<p>Appeal Authority. The Director or Commission authorized under this Chapter to consider appeals of Tree Removal Permits.</p>

Appendix A
Comparison of Existing Tree Preservation Ordinance and the Proposed Revised Tree Preservation Ordinance

<p>“Approving authority” means any one of the following: city council, planning commission, or planning director or his/her designated person, or other body granted authority under this code to act on subject entitlement.</p>	<p>Approving Authority. The City Arborist is the Approving Authority for the Tree Work Permit and Tree Removal Permit covered by this Chapter.</p>
<p>“Arborist report” means a report prepared by an arborist containing specific information on location, condition, potential impacts of development, recommended actions and mitigation measures relating to 1 or more trees on an individual lot or project site.</p>	<p>Arborist Report. A report prepared by an Arborist containing specific information on location, condition, potential impacts of development, recommended actions and mitigation measures relating to 1 or more trees on an individual lot or project site.</p>
	<p>Arborist. An individual certified as an Arborist by the International Society of Arboriculture (ISA) and holds a current and unexpired certification.</p>
	<p>Buildable Area. The area of a parcel where a building may be constructed excluding front, rear and side yard setbacks as required by the zoning. In the case of a parcel that is to be subdivided, the buildable footprint would be the buildable area of each proposed new parcel excluding front, rear and side yard setbacks as required by the existing or proposed zoning for the new parcel(s).</p>
	<p>City Arborist. An Arborist who is a City employee whose job duties include the review, evaluation and preparation of reports and permits under this Chapter.</p>
	<p>Certificate of Compliance. A written statement from an Arborist verifying that the conditions associated with a Tree Permit have been satisfied.</p>
	<p>Critical Root Zone (CRZ). The area of soil extending from the tree trunk where roots required for future tree health and survival are located. This Critical Root Zone area for all trees except Heritage Trees is a circle with a minimum radius of 1 foot for every 1 inch in trunk diameter at DBH. For Heritage Trees, the Critical Root Zone area shall be a circle with a minimum radius of 1.5 feet for every 1 inch in trunk diameter at DBH, unless reduced by the City Arborist. (Critical Root Zone Figure provided following this table.)</p>
<p>“Diameter at breast height (DBH)” means the diameter of a tree measured at 4 1/2 feet above the ground while standing on the high side of the tree. The diameter shall be calculated by use of the following formula:</p> <p style="text-align: center;">diameter = circumference/3.142</p>	<p>Diameter at Breast Height (DBH). The diameter of a tree measured at four and one-half (4.5) feet above the ground while standing on the high side of the tree. For a tree other than a Multi-trunked Tree that branches at or below four and one-half feet, DBH shall mean the diameter at the narrowest point between the grade and the lowest branching point. The diameter shall be calculated by use of the following formula:</p> <p style="text-align: center;">diameter = circumference/3.142</p> <p>For Multi-trunked Trees, the DBH shall be the diameter of each stem measured at four and one-half above the ground while standing on the high side of the tree added together in total.</p>
	<p>Director. The Director of the City’s Community Development Department or his/her designee.</p>

<p>“Discretionary projects” means a project which requires the exercise of judgment or deliberation when the city council or planning commission decides to approve or disapprove a particular activity. “Discretionary projects” include, but are not limited to: conditional use permits, tentative parcel maps, changes in zoning districts, tentative subdivision maps, variances or planned development permits.</p>	
<p>“Dripline” means the outermost edge of the tree’s canopy. When depicted on a map, the dripline will appear as an irregular-shaped circle that follows the contour of a tree’s outermost branches as seen from overhead.</p>	<p>Dripline Radius (DLR). A perfect circle around the tree with the radius being equal to the longest branch of the tree. (Dripline Radius Figure provided following this table.)</p>
<p>“Enforcement authority” means the director of the department of planning, inspections and permitting or his/her designee.</p>	
	<p>Extrapolated Diameter at Breast Height (DBH). This is a method of calculating the DBH of a multi-trunked tree that is derived from adding the cross-sectional area of each stem measured at 4.5 feet above grade to determine a value for the DBH. In a Multi-trunked Tree, this is calculated by taking the square root of the sum of each individual stem’s DBH squared. The extrapolated DBH value is used for determining mitigation and may be calculated using an alternative method acceptable to the City Arborist.</p>
	<p>Heat Island. An urban or metropolitan area that has higher average temperatures than surrounding rural areas due to the greater absorption, retention, and generation of heat by buildings, pavements, and human activities.</p>
<p>“Heritage tree” means a native oak tree over 19 inches in diameter at breast height or a multitrunked native oak tree having an aggregate diameter of 38 inches or more at breast height.</p>	<p>Heritage Tree. A tree on the City’s current Master Tree List over 30 inches in DBH or a multi-trunked tree on the current Master Tree List having a combined DBH of 50 inches or more.</p>
<p>“Landmark tree” means a tree or group of trees determined by the city council to be a significant community benefit.</p>	<p>Landmark Tree. A tree or group of trees determined by the City Council to confer a significant community benefit to the general public due to its size, age, location, historic association or ecological value</p>
	<p>Major Pruning. The cutting of any individual branch or root with a diameter of two inches or greater or a circumference of more than six and one-quarter inches at any point on such branch or root. It shall also include the cutting of a cumulative amount of more than ten percent of a combination of the Root System and the Tree Crown within a 12-month period.</p>
<p>“Master tree list” means a list prepared by the planning director which identifies the species of trees which may be planted as replacement or as street trees.</p>	<p>Master Tree List. A list prepared by the City, as amended from time to time, identifying the species of trees that may be planted as replacement trees, as Parking Lot Shading Trees, or as Street Trees.</p>
<p>“Minor trimming” means the cutting from protected trees of: (1) dead or diseased limbs or twigs; (2) parts which may result in damage to a dwelling; (3) parts which must be removed for safety or public utilities; or the pruning of protected trees to promote health and growth. Trimming which substantially reduces the overall size or density of the tree or destroys the existing symmetry or natural shape of the tree is not considered minor trimming.</p>	<p>Minor Pruning. The cutting of any individual branch or root of less than two inches in diameter at any point on such branch or root. The cumulative amount of cutting shall not be more than ten percent of a combination of the Root System and the Tree Crown within a 12-month period. Pruning that substantially reduces the overall size or density of the tree or destroys the existing symmetry or natural shape of the tree is not considered Minor Pruning.</p>
	<p>Multi-trunked Tree. A tree with multiple stems originating from a single root mass.</p>

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<p>“Native oak tree” means any tree over 6 inches (DBH) of the genus quercus and species lobata (valley oak), douglasii (blue oak), wislizenii (interior live oak), or hybrids, thereof; or a multitrunked native oak tree having an aggregate diameter of 20 inches (DBH) or more.</p>	<p>Native Oak Tree. One of the following species of tree or hybrids of any of the trees listed below, with a minimum diameter as shown:</p> <table border="1" data-bbox="1098 285 1841 505"> <thead> <tr> <th>Common Name</th> <th>Botanical Name</th> <th>Trunk (DBH)</th> <th>Multi-trunked Combined (DBH)*</th> </tr> </thead> <tbody> <tr> <td>Valley Oak</td> <td>Quercus lobata</td> <td>6”</td> <td>20”</td> </tr> <tr> <td>Blue Oak</td> <td>Quercus douglasii</td> <td>6”</td> <td>20”</td> </tr> <tr> <td>Interior Live Oak</td> <td>Quercus wislizenii</td> <td>6”</td> <td>20”</td> </tr> <tr> <td>Coast Live Oak</td> <td>Quercus agrifolia</td> <td>6”</td> <td>20”</td> </tr> </tbody> </table> <p>*A Native Multi-trunked Tree listed above with a single stem 6 inches or greater shall be considered a Native Oak Tree.</p>	Common Name	Botanical Name	Trunk (DBH)	Multi-trunked Combined (DBH)*	Valley Oak	Quercus lobata	6”	20”	Blue Oak	Quercus douglasii	6”	20”	Interior Live Oak	Quercus wislizenii	6”	20”	Coast Live Oak	Quercus agrifolia	6”	20”
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Coast Live Oak	Quercus agrifolia	6”	20”																		
<p>“Owner-occupant” means any owner residing in a constructed single-family residence.</p>																					
	<p>Parking Lot Shading Tree. Any tree planted in a parking lot in order to meet shade coverage requirements and as identified in Section 17.57.070 of the Zoning Code.</p>																				
<p>“Planning director” means the director of planning, inspections and permitting.</p>																					
<p>“Project” means an activity which has the potential for resulting in a physical change in the environment.</p>																					
<p>“Protected trees” means native oak trees, heritage trees, street trees and landmark trees.</p>	<p>Protected Tree. Trees protected under this Chapter include Native Oak Trees, Heritage Trees, Landmark Trees, Regulated Trees, and Street Trees, as defined herein.</p>																				
<p>“Protected zone” means an irregular circle around a protected tree, equal to the protected tree’s dripline plus 1 foot.</p>																					
<p>“Priming and trimming standards” means those pruning standards established by the Western Chapter of the International Society of Arboriculture.</p>																					
	<p>Pruning. To cut off or cut back parts a tree to enhance health and structure. Pruning refers to both above surface and underground cutting. See also “<i>Major Pruning</i>” and “<i>Minor Pruning</i>”.</p>																				
	<p>Reasonable Alternative Measures. Measures determined and authorized by the Approving Authority or Appeal Authority that may be reasonably implemented to minimize impact to a Protected Tree in order to avoid activities which could result in greater impact to the tree or removal of the tree. Examples may include tree management practices such as root barriers; a minor deviation from the setbacks to allow a development to preserve existing trees on-site (may require a variance or other land use entitlements); or the planting of replacement trees on suitable off-site locations.</p>																				
<p>“Regulated activity” means any activity to be done to a protected tree or undertaken within the protected zone of a protected tree.</p>	<p>Regulated Activity. Activities involving Major Pruning of a Protected Tree, any activity undertaken within the Tree Protection Zone of a Protected Tree, removal of a Protected Tree, cabling and/or bracing of a Protected Tree, or other activities that may impact the long-term health and survivability of a Protected Tree as may be determined by the City Arborist.</p>																				

	Regulated Tree. Trees required in accordance with the standards of the Zoning Code, such as Parking Lot Shading Trees, or required as conditions of development project approval, such as landscape buffer or screening trees.
	Replacement Tree. A tree required to be planted as mitigation for removal of a Protected Tree in accordance with the requirements of this Chapter.
	Root System. This configuration of the underground parts is one of its most important elements of a tree, providing several vital functions. Roots store nutrients for the tree during the winter and transport water and minerals during the active part of the growing season. Roots also provide an anchor to the tree, keeping it from toppling during extreme weather conditions.
	Routine Maintenance. Includes the following activities: Minor Pruning; dead wood removal; irrigation; mulch application; mowing or trimming grass or other ground cover close to a tree; application of fertilizer, insecticides, or herbicides in accordance with their label; or any other similar activities that promote the life, growth, or health of trees. Any procedure, technique, or practice that is expressly prohibited under the ANSI A300 standards or by this Chapter is not Routine Maintenance.
“Street tree” means any tree growing within the tree maintenance strip and contained on the master tree list.	Street Tree. A tree of an approved species in accordance with the current Folsom Master Tree List located within 12.5’ of a street or sidewalk, measured from the back of the curb or back of the sidewalk. Street Trees can be either privately or publicly owned.
	Subject Property. The property, or properties, for which a permit request has been filed.
	Terminal Leader. This is the vertical stem(s) at the top of the trunk of a tree.
“Tree” means a woody perennial plant with a trunk over 6 inches (DBH) or a multitrunked plant having an aggregate diameter of 20 inches (DBH) or more.	
	Tree Care and Maintenance Standards. Standards required by the City for the care and maintenance of Protected Trees based on the ANSI 300 Standards and any other relevant standards as determined by the City Arborist, as amended by the City from time to time.
	Tree Crown. This is the top part of the tree, which features branches that grow out from the main trunk and support the various leaves used for photosynthesis.
	Tree Permit. A permit issued by the City of Folsom covering any Regulated Activity affecting a Protected Tree, which may be a Tree Work Permit or a Tree Removal Permit or both.
“Tree maintenance strip” means a strip of land parallel and adjacent to a public street thereto and which is twelve and one-half feet wide, measured from the property line. (Ord. 851 § 2(1), 1996)	
	Tree Protection and Mitigation Plan. A plan submitted for review and approval before the start of any Regulated Activity

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	<p>Tree Protection Zone (TPZ). The circumference of the outermost edge of a tree's Critical Root Zone or Dripline Radius, whichever is greater, plus one foot. When depicted on a map, the Tree Protection Zone will appear as a perfect circle, or group of overlapping circles for multiple trees. (Tree Protection Zone Figure provided following this table.)</p>
	<p>Topping. A type of pruning that is not Routine Maintenance and involves the removal of tops of trees, or large branches or trunks from tops of trees, leaving large stubs or lateral branches that are too small to assume the role of a Terminal Leader. (Topping Figure provided following this table.)</p>
	<p>Urban Forest. A forest, or collection of trees, or the total of all trees on public and private properties that grow in the City boundaries.</p>
	<p>Zoning Code. Title 17 of the Folsom Municipal Code.</p>
	<p>12.16.030 Applicability</p>
	<p>The provisions of this Chapter shall apply to all Regulated Activities affecting Protected Trees, excluding those activities undertaken by the City. Trees that are not Protected Trees are not subject to the provisions of this Chapter. When a tree qualifies as more than one type of Protected Tree, the more stringent requirements apply.</p>
	<p>12.16.040 Prohibited Activities</p>
	<p>The following activities shall be prohibited with respect to Protected Trees:</p>
	<p>A. Topping.</p>
	<p>B. Attaching structures using nails, screws, and/or spikes.</p>
	<p>C. Wounding or breaking tree trunks or branches through contact with vehicles and heavy equipment.</p>
	<p>D. Wounding trunks with string weed trimmers, lawn mowers, and similar equipment.</p>
	<p>E. Causing injury by fire or excessive heat.</p>
	<p>R. Pruning activities not conducted in accordance with City's Tree Care and Maintenance Standards.</p>
	<p>G. The use of tree spikes or spurs while pruning.</p>
	<p>H. Any of the following activities within the Tree Protection Zone of any Protected Tree, unless specifically approved by the City and conducted in accordance with the standards of Section 12.16.140 (Standard Conditions of Approval):</p>
	<p>1. Storage of large quantities of soil and/or mulch.</p>
	<p>2. Excavation and trenching.</p>
	<p>3. Changing soil grade by cutting or filling.</p>
	<p>4. Grading, tearing, and/or grubbing.</p>
	<p>5. Compacting soil with equipment, vehicles, material storage, and/or foot traffic.</p>

	6. Washing out equipment (especially paint, stucco and concrete) and vehicle maintenance.
	7. Installing impervious surfaces, including but not limited to parking lots, driveways, and walkways.
	8. Storing or placing construction materials or construction debris and waste.
	9. Accumulation of water from construction-related activities.
	I. Cutting down, destroying, effectively destroying through damaging, removing, or moving any Protected Tree without a Tree Work Permit or a Tree Removal Permit at any time unless specifically exempted by this Chapter.
12.16.030 Regulated activity and exemptions.	12.16.050 Permit Required
A. Tree Permit Required. Except as otherwise provided in this chapter, it is unlawful to perform any regulated activity without a tree permit.	A. Tree Work Permit Required. A Tree Work Permit is required for any Regulated Activities undertaken with respect to a Protected Tree, except where specifically exempted by subsection "C" below:
	B. Tree Removal Permit Required. A Tree Removal Permit is required before removal of any Protected Tree, except where specifically exempted by subsection "C" below.
B. Tree Permit Exemptions. The following activities may be undertaken without a tree permit:	C. Exemptions. The following activities with respect to Protected Tree are specifically exempted from the requirements for obtaining a Tree Work Permit or a Tree Removal Permit.
1. Paving for streets and/or driveways under the supervision of an arborist to guarantee appropriate measures are taken to ensure tree survival;	1. Resurfacing, repaving, or concrete replacement of existing paved areas within the Tree Protection Zone, if conducted under the supervision of an Arborist to guarantee appropriate measures are taken to ensure tree survival.
2. Parking or operation of motor vehicles within the protected zone on existing paved areas;	2. Parking or operation of motor vehicles within the Tree Protection Zone on existing paved areas.
3. Placement or storage of equipment or construction material within the protected zone on existing paved areas;	3. Placement or storage of equipment or construction material within the Tree Protection Zone on existing paved areas.
4. Maintenance of under-canopy landscaping for non-oak species;	4. Maintenance of under-canopy landscaping.
5. Activities in subsection B(1) through (4) of this section within improved parking lots approved by the city;	5. Routine maintenance of Protected Trees.
6. Removal of limbs or trees damaged by acts of God;	6. Emergency work involving the removal of limbs or trees damaged by extreme weather, chance occurrence, or unavoidable accident beyond the reasonable control of the property owner.
7. Removal of a tree certified as being dead which poses a health and/or safety risk to the public;	7. Removal of a Protected Tree that is dead or dying as determined by an Arborist and verified by the City Arborist provided that the property complies with the requirements of the Zoning Code.
8. Removal of a tree certified by an arborist to be in poor health, and a risk or hazard to the general public as determined by the planning director;	8. Removal of a Protected Tree that poses an imminent safety risk to the public as determined by the City Arborist or City Fire Chief.

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9. Minor trimming as defined in Section 12.16.020;	9. Minor pruning activities.
10. Activity which does not disturb the soil or result in physical contact to the protected tree;	10. Activities that do not disturb or contaminate the soil within the Tree Protection Zone or result in physical contact to the Protected Tree.
11. Activity performed by a public utility necessary to comply with safety regulations or to repair or avoid the interruption of services, provided such activity is done under the supervision of a certified arborist. (Ord. 826 § 1 (part), 1995)	11. Public utilities subject to the jurisdiction of the California Public Utilities Commission performing pruning activities as is necessary to comply with the safety regulations of said commission and to maintain a safe operation of their facilities. However, they shall notify the Community Development Department at least seven (7) business days before taking any action. The City may cause such pruning work to be inspected and the City shall have the authority to stop any tree-pruning performed by a utility if such practices are inconsistent with the City's Tree Care and Maintenance Standards.
	D. Combined Activities. Separate but similar tree-related activities may be reviewed under one permit. The City's decision on the permit shall apply to all activities included in the permit.
	E. Limitation. Permit issued under this Chapter entitles the permittee to perform only the Regulated Activities authorized in the permit and is not valid for any other purpose.
12.16.040 Tree permit process.	12.16.060 Application Requirements
A. Applications for a tree permit shall be submitted to the planning director. The application shall be acted upon by the planning director, unless other project entitlements will be necessary in order to develop the property, in which case, the application will be acted upon by the appropriate approving authority. Said application shall contain:	A. Application Form. All Tree Work Permit or Tree Removal Permit applications must be submitted in writing to the Community Development Department on a form provided by the City.
1. Application Form. Application shall be made on a form supplied by the planning director. The signature of the property owner is required on the application.	1. Minimum submittal requirements shall be established by the City. Additional information necessary for the complete evaluation of an application may be required by the City Arborist. All required material and information shall be provided by the applicant before the application may be deemed complete and accepted for processing.
2. Justification Statement. A written statement stating the justification for the tree permit.	2. No application shall be considered complete for acceptance and processing until the required application fee is paid in full.
3. Site Map. The requirement for a site map may be waived by the planning director if the application is for removal of dead or hazardous trees. A site map, if required, shall include the following information, and any other information determined by the planning director to be necessary:	3. For work within the Tree Protection Zone or work involving the removal of a Protected Tree, a Tree Protection and Mitigation Plan is required as part of the permit application unless exempt under Section 12.16.050(C). If Protected Trees are present on the proposed development site, a Tree Protection and Mitigation Plan is required as part of entitlement application and before submittal of a Tree Permit application.
a. Physical Characteristics (Existing and Proposed).	
i. Property lines;	
ii. Streets, access easements and/or public or private driveways and other paved areas;	
iii. Buildings or structures;	

iv. Setbacks of all buildings and structures from property lines;	
v. Parking and other paved areas;	
vi. Land uses on parcel (existing and proposed as applicable);	
vii. Proposed grading and construction, including utilities, if available.	
b. Tree Locations. All trees located on the property must be depicted on the site plan map. Identify those protected trees which are to be preserved and which will be subject to regulated activity. Additionally, the site plan map shall indicate the exact location of the base and protected zone for all such trees within the project boundary. Except for applications filed by owner-occupants, a survey of the exact location(s) of such tree(s), both horizontally and vertically, shall be conducted by a professional engineer or a licensed land surveyor. Owner-occupants shall submit information concerning tree locations in a form acceptable to the planning director. The tree number(s) shall be shown on both the site plan and grading plan and on the trees themselves (attached by nonharmful methods). The base elevation of each protected tree shall be shown on the grading plan.	
c. Protected Zone of Protected Tree(s). The exact location of the protected zone of protected trees.	
4. Preservation Program. A program for the preservation of protected trees during and after completion of the project (including avoidance of activity within the protected zone of protected trees), which shall include the following:	
a. Each tree or group of trees to be preserved shall be enclosed with high-visibility fencing prior to any grading, movement of heavy equipment, approval of improvement plans, or the issuance of any grading or construction permits. Such fence shall be removed following construction but prior to installation of landscaping material. Fencing shall enclose the entire protected zone.	
b. Parking of vehicles, equipment, or storage of material within the protected zone of trees is prohibited at all times, except that parking shall be permitted within the protected zone of street trees as outlined in subsections (B)(2) and (3) of Section 12.16.030.	
c. Signs shall be posted on all sides of fences surrounding each tree or trees stating that enclosed tree(s) are to be preserved. The signs shall state the penalty for damage to, or removal of, the protected tree. The number of posted signs required for the site shall be determined by the planning director.	

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<p>5. Arborist's Report. Except for applications filed by owner-occupants, an arborist's report shall be submitted and shall contain such information as the planning director determines is required to evaluate tree conditions, identify measures to protect trees for preservation and to evaluate areas in which to plant replacement trees. Owner-occupants shall submit information concerning tree condition in a form acceptable to the planning director. The contents of the arborist's report and site plan shall include but is not limited to the following information:</p>	
<p>a. Botanical and common name of tree(s) by tree number;</p>	
<p>b. Location of tree(s) by tree number;</p>	
<p>c. Diameter at breast height (DBH) by tree number, identifying whether single or multitrunked trees;</p>	
<p>d. Protected zone radius by tree number (measure longest radius);</p>	
<p>e. Condition by tree number based upon the following tree rating system:</p>	
<p>i. Excellent,</p>	
<p>ii. Good,</p>	
<p>iii. Fair to good,</p>	
<p>iv. Fair,</p>	
<p>v. Fair to poor,</p>	
<p>vi. Poor.</p>	
<p>Tree ratings shall be based on: (1) the condition and environment of the tree's root crown; (2) the condition of the trunk, including decay, injury, callusing or presence of fungus sporophore; (3) the condition of the limbs, including strength of crotches, amount of dead wood, hollow areas, and whether there is excessive weight borne by them; (4) the condition and growth rate history of the twigs, including pest damage and diseases; (5) the leaf appearance, including abnormal size and density as well as pest and disease damage; (6) the protected zone environment, including evidence of grade changes and presence of water courses or ponding.</p>	
<p>Using an averaging of the above factors together with the arborist's best judgment, the tree shall then be described using the above rating categories. Based upon the conditions and findings, recommendations should be made that logically follow the report conditions. Recommended mitigative measures to improve the tree's condition ratings shall be included in the report. The report should also include information regarding the tree's life expectancy under existing and planned-for conditions.</p>	

B. Application Evaluation Criteria. The approving authority shall review and approve, conditionally approve or deny applications in accordance with the provisions of this chapter. The following criteria will be considered in the evaluation of applications for tree permits:	
1. The gross floor area of any proposed structures in relation to the size of the site and the amount of area on the parcel which does not require the removal of protected trees;	
2. Design features of any proposed structures, as compared to other structures in the same vicinity which have or had protected trees on the parcel;	
3. Topographic constraints, lot configuration and other physical limitations;	
4. The health and structural condition of the protected trees;	
5. Whether the encroachment is likely to result in the decline of the protected tree or create a risk to persons or property;	
6. The approximate age of the protected tree compared with the average life span for that species;	
7. Whether removal of the protected tree would encourage healthier, more vigorous growth of younger similar trees in the area;	
8. The number of existing protected trees in the area;	
9. The number of healthy protected trees that a given parcel of land will support with and without the proposed development;	
10. The effect of removal on soil stability/erosion, particularly near watercourses or on steep slopes;	
11. The potential for the protected tree to be a public nuisance or interfere with utility service, as well as its proximity to existing structures;	
12. Present and future shade potential with regard to solar heating and cooling and other climatic conditions;	
13. Whether there are any alternatives that would allow for the preservation of the protected tree;	
14. Accepted tree management practices to ensure long-term survival of the tree;	
15. Whether the tree exhibits one of the following attributes: (1) historical value; (2) excellent health rating; (3) outstanding habitat value; (4) unusual species; or (5) superior beauty;	
16. Whether other discretionary entitlements are contemplated within one year;	
17. Any other information which may impact the health, safety or general welfare of the public.	
C. Tree Permit Provisions.	

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1. The approving authority's decision to approve or deny the application, including reasons for any denial shall be provided to the applicant in writing. The approving authority's decision is final upon such filing and notification pursuant to Sections 12.16.100 and 12.16.190.	
2. A tree permit shall not be effective until the time in which an appeal may be filed has elapsed without an appeal having been filed. A tree permit shall be valid for 1 year or for the life of other associated project entitlements (i.e., tentative maps, conditional use permits, etc.), whichever is longer. Any changes to the project not in substantial compliance with the original approval shall require reapplication to the approving authority.	
3. It shall be the responsibility of the person undertaking a regulated activity to have the tree permit at the site. The property owner shall be ultimately responsible for complying with the requirements of the tree permit.	
4. The permit shall entitle the applicant to perform only the regulated activities described in the tree permit. (Ord. 826 § 1 (part), 1995)	
12.16.050 Environmental review.	
Review by the approving authority is subject to the requirements of the California Environmental Quality Act (CEQA). The approving authority shall not approve an application prior to considering the applicable environmental document and complying with the requirements of CEQA and any city procedures for preparation and processing of environmental documents. (Ord. 826 § 1 (part), 1995)	
	B. Application Fees. The City Council may establish a fee by resolution for the processing of permit applications under the provisions of this Chapter, which may be amended from time to time.
	12.16.070 Approving Authority
	The Approving Authority may approve, modify, conditionally approve, or deny the permit application in accordance with this Chapter. The decision of the Approving Authority on a Tree Work Permit shall be final and not subject to appeal. A Tree Removal Permit may be appealed to the Appeal Authority pursuant to procedures set forth in Section 12.16.110 (Appeals).
12.16.060 Conditions.	12.16.080 Conditions of Approval
The approving authority shall at the time of approval impose such conditions as are necessary to ensure compliance with this chapter, state or federal laws. Such conditions shall be reasonably related to the public needs created by the proposed project. Conditions to mitigate environmental impacts of the activity shall also be imposed by the approving authority. (Ord. 826 § 1 (part), 1995)	The Approving Authority may impose such conditions as are necessary to ensure compliance with this Chapter with respect to the proposed project, including but not limited to conditions to lessen impacts to Protected Trees or to mitigate environmental impacts of the proposed activity.
	12.16.090 Findings for Approval
	The following findings are required before issuance of the specified permits.

	A. Tree Work Permit. Before approving an application for a Tree Work Permit, the Approving Authority shall make the following findings:
	1. The proposed activity is not detrimental to the immediate or long-term health of the Protected Tree; or
	2. The proposed activity is detrimental to the immediate health of the Protected Tree, but a Tree Protection and Mitigation Plan has been prepared that minimizes the impact and protects the long-term health of the tree to the satisfaction of the City Arborist; and
	3. The proposed activity is in accordance with the provisions of this Chapter and all applicable City standards and policies.
	B. Tree Removal Permit. Before approving an application for a Tree Removal Permit, the Approving Authority shall make at least one of the following findings:
	1. The condition of the Protected Tree with respect to disease, danger of falling, or long-term health of the tree is such that the tree is not likely to survive.
	2. The condition or location of the Protected Tree or its roots is interfering with water, sewer, gas, electrical services, streets or sidewalks to the subject property or properties in the vicinity and there are no Reasonable Alternative Measures to avoid, prevent or lessen the interference.
	3. The Protected Tree or its roots are causing, or threatening to cause, damage to any existing permanent structure or feature on the property or on any adjacent property including pools, driveways, and there are no Reasonable Alternative Measures to avoid, prevent or lessen the damage or threatened damage.
	4. Use of the property consistent with the Zoning Code could not be made unless the Protected Tree is removed and there are no Reasonable Alternative Measures to allow for use of the property consistent with the Zoning Code.
	12.16.100 Notice of Decision
	A. Written Notice. Written notice of decision on an application for Tree Work Permit or Tree Removal Permit shall be provided to the applicant as part of the permit issuance or denial. Written notice of decision on an application for Tree Removal Permit shall be provided to the applicant and owners of properties located immediately adjacent to the subject property. The notice shall include the following:
	1. The application.
	2. The decision made by the Approving Authority.
	3. Conditions imposed as part of the approval.

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<p>12.16.100 Appeals from action on issuance or denial of a permit.</p> <p>A. If the applicant for a tree permit, or other interested parties, are dissatisfied with any determination made by the planning director, such person may appeal to the planning commission. If the applicant for a tree permit, or other interested parties, are dissatisfied with any determination made by the planning commission, such person(s) may appeal to the city council. Decisions of the planning commission, when sitting as an appeal body, may not be appealed to the city council.</p>	<p>12.16.110 Appeals</p> <p>A. Right to Appeal. The decision on a Tree Work Permit is final and not subject to appeal. For a Tree Removal Permit, any person dissatisfied with the determination of the Approving Authority may file an appeal with the Director. The decision of the Director may be appealed to the Planning Commission or the Historic District Commission depending upon the location of the Protected Tree. The decision of the Planning Commission or Historic District Commission shall be final for all purposes and not appealable further.</p>
<p>B. Any such appeal shall be in writing, shall state the specific reasons therefor and grounds asserted for relief, and shall be filed with the planning director not later than ten calendar days after the date of the action being appealed. If an appeal is not filed within the time or in the manner prescribed above, the right to review of the action against which the complaint is made shall be deemed to have been waived. (Ord. 851 § 2(2), 1996)</p>	<p>B. Filing an Appeal. Appeal shall be submitted in writing to the City Clerk within 10 calendar days following a decision rendered under this Chapter, with payment of an appeal fee adopted by the City Council. The appeal shall, at a minimum, state the following:</p>
<p>12.16.110 Appeal fee for appeals from action on issuance or denial of a permit.</p> <p>The city council shall by resolution adopt and, from time to time, amend a fee for the filing of appeals. Such fee shall be for the sole purpose of defraying costs incurred for the administration and processing of appeals. The fee for an appeal shall be paid at the time of and with the filing of an appeal request. No appeal request shall be deemed valid unless the prescribed fee has been paid. (Ord. 851 § 2(3), 1996)</p>	<p>1. The project or matter being appealed.</p> <p>2. The date of the City’s decision that is the subject of the appeal.</p>
	<p>3. The specific conditions, standard, or action being appealed.</p> <p>a. A statement specifying the basis or grounds of the appeal, such as why the decision is not in agreement with the standards and regulations of this Chapter.</p> <p>b. How the decision of the Approving Authority should be changed.</p>
<p>12.16.120 Appeal hearings concerning action on issuance or denial of a permit.</p> <p>After the filing of an appeal within the time and in the manner prescribed by Section 12.16.100, the appeal body shall conduct a hearing for the purpose of determining whether the appeal should be granted. Written notice of the time, date and place of the hearing shall be served upon the appellant not later than ten days preceding the date of the hearing. (Ord. 851 § 2(4), 1996)</p>	<p>4. No appeal request shall be deemed filed until the prescribed fee has been paid.</p> <p>5. If an appeal is not filed within the time and in the manner stated above, the right to appeal shall be deemed waived.</p> <p>C. Notice and Schedule of Appeal Hearings. The Director shall schedule the appeal hearing as soon as practicable following receipt of the appeal. Notice of the date, time and place of the hearing shall be provided to the appellant and the project applicant no later than 10 calendar days before the date of the hearing.</p>

<p>12.16.130 Actions on appeals concerning issuance or denial of a permit.</p>	<p>D. Appeal Hearing and Action. The Appeal Authority shall review the entire proceeding or proceedings relating to the act or decision being appealed and may make any order it deems just and equitable, including but not limited to the approval or denial of the Tree Removal Permit application, the addition or modification of any condition applicable to an approved Tree Removal Permit. Any hearing may be continued from time to time. At the conclusion of the hearing, the Appeal Authority shall make findings supporting its decision on the appeal. The decision of the Appeal Authority shall be filed with the City Clerk and provided to the appellant and the project applicant.</p>
<p>A. The appeal body shall review the entire proceeding or proceedings relating to the act or decision being appealed, de novo, and may make any order it deems just and equitable, including the approval of the application. Any hearing may be continued from time to time.</p>	
<p>B. At the conclusion of the hearing, the appeal body shall prepare a written decision which either grants or denies the appeal, and contains findings of fact and conclusions. The written decision, including a copy thereof, shall be filed with the city clerk. The clerk shall serve such decision on the applicant. The decision of the appeal body shall become final upon the date of filing and service with respect to any appeal. (Ord. 851 § 2(5), 1996)</p>	
	<p>12.16.120 Effective Date and Permit Expiration</p>
	<p>A. Effective Date.</p>
	<p>1. <i>Tree Work Permit.</i> Tree Work Permits shall become effective on the date an approval is issued by the Approving Authority.</p>
	<p>2. Tree Removal Permits issued under this Chapter shall become effective 10 calendar days following the date of approval unless a timely appeal has been filed. Upon filing of a timely appeal, the effective date shall be suspended until such time that final action is taken on the appeal. If the Appeal Authority upholds or grants a Tree Removal Permit application, the permit shall become effective on the date of approval by the Approving Authority.</p>
	<p>B. Time Limits.</p>
	<p>1. <i>Application Expiration.</i> Any application inactive for a period of 6 months from the last written correspondence with the applicant shall expire, as determined by the City Arborist. If the applicant subsequently wishes to continue to pursue the requested permit, a new application, including fees and all submittal requirements must be filed in compliance with this Chapter.</p>
	<p>2. <i>Permit Expiration.</i> Any permit not exercised within 6 months from the date of approval shall expire. The exercise of a permit occurs when the permittee performs substantial work for the activity approved under the permit, as determined by the Director.</p>

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	<p>3. <i>Associated Entitlements.</i> When a permit under this Chapter is approved simultaneously with other project entitlements (i.e., tentative maps, design review, etc.), the permit expiration date shall track the expiration of said project entitlements not to exceed two (2) years.</p>
	<p>12.16.130 Regulated Activity Authorized by Permit</p>
	<p>A. Compliance with Permit Requirements. A Tree Permit shall entitle the applicant to perform only the Regulated Activity authorized by the permit. No person shall undertake any Regulated Activity that does not comply with an approved Tree Permit. Any proposed change in the nature or scope of the Regulated Activity that is not in compliance with the approved permit shall require an application to amend the approved permit, which shall be submitted, processed, and reviewed as a new application under the provisions of this Chapter.</p>
	<p>B. Substantial Compliance. The City Arborist may approve minor changes to an approved permit if the proposed changes are in substantial compliance with the permit and permit conditions. Such proposed changes shall not significantly affect the scope and intent of the approved work or reduce any requirement intended to mitigate an impact to a Protected Tree.</p>
	<p>C. Tree Permit Kept on Site. A copy of the applicable Tree Permit and Tree Protection and Mitigation Plan shall be kept at the project site at all times and shall be made available for inspection upon request. The property owner and permittee are both responsible for complying with the standards and conditions of the applicable Tree Permit.</p>
	<p>D. Property Owner Responsibilities. The property owner shall be ultimately responsible for compliance with all requirements of the applicable Tree Permit.</p>
	<p>E. Indemnification. All Tree Permits shall include the following indemnification statement: Permittee shall defend, indemnify and save harmless the City (including its officials, employees, agents, and representatives, and each of them) of and from any and all claims, demands, suits, causes of action, damages, costs, expenses, losses, or liability, in law or in equity, of every kind and nature whatsoever arising out of or in connection with the permittee's work to be performed under the Tree Permit.</p>
	<p>12.16.140 Standard Conditions of Approval</p>
	<p>A. Tree Pruning. Tree Work Permit for Protected Tree pruning activities shall be subject to the following standard conditions, in addition to any other condition imposed by the Approving Authority:</p>
	<p>1. All pruning activities shall be conducted in accordance with the Tree Care and Maintenance Standards.</p>
	<p>2. No more than one-quarter of the foliage of a tree shall be removed in any one growing season.</p>
	<p>3. All work shall be performed by or under the supervision of an Arborist.</p>

	<p>B. Tree Protection Zone Work. Tree Work Permit for Regulated Activities conducted within the Tree Protection Zone shall be subject to the following standard conditions, in addition to any other condition imposed by the Approving Authority:</p>
	<p>1. A Tree Protection and Mitigation Plan shall be prepared in accordance with Section 12.16.150.</p>
	<p>2. All work shall be conducted and performed:</p>
	<p>a. In accordance with the City's Tree Care and Maintenance Standards.</p>
	<p>b. In accordance with the approved Tree Protection and Mitigation Plan and the Tree Work Permit.</p>
	<p>c. By or under the supervision of an Arborist.</p>
	<p>3. An Arborist shall be present on-site during all permit activities in order to monitor compliance with the permit, the permit conditions, and this Chapter.</p>
	<p>4. A Certificate of Compliance shall be submitted by an Arborist as follows:</p>
	<p>a. Once all permit activities are complete – to confirm compliance with the Tree Protection and Mitigation Plan.</p>
	<p>b. Once the monitoring period specified in the Tree Protection and Mitigation Plan has closed – to confirm that the Protected Trees are in good health and remain viable.</p>
	<p>C. Tree Removal Tree Removal Permit for removal of a Protected Tree shall be subject to the following standard conditions, in addition to any other condition imposed by the Approving Authority:</p>
	<p>1. A Tree Protection and Mitigation Plan shall be prepared in accordance with Section 12.16.150.</p>
	<p>2. An Arborist shall be present on-site during constructional permit activities in order to monitor compliance with the permit, the permit conditions, and this Chapter.</p>
	<p>3. A Certificate of Compliance shall be submitted by an Arborist as follows:</p>
	<p>a. Once replacement planting is complete – to confirm that the replacement tree(s) have been planted in accordance with the submitted Tree Protection and Mitigation Plan and any other applicable conditions of approval.</p>
	<p>b. Once the monitoring period specified in the Tree Protection and Mitigation Plan has closed – to confirm that the replacement trees are in good health and remain viable.</p>

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12.16.070 Mitigation.	12.16.150 Tree Protection and Mitigation Plan Requirements
Except for owner-occupants of single-family residential homes, applicants who are granted permits to remove protected trees shall be required to prepare and implement a tree mitigation and preservation plan. Mitigation plans shall include provisions for planting the same species of the regulated tree, temporary or permanent irrigation, and monitoring for a 2-year period.	A Tree Protection and Mitigation Plan, if required under this Chapter, shall be prepared by an Arborist and contain the following information:
A. On-Site Mitigation Plan. The on-site mitigation plan shall include, but is not limited to, the following:	A. The location, species, Diameter at Breast Height, Tree Protection Zone, and health of each Protected Tree on the subject property, and Adjacent neighboring properties as confirmed by an Arborist shall be shown on a map.
1. A site plan depicting all living protected trees to remain and all living protected trees to be removed, utilizing clear and concise graphics.	B. A description of Regulated Activities to be conducted. Protected Trees that may or will be impacted by the proposed Regulated Activities shall be clearly indicated.
2. A table indicating each protected tree to be removed by tree number, the DBH, condition, and any other information pertinent to the trees being removed.	C. A plan for the protection and/or mitigation of Protected Trees shall be outlined as follows:
3. The plan shall include tree planting locations, size and species of trees to be planted, and planting and irrigation methods.	1. For Regulated Activity to be conducted within a Tree Protection Zone, the Tree Protection and Mitigation Plan shall identify those methods that shall be used by the applicant to protect the tree(s) during the proposed Regulated Activities, consistent with the standards of Section 12.16.160. The methods used shall include, but not necessarily be limited to, the following:
	a. Preservation devices such as ground or surface protection, protective fencing, root protection devices or other such methods.
	b. The detailed recommendations for existing or proposed planting and/or irrigation within the Tree Protection Zone.
	c. Standards for performing work such as trenching, root cutting, or grading shall be consistent with the City's Tree Care and Maintenance Standards to preserve the Protected Tree.
	2. For removal of a Protected Tree, the Tree Protection and Mitigation Plan shall include:
	a. The number of replacement trees required to mitigate for removal of the Protected Tree(s) consistent with Section 12.16.160(A).
	b. The number of replacement trees that may be accommodated on the same property as the Protected Tree(s) proposed for removal. The number of replacement trees that may be accommodated on the property shall be determined by an Arborist based on the long-term viability of the replacement tree(s). Long-term viability shall be determined based on the following factors:
	i. Whether the proposed location of the replacement tree can accommodate full growth.
	ii. Quality of the environment in which the tree is to be located.

	iii. Potential impact to the replacement tree from any proposed development or construction activities.												
	c. A site plan showing the location of the Protected Trees to be removed and a planting plan identifying the proposed location of any replacement trees.												
	d. The schedule for planting of the replacement trees subject to approval of the City Arborist.												
	e. The strategy chosen by the applicant to satisfy the required mitigation shall be consistent with the provisions of Section 12.16.160(B).												
	f. In the event, in-lieu fee payment is the only feasible option available to satisfy the mitigation requirements set forth in Section 12.16.160(B) then the information listed above in Section 12.16.150(A)(2)(a) through Section 12.16.150(A)(2)(d) is not required.												
	D. A monitoring program for the replacement trees, including a specified time period, the party responsible for monitoring, and the method and frequency by which monitoring reports will be submitted to the City.												
	E. Other items as determined by the City to satisfy the requirements of this Chapter.												
B. Off-Site Mitigation Plan. The applicant may request that the approving authority approve 1 of the following methods for off-site mitigation within the city:	12.16.160 Mitigation Requirements Removal of any Protected Tree shall be mitigated in accordance with the provisions of this section.												
1. Payment of an inch-for-diameter-inch replacement in-lieu fee, as set by city council resolution, to cover the cost of purchasing, planting and initial care of the off-site tree plantings. Such fee shall be placed into the tree planting and maintenance fund to purchase property for tree mitigation sites, to provide for tree planting and maintenance on public projects or for a community forestry program, if established.	A. Replacement Trees Required. Replacement trees shall be required as follows: 1. <i>Protected Trees.</i> Protected Trees shall be replaced at a ratio of one-inch equivalent at DBH for every one-inch of DBH removed as set forth in the table below in Section 12.16.160(A)(1)(a). Before removal of a Landmark Tree, the landmark designation shall be declassified pursuant to Section 12.16.180(D).												
2. Dedication of property for the purpose of planting trees based on the following ratio: 1 diameter inch = .004 acres of land (175 square feet)	a. <i>Equivalency Table.</i> The following equivalent sizes shall be used whenever new trees are planted pursuant to a Tree Protection and Mitigation Plan. <table border="1" data-bbox="1192 1101 1871 1325"> <thead> <tr> <th>Replacement Tree Size</th> <th>DBH Equivalency</th> </tr> </thead> <tbody> <tr> <td>A sapling tree; or</td> <td>0.5-inch DBH</td> </tr> <tr> <td>Tree in container less than 15 gallons</td> <td>0.5-inch DBH</td> </tr> <tr> <td>15-gallon container tree</td> <td>1-inch DBH</td> </tr> <tr> <td>24-inch box tree</td> <td>2-inch DBH</td> </tr> <tr> <td>36-inch box tree</td> <td>3-inch DBH</td> </tr> </tbody> </table>	Replacement Tree Size	DBH Equivalency	A sapling tree; or	0.5-inch DBH	Tree in container less than 15 gallons	0.5-inch DBH	15-gallon container tree	1-inch DBH	24-inch box tree	2-inch DBH	36-inch box tree	3-inch DBH
Replacement Tree Size	DBH Equivalency												
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36-inch box tree	3-inch DBH												

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<p>The minimum area of dedication for such property shall be five acres of land, unless the property is contiguous to existing or planned open space, in which case the minimum dedication is one acre of land. Off-site mitigation of this type must be approved by the city council.</p>	<p>b. <i>Reduced Mitigation Rate Within the Buildable Area of Residential Lots.</i> Within the designated buildable area of a parcel zoned to allow for residential development, the mitigation requirements shall be reduced by 50 percent.</p>
<p>3. Planting of trees on either public property, property with a conservation easement, or on property with an irrevocable offer of dedication to the city, pursuant to the ratios set forth in subsection C of this section.</p>	<p>c. <i>Removal of Street Trees on Residential Property with Existing Single-Family or Two-Family Dwellings.</i> Street trees on residential property one-half acre or less shall be replaced at a ratio of one replacement tree for every tree removed if the property has an existing single-family or two-family residential structure on-site.</p>
<p>C. Mitigation Tree Planting and Tree Preserve Replacement Ratios.</p>	<p>d. <i>Credit for Existing Trees.</i> Existing tree(s) on the same property may satisfy up to 50 percent of the replacement tree requirement if the existing tree is either the same species as the tree proposed for removal or a species identified on the current approved Master Tree List; and the long-term viability of the existing tree as determined by an Arborist, based on the following:</p>
<p>1. Mitigation for approved removal of each protected tree, including protected trees outside of the designated building envelope within the setback envelope of a custom single-family lot, as determined by the planning director, shall be based on the diameter inch measured at breast height. Replacement ratios shall be based on the size of each protected tree falling within one of the following eight categories:</p>	<p>i. Location of the existing tree in relation to the tree proposed for removal.</p>
<p>a. A six- to ten-inch protected tree measured at diameter breast height equals eight fifteen-gallon native oak trees, or four twenty-four-inch box native oak trees, or fee set by city council resolution.</p>	<p>ii. Health and species of the tree proposed for credit.</p>
<p>b. Above ten- to fifteen-inch protected tree measured at diameter breast height equals fifteen fifteen-gallon native oak trees, or six twenty-four-inch box native oak trees, or fee set by city council resolution.</p>	<p>iii. Quality of the environment in which the existing tree is located.</p>
<p>c. Above fifteen- to twenty-inch protected trees measured at diameter breast height equals twenty fifteen-gallon native oak trees, or ten twenty-four-inch box native oak trees, or fee set by city council resolution.</p>	<p>iv. Potential impact to the existing tree from any proposed development.</p>
<p>d. Above twenty- to twenty-five-inch protected tree measured at diameter breast height equals thirty fifteen-gallon native oak trees, or fifteen twenty-four-inch box native oak trees, or fee set by city council resolution.</p>	<p>e. The credit shall be applied at a rate of one-half inch for each inch of DBH of existing tree.</p>
<p>e. Above twenty-five- to thirty-inch protected tree measured at diameter breast height equals thirty-five fifteen-gallon native oak trees, or seventeen twenty-four-inch box native oak trees, or fee set by city council resolution.</p>	<p>B. Mitigation Strategies.</p>

<p>f. Above thirty- to thirty-five-inch protected tree measured at diameter breast height equals forty fifteen-gallon native oak trees, or twenty twenty-four-inch box native oak trees, or fee set by the city council resolution.</p>	<p>1. <i>On-Site Replacement Planting.</i> Replacement trees shall be planted on the same property as the tree proposed for removal, subject to review by the Approving Authority. Where the subject property is not able to accommodate the required number of replacement trees on-site, the payment of in-lieu fees shall be required in accordance with Section 12.16.160(B)(2).</p>
<p>g. Above thirty-five- to forty-inch protected tree measured at diameter breast height equals fifty fifteen-gallon native oak trees, or twenty-five twenty-four-inch box native oak trees, or fee set by the city council resolution.</p>	<p>2. <i>Payment of In-Lieu Fee.</i> Payment of in-lieu fees may be allowed where the subject property is not able to accommodate the required number of replacement trees on-site except as provided below in Sections 12.16.160(B)(3) and 12.16.160(B)(4). The in-lieu fee shall be calculated as a dollar amount for each inch of DBH of Protected Tree removed, as adopted by City Council resolution.</p>
<p>h. Above forty-inch protected tree measured at diameter breast height equals thirty-five twenty-four-inch box native oak trees, or fee set by the city council resolution.</p>	<p>3. <i>Combination of Planting and Fee Payment.</i> A combination of on-site replacement planting and payment of in-lieu fees may be used where the number of replacement trees cannot be accommodated on-site. The in-lieu payment shall be reduced based on the number of inches at DBH of the replacement trees planted on-site.</p>
<p>i. Mitigation for regulated activities for protected trees within the designated building envelope within the setback envelope of a custom single-family lot, as determined by the planning director, shall be one fifteen-gallon tree per protected tree.</p>	<p>4. <i>Other Strategies.</i> Other strategies as may be determined appropriate by the Approving Authority and that meet the intent of mitigation for removal of the Protected Tree(s).</p>
<p>2. Mitigation for the removal of protected trees may be in the form of preserving an existing, and sustainable preserve of oaks, subject to approval of the approving authority. At minimum, the preserved area must contain diameter inches and tree species equivalent to the inches and species of the protected trees to be removed. The preservation area must be either dedicated to the city, placed in a conservation easement, or some other method accepted by the city council to ensure preservation of the oak woodland habitat.</p>	<p>5. For purposes of determining mitigation requirements for multi-trunked trees, the extrapolated DBH shall be used.</p>
<p>3. Mitigation requirements for approved removal of each protected tree that is within the easement area of overhead electrical transmission lines, as confirmed by the appropriate utility, shall be reduced by fifty percent. Applicant must provide written confirmation from the appropriate utility, to the satisfaction of the community development director, that the protected trees are within the easement area of the overhead electrical transmission lines and the utility has requested that the tree be removed.</p>	

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<p>D. Project Compliance. In order to ensure compliance with specific conditions of a tree permit, the applicant shall submit to the planning director, at the time of mitigation plan submittal, and prior to the issuance of a grading permit, a minimum one-thousand-dollar deposit (or amount deemed necessary by the approving authority on a case-by-case basis) which shall be posted and maintained to ensure the preservation of protected trees during construction. The deposit shall be posted in a form approved by the city attorney prior to any grading or movement of heavy equipment onto the site or issuance of any permits. (Ord. 1053 § 3, 2006; Ord. 826 § 1 (part), 1995)</p>	
<p>12.16.150 Mitigation fees. Tree Planting and Replacement Fund. A tree planting and replacement fund shall be established in which mitigation fees and penalty assessments shall be deposited. The tree planting and replacement fund shall be utilized for city tree planting and revegetation projects such as parkways, parks and beautification projects, to purchase property for tree mitigation sites, to construct multi-use Class I public trails in conjunction with tree planting, revegetation projects or beautification projects, for the retention of a city arborist, or for a community forestry program, if established. Funds shall not be made available for mitigation or planting on private property, with the exception of maintenance of landmark trees and at the recommendation of the community development director, on property subject to a conservation easement. This fund shall be administered by the community development department. (Ord. 1053 § 2, 2006; Ord. 826 § 1 (part), 1995)</p>	<p>12.16.170 Tree Planting and Replacement Fund Mitigation fees and penalty assessments under this Chapter shall be deposited into the Tree Planting and Replacement Fund. The tree planting and replacement fund may be used for tree planting and revegetation projects such as parkways, parks, planting of trees along public trails, and beautification projects, to purchase property for tree mitigation sites, revegetation projects or beautification projects, for the retention of a City Arborist, or for the development, staffing or implementation of an Urban Forestry program, if established. Funds shall not be made available for mitigation or planting on private property, with the following exceptions: 1) private property that is maintained by the City under the terms of a maintenance agreement; or 2) maintenance of Landmark Trees and maintenance of trees on property subject to a conservation easement at the recommendation of the City Arborist. This fund shall be administered by the Community Development Department.</p>
<p>12.16.090 Establishing landmark tree(s). A. Request for Establishing a Landmark Tree. A private property owner, or interested party, may submit an application to the planning department, requesting that the city council establish by resolution a tree or group of trees as a landmark tree(s). Applications shall be made on a form supplied by the planning director and be subject to an application fee pursuant to Section 12.16.170. The city council may also, on its own motion and without the payment of a fee, commence the process of designating a landmark tree. The planning department shall notify, by first-class mail, the owner of the proposed landmark tree(s) thirty days prior to the hearing on the application. Once an application has been submitted, and prior to city council action, the tree shall have the same status as a protected tree under this chapter.</p>	<p>12.16.180 Land Mark Designation A. Establishment of Landmark Designation. <i>Application for Landmark Designation.</i> Any interested party may submit an application to the Community Development Department, requesting that the City Council establish by resolution a tree or group of trees as a Landmark Tree(s). Applications shall be made on a form supplied by the City and be subject to an application fee pursuant to the adopted fee schedule. The City Council may also, on its own motion and without the payment of a fee, commence the process of designating a Landmark Tree. If the owner of the proposed Landmark Tree(s) is not the applicant, the Community Development Department shall notify, by first-class mail, the owner of the proposed Landmark Tree(s) thirty days before the hearing on the application. Once an application has been submitted, and before City Council action, the proposed Landmark Tree shall have the same status as a Protected Tree under this Chapter.</p>

<p>B. Designation of Landmark Trees. In order to designate a tree as a landmark tree, the city council must find that the tree is a significant community benefit because it possesses one or more of the following attributes: (1) historical value; (2) excellent health rating; (3) outstanding habitat value; (4) unusual species; or (5) superior beauty.</p>	<p><i>Designation of Landmark Trees.</i> In order to designate a tree as a Landmark Tree, the City Council shall find that the tree is in good health and is a significant community benefit because it possesses one or more of the following attributes:</p>
<p>If the city council designates a tree as landmark tree, the city clerk shall mail a copy of the resolution to the owner of the tree, and direct the planning director to add the tree to the list of landmark trees.</p>	<ol style="list-style-type: none"> 1. Historical value. 2. Outstanding habitat value. 3. Unusual species. 4. Superior beauty.
<p>C. Declassification of Landmark Trees. An owner of a landmark tree may submit an application to the planning department, requesting that the city council declassify by resolution a tree or group of trees previously designated as a landmark tree(s). Applications shall be made on a form supplied by the planning director and be subject to an application fee pursuant to Section 12.16.170. The city council may also, on its own motion and without the payment of such a fee, commence the process of declassifying a landmark tree. The planning department shall notify, by first-class mail, the owner of the landmark tree(s) thirty days prior to the city council meeting scheduled for the proposed action. The city council may declassify a landmark tree upon a finding that the tree(s) is no longer a significant community benefit because: (1) it has deteriorated in health or appearance; (2) it no longer has habitat value; or (3) it prevents reasonable use of the property.</p>	<p><i>Property Owner Notification.</i> If the City Council designates a tree as a Landmark Tree, the City Clerk shall mail a copy of the resolution to the owner of the tree and direct the City Arborist to add the tree to the list of Landmark Trees.</p>
<p>D. Maintenance of Landmark Trees. After obtaining the consent of the property owner, the planning director shall cause each landmark tree to be inspected by a certified arborist annually. A report on the health of each tree and recommended maintenance shall be prepared. Copies of the report shall be provided to the city council and owners of the landmark trees. If the property owner refuses to grant such consent, the planning director shall have no further obligations under either subsection.</p>	<p>B. Maintenance of Landmark Trees. Upon the request of the property owner, the City Arborist may cause a Landmark Tree to be inspected by an Arborist. A report on the health of the tree(s) and recommended maintenance shall be prepared. Copies of the report shall be recorded and provided to the owner of the Landmark Tree(s).</p>
<p>E. Documenting the Established Landmark Trees. The planning department shall map the location of landmark trees. (Ord. 826 § 1 (part), 1995)</p>	<p>C. Documenting Landmark Trees. The Community Development Department shall map the location of Landmark Trees.</p>
	<p>D. Declassification of Landmark Designation.</p>

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	<p>1. <i>Application to Remove Landmark Designation.</i> The owner of a Landmark Tree may submit an application to the Community Development Department, requesting that the City Council declassify a tree or group of trees previously designated as a Landmark Tree(s). Applications shall be made on a form supplied by the City and shall be subject to an application fee pursuant to the adopted fee schedule. The City Council may also, on its own motion and without the payment of such a fee, commence the process of declassifying a Landmark Tree(s). Unless the owner of the Landmark Tree is the applicant, the Community Development Department shall notify the owner by first-class mail thirty days before the City Council meeting scheduled for the proposed action.</p>
	<p>2. <i>Declassification of Landmark Trees.</i> In order to remove the landmark designation of a tree(s), the City Council shall find that the tree(s) is no longer a significant community benefit because it meets one or more of the following factors:</p>
	<p>a. The tree(s) has significantly deteriorated in health or appearance. b. The tree(s) no longer has habitat value. c. The tree(s) prevents reasonable use of the property.</p>
	<p>3. <i>Property Owner Notification.</i> If the City Council declassifies a tree or group of trees previously designated as a Landmark Tree(s), the City Clerk shall mail a copy of the resolution to the owner of the tree(s) and direct the City Arborist to remove the tree(s) from the list of Landmark Trees.</p>
	<p>12.16.190 Maintenance</p>
	<p>A. Every property owner shall maintain:</p>
	<p>1. Any Protected Tree located within the limits of their property in accordance with the standards of this Chapter.</p>
	<p>2. Any Street Tree shall be pruned by the property owner in accordance with the standards of this Chapter and shall maintain a minimum seven-foot vertical clearance over all public sidewalks and a minimum 14.5-foot vertical clearance over all public streets.</p>
	<p>B. Nothing in this Ordinance shall interfere with the requirements of Chapters 8.36 (Folsom Fire Code) and 8.37 (Abatement of Weeds, Refuse, and Abandoned Material). In the event of a conflict with this Chapter, the requirements of Chapters 8.36 and 8.37 shall control.</p>

<p>12.16.080 Street tree planting.</p> <p>A. Planting Within the Tree Maintenance Strip. Each applicant for a parcel map, subdivision map or planned development permit which seeks, in whole or in part, the improvement of real property shall be responsible for the planting of street trees. The species of trees to be planted shall be on the master tree list. As part of the application process, the planning director shall recommend to the approving authority the size of the tree to be planted, the location within the tree maintenance strip of the planting and the stage of the development at which the tree is to be planted. There shall be no fewer than one street tree for each single-family lot and two trees on corner lots for residential lots and not less than one tree per fifty feet of street frontage planted on center for commercial and industrial parcels. In multifamily developments, the number of trees shall be determined by the planning director, provided not more than one tree for each dwelling unit may be required.</p>	<p>12.16.200 Street Tree Planting</p> <p>A. Street Tree Planting. Each applicant for a building permit for new construction of residential or commercial structure on parcels without existing Street Trees, or for a parcel map, subdivision map or planned development permit which seeks, in whole or in part, the improvement of real property, shall be responsible for the planting of Street Trees. The species of trees to be planted shall be in accordance with the current Master Tree List. As part of the application process, the City Arborist shall review and approve the species and size of the tree to be planted, the location of the planting and the stage of the development at which the tree is to be planted. There shall at least one Street Tree for each single-family lot, except for corner lots, for which two trees shall be planted. There shall be at least one Street Tree for every fifty feet of street frontage planted on center for commercial and industrial parcels. In multifamily developments, the number of Street Trees shall be determined by the City Arborist, but not more than one tree for each dwelling unit may be required.</p>
<p>B. Responsibility. The cost of the tree stock, the planting thereof and the maintenance of such tree pending occupancy of the property shall be the responsibility of the applicant. Unless the applicant can demonstrate to the satisfaction of the planning director that adequate provision has been made for the planting and initial maintenance of the street trees, the applicant shall be required to furnish security which, at the option of and subject to the approval of the planning director, shall be in the form of those alternatives authorized under Government Code Section 66499 et seq. Adequate provision may take the form of covenants, conditions and restrictions (CC&Rs) which require the planting and maintenance of street trees and which, in the opinion of the city attorney, are enforceable by property owners or an association of owners created by such CC&Rs. (Ord. 826 § 1 (part), 1995)</p>	<p>B. Responsibility. The cost of the tree stock, the planting thereof and the maintenance of the tree pending occupancy of the property shall be the responsibility of the applicant. Unless the applicant can demonstrate to the satisfaction of the Community Development Department that adequate provision has been made for the planting and initial maintenance of the Street Trees, the applicant shall be required to furnish security which, at the option of and subject to the approval of the Director, shall be in the form of those alternatives authorized under Government Code Section 66499 et seq. Adequate provision may take the form of covenants, conditions and restrictions (CC&Rs) that require the planting and maintenance of Street Trees and that, in the opinion of the City Attorney, are enforceable by property owners or an association of owners created by such CC&Rs.</p>
	<p>12.16.210 Parking Lot Shading Tree Planting</p> <p>A. Planting in Parking Lot. Each applicant for a building permit for new construction of a commercial structure(s) with surface parking on a parcel without Parking Lot Shading Trees, or for a parcel map, subdivision map or planned development permit which seeks, in whole or in part, the improvement of real property, shall be responsible for the planting of Parking Lot Shading Trees in accordance with the requirements of Section 17.57.070 of the Folsom Municipal Code. The species of trees to be planted shall be in accordance with the current Master Tree List. As part of the application process, the City Arborist shall review and approve the species and size of the trees to be planted, the location within the parking lot where the trees are to be planted, and the total number of trees necessary to meet the requirements of Chapter 17.57.070.</p>

Appendix A
Comparison of Existing Tree Preservation Ordinance and the Proposed Revised Tree Preservation Ordinance

	<p>B. Responsibility. The cost of the tree stock, the planting thereof and the maintenance of such tree pending occupancy of the property shall be the responsibility of the applicant. Unless the applicant can demonstrate to the satisfaction of the Community Development Department that adequate provision has been made for the planting and initial maintenance of the Parking Lot Trees, the applicant shall be required to furnish security which, at the option of and subject to the approval of the Director, shall be in the form of those alternatives authorized under Government Code Section 66499 et seq. Adequate provision may take the form of covenants, conditions and restrictions (CC&Rs) that require the planting and maintenance of Parking Lot Shading Trees and that, in the opinion of the City Attorney, are enforceable by property owners or an association of owners created by such CC&Rs.</p>
	<p>12.16.220 Solar Shade Control Act Exemption</p> <p>The City is exempt from the provisions of the Solar Shade Control Act, Chapter 12 (commencing with Section 25980) of Division 15 of the California Public Resources Code.</p>
	<p>12.16.230 Violations, Enforcement, and Penalties</p>
	<p>A. Violations</p>
	<p>1. A violation of this Chapter shall be an administrative violation as defined in Section 1.08.020. In addition to enforcement by any procedure set forth in Chapters 1.08 through 1.10, any violation of this Chapter shall be punishable as a misdemeanor, which shall be punishable by a fine not to exceed one thousand dollars, or by imprisonment in the County jail for not more than six months, or by both fine and imprisonment.</p>
	<p>2. Each of the sanctions for administrative violations identified in Section 1.09.013 shall be available to redress violation of the provisions of this Chapter.</p>
	<p>3. In addition to the criminal penalty set forth in subsection A of this section, based upon the criteria for the imposition of administrative sanctions set forth in Section 1.09.014, a violation of a provision of this Chapter shall be deemed a Level E violation, as that term is described in Section 1.09.012.</p>
	<p>4. Notwithstanding the minimum fee level identified in Section 1.09.012(A), the monetary sanction shall be in an amount at least two times what would have been charged as an in-lieu fee under Section 12.16.160(B)(2) of this Chapter.</p>
<p>12.16.140 Enforcement.</p> <p>A. This chapter shall be enforced pursuant to the provisions of Chapters 1.08 through 1.10, inclusive, of the Folsom Municipal Code.</p> <p>B. The director of the department of planning, inspections and permitting shall enforce the provisions of this chapter. (Ord. 851 § 2(6), 1996).</p>	<p>B. Enforcement</p> <p>1. This Chapter shall be enforced pursuant to the provisions of Chapters 1.08 through 1.10 of the Folsom Municipal Code.</p>

12.16.143 Penalties.	
A. A violation of this chapter shall be an administrative violation as defined in Section 1.08.020. In addition to enforcement by any procedure set forth in Chapters 1.08 through 1.10, inclusive, any violation of this chapter shall be punishable as a misdemeanor, which shall be punishable by a fine not to exceed one thousand dollars, or by imprisonment in the county jail for not more than six months, or by both fine and imprisonment.	
B. Each of the sanctions for administrative violations identified in Section 1.09.013 shall be available for enforcement of the provisions of this chapter.	
C. In addition to the criminal penalty set forth in subsection A of this section, based upon the criteria for the imposition of administrative sanctions set forth in Section 1.09.014, a violation of a provision of this chapter shall be deemed a Level E violation, as that term is described in Section 1.09.012. The range of monetary sanctions available for a violation of this chapter shall be as set forth in Section 1.09.012(A). The monetary sanction shall be determined by reference to the criteria set forth in Section 1.09.014, but shall be in an amount no less than two times what would have been charged as an in-lieu fee under Section 12.16.070(C) of this chapter. (Ord. 851 § 2(7) (part), 1996)	
12.16.145 Enforcement procedures - Notice to correct.	C. Enforcement Procedures—Notice to Correct
A. Prior to the suspension, revocation or denial of any license or permit, or the assessment of any fee, penalty or charge, or the commencement of any other enforcement action pursuant to this chapter, the director of the department of planning, inspections and permitting shall follow the procedures set forth in Sections 1.09.020 through 1.09.048, inclusive, of the Folsom Municipal Code. The rights to judicial review set forth in Sections 1.09.050 through 1.09.052, inclusive, of the Folsom Municipal Code shall apply.	1. Prior to the assessment of any monetary sanction or the commencement of any other enforcement action pursuant to this Chapter, the Director shall follow the procedures set forth in Sections 1.09.020 through 1.09.048 of the Folsom Municipal Code.
B. Unless a tree has been removed in violation of this chapter, a notice to correct shall be served in accordance with the provisions of Section 1.09.023. The time to correct any violation of a provision of this chapter shall be no more than thirty days. If a notice to correct is not served, pursuant to Section 1.09.024(A), a notice of administrative violation shall be served in accordance with the provisions of Section 1.09.027. (Ord. 851 § 2(7) (part), 1996)	
12.16.160 Delegation.	
Whenever in this chapter an authority or power is vested in or a duty is imposed upon an officer or official, an employee subordinate to the officer or official to whom an appropriate delegation has been made shall be entitled to exercise the power or authority and perform the duty. (Ord. 826 § 1 (part), 1995)	

Appendix A

Comparison of Existing Tree Preservation Ordinance and the Proposed Revised Tree Preservation Ordinance

<p>12.16.170 Application fees. The city council may establish a fee for the processing of an application under the provisions of this chapter by resolution, which may be amended from time to time. (Ord. 826 § 1 (part), 1995)</p>	
<p>12.16.180 Amendment of project. Any proposed changes in the project after approval shall be submitted to the approving authority for review. No person shall undertake activity which does not conform with the plans or conditions of the original approval, unless approved by the approving authority. The approving authority shall review any proposed changes in the same manner and pursuant to the same standards as the original application. (Ord. 826 § 1 (part), 1995)</p>	
<p>12.16.190 Notices. A. Except as may be required by Title 1 of the Folsom Municipal Code, any notice authorized or required by this chapter shall be deemed to have been filed, served and effective for all purposes on the date when it is personally delivered in writing to the party to whom it is directed or deposited in the United States Mail, first-class postage prepaid, and addressed to the party to whom it is directed.</p>	
<p>B. Whenever a provision in this chapter requires a public hearing to be conducted, notice of the time, date, place and purpose of the hearing shall be published at least once not later than ten calendar days in advance of the date of commencement of the hearing in a newspaper of general circulation which is published within the county and posted at City Hall. The same type of notice shall also be served on the property owner and upon each permittee whose permit may be affected by the action taken at the conclusion of the hearing. (Ord. 851 § 2(8), 1996)</p>	

Upon finalization of the Tree Preservation Ordinance Update, figures from within text will be added here.

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3 PROJECT DESCRIPTION

3.1 INTRODUCTION

The project analyzed in this Draft Program Environmental Impact Report (PEIR) is the proposed Folsom General Plan 2035 (2035 General Plan), which consists of a comprehensive update of the City's current General Plan, including the continuation of many existing policies, the modification of others, and the addition of new policies. To help describe the proposed project, this chapter provides background information regarding the location and setting of the city; identifies the project area covered by the 2035 General Plan; describes what comprises a General Plan in California; outlines the project objectives; and identifies the key themes/components of the 2035 General Plan. Alternatives to the proposed project are summarized in this document's Executive Summary (Chapter 2), and are more fully described in Chapter 20, *Alternatives Analysis*, of this Draft PEIR.

This Draft PEIR provides an assessment of the Revised Public Review Draft 2035 General Plan, published in June 2017. The 2035 General Plan would supersede the current 1988 City of Folsom General Plan. The 2035 General Plan is intended to provide the control and regulation necessary to ensure that growth in the City of Folsom occurs in an orderly fashion, to ensure that urban services and amenities are provided commensurate with need, and that the public health and safety is protected.

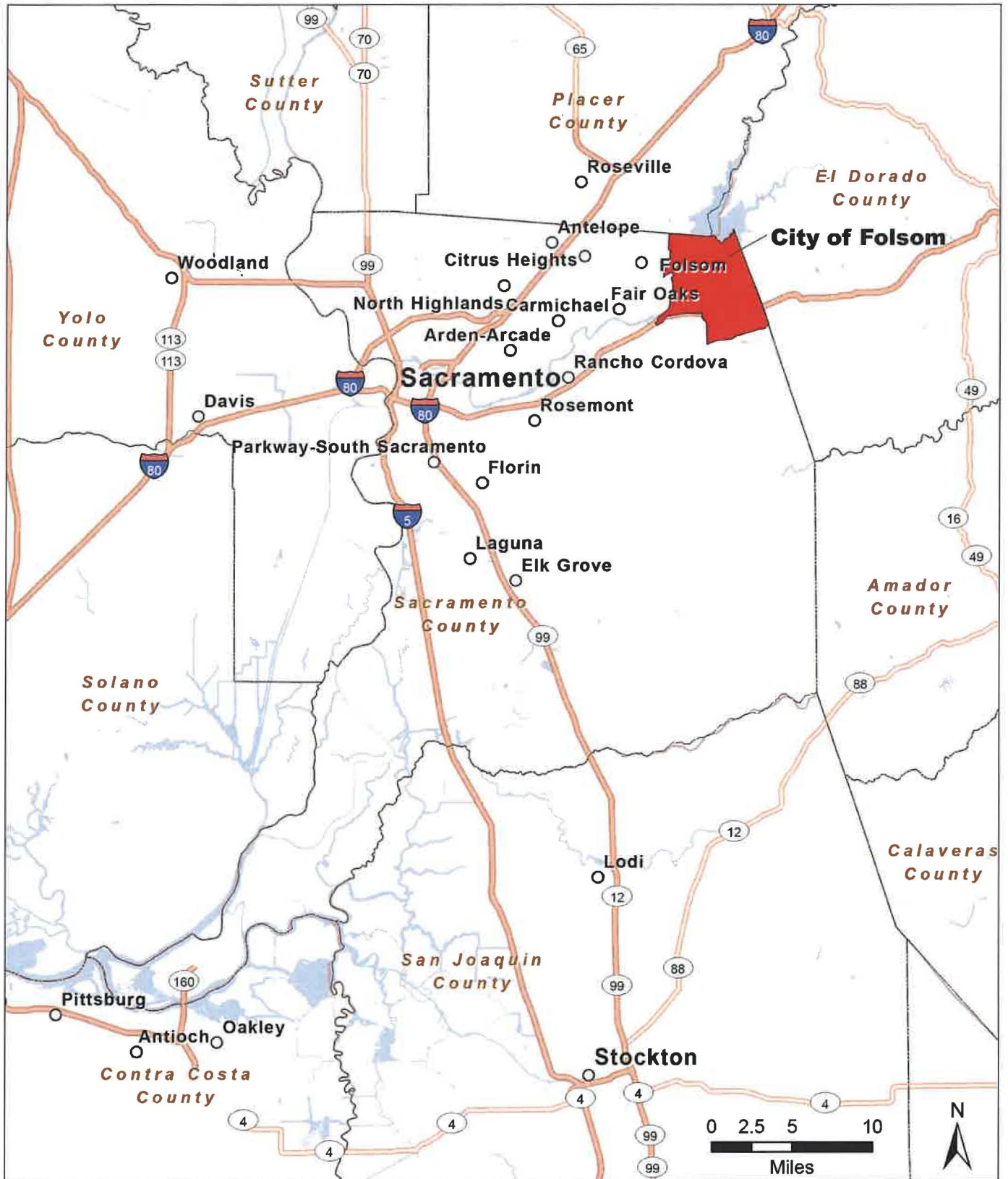
In compliance with the California Environmental Quality Act (CEQA), this Draft PEIR describes the potential environmental impacts associated with the adoption and implementation of the 2035 General Plan. Pursuant to CEQA, the City of Folsom is the Lead Agency for conducting an environmental review of this proposed General Plan project.

As required by state law, this Draft PEIR will be circulated for a review period of at least 45 days in length. The Public Review Draft 2035 General Plan also has been made available for public comment. During this time the public will be allowed to submit comments on the 2035 General Plan and this Draft PEIR. All of the comments received will be taken into consideration at the public hearings held before the Planning Commission and the City Council prior to certification of this Draft PEIR and adoption of the 2035 General Plan. In considering the 2035 General Plan, the Planning Commission and City Council will review the Draft PEIR, including all comments received on the document.

3.2 PROJECT LOCATION AND 2035 GENERAL PLAN PLANNING AREA

CITY LIMITS

The City of Folsom is located in northeastern Sacramento County in California's Sacramento Valley (see 3-1). The city limits are largely defined by county borders, physical features, and major roads and highways. Folsom immediately borders the Sacramento/Placer and Sacramento/El Dorado county lines on its northern and eastern edges. The major natural physical features of the city are Folsom Lake, Folsom Dam, the American River, and Lake Natoma. Folsom Lake forms most of the northern edge of the city, although the city limits extend into it. The lake was formed by the damming of the American River, which flows through the city in a scenic canyon and then, as Lake Natoma, forms part of its western border.



SOURCE: StreetMaps 2016; Planning Partners 2019

Folsom Tree Protection Ordinance Project

Figure 1

Regional Location

The southern edge of the city is defined by Highway 50 to the west of Prairie City Road, except for a small portion that includes the Folsom Auto Mall, and by White Rock Road east of Prairie City Road to the El Dorado County line. **A 58-acre area that contains the future site of the City's Corporation Yard is located south of White Rock Road, west of Scott Road.** The city includes an area west of the American River, which is connected to the rest of the city by three bridges.

The city is bordered by: North - Folsom Lake and the unincorporated community of Granite Bay in Placer County; South - unincorporated Sacramento County; East - the unincorporated community of El Dorado Hills in El Dorado County; and, West - the unincorporated communities of Orangevale and Gold River in Sacramento County, other areas of unincorporated Sacramento County, and the City of Rancho Cordova.

The city is served by U.S. Highway 50, which runs east/west through the southern area of the city. Regionally important roadways serving the city include: Greenback Lane, Madison Avenue, Folsom/Auburn Road, Green Valley Road, Folsom Boulevard, and White Rock Road.

SPHERE OF INFLUENCE

A Sphere of Influence (SOI) indicates an area of service provision and likely annexation by a City, although it is typically outside of the city limits and usually made up of unincorporated land administered by a county. The purpose of a SOI is to prevent overlapping jurisdiction and duplication of services, and thereby help to ensure the efficient provision of services while discouraging urban sprawl and the premature conversion of agricultural and open space lands. Local Agency Formation Commissions (LAFCo) determine SOIs for all local governmental agencies. Jurisdictional boundaries within the Sacramento County, including the City of Folsom, are under the jurisdiction of Sacramento LAFCo.

At the time of preparation of this Draft PEIR, the City of Folsom's Sphere of Influence is coterminous with its city limits¹. The City of Folsom and Easton Development Company (a subsidiary of the landowner, Aerojet Rocketdyne Inc.) have submitted a joint application to Sacramento LAFCo to amend the City's SOI to eventually allow the development of

City limits – The boundary of the incorporated City of Folsom. Delineated by a solid green line in Figure 3-2. The City limits encompass an area of 17,303 acres.

2035 General Plan Planning Area – As defined in the Draft 2035 General Plan, the General Plan planning area consists of the entire Folsom City limits plus two areas totaling 5,600 acres outside of the City limits south and southwest of the City. This area is delineated by the red dotted line on Figure 3-2.

Planning Area 1 – 1,900 acres located southwest of the Folsom City limits in unincorporated Sacramento County. Delineated by the dark red cross-hatching in Figure 3-2.

Planning Area 2 – 3,700 acres located south of the Folsom City limits in unincorporated Sacramento County. Delineated by the green cross-hatching in Figure 3-2.

2035 Plan Evaluation Area – The area assessed in this PEIR. For most environmental topics in this PEIR, the 2035 Plan Evaluation Area includes only those areas within the Folsom City limits and does not include Planning Areas 1 or 2. For more discussion of the rationale for this analysis area, see PEIR, Chapter 5, *Introduction to the Analysis*.

¹ **Subsequent to preparation of the 2035 General Plan Draft PEIR, in June 2018, Sacramento LAFCo approved the proposed amendment of the City's SOI to include the future corporation yard site. Subsequently, the City amended the 1988 General Plan to include the corporation yard within the City, and designated the area for public/quasi-public uses. The City additionally pre-zoned the area as M-2, Light Industrial uses. On August 1, 2018, LAFCo approved annexation of the site to the City. As joint lead agencies, LAFCo and the City separately certified an EIR assessing the proposed action in June 2019.**

a new municipal corporation yard on approximately 58 acres south of White Rock Road. For additional information on this future project, see Section 3.9 of this chapter.

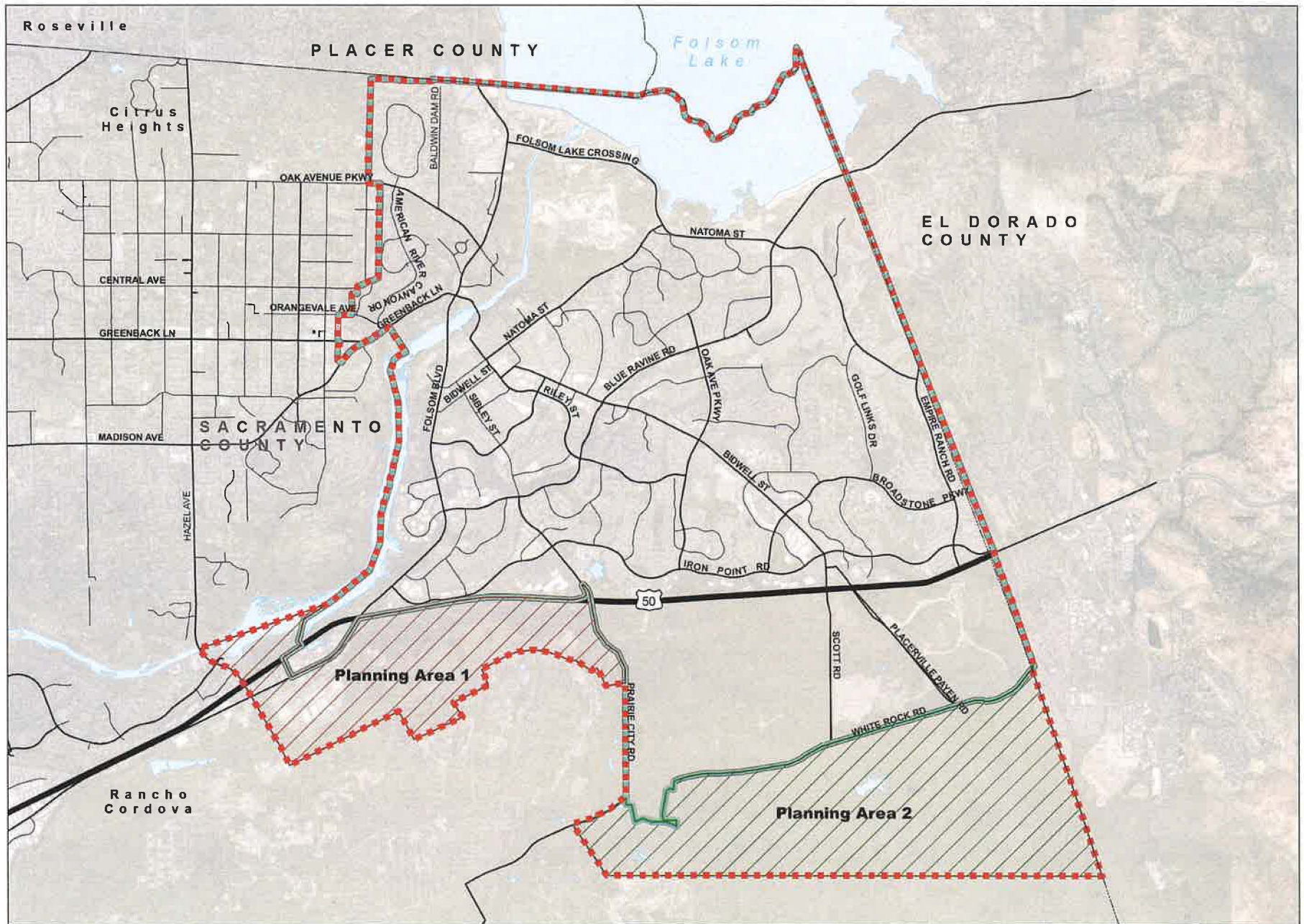
2035 GENERAL PLAN PLANNING AREA

The 2035 General Plan Planning Area is the geographic area for which the General Plan establishes policies about future urban growth, service delivery, and natural resource conservation. The boundary of the 2035 General Plan Planning Area is determined in accordance with State law requiring each City to include in its General Plan all territory within the boundaries of the incorporated area as well as “any land outside its boundaries which in the planning agency’s judgment bears relation to its planning” (California Government Code Section 65300).

The Planning Area for the 2035 General Plan includes the entire city limits (including the site of the future corporation yard) and approximately 5,600 acres outside the city limits in two separate areas, as shown in Figure 3-2. Planning Area 1 extends west of Prairie City Road to Hazel Avenue/Nimbus Road. This approximately 1,900-acre area is mostly vacant land and industrial land, formerly used by the Aerojet Corporation, and a small number of residential, office, retail, and religious uses. The area includes two projects that have been approved by Sacramento County: Glenborough and Easton Place. The projects have received entitlements from Sacramento County, including the certifications of their EIRs; 404 permits have been obtained; a water supply has been established and will be provided by the City of Folsom; school mitigation and park development agreements have been approved; Phase 1 improvement plans have been prepared; and the structures for Community Facilities Districts have been approved. This portion of the Planning Area also includes the Nimbus Dam and a portion of the American River Parkway.

The second area is located south of White Rock Road. Planning Area 2 is an approximately 3,700-acre area outside the city limits and Sphere of Influence, and within unincorporated Sacramento County. This area comprises a portion of the City’s designated Area of Concern, adopted by the Sacramento LAFCo in July 1996 (LAFCo 1996). Planning Area 2 largely consists of grazing land, but also includes gravel quarries and a portion of the Prairie City State Vehicular Recreation Area. The Sacramento County 2030 General Plan designates this area as General Agriculture.

Both of these Planning Areas are considered to be related to, and influenced by, the City’s planning processes, even though the land use designations and/or zoning of that land are regulated by the County of Sacramento, the State of California, and the U.S. Bureau of Reclamation. The 2035 General Plan Land Use Diagram shows the land uses approved by the County and state and federal agencies in these areas for reference only. Except for several policies related to a relocated City Corporation Yard, the Folsom 2035 General Plan does not assign land uses or specific policies to either of these two Planning Areas. For additional information regarding the City’s proposed Corporation Yard, see Section 3.9 of this chapter. For information regarding the area assessed for environmental impacts in this Draft PEIR, see Chapter 5, *Introduction to the Environmental Analysis*.



SOURCE: City of Folsom 2019; Planning Partners 2019

Folsom Tree Protection Ordinance Project

Figure 2

Amended 2035 General Plan Boundaries

3.3 ENVIRONMENTAL SETTING

The City of Folsom comprises 17,359 ~~17,304~~ acres, and is located along the western edge of the Sierra Nevada foothills in northeastern Sacramento County. The surrounding area to the east of the city includes residences, commercial uses, and rolling hills at varying elevations. To the west is the substantially urbanized Sacramento metropolitan area.

According to the California Department of Finance (DOF), the City of Folsom's population as of January 1, 2017, was 78,525. These numbers include 5,420 persons living in group quarters, which consists primarily of inmates at Folsom Prison. The household population in 2017 was 73,105. (DOF 2017)

In general, Folsom has four existing zones in terms of its land use patterns. The Historic District is an intense mix of land uses at a small lot, walkable scale. The southwest area of the city, between Highway 50 and East Bidwell Street, has a mix of housing with shopping, schools, parks, and offices, including the Central Business District between Riley Street and East Bidwell Street. The areas west of the American River and north and east of East Bidwell Street are dominated by large residential neighborhoods and linear parkways, with a smaller supply of commercial uses, jobs, and schools. South of Highway 50, the City has approved the Folsom Plan Area Specific Plan (FPASP) that provides a combination of employment-generating uses, retail and supporting services, recreational uses, and a broad range of residential uses and associated infrastructure and roads on approximately 3,510 acres. At least 30 percent of the FPASP area would be maintained in permanently protected open space. As of the date of this Draft PEIR, construction of the backbone infrastructure within the FPASP area has been initiated.

The pattern of land use and circulation in the city is dominated by waterways and protected open space. The American River canyon, Lake Natoma, and Folsom Lake are the most recognizable physical elements of the city. Newer portions of the city, particularly in the east, are defined by the creekways that dominate the terrain, preventing gridded development with multiple connections but creating an interlinked open space and trail system.

North of Highway 50, Folsom's protected open space mainly consists of the extensive network of greenways and parkways that follow its rivers and streams. These open spaces provide habitats and migration corridors for native plants and animals, protect water quality, reduce flooding, and provide scenic value for residents and visitors. They also serve to link many of Folsom's parks to one another and to the American River Parkway with pedestrian and bike trails. Most of these greenways are interconnected and protect waterways and riparian habitat. This undesignated open space

Open space – Open space is defined in the 2035 General Plan to be the preserved natural open space areas of Folsom. This is the most expansive definition of open space used in the PEIR. The total citywide acreage of open space using the definition is 3,985 acres. Of this, the 2035 General Plan designates 1,118 total acres of open space within the FPASP area.

Measure W open space or Qualified open space – Measure W or qualified open space is a subcategory of open space that is applied only within the FPASP area. Pursuant to the requirements of Measure W enacted by the Folsom voters in 2004, to qualify as open space counting toward Measure W's 30 percent open space requirement, open space lands must preserve oak woodlands and sensitive habitat areas. Qualified open space cannot include active park sites, residential yard areas, golf courses, parking lots, or their associated landscaping. Within the FPASP area, the City has identified 1,054 acres of qualified open space.

covers approximately 1,400 acres of land. South of Highway 50, the FPASP preserves 30 percent of its area as qualified open space, equating to around 1,054 acres, to be maintained as natural open space to preserve oak woodlands and sensitive habitat areas. The preserved open space is predominantly located in the northwest corner of the specific plan area and encapsulates Alder Creek as well as hillside areas in the northeastern portion of the Specific Plan area. Additional open space is located within the FPASP area for a grand total of 1,118 acres.

Within the city limits, the Folsom Lake State Recreation Area has set aside the Mormon Island Preserve as protected wetland habitat. The Preserve consists of 113 acres in northeast Folsom, separated from the rest of the State Recreation Area by Green Valley Road. In addition, much of the American River Parkway can be considered open space. Around 670 acres within Folsom are set aside by the State for conservation, designated to accommodate lower intensity recreation that is compatible with protecting natural resources. The conservation area in Folsom consists of the entire American River Parkway to the east of the river, from Folsom Dam to the southern city limits, and the portion of the Parkway west of the river, from Folsom Dam to the Rainbow Bridge.

3.4 NO CHANGE; CONTENT IS THEREFORE NOT INCLUDED HERE.

3.5 NO CHANGE; CONTENT IS THEREFORE NOT INCLUDED HERE.

3.6 MAJOR COMPONENTS OF THE 2035 GENERAL PLAN

Section 15378 (a) of the State CEQA Guidelines defines a “project” to mean the whole of an action, which has a potential to result in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment. This definition precludes an agency from evaluating only those aspects of a project under its jurisdiction or for which it has regulatory responsibility. The 2035 General Plan is defined to include all actions necessary to provide a comprehensive update of the existing City of Folsom General Plan (adopted in 1988). The purpose of the proposed 2035 General Plan is to revise and replace the existing General Plan, including all of the elements², the Land Use and Circulation Diagrams, and other existing goals, policies, and implementation plans as needed to reflect current law and the changing matters of public interest and concern. The 2035 General Plan establishes and implements new goals and policies for regulating development projects and for balancing population and economic growth with infrastructure availability and natural resource protection. Other goals and policies are directed to ensuring the timely availability of public infrastructure and services, and encouraging a well-balanced economy. The plan will also integrate new planning concepts endorsed by the Folsom City Council, and translate the updated goals and policies into implementation programs (such as amendments to the City’s code, zoning ordinance, and subdivision regulations) to assure that the City’s vision is implemented.

² Except for the Housing Element, which has already been revised and adopted in 2013 as a separate project in accordance with state requirements. The updated Housing Element was certified by the California Department of Housing and Community Development on August 1, 2013 and adopted by the Folsom City Council on October 22, 2013. Because the Housing Element was updated and adopted in 2013 as a separate project, and is not due for an update until 2021, it is not part of the 2035 General Plan project being evaluated in this PEIR.

Primary Land Use Designation	Acreage		
	1988 General Plan as Amended ^a	2035 General Plan	Difference
Residential			
Single Family (SF)	5,371	5,299	-72
Single Family High Density (SFHD)	1,841	1,914	+73
Multifamily Low Density (MLD)	881	915	+34
Multifamily Medium Density (MMD)	196	178	-18
Multifamily High Density (MHD)	348	346	-2
<i>Total Residential</i>	<i>8,637</i>	<i>8,652</i>	<i>+15</i>
Commercial			
Specialty Commercial (CA)	535	0	-535
General Commercial (GC)	122	276	+154
Neighborhood Commercial (NC)	59	0	-59
Central Commercial Mixed Use (CCD)	231	0	-231
Community Commercial (CC)	386	557	+171
Regional Commercial Center (RCC)	440	561	+121
Auto-Oriented Mixed Use (AOC)	0	79	+79
<i>Total Commercial</i>	<i>1,773</i>	<i>1,473</i>	<i>-300</i>
Mixed Use			
Mixed Use (MU)	37	37	0
Historic Folsom Mixed Use (HF)	0	56	+56
<i>Total Mixed Use</i>	<i>37</i>	<i>93</i>	<i>+56</i>
Employment/Industrial			
Industrial/Office Park (IND)	770	727	-43
Professional Office (PO)	0	181	+181
<i>Total Employment/Industrial</i>	<i>770</i>	<i>908</i>	<i>+138</i>
Public			
Public and Quasi-Public Facility (PQP) ^b	1,655	1,785	+130
Parks (P)	431	538	+107
Open Space (OS)	3,985	3,913	-72
Utility (U)	11	0	-11
<i>Total Public</i>	<i>6,082</i>	<i>6,178</i>	<i>+96</i>
Total Designated Area	17,395	17,362	+5^d
Overlays			
East Bidwell Corridor (EBC)	0	78	
River District	0	Unknown ^c	

Notes:

^a 1988 General Plan as amended through August 2017 with addition of corporation yard in June 2018.^b For 1988 General Plan - Combination of Public/Quasi-Public, Public, School, Junior High School^c Ultimate River District boundaries and policies unknown pending completion of a future planning process.^d The additional 5 acres consists of land dedicated to new freeway interchanges.

Sources: Interpretation of City of Folsom GIS Data 2017; Mintier Harnish, 2017; Planning Partners, 2019.

3.7 NO CHANGE; CONTENT IS THEREFORE NOT INCLUDED HERE.

3.8 NO CHANGE; CONTENT IS THEREFORE NOT INCLUDED HERE.

3.9 SPHERE OF INFLUENCE AMENDMENT/CORPORATION YARD STUDY AREA

A single Special Study Area has been identified by the City that may be considered for annexation at some point in the future. The annexation of any of this Study Area would require the review of additional fiscal and service delivery implications on existing City service providers and ratepayers. A separate CEQA environmental review is currently being conducted for a proposed sphere of influence amendment (SOIA) to place the Special Study Area within the City's sphere of influence. Should the sphere of influence amendment be approved by Sacramento LAFCo, the City would pursue future actions to apply pre-zoning and land use designations to the land. This would occur in conjunction with a General Plan Amendment. Sacramento LAFCo policies discourage concurrent SOI Amendment and Annexation. The City would work with LAFCo to amend the SOI and annex the area in close sequence. LAFCo would be the lead agency for environmental review relating to a SOI Amendment.

The City of Folsom and Easton Development Company (a subsidiary of the landowner, Aerojet Rocketdyne, Inc.) have submitted a joint application to LAFCo to amend the City's SOI and annex an approximate 58-acre property into the city for future use as a City corporation yard. The project includes a sphere of influence amendment (SOIA), General Plan amendment, pre-zone, and annexation.

The proposed corporation yard site is located south of the existing city limits and SOI boundary at the southwest corner of Prairie City Road and White Rock Road, just west of Scott Road. The proposed site is within the 2035 General Plan Planning Area shown on Figure 3-3. As drafted, the 2035 General Plan assigns no land use designations to the corporation yard site. Other than two policies regarding a revision to the City's SOI to accommodate the proposed corporation yard and direct the relocation of the existing corporation yard at the west end of Leidesdorff Street, no 2035 General Plan policies specifically address uses, facilities, or activities at the proposed corporation yard site.

Although no specific design has been prepared for the proposed corporation yard, initial programming of the site has been initiated. Based on this programming, the 58-acre site could accommodate approximately 36 acres for the future corporation yard, 16 acres for South East Connector right-of-way, and 5 acres to realign Scott Road. In addition, a 0.8-acre easement could be included in the project but not in the SOIA/annexation area to provide access to Prairie City SVRA once the SouthEast Connector removes the current access. Additionally, the City anticipates that it would realign Scott Road to connect to Prairie City Road to permit the abandonment of Scott Road from north of the realignment to White Rock Road.

City departments that could be served by the proposed corporation yard could include: Parks and Recreation, Public Works, and Environmental and Water Resources. City services accommodated at the corporation yard could include utility maintenance support, fleet management, solid waste collection and transfer, and administration.

As lead agency, LAFCo is initiating preparation of an Environmental Impact Report. As of the date of this 2035 General Plan Draft EIR, LAFCo has released a Notice of Preparation of the EIR and is

preparing a Draft EIR. Under LAFCo's current schedule, it is proposing to consider the City's request to amend the SOI and annex the new corporation yard site in late summer 2018.

The following events occurred subsequent to the publication of the Draft PEIR. On June 5, 2018, LAFCo certified the Folsom Corporation Yard SOIA/Annexation EIR and approved an amendment to the City of Folsom's Sphere of Influence to include the 58-acre corporation yard site. On June 12, the City certified the EIR and approved an amendment to the City's 1988 General Plan to designate the corporation yard site for Public/Quasi-Public land uses. On June 26, the City approved rezoning the site to M-2, Light Industrial. On August 1, 2018, LAFCo approved the annexation, and the 58-acre corporation yard site was included within the boundary of the City of Folsom. The area of the site and description of the future uses of the facility remain as described above.

3.10 NO CHANGE; CONTENT IS THEREFORE NOT INCLUDED HERE.

3.11 INTENDED USES OF THE 2035 GENERAL PLAN DRAFT PEIR

As indicated at the beginning of this chapter, this programmatic Draft PEIR is intended to review potential environmental impacts associated with the adoption and implementation of the 2035 General Plan, and to determine any necessary mitigation measures. Subsequent projects will be reviewed by the City for consistency with the 2035 General Plan and this EIR, and adequate project-level environmental review will be conducted as required by CEQA. Projects successive to this Draft PEIR could include, but are not limited to the following:

- Modification of the Zoning Code and other City ordinances and regulations necessary to implement the 2035 General Plan.
- Approval and funding of major projects and capital improvements.
- Issuance of permits and other approvals necessary for implementation of the 2035 General Plan.
- Future Specific Plan, Planned Unit Development, and Community Plan approvals.
- Property rezoning consistent with the 2035 General Plan.
- Development Plan approvals, such as tentative maps, variances, conditional use permits, planned development permits, and other land use permits.
- Permit issuances and other entitlements necessary for public and private development projects.
- Development Agreement and community benefit agreement processing and approvals.

In addition to the lead agency, CEQA Guidelines Section 15124 states that an EIR should contain a statement briefly describing the intended uses of the EIR and, to the extent that it is known to the lead agency, a list of agencies expected to use the EIR in their decision making, permits or other approvals implementing the project, and related environmental review and consultation required by law or regulation.

A wide variety of federal, state, regional, and local agencies may use this EIR in their planning process, issuance of their permits, or exercise of their regulatory authority over resources or jurisdictional actions within the City of Folsom. Agencies may use the EIR as a program EIR for subsequent parts of their program actions subject to CEQA, tiering their project CEQA studies to

the EIR, or utilizing the EIR in whole or part to apply to a required CEQA study in conjunction with specific agencies' project approval actions.

A number of other jurisdictional and permit-granting agencies have control over specific environmental concerns in the planning area. The following is a listing of agencies that may utilize this EIR. Because it is not practical or possible for the City to know or ascertain all of the possible specific uses for which other agencies may subsequently utilize this EIR, the listing attempts to provide a brief summary disclosure of the applicable types of actions or authorities for which the cited agency may use this EIR as follows:

- Sacramento Metropolitan Air Quality Management District (SMAQMD) (monitors air quality and has permit authority over certain types of facilities)
- Sacramento County (has jurisdiction over the unincorporated areas within the planning area)
- California Department of Conservation, Division of Mines and Geology (expertise in evaluating geologic and seismic hazards, as well as mineral resource issues)
- California Department of Fish and Game (streambed alteration agreement pursuant to Section 1600 of the California Fish and Game Code)
- California Department of Transportation (encroachment permits)
- California Department of Housing and Community Development (reviews the adequacy of housing elements and funding for affordable housing programs)
- California Public Utilities Commission (certificate of public convenience and necessity)
- Central Valley Regional Water Quality Control Board (water quality certification pursuant to Section 401 of the Clean Water Act, National Pollutant Discharge Elimination System permit)
- Sacramento County Local Agency Formation Commission (annexations or other service boundary changes)
- Sacramento Area Council of Governments (transportation planning and financing)
- Native American Heritage Commission (mandated to preserve and protect places of special religious or cultural significance pursuant to Section 5097 et seq. of the Public Resources Code)

In addition to these agencies, the following federal agencies may use environmental information in this EIR for permitting decisions, in addition to other federal agencies:

- U.S. Army Corps of Engineers (Section 404 of the Clean Water Act permit), and
- U.S. Fish and Wildlife Service (Section 7 consultation or Section 10a Habitat Conservation Plan/Section 9 incidental take permit pursuant to the federal Endangered Species Act).

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5 INTRODUCTION TO THE ENVIRONMENTAL ANALYSIS

5.1 SCOPE OF THE DRAFT PEIR

In accordance with Section 15082(a) of the California Environmental Quality Act (CEQA) Guidelines, the City of Folsom prepared and circulated a Notice of Preparation (NOP) of a Draft Programmatic Environmental Impact Report (PEIR) for the proposed project. The NOP for the 2035 General Plan Draft PEIR was published on August 18, 2017 (State Clearinghouse No. 2017082054). The NOP and Project Description were circulated to the public, state and local agencies, and other interested parties to solicit comments on the 2035 City of Folsom General Plan (2035 General Plan). The City held a scoping meeting for the Draft PEIR consistent with State CEQA Guidelines Section 15082(c), and closed the period for public and agency comment on the NOP on September 18, 2017.

Environmental issues and alternatives raised by comments received on the NOP during the 30-day public review period were considered for inclusion in the Draft PEIR. (See Appendix A, *Notice of Preparation*, and Appendix B, *Comments on the Notice of Preparation*.) Public and agency comments received on the NOP were reviewed, and environmental issues identified in the comment letters are individually referenced in Appendix B to indicate the specific section in the Draft PEIR where these issues are addressed. Pursuant to the State CEQA Guidelines, the focus of this Draft PEIR includes the specific issues identified in the NOP, as well as concerns identified in the responses to the NOP.

The issues to be evaluated in the environmental document as shown in Table 5-1 were identified in the NOP or raised in public and agency comments on the NOP.

Land Use, Population and Housing	Aesthetics and Visual Resources	Agricultural and Forestry Resources
Air Resources	Biological Resources	Cultural Resources
Geology, Soils, and Mineral Resources	Global Climate Change	Hazards and Hazardous Materials
Hydrology and Water Quality	Noise and Vibration	Public Services and Recreation
Transportation and Circulation	Tribal Cultural Resources	Utilities and Service Systems
Alternatives	Cumulative Impacts and Other Required CEQA Topics	

5.2 CONTENTS OF THE DRAFT PEIR

The State CEQA Guidelines require that all EIRs include specified content (State CEQA Guidelines Sections 15122 to 15130). Table 5-2 sets forth the location in this Draft PEIR where required content appears.

CEQA Requirement	Where It Appears in this Draft PEIR
Table of Contents	Table of Contents
Summary	Chapter 2, Executive Summary of the Draft PEIR
Project Description	Chapter 3, Project Description
Environmental Setting	Chapters 3, 4, 6 – 21 of the Draft PEIR
Environmental Impacts	Chapters 4, and 6 – 21 of the Draft PEIR
Significant Environmental Impacts	Chapters 4, and 6 – 21 of the Draft PEIR
Mitigation Measures	Chapters 2, 4, and 6 – 21 of the Draft PEIR
Alternatives to the Proposed Project	Chapter 20 of the Draft PEIR
Effects Found Not to Be Significant	Chapters 2, 4, and 6 – 21 of the Draft PEIR
Organizations and Persons Consulted	Chapter 23 of the Draft PEIR
Cumulative Impacts	Chapter 21 of the Draft PEIR

5.3 PRESENTATION OF THE IMPACT ANALYSIS IN THE DRAFT PEIR

The environmental analysis section of this Draft PEIR (Chapters 4 and 6 through 21) is organized and carried out in accordance with the CEQA Environmental Checklist (Appendix G of the State CEQA Guidelines, 2017). Each chapter presents the setting, an assessment of the potential indirect and secondary environmental impacts, and, if needed, mitigation measures for each environmental issue area identified in Table 5-1 and in Chapter 2, *Executive Summary*. Cumulative impacts are evaluated in Chapter 21, *Required CEQA Analyses*. For each resource category, the following conditions are discussed:

- Environmental Setting.** This section provides a general overview of the environmental resource and the conditions on and adjacent to the project area (described in Section 5.5). The setting is presented from local and regional perspectives as appropriate for each environmental topic.
- Regulatory Framework.** For federal, state, regional agencies, and the City of Folsom, this section presents applicable laws, ordinances, regulations, and guidance for the resource.
- **Environmental Effects.** This section provides significance criteria with which to judge whether an environmental impact is significant, or less than significant. Significance criteria are established both by State CEQA Guidelines, and by significance thresholds of federal, state, and local agencies. Potential environmental impacts associated with the proposed project are assessed, the impacts’ level of significance prior to mitigation is identified, and feasible mitigation measures for reducing the associated impacts are set forth. The level of significance after mitigation is then assessed.

5.4 ENVIRONMENTAL BASELINE

As stated in the State CEQA Guidelines (Section 15125(a)), an EIR must describe the existing conditions in the vicinity of the proposed project. For each of the environmental resources assessed in this Draft PEIR, the description of existing environmental and regulatory conditions is included under the “Regulatory Setting” and “Environmental Setting” headings in each chapter.

In describing existing conditions, it is necessary to establish a date at which these conditions exist. As stated in the State CEQA Guidelines (Section 15125(a)), existing conditions are normally assessed “at the time the notice of preparation is published” or if a notice of preparation is not published “at the time environmental analysis is commenced.” The section further states, “[t]his environmental setting will normally constitute the baseline physical conditions by which a Lead Agency determines whether an impact is significant.”

As discussed in Sections 5.5.2 and 5.5.3 of this Draft PEIR, two baselines were used for this Draft PEIR. As discussed in Section 5.5.1, the coverage impact baseline is established as the year 2017 as the Notice of Preparation was prepared in August 2017. **The baseline date for coverage impacts is hereby modified to August 2018 to account for the addition of 58 acres to the City limits. This addition reflects the annexation of a site for a new corporation yard. For more information regarding the corporation yard project, please refer to Chapter 3, Project Description, of this PEIR.** For traffic-related impacts (air quality, greenhouse gas emissions, noise, and traffic), the baseline is the year 2015 as established by the Sacramento Area Council of Governments’ (SACOG) Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) (SACOG 2016). For other intensity effects that rely upon the size of the service population, the baseline is August 2017, similar to that used for coverage impacts.

5.5 ENVIRONMENTAL IMPLICATIONS OF THE 2035 GENERAL PLAN AND EVALUATION OF POTENTIAL ENVIRONMENTAL EFFECTS

Implementation of the 2035 General Plan would result in future land development, construction of infrastructure, and other actions that would result in increased levels of human activity, and that would convert or cover portions of the landscape. These actions would occur within areas designated by the existing 1988 General Plan and the 2035 General Plan for urban uses. Future development would consist of a variety of land uses, including residences, commercial activities, industrial uses, and the infrastructure necessary to support urban development.

This Draft PEIR focuses on the secondary or indirect effects of implementing the proposed 2035 General Plan¹. Section 15358(a)(2) of the State CEQA Guidelines defines secondary or indirect impacts as:

Indirect or secondary effects (*are those*) which are caused by the project and are later in time or farther removed in distance, but are still reasonably foreseeable. Indirect or secondary effects may include growth-inducing effects and other effects related to induced changes in the patterns of land use, population density, or growth rate, and related effects on air, water, and other natural systems, including ecosystems.

Indirect physical changes to the environment (impacts) that could result from implementation of 2035 General Plan or project alternatives are addressed in the appropriate technical chapters of this Draft PEIR. Likewise, inconsistency with an adopted plan, in general, is not considered a direct physical impact to the environment, but may result in impacts, which would be discussed in the

¹ Section 15358 of the State CEQA Guidelines defines direct and indirect impacts. Direct impacts are defined as those impacts caused by a project that occur at the same time and place. No construction, operation, or other actions that could result in environmental effects would occur upon approval of the 2035 General Plan. Rather, any activity that could cause impacts would be manifested later in time over a dispersed area with implementation of the land uses, transportation and utility infrastructure, and policies of the 2035 General Plan.

appropriate technical chapters. According to this definition, potential secondary or indirect environmental effects may be divided into two broad classes:

- **Coverage Impacts** - Those that result from development or other activities covering land or otherwise physically interfering with a resource (e.g., constructing a paved parking lot over a sensitive biological resource); and,
- **Intensity Impacts** - Those that result from increased levels of human activity (e.g., increases in traffic levels leading to increased emissions of criteria air pollutants).

The definitions of these two types of potential effects as used in this Draft PEIR analysis are discussed further in Sections 5.5.2 and 5.5.3. In practice, an environmental topic, or some aspects of the topic, may be subject to a combination of both types of impacts.

5.5.1 AREAL EXTENT OF IMPACT ANALYSIS

The 2035 General Plan does not identify any additional areas designated for urban uses beyond those set forth in the 1988 General Plan as amended through ~~fall 2017~~ August 2018. Therefore, the environmental analysis concentrates its evaluation on those undeveloped areas designated for urban uses and the resources still present within them, including within the Folsom Plan Area Specific Plan (FPASP) area ~~and the corporation yard site~~, south of Highway 50.

Locations where impacts are not assessed for the 2035 General Plan include Planning Areas 1 and 2 as indicated on PEIR ~~Figure 3-2~~ ~~Figure 2 of this Addendum~~. Within Planning Area 1 all future urban development has been entitled previously by Sacramento County. Since the land uses within Planning Area 1 will compose the westerly gateway to the City of Folsom, the 2035 General Plan identifies this Planning Area as an area of concern to the City. The 2035 General Plan does not designate land uses within Planning Area 1, and sets forth no goals or policies to amend the City's sphere of influence to include Planning Area 1 or to annex the area in the future. For these reasons, with two exceptions, no impacts are assessed for urban development within Planning Area 1. The first exception is in the Draft PEIR's evaluation of future traffic conditions (see Draft PEIR Chapter 17), which evaluates traffic effects in the year 2035 by adding traffic generated by County-approved land uses within Planning Area 1 to traffic volumes generated with implementation of the 2035 General Plan as well as background traffic from Sacramento and El Dorado counties outside of these two areas within SACOG's traffic model. The second is in the Draft PEIR's evaluation of water supply (see PEIR Chapter 19). Because the City of Folsom is the water provider for the County-approved Glenborough and Easton projects within Planning Area 1, the future water demands of those two projects are assessed together with the future demands of buildout of the City of Folsom consistent with the 2035 General Plan.

Planning Area 2 comprises a portion of the City's designated Area of Concern, adopted by the Sacramento Local Agency Formation Commission (LAFCo) in July 1996 (LAFCo 1996). Planning Area 2 consists largely of grazing land, but also includes gravel quarries and a portion of the Prairie City State Vehicular Recreation Area. The Sacramento County 2030 General Plan designates this area as General Agriculture. Planning Area 2 also makes up a portion of an area designated as "Vacant Urban Designated Lands (2050)" in SACOG's Sacramento Region Blueprint - Preferred Blueprint Scenario. As set forth in the Preferred Blueprint Scenario, through 2050 urban growth in Folsom will occur on vacant land within the current city limits (including the FPASP area) with small areas of existing urban uses being redeveloped with more intense mixed uses (SACOG, 2004).

Under the SACOG's Preferred Blueprint Scenario, the area designated as Vacant Urban Designated Lands, including lands within Planning Area 2, would not be developed until after the year 2050.

The horizon year of the proposed Folsom General Plan is 2035. Therefore, consistent with SACOG's Preferred Blueprint Scenario, the 2035 General Plan does not assign any land uses or policies to Planning Area 2, other than a policy reference regarding relocation of the City's Corporation Yard.² Because there are no other land uses or policies assigned to Planning Area 2, the Draft PEIR does not assess the environmental effects of implementing the 2035 General Plan in Planning Area 2. However, potential effects related to growth inducement in Planning Area 2 are assessed in Chapter 4, *Land Use, Population, and Housing*, and Chapter 20, *Alternatives Analysis*, of this Draft PEIR.

5.5.2 COVERAGE IMPACTS

These impacts are based on the conversion of existing vacant parcels to a developed land use. Conversion can result in the eradication of, or damage to, a resource, revealing of environmental conditions detrimental to a developed land use, or exposure of the developed use to an existing environmental hazard. For the purposes of evaluating these effects, this Draft PEIR assumes that all land identified for urban uses in the 2035 General Plan would be developed with such uses within the 20 year planning horizon.

The areal coverage of developed uses that would occur with implementation of the 2035 General Plan as shown on PEIR Figure 3-2 (Figure 2 of this Addendum), excludes Planning Areas 1 and 2 as discussed in Section 5.5.1. For areas designated for urban or infrastructure uses by the 2035 General Plan, potential coverage effects for certain environmental topics were assessed in a multi-step process. Quantitative evaluations began with a review of resources potentially affected by the implementation of the 2035 General Plan project, and the areal extent of identified resources.

To determine the locations where a resource could be converted to developed uses under the proposed 2035 General Plan, an inventory of each environmental resource within each urban area project boundary was completed. Using Geographic Information Systems (GIS), all parcels or lots within the 2035 Plan Evaluation Area were identified as developed or vacant (see Figure 5-1 as revised). Vacant parcels were further identified as being located north of Highway 50, or south of Highway 50 within the FPASP area. For vacant parcels north of Highway 50, the analysis identified 453 total vacant parcels encompassing 441 acres. Of these 453 parcels, 377 are lots within existing single-family residential subdivisions totaling 163 acres, with a gross median lot size of 16,125 square feet. Of the remaining 76 parcels, the majority are designated for commercial or multi-family uses. For these uses, the total acreage is 278 acres with a gross median parcel size of 37,150 square feet. Once the 453 parcels were identified, each was evaluated using aerial photographs to determine its

²

The Sacramento Local Agency Formation Commission (LAFCo) is currently processing an application by the City of Folsom and others to amend the City's Sphere of Influence to include a 58-acre area at the southwest corner of Prairie City Road and White Rock Road. If Sacramento LAFCo approves the Sphere of Influence Request, the City will pursue amendment of the City's 1988 General Plan and Zoning Map, and submit a request to LAFCo to annex the area for the sole purpose of a future municipal corporation yard. Upon completion of these entitlements, the City could construct a relocated Corporation Yard at this location. As of August 2018, the corporation yard site had been designated for Public/Quasi-Public land uses by the 1988 General Plan. For a discussion of the current (November 2019) status of the corporation yard site, please refer to PEIR Chapter 3, *Project Description*, in this PEIR Addendum.

condition. As evidenced on the aerial photographs, the overwhelming majority of both the single-family residential and Commercial/Multi-family residential parcels are remnant areas within subdivisions or larger development projects, and most have been disturbed by prior rough grading and/or the construction of roads and utilities.

There are a total of 3,336 acres in the FPASP area south of Highway 50, of which 1,118³ acres would remain in open space. The remaining 2,218 acres would be developed with a variety of urban land uses and supporting infrastructure. Although potential environmental impacts could occur throughout the 2035 Plan Evaluation Area, the majority of the land available for new development of urban uses (77 percent of the citywide total or 2,218 acres) would be located within the FPASP area.

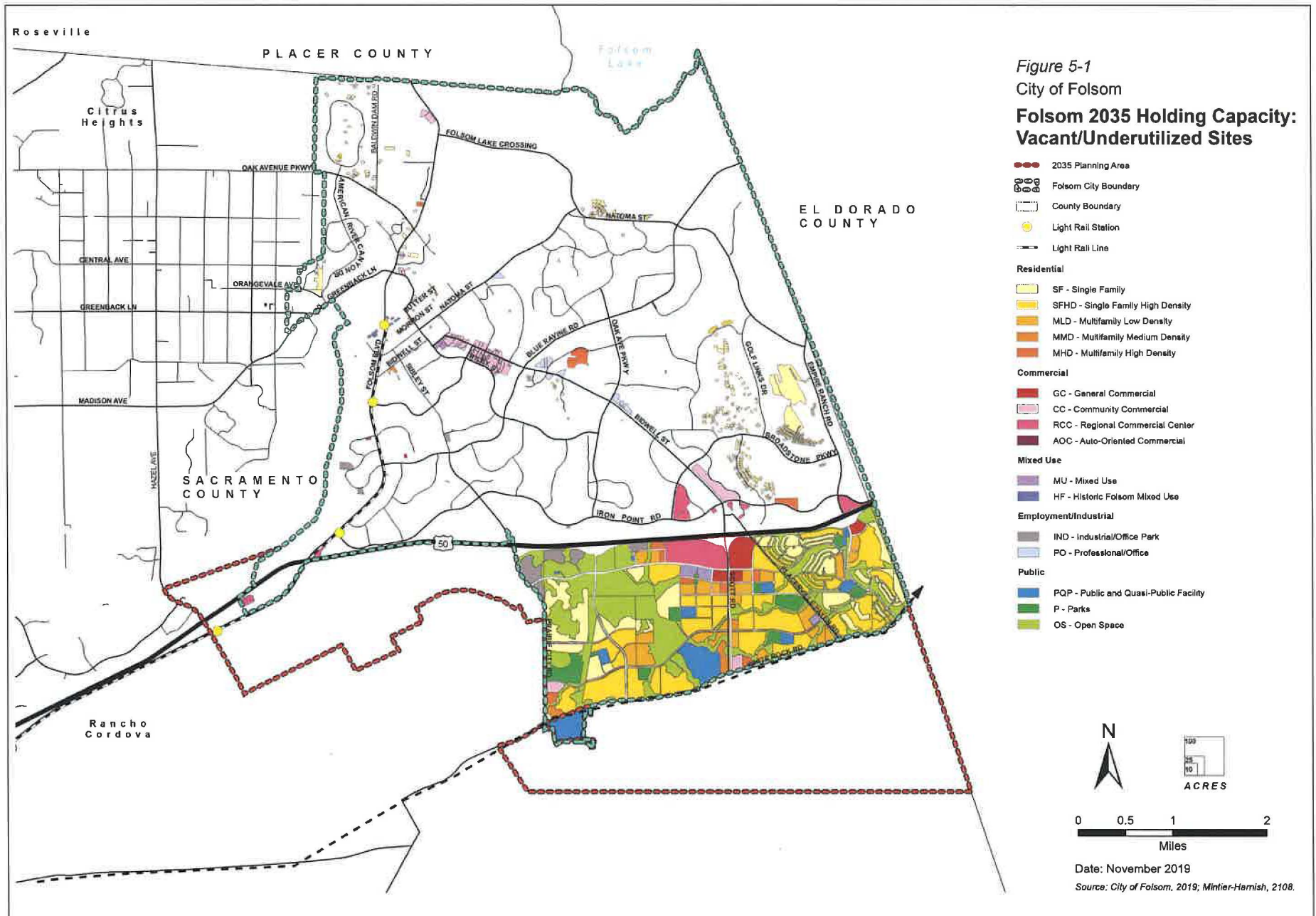
Future urban development, including supporting infrastructure, could also occur on a 58-acre site located south of White Rock Road, west of Scott Road. This would be the site of future City of Folsom corporation yard.

The possibility of potential coverage impacts was determined by layering maps of sensitive resources (e.g., sensitive species, areas of naturally occurring asbestos, flood hazards) over the map of vacant parcels (see Figure 5-1) using GIS. The results of this type of analysis are reported in the following chapters of the Draft PEIR⁴:

6. Aesthetics and Visual Resources
7. Agricultural and Forestry Resources
9. Biological Resources
10. Cultural Resources
11. Geology, Soils, and Mineral Resources
13. Hazards and Hazardous Materials
14. Hydrology and Water Quality
18. Tribal Cultural Resources

³ Of the 1,118 acres of open space, 1,054 acres would be qualified or Measure W open space. For further information regarding the different types of open space, see Chapter 3, *Project Description*, of this Draft PEIR.

⁴ For an analysis of potentially changed environmental conclusions for coverage impacts arising from the development of the City pursuant to the 2035 General Plan, including those from the 58-acre corporation yard site, please refer to pages 15 to 21 and Appendix C of this PEIR Addendum.



SOURCE: City of Folsom 2019; Mintier-Harnish 2018; Planning Partners 2019

Folsom Tree Protection Ordinance Project

Figure 5-1

Folsom 2035 Holding Capacity: Vacant/Underutilized Sites

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7 AGRICULTURE AND FORESTRY RESOURCES

This chapter provides an evaluation of the potential effects to agriculture and forestry resources with implementation of the proposed City of Folsom 2035 General Plan (2035 General Plan). As established in the Notice of Preparation for the proposed 2035 General Plan (see Appendix A, *Notice of Preparation*), urban development and other activities subject to the plan may result in adverse effects to the agriculture and forestry resources environment. Biological resources impacts, including potential impacts to oak woodland habitat, are evaluated in Chapter 8, *Biological Resources*, of this Draft PEIR.

The following environmental assessment 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 conflicts with Williamson Act contracts. This analysis includes a review of regulations, requirements, plans, and policies applicable to agriculture and forestry resources.

The existing condition of the agriculture and forestry resources environment in the City of Folsom was determined by a review of important farmlands classified by the California Department of Conservation Farmland Mapping and Monitoring Program (FMMP), the Williamson Act Program, and examination of aerial photographic records and other mapping data. Potential impacts related to agriculture and forestry resources were determined by comparing potential activities to the existing environment, based on CEQA assessment criteria, and by considering the policies, regulations, and guidelines adopted by the City of Folsom and by State resource agencies.

7.1 SETTING

The environmental and regulatory setting of the City of Folsom with respect to agriculture and forestry resources is described below for both the physical environment and the body of federal, state, and local policies and regulations that govern such resources.

7.1.1 ENVIRONMENTAL SETTING

EXISTING LAND USES

Land uses within the city include residential land uses, vacant land, roadways, commercial uses, public/semi-public uses, and parks and open space. The city north of Highway 50 consists of primarily urbanized uses. This area of the city does not contain any land that supports commercial agricultural operations. Agricultural uses are limited to hobby farming and the keeping of animals in the more rural residential areas of the city west of the American River and mostly along Baldwin Dam Road, as long as these uses are in harmony with the character of these neighborhoods.

South of Highway 50, the Folsom Plan Area Specific Plan (FPASP) area generally consists of undeveloped grasslands used for cattle grazing, in addition to a small number of rural residences, and open space. This area is planned for urban development in the 2035 General Plan. **The future Cotu corporation yard site, south of White Rock Road and west of Scott Road consists of undeveloped grasslands. The previously existing Williamson Act contract of the corporation yard site expired in February 2018.** Land south of the FPASP area is characterized primarily by seasonal grazing land in an unincorporated area regulated by Sacramento County, and the majority of these lands are under Williamson Act contracts.

EXISTING AGRICULTURAL LAND USE DESIGNATIONS

There are no General Plan agricultural land use designations within the City of Folsom. There are several scattered areas totaling approximately 680 acres located in the Agricultural Reserve District (A-1A) zoning designation (City of Folsom 2018). The Agriculture Reserve District (A-1-A) is intended to provide areas for interim agricultural uses until it is developed in accordance with the General Plan land use designation. Large parcels of land designated A-1-A have been developed into Folsom Lake College and Vista del Lago High School; another along Oak Avenue Parkway is used as a major electric substation; another area on East Natoma Street is designated for single family residential uses by the General Plan; and a parcel on Blue Ravine Road is designated for single family high density and open space uses by the General Plan. Much of the south shore of Folsom Lake is also marked as A-1-A, but this land is part of the State Recreation Area.

The Zoning Ordinance also establishes overlay districts, one of which is the Agriculture Combining District. The Agriculture Combining District allows all uses normally permitted in the base district, as well as minor livestock and the sale of agricultural products by right, and kennels, dairy processing, and a veterinary hospital with a use permit. Approximately 347 acres in Folsom have the Zoning designation of Agricultural Combining District. All such parcels are located west of the American River, primarily in the vicinity of Baldwin Dam Road and Oak Avenue.

FARMLAND MAP CLASSIFICATIONS

The Important Farmlands Map prepared for Sacramento County by the California Resources Agency classifies the majority of the city north of Highway 50 as Urban and Built-Up Land. According to the Farmland Mapping and Monitoring Program, Urban and Built-Up lands are defined to be land occupied by structures or infrastructure to accommodate a building density of at least one unit to one and one-half acres, or approximately six structures to 10 acres. Appropriate uses within the Urban and Built-Up Land category include residential, industrial, and commercial uses, in addition to institutional facilities and other uses (DOC 2017). There is one parcel of Unique Farmland within the northern area of the city, approximately 29 acres in size. This parcel consists of an abandoned orchard located east of Folsom-Auburn Road and west of the American River Bike Trail and is zoned Open Space Conservation District. Unique Farmland includes lesser quality soils used for the production of the state's leading agricultural crops. This land is usually irrigated, but may include non-irrigated orchards or vineyards as found in some climatic zones in California. Land must have been cropped at some time during the four years prior to the mapping date.

South of Highway 50, the FPASP area **and the corporation yard site are** classified as Grazing Land. Grazing land includes land on which the existing vegetation is suited to the grazing of livestock. The FPASP area **and the corporation site do does** not include any agricultural land designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as defined in Appendix G of the State CEQA Guidelines.

WILLIAMSON ACT

There are no Williamson Act contracts within the City of Folsom (DOC 2015). As set forth in the *Folsom Plan Area Specific Plan DEIR/DEIS*, approximately 1,530 acres of the FPASP area consisted of agricultural lands under existing Williamson Act contracts that were in the process of nonrenewal. Notices of nonrenewal were filed on these parcels in 2004 and 2006; as a result, these existing

contracts expired in 2014 and 2016, respectively. (Folsom 2011) ¹ The previously existing Williamson Act contract of the corporation yard site expired in February 2018. (Folsom 2018)

7.1.2 REGULATORY SETTING

The following regulations of federal, state, and local agencies govern various aspects of agriculture and forestry resources. These regulations are summarized below.

FEDERAL LAWS AND REGULATIONS

No federal laws or regulations pertaining to agricultural resources apply to the 2035 General Plan.

CALIFORNIA LAWS AND REGULATIONS

Farmland Mapping and Monitoring Program

The California Department of Conservation, Division of Land Resource Protection, administers the FMMP. The program produces maps and statistical data used for analyzing impacts on California's agricultural resources. Agricultural land is rated according to soil quality and irrigation status. These ratings are used to help prioritize farmland conservation efforts. The maps are updated every two years with the use of a computer mapping system, aerial imagery, public review, and field reconnaissance. There is no Prime or Important Farmland in the 2035 General Plan's Planning Area.

Williamson Act

The California Land Conservation Act of 1965--commonly referred to as the Williamson Act--enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space uses. In return, landowners receive property tax assessments that are much lower than normal because they are based upon farming and open space uses as opposed to full market value. There are no Williamson Act contracts within the City of Folsom.

LOCAL LAWS AND REGULATIONS

There are no regional or local plans, policies, regulations or laws pertaining to agricultural resources in the City of Folsom that are applicable.

Folsom Plan Area/Russell Ranch Adopted Mitigation Measures

There are no mitigation measures adopted by the City during its approval of the FPASP or the Russell Ranch project related to agricultural resources.

7.1.3 PROPOSED GENERAL PLAN GOALS AND POLICIES

There are no policies from the proposed 2035 General Plan that address agriculture and forestry resources.

¹ City of Folsom, Corporation Yard Sphere of Influence Amendment and Annexation, Draft Environmental Impact Report. February 2018. Prepared by Ascent Environmental.

7.2 ENVIRONMENTAL EFFECTS

7.2.1 SIGNIFICANCE CRITERIA

As set forth in Appendix G, Question II of the State CEQA Guidelines, the following criteria have been established to quantify the level of significance of an adverse effect to agriculture and forestry resources evaluated pursuant to CEQA. An impact would exceed an impact threshold under these circumstances:

- Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use. (II.a)
- Conflict with existing zoning for agricultural use, or a Williamson Act Contract. (II.b)
- Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g)). (II.c)
- Result in the loss of forest land or conversion of forest land to non-forest use. (II.d)
- Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use. (II.e)

7.2.2 ANALYSIS METHODOLOGY

The environmental analysis in this section is based on a review of FMMP Important Farmland maps, Williamson Act parcel maps, and review of the City’s Zoning Code. As part of the analysis, this EIR examines the Important Farmland classifications that are used by FMMP to determine the agricultural significance of the lands (i.e., Prime Farmland, Unique Farmland, and Farmland of Statewide Importance) in the City of Folsom.

7.2.3 LESS-THAN-SIGNIFICANT IMPACTS

Based on the evaluations set forth below, potential impacts for the following specific topics with respect to agriculture and forestry resources were found to be less than significant. Therefore, they will not be evaluated further in this chapter.

II. AGRICULTURE AND FORESTRY RESOURCES		
Would the Project:	Less than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	X	
b) Conflict with existing zoning for agricultural use, or a Williamson Act Contract?	X	
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?		X
d) Result in the loss of forest land or conversion of forest land to non-forest use?		X

EVALUATION OF LESS-THAN-SIGNIFICANT IMPACTS

Question (a) Important Farmland: Less-than-significant Impact. Development of future land uses consistent with the 2035 General Plan would not result in the conversion of Important Farmland to nonagricultural uses. Except for a 29-acre parcel designated as Unique Farmland located north of Highway 50, there is no designated Important Farmland as defined by the FMMP in the 2035 Plan Evaluation Area. The majority of the city is located on land classified as Urban and Built-Up Land and Other Land (north of Highway 50) and Grazing Land (south of Highway 50 including the corporation yard site) that is designated for urban development by the 2035 General Plan. The parcel of Unique Farmland north of Highway 50 would be designated as Open Space by the 2035 General Plan, which would preserve the soil qualities that would permit potential future farming operations. Therefore, implementation of the Draft General Plan would not result in the loss of any Important Farmland, this would be a less-than-significant impact, and no mitigation is required.

Question (b) Agricultural Zoning/Williamson Act: Less-than-significant Impact. Development of future land uses consistent with the 2035 General Plan would not conflict with existing zoning for agricultural use or Williamson Act Contracts. There are approximately 680 acres within the Agricultural Reserve District (A-1-A) zoning designation within the city. As described above, the Agriculture Reserve District is intended to provide areas for interim agricultural uses until such areas are developed with urban uses in accordance with the General Plan land use and Zoning designations. All of these areas zoned as Agriculture Reserve District are developed with non-agricultural uses, such as schools and an electric substation, or are designated for residential or open space uses. The only agricultural activities occurring within the city are those in parcels covered by the Agricultural Combining District overlay designation, which would not be modified with the proposed 2035 General Plan. In addition, there are no Williamson Act contracts within the City of Folsom. Therefore, implementation of the Draft General Plan would not result in any conflicts with parcels zoned for agriculture or protected by Williamson Act contracts. There would be a less-than-significant impact, and no mitigation is required.

Questions (c, d) Forest Land: No Impact. Development of future land uses consistent with the 2035 General Plan would not result in the conflict with existing zoning for forest land or timberland, or result in the loss of forest land. No timber management activities occur within the City of Folsom. No areas within the city are designated as forest land, timberland, or zoned for Timberland Production. Because no important timberland or forest land resources or activities exist within the city, no significant impact would occur with implementation of the 2035 General Plan, and no mitigation would be required.

7.2.4 POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS

The following discussion examines the potential impacts of the proposed project based on the impact threshold criteria described above.

Impact AG-1 Potential conflicts with existing agricultural operations and Williamson Act Contracts adjacent to the 2035 Plan Evaluation Area	
Applicable Regulations	Williamson Act.
Adopted Mitigation Measures	None available.
Proposed GP Policies that Reduce Impacts	None available.
Significance after Implementation of GP Policies	Significant; mitigation required.
Mitigation Measures	None available.
Significance after Mitigation	Significant and unavoidable.

Construction of new development associated with the 2035 General Plan could conflict with lands under Williamson Act contracts south of the FPASP area, thereby potentially resulting in cancellation of those contracts. This would be a significant impact.

Land south of the FPASP area **and the corporation yard site** is characterized primarily by seasonal grazing land in an unincorporated area regulated by Sacramento County, and the majority of these lands are under Williamson Act contracts. As discussed above, lands within the FPASP **and the corporation yard site** were previously under Williamson Act Contract, though currently there are no Williamson Act contracts within the City of Folsom. The conversion of grazing lands to urban development within the FPASP area may encourage the cessation of agricultural operations and the non-renewal of contracts on lands south of the FPASP area.

Table 7-1 includes existing State regulations that protect agricultural resources under Williamson Act Contract in the 2035 Plan Evaluation Area.

Table 7-1 Regulatory Requirements and Proposed 2035 General Plan Goals/Policies Related to the Protection of Agricultural Resources under Williamson Act Contracts	
Measure Identification	How the Regulation or Policy Avoids or Reduces Impact
FEDERAL REQUIREMENTS	
<i>None applicable</i>	--
STATE REGULATIONS	
<i>Williamson Act</i>	Aids in the preservation of agricultural land uses by giving landowners property tax reductions for restricting land uses to agricultural or open space use.
CITY REQUIREMENTS	
<i>None applicable</i>	--
FOLSOM PLAN AREA SPECIFIC PLAN EIR/EIS	
<i>None applicable</i>	--
RUSSELL RANCH PROJECT EIR	
<i>None applicable</i>	--
2035 GENERAL PLAN GOALS AND POLICIES	
<i>None applicable</i>	--

Source: Planning Partners 2018.

The land south of the FPASP area **and the corporation yard site are is** located in a rural unincorporated portion of Sacramento County beyond the Urban Service Boundary (USB). The USB defines the ultimate boundary of urban development and is intended to be permanent, allowing modification only under special circumstances. These lands are not within the USB, and it is not expected this area would receive urban levels of public infrastructure and services to support urban development. Except for a future corporation yard², no urban development is currently proposed south of the FPASP area. Nonetheless, the FPASP EIR/EIS (Impact 3A.10-4) found that land uses within the FPASP area would be inconsistent with Williamson Act provisions on adjacent lands, and could result in subsequent contract non-renewals through requests for general plan amendments and rezoning of lands south of White Rock Road in unincorporated Sacramento County.

Because buildout of the 2035 General Plan in the FPASP area could conflict with existing agricultural operations and Williamson Act contracts, or result in the potential cancellation of such contracts on lands south of the FPASP area, this impact is considered significant.

Significance of Impact: Significant.

Mitigation Measure AG-1: None available.

Implementation of the 2035 General Plan could conflict with existing off-site Williamson Act contracts or result in the potential cancellation of such contracts on lands south of the FPASP area outside of city limits. Feasible mitigation measures, such as participation in an agricultural conservation easement, are not available to reduce impacts associated with the cancellation of these Williamson Act contracts to a less-than-significant level because no such programs are available. Therefore, this impact remains significant and unavoidable.

² For more information regarding the City's proposed corporation yard south of the FPASP area, please refer to Section 3.9 in Chapter 3, *Project Description*, of this Draft PEIR.

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Appendix C Comparison of Environmental Conclusions between the 2035 General Plan FPEIR and the Folsom Corporation Yard SOIA/Annexation EIR

2035 General Plan Final PEIR		Folsom Corporation Yard SOIA/Annexation FEIR		Changes 2035 PEIR Environmental Conclusion or Impact Magnitude?
Environmental Impact	Level of Significance	Environmental Impact	Level of Significance	
Aesthetics and Visual Resources				
Impact AES-1: Adverse effect on a scenic vista or substantially degrade the scenic character.	SU	Impact 3.1-1: Substantially adversely affect a scenic vista Impact 3.1-2: Substantially degrade the existing visual character or quality of the site and its surroundings.	SU SU	No
Impact AES-2: Damage to scenic resources within a scenic corridor.	SU	Not evaluated in EIR per NOP.	LS	No
Impact AES-3: Create new source of light or glare that would adversely affect day or nighttime views.	SU	Impact 3.1-3: Create new source of light or glare.	SU	No
Agriculture and Forestry Resources				
Impact AG-1: Potential conflicts with existing agricultural operations and Williamson Act Contracts adjacent to the 2035 Plan Evaluation Area.	SU	Not evaluated in EIR per NOP.		No
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	LS	Impact 3.2-1: Conversion of farmland into non-agricultural uses.	SU	No See pages 16 – 19 of the Addendum
Air Resources				
Impact AQ-1: Increase in construction-related emissions of criteria air pollutants and precursors associated with 2035 General Plan buildout.	LS	Impact 3.3-1: Construction emissions of criteria air pollutants and ozone precursors.	LS	No
Impact AQ-2: Increase in operational emissions of criteria air pollutants and precursors associated with 2035 General Plan buildout that could contribute to a violation of air quality standards.	SU	Impact 3.3-2: Long-term operational emissions of air pollutants.	LS	No

Appendix C Comparison of Environmental Conclusions between the 2035 General Plan FPEIR and the Folsom Corporation Yard SOIA/Annexation EIR

2035 General Plan Final PEIR		Folsom Corporation Yard SOIA/Annexation FEIR		Changes 2035 PEIR Environmental Conclusion or Impact Magnitude?
Environmental Impact	Level of Significance	Environmental Impact	Level of Significance	
Impact AQ-3: Consistency with air quality planning efforts.	LS	Not evaluated in EIR per NOP.	LS	No
Impact AQ-4: Increase in local mobile-source emissions of carbon monoxide.	LS	Impact 3.3-3: Mobile-source CO concentrations.	LS	No
Impact AQ-5: Increase in health risks associated with exposure of sensitive receptors to emissions of toxic air contaminants.	SU	Impact 3.3-4: Exposure of sensitive receptors to TACs.	LS	No
Impact AQ-6: Increase in exposure of sensitive receptors to emissions of odors.	SU	Impact 3.3-5: Exposure of sensitive receptors to odors.	LS	No
Biological Resources				
Impact BIO-1: Have a substantial adverse effect on special-status species.	SU	Impact 3.4-1: Disturbance to or loss of special-status plant species and habitat. Impact 3.4-2: Disturbance to or loss of special-status wildlife species and habitat.	LS SU	No
Impact BIO-2: Have a substantial adverse effect on riparian habitat or other sensitive natural communities.	LS	Impact 3.4-3: Disturbance and loss of wetlands, other waters of the United States, and waters of the state.	LS	No
Impact BIO-3: Have a substantial adverse effect on federally protected wetlands.	SU	Impact 3.4-3: Disturbance and loss of wetlands, other waters of the United States, and waters of the state.	LS	No
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	LS	Impact 3.4-4: Conflict with City of Folsom Tree Preservation Ordinance.	LS	No
Impact BIO-4: Interfere with the movement of migratory fish or wildlife species.	LS	Impact 3.4-5: Interference with resident or migratory wildlife corridors or native wildlife nursery sites.	LS	No
Cultural Resources				
Impact CUL-1: Cause a substantial adverse change in the significance of a historical resource.	SU	Impact 3.5-1: Cause substantial adverse change to a historical resource.	LS	No

Appendix C Comparison of Environmental Conclusions between the 2035 General Plan FPEIR and the Folsom Corporation Yard SOIA/Annexation EIR

2035 General Plan Final PEIR		Folsom Corporation Yard SOIA/Annexation FEIR		Changes 2035 PEIR Environmental Conclusion or Impact Magnitude?
Environmental Impact	Level of Significance	Environmental Impact	Level of Significance	
Impact CUL-2: Cause a substantial adverse change in the significance of an archaeological resource.	SU	Impact 3.5-2: Cause substantial adverse change to a unique archaeological resource.	LS	No
Impact CUL-3: Damage or destruction of previously unknown unique paleontological resources during construction-related activities.	LS	Impact 3.5-4: Disturb a unique paleontological resource.	LS	No
Impact CUL-4: Disturb interred human remains during construction.	LS	Impact 3.5-3: Accidental discovery of human remains.	LS	No
Geology, Soils, and Mineral Resources				
Impact GEO-1: Expose people or structures to risk from seismic hazards, including strong groundshaking and liquefaction.	LS	Not evaluated in EIR per NOP.	LS	No
Impact GEO-2: Result in substantial soil erosion or topsoil loss from heightened exposure to wind or water erosion.	LS	Not evaluated in EIR per NOP.	LS	No
Impact GEO-3: Potential geologic hazards related to unstable soils.	LS	Not evaluated in EIR per NOP.	LS	No
Impact GEO-4: Result in the loss of availability of a locally-important mineral resource recovery site.	SU	Not evaluated in EIR per NOP.	LS	No
Global Climate Change				
Impact GHG-1: Potential to conflict with an applicable plan, policy, or regulation adopted for reducing GHG emissions.	LS	Impact 3.7-1: Project-generated GHG emissions.	LS	No
Impact GHG-3: Climate change adaptation.	LS	Impact 3.7-2: Impacts of climate change on the project.	LS	No
Hazards and Hazardous Materials				
Impact HZ-1: Exposure of people to hazards and hazardous materials during construction.	LS	Impact 3.8-1: Create a significant hazard to the public or environment due to upset and accident conditions.	LS	No

Appendix C Comparison of Environmental Conclusions between the 2035 General Plan FPEIR and the Folsom Corporation Yard SOIA/Annexation EIR

2035 General Plan Final PEIR		Folsom Corporation Yard SOIA/Annexation FEIR		Changes 2035 PEIR Environmental Conclusion or Impact Magnitude?
Environmental Impact	Level of Significance	Environmental Impact	Level of Significance	
Impact HZ-2: Routine transport, use, or disposal of hazardous materials or accidental release of hazardous materials.	LS	Impact 3.8-1: Create a significant hazard to the public or environment due to upset and accident conditions.	LS	No
Impact HZ-3: Hazards to the public or environment from development at a known hazardous materials site identified pursuant to Government Code Section 65962.5.	LS	Impact 3.8-2: Create potential human hazards from exposure to existing onsite hazardous materials.	LS	No
Impact HZ-4: Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.	LS	Not evaluated in EIR per NOP.	LS	No
Impact HZ-5: Expose people or structures to a significant risk of loss, injury, or death involving wildland fires.	LS	Impact 3.8-3: Create a significant risk from wildfires.	LS	No
Hydrology and Water Quality				
Impact HWQ-1: Violate water quality standards or waste discharge requirements, or otherwise substantially degrade water quality.	LS	Impact 3.9-1: Short-term construction-related and operational water quality degradation.	LS	No
Impact HWQ-2: Substantially alter drainage patterns leading to erosion or siltation.	LS	Impact 3.9-3: Alteration of drainage pattern or increase in rate or amount of surface runoff in a manner that would result in substantial erosion or siltation.	LS	No
Impact HWQ-3: Alter the course of a stream or river increasing runoff resulting in flooding.	LS	Not evaluated in EIR per NOP.	LS	No
Impact HWQ-4: Contribute runoff that exceeds stormwater drainage capacity or contributes additional polluted runoff.	LS	Not evaluated in EIR per NOP.	LS	No
Impact HWQ-5: Place housing or other structures within 100-year flood hazard area.	LS	Not evaluated in EIR per NOP.	LS	No

Appendix C Comparison of Environmental Conclusions between the 2035 General Plan FPEIR and the Folsom Corporation Yard SOIA/Annexation EIR

2035 General Plan Final PEIR		Folsom Corporation Yard SOIA/Annexation FEIR		Changes 2035 PEIR Environmental Conclusion or Impact Magnitude?
Environmental Impact	Level of Significance	Environmental Impact	Level of Significance	
Impact HWQ-6: Expose people or structures to significant risk due to flooding.	LS	Not evaluated in EIR per NOP.	LS	No
a) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	LS	Impact 3.9-2: Deplete groundwater supplies or interfere substantially with groundwater recharge.	LS	No
Noise and Vibration				
Impact NSE-1: Exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies; or a substantial permanent increase in ambient noise levels in the project vicinity above levels without the project.	SU	Impact 3.10-1: Construction-generated noise. Impact 3.10-2: Exposure of existing sensitive receptors to excessive traffic noise levels and/or substantial increases in traffic noise. Impact 3.10-3: Intermittent single-event noise from trucks passing offsite sensitive receptors. Impact 3.10-4: Long-term operational non-transportation noise levels.	SU	No
Impact N-2: A substantial temporary increase in ambient noise levels in the project vicinity above levels without the project.	LS	Impact 3.10-2: Exposure of existing sensitive receptors to excessive traffic noise levels and/or substantial increases in traffic noise.	LS	No
Impact N-3: For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, exposure of people residing or working in the area to excessive noise levels resulting from the proposed project.	LS	Not evaluated in EIR per NOP.	LS	No

Appendix C Comparison of Environmental Conclusions between the 2035 General Plan FPEIR and the Folsom Corporation Yard SOIA/Annexation EIR

2035 General Plan Final PEIR		Folsom Corporation Yard SOIA/Annexation FEIR		Changes 2035 PEIR Environmental Conclusion or Impact Magnitude?
Environmental Impact	Level of Significance	Environmental Impact	Level of Significance	
Impact N-4: Implementation of 2035 General Plan policies related to noise and vibration.	LS	Not evaluated in EIR per NOP.	LS	No
Public Services and Recreation Resources				
Impact PSR-1: Physical impacts associated with the provision of new or altered governmental facilities.	LS	Not evaluated in EIR per NOP.	LS	No
Impact PSR-2: Increased use of parks or other recreational facilities that would cause deterioration of these resources – City of Folsom facilities.	LS	Not evaluated in EIR per NOP.	LS	No
Impact PSR-3: Require construction or expansion of recreational facilities that might have an adverse physical effect on the environment – City of Folsom facilities.	LS	Not evaluated in EIR per NOP.	LS	No
Impact PSR-4: Require construction or expansion of recreational facilities that might have an adverse physical effect on the environment – State and Regional facilities.	LS	Not evaluated in EIR per NOP.	LS	No
Transportation and Circulation				
Impact T-1: Traffic level of service on local intersections.	SU	Impact 3.11-1: Impacts to intersection operations.	LS	No
		Impact 3.11-5: Construction-related impacts.	LS	No
Impact T-2: Traffic level of service on US Highway 50.	SU	Impact 3.11-2: Impacts to freeway facilities.	LS	No

Appendix C Comparison of Environmental Conclusions between the 2035 General Plan FPEIR and the Folsom Corporation Yard SOIA/Annexation EIR

2035 General Plan Final PEIR		Folsom Corporation Yard SOIA/Annexation FEIR		Changes 2035 PEIR Environmental Conclusion or Impact Magnitude?
Environmental Impact	Level of Significance	Environmental Impact	Level of Significance	
d) Eliminate or adversely affect an existing bikeway, pedestrian facility, or transit facility in a way that would discourage its use e) Interfere with the implementation of a planned bikeway or planned pedestrian facility, or be in conflict with a future transit facility f) Result in unsafe conditions for bicyclists or pedestrians including conflicts with other modes g) Result in demands to transit facilities greater than available capacity	LS	Impact 3.11-3: Impacts to transit.	LS	No
<i>See Less than Significant Impacts d) through g) immediately above.</i>	LS	Impact 3.11-4: Impacts to bicycle or pedestrian facilities.	LS	No
Tribal Cultural Resources				
Impact TCR-1: Interference with tribal cultural resources.	SU	Impact 3.5-6: Cause substantial adverse change to a tribal cultural resource.	LS	No
Utilities and Service Systems				
Impact USS-1: Exceed Wastewater Treatment Requirements of the Central Valley Regional Water Quality Control Board.	LS	Impact 3.12-1: Require or result in the construction of new or expanded water or wastewater treatment facilities, the construction of which could cause significant environmental effects.	LS	No
Impact USS-2: Require the construction of new or expanded stormwater drainage facilities, the construction of which could cause significant environmental effects.	LS	Impact 3.9-3: Alteration of drainage pattern or increase in rate or amount of surface runoff in a manner that would result in substantial erosion or siltation.	LS	No
Impact USS-3: Increase the generation of wastewater, requiring new or expanded wastewater collection or conveyance facilities.	LS	Impact 3.12-3: Exceed the capacity or the wastewater treatment provider.	LS	No

Appendix C Comparison of Environmental Conclusions between the 2035 General Plan FPEIR and the Folsom Corporation Yard SOIA/Annexation EIR

2035 General Plan Final PEIR		Folsom Corporation Yard SOIA/Annexation FEIR		Changes 2035 PEIR Environmental Conclusion or Impact Magnitude?
Environmental Impact	Level of Significance	Environmental Impact	Level of Significance	
Impact USS-4: Have sufficient water supplies available to serve development identified by the 2035 General Plan from existing water entitlements and resources.	LS	Impact 3.12-2: Require new or expanded entitlements to water.	LS	No
Impact USS-5: Increase the generation of solid waste, resulting in a demand for additional landfill capacity.	LS	Impact 3.12-4: Generate solid waste that would exceed the permitted capacity of the landfill serving the area.	LS	No
Impact USS-6: Increased demand for private utility services.	LS	Not evaluated in EIR per NOP.	LS	No
Cumulative Impacts				
Aesthetics and Visual Resources	SU	4.3.1 Aesthetics	SU	No
Agriculture and Forestry Resources	SU	4.3.2 Agriculture and Forestry Resources	SU	No
Air Resources	SU	4.3.3 Air Quality	SU	No
Biological Resources	SU	4.3.4 Biological Resources	SU	No
Cultural Resources	SU	4.3.5 Cultural and Tribal Resources	LS	No
Geology, Soils, and Mineral Resources	SU	Not evaluated per NOP	LS	No
Global Climate Change	SU	4.3.7 Greenhouse Gas Emissions	LS	No
Hazards and Hazardous Materials	LS	4.3.8 Hazards and Hazardous Materials	LS	No
Hydrology and Water Quality	LS	4.3.9 Hydrology and Water Quality	LS	No
Noise and Vibration	SU	4.3.10 Noise and Vibration	SU	No
Public Services and Recreation Resources	LS	Not evaluated per NOP	LS	No
Transportation and Circulation	SU	4.3.11 Traffic, Transportation, and Circulation	SU	No
Tribal Cultural Resources	SU	4.3.5 Cultural and Tribal Resources	LS	No
Utilities and Service Systems	LS	4.3.12 Utilities	LS	No
Energy		Demand for Energy Services and facilities	SU	No See pages 19 – 21 of the Addendum

Appendix C Comparison of Environmental Conclusions between the 2035 General Plan FPEIR and the Folsom Corporation Yard SOIA/Annexation EIR

2035 General Plan Final PEIR		Folsom Corporation Yard SOIA/Annexation FEIR		Changes 2035 PEIR Environmental Conclusion or Impact Magnitude?
Environmental Impact	Level of Significance	Environmental Impact	Level of Significance	
CEQA Required Topics				
Growth Inducement	LS	Not evaluated in EIR per NOP.	LS	No
Energy	LS	Impact 3.6-1: Wasteful, inefficient, or unnecessary consumption of energy, during project construction or operation.	LS	No
Construction and operation of energy services and facilities	SU	Impact 3.6-2: Demand for energy services and facilities	SU	No See pages 19 – 21 of the Addendum
Irreversible Commitment of Resources	LS	Irreversible Commitment of Resources	LS	No
Irreversible Environmental Changes	SU	Irreversible Environmental Changes	SU	No
Damage from Accidents	LS	Damage from Accidents	LS	

Source: Planning Partners 2019.

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APPENDIX D

2035 GENERAL PLAN FPEIR - LIST OF ADOPTED MITIGATION MEASURES

This Appendix contains all of the adopted mitigation measures identified in the FPEIR for the 2035 City of Folsom General Plan project. The mitigation measures are listed in numerical order. The corresponding section in the PEIR is indicated in parentheses following the issue area.

1.1 AESTHETICS AND VISUAL RESOURCES (DPEIR CHAPTER 6)

Mitigation Measure AES-3a:

Add new **Policy NCR 2.1.3: Light Pollution Reduction.**

The City shall minimize obtrusive light by limiting outdoor lighting that is misdirected, excessive, or unnecessary, and requiring light for development to be directed downward to minimize overspill and glare onto adjacent properties and reduce vertical glare.

Mitigation Measure AES-3b:

Add new **Implementation Program NCR-6: Lighting Design Standards.**

Establish consistent lighting standards for outdoor lighting of city development to reduce high-intensity nighttime lighting and glare. These standards shall be consistent with the Folsom Plan Area Specific Plan Community Design Guidelines. Additional standards shall be considered, including the use of automatic shutoffs or motion sensors for lighting features to further reduce excess nighttime light.

To reduce impacts associated with light and glare, the City will require the following lighting standards:

- Shield or screen lighting fixtures to direct the light downward and prevent light spill on adjacent properties.
- Place and shield or screen flood and area lighting needed for construction activities and/or security so as not to disturb adjacent residential areas and passing motorists.
- For public street, building, parking, and landscape lighting in residential neighborhoods, prohibit the use of light fixtures that are of unusually high intensity or brightness (e.g., harsh mercury vapor, low-pressure sodium, or fluorescent bulbs) or that blink or flash. For public parks and sports facilities, the City will use the best light and glare control technology feasible, along with sensitive site design.
- Use appropriate building materials (such as low-glare glass, low-glare building glaze or finish, neutral, earth-toned colored paint and roofing materials), shielded or screened lighting, and appropriate signage in the office/commercial areas to prevent light and glare from adversely affecting motorists on nearby roadways.

Implementing Policy: NCR 2.1.3

1.2 AIR QUALITY (DPEIR CHAPTER 8)

Mitigation Measure AQ-2a:

Modify **Policy NCR 3.1.5: Emission Reduction Threshold for New Development.**

Require all new development projects that exceed SMAQMD's thresholds of significance to incorporate design, construction material, and/or other operational features that will result in a minimum of 15 percent reduction in emissions when compared to an "unmitigated baseline" project.

Mitigation Measure AQ-2b:

Implement Mitigation Measures GHG-1 through GHG-17.

Mitigation Measure AQ-6:

Modify **Policy NCR 3.1.6: Sensitive Uses.**

Coordinate with SMAQMD in evaluating exposure of sensitive receptors to toxic air contaminants and odors, and impose appropriate conditions on projects to protect public health and safety so as to comply with the requirements of SMAQMD for the exposure of sensitive receptors to toxic air contaminants and odors.

1.3 BIOLOGICAL RESOURCES (DPEIR CHAPTER 9)

Mitigation Measure BIO-1:

Modify **Policy NCR 1.1.1: Habitat Preservation.**

Support State and Federal policies for preservation and enhancement of riparian and wetland habitats by incorporating, as applicable, standards published by the California Department of Fish and Wildlife and the U.S. Fish and Wildlife Service into site-specific development proposals.

Mitigation Measure BIO-3:

Implement Mitigation Measure BIO-1.

1.4 CULTURAL RESOURCES (DPEIR CHAPTER 10)

Mitigation Measure CUL-2:

Add new **Implementation Program NCR 7: Management of Inadvertently Discovered Cultural Resources.**

Develop a program for the management of inadvertently discovered cultural resources. The program will consist of, but will not necessarily be limited to the following standards:

The City will require, through permit or tentative map conditions or contractual obligations, that in the event of any inadvertent discovery of archaeological resources, all such finds will be subject to PRC 21083.2 and CEQA Guidelines 15064.5. Procedures for inadvertent discovery are listed below.

In the event of the inadvertent discovery of previously unknown archaeological sites during excavation or construction, all construction affecting the site shall cease and the contractor shall contact the City.

- All work within 100 feet of the find will be halted until a professional archaeologist can evaluate the significance of the find in accordance with NRHP and CRHR criteria.
- If any find is determined to be significant by the archaeologist, representatives of the City will meet with the archaeologist to determine the appropriate course of action. If necessary, a Treatment Plan will be prepared by an archeologist, outlining recovery of the resource, analysis, and reporting of the find. The Treatment Plan will be submitted to the City for review and approval prior to resuming construction.

Mitigation Measure CUL-3:

Add new Implementation Program NCR 8: Management of Paleontological Resources.

Develop a program for the management of paleontological resources. The program will consist of, but will not necessarily be limited to, the following standards and requirements:

Prior to approval of a discretionary project, it shall be determined through literature review and records research, the paleontological sensitivity of the geologic units affected by the project. If paleontological resources may be present, conditions will be added to the project approval to monitor for and salvage paleontological resources during ground-disturbing activities.

1.5 GLOBAL CLIMATE CHANGE (DPEIR CHAPTER 12)

Mitigation Measure GHG-1:

Add new Implementation Program PFS-22: Renewable Energy in City-Operated Facilities.

Strive to supplement 25 percent of city-owned building energy demand through on-site or off-site renewable energy sources. On-site sources may include solar panels or other types of renewable energy systems on rooftops or parking areas, and on-site energy storage. Off-site sources could include combinations of equivalent renewable energy generation systems, power purchase agreements, or other off-site programs offered by energy utilities (e.g., SMUD's Greenergy or SolarShares programs).

Implementing Policy: PFS 8.1.3.

Mitigation Measure GHG-2:

Add new Policy PFS 8.1.9 Water Heater Replacement.

Encourage the use of high-efficiency or alternatively-powered water heater replacements at time of replacement in existing residential development.

Mitigation Measure GHG-3:

Add new Implementation Program PFS-23 High-Efficiency or Alternatively-Powered Water Heater Replacement Program.

Provide educational material and information on the City's website, as well as through the permit and building department, on the various high-efficiency and alternatively-powered water heat replacement options available to current homeowners considering water heater

replacement; develop appropriate financial incentives, working with energy utilities or other partners; and, streamline the permitting process. Replacement water heaters could include high-efficiency natural gas (i.e., tankless), or other alternatively-powered water heating systems that reduce or eliminate natural gas usage such as solar water heating systems, tankless or storage electric water heaters, and electric heat pump systems.

Implementing Policy: PFS 8.1.9.

Mitigation Measure GHG-4:

Add new Implementation Program PFS-24 Energy Efficiency and Renewable Energy Retrofits and Programs.

Strive to increase energy efficiency and renewable energy use in existing buildings through participation in available programs. Actions include:

- Establish a dedicated City program with a clear intent to provide support and promote available green building and energy retrofit programs for existing buildings.
- Incentivize solar installation on existing buildings that undergo major remodels or renovations, and provide permit streamlining for solar retrofit projects.
- Provide rebates or incentives to existing SMUD customers for enrolling in the existing Greenergy program.
- Provide education to property owners on low-interest financing and/or assist property owners in purchasing solar photovoltaics through low-interest loans or property tax assessments.
- Continue to work with SMUD and other private sector funding sources to increase solar leases or power purchase agreements (PPAs).

Implementing Policies: PFS 8.1.3, PFS 8.1.5, PFS 8.1.4.

Mitigation Measure GHG-5:

Modify Policy LU 1.1.13 Sustainable Building Practices.

Promote and, where appropriate, require sustainable building practices that incorporate a “whole system” approach to designing and constructing buildings that consume less energy, water, and other resources; facilitate natural ventilation; use daylight effectively; and, are healthy, safe, comfortable, and durable.

Mitigation Measure GHG-6:

Add new Implementation Program LU-6 Adopt Green Building.

Encourage new residential and non-residential construction projects to adopt and incorporate green building features included in the CALGreen Tier 1 checklist in project designs; and, encourage projects to seek LEED rating and certification that would meet equivalent CALGreen Tier 1 standards or better. Consider future amendments to City code to adopt CALGreen Tier 1 requirements consistent with State building code. For projects subject to CEQA seeking to streamline GHG analysis consistent with the general plan, CALGreen Tier 1 compliance would be required.

Implementing Policy: LU 1.1.13.

Mitigation Measure GHG-7:

Add new Implementation Program LU-7 Encourage Zero Net Energy.

Encourage Zero Net Energy (ZNE) building design for new residential and non-residential construction projects. Consider future amendments to City code to adopt ZNE requirements consistent with the State building code. For projects subject to CEQA seeking to streamline GHG analysis consistent with the general plan, achievement of ZNE would be required consistent with provisions in the State building code under California Code of Regulations, Title 24, Part 6.

Implementing Policy: LU 1.1.13.

Mitigation Measure GHG-8:

Add new Implementation Program PFS-25 Zero Net Energy Development.

Adopt an ordinance to require ZNE for all new residential construction by 2020 and commercial construction by 2030, in coordination with State actions to phase in ZNE requirements through future triennial building code updates.

Implementing Policies: NCR 3.2.3, LU 9.1.10, LU 1.1.13, LU 1.1.14.

Mitigation Measure GHG-9:

Add new Implementation Program PFS-26 Renewable Diesel.

Revise the City of Folsom's Standard Construction Specifications to require that all construction contractors use high-performance renewable diesel for both private and City construction projects. Phase in targets such that high-performance renewable diesel would comprise 50 percent of construction equipment diesel usage for projects covered under the specifications through 2030, and 100 percent of construction equipment diesel usage in projects covered under the specifications by 2035. For projects subject to CEQA seeking to streamline GHG analysis consistent with the general plan, the use of high-performance renewable diesel would be required consistent with the above targets.

Implementing Policy: NCR 3.2.7.

Mitigation Measure GHG-10:

Modify Implementation Program M-1 Transportation Demand Management.

Adopt a citywide Transportation Demand Management (TDM) program that encourages residents to reduce the amount of trips taken with single-occupancy vehicles. The program shall be designed to achieve an overall 15 percent vehicle mile traveled (VMT) reduction over 2014 levels and a 20 percent reduction in City-employee commute VMT. The City shall coordinate with employers to develop a menu of incentives and encourage participation in TDM programs.

Implementing Policy: M 1.1.9, NCR 3.1.3.

Mitigation Measure GHG-11:

Modify Implementation Program PFS-14 Energy Efficient Fleet.

Continue purchasing alternative fuel/technology vehicles when replacing vehicles in the City's existing municipal fleet. Use high-performance renewable diesel in 100 percent of existing (2014) and future diesel on-road vehicles and convert entire on-road gasoline vehicles to electric by 2035.

Implementing Policy: PFS 8.1.8.

Mitigation Measure GHG-12:

Modify Policy M 1.1.4 Existing Streets Retrofits.

Actively pursue funding to update existing streets and intersections with new bikeways, sidewalks, and exclusive transit lanes, where these facilities are designated in the Bikeway Master Plan, Pedestrian Master Plan, or Transit Master Plan.

Mitigation Measure GHG-13:

Modify Implementation Program M-8 Bicycle and Pedestrian Improvements.

Identify regional, State, and federal funding sources to support bicycle and pedestrian facilities and programs to improve roadways and intersections by 2035. Actions include:

- Require bicycle and pedestrian improvements as conditions of approval for new development on roadways and intersections serving the project. Improvements may include, but are not limited to: on-street bike lanes, traffic calming improvements such as marked crosswalks, raised intersections, median islands, tight corner radii, roundabouts, on-street parking, planter strips with street trees, chicanes, chokers, any other improvement that focuses on reducing traffic speeds and increasing bicycle and pedestrian safety. For projects subject to CEQA seeking to streamline GHG analysis consistent with the general plan, incorporation of applicable bicycle and pedestrian improvements into project designs or conditions of approval would be required.
- Based on the most recent citywide inventory of roadways and pedestrian/bicycle facilities, identify areas of greatest need, to focus improvements on first. Areas to prioritize include roadways or intersections with a lack of safety features, street where disruption in sidewalks or bicycle lanes occurs, areas of highest vehicle traffic near commercial centers and transit facilities, where increased use of pedestrian/bicycle facilities would be most used.

Implementing Policies: M 2.1.15, M 1.1.4, M 1.1.6, M 1.1.5, M 2.1.2, M 2.1.3, M 2.1.4.

Mitigation Measure GHG-14:

Modify Policy PFS 9.1.3 Recycling Target.

Support efforts to achieve a citywide disposal rate of 1.5 pounds per person per day, exceeding statewide target of 2.7 pounds per person per day by 2035.

Mitigation Measure GHG-15:

Add new Implementation Program PFS-27 Reduce Water Consumption in New Residential Development.

Encourage water efficiency measures for new residential construction to reduce indoor and outdoor water use. Actions include:

- Promote the use of higher efficiency measures, including: use of low-water irrigation systems, and installation of water-efficient appliances and plumbing fixtures;
- Measures and targets can be borrowed from the latest version of the Guide to the California Green Building Standards Code (International Code Council)
- For projects subject to CEQA seeking to streamline GHG analysis consistent with the general plan, compliance with CALGreen Tier 1 Water Efficiency and Conservation measures would be required.

Implementing Policies: PFS 3.1.3, PFS 3.1.9.

Mitigation Measure GHG-16:

Add new Policy NCR 3.2.8: GHG Analysis Streamlining for Projects Consistent with the General Plan.

Projects subject to environmental review under CEQA may be eligible for tiering and streamlining the analysis of GHG emissions, provided they are consistent with the GHG reduction measures included in the General Plan and EIR. The City may review such projects to determine whether the following criteria are met:

- Proposed project is consistent with the current general plan land use designation for the project site;
- Proposed project incorporates all applicable GHG reduction measures (documented in the Climate Change Technical Appendix to the General Plan EIR) as enforceable mitigation measures in the CEQA document prepared for the project; and,
- Proposed project clearly demonstrates the method, timing and process for which the project will comply with applicable GHG reduction measures and/or conditions of approval, (e.g., using a CAP/GHG reduction measures consistency checklist, mitigation monitoring and reporting plan, or other mechanism for monitoring and enforcement as appropriate).

Mitigation Measure GHG-17:

Modify Policy NCR 3.2.5 Climate Change Assessment and Monitoring.

Continue to assess and monitor performance of GHG emissions reduction efforts for 2020, 2030, and beyond, including progress toward meeting longer-term GHG emissions reduction goals for 2035 and 2050 by reporting on the City's progress annually, updating the GHG inventory and forecasts at least every five years, and preparing updates to the GHG Strategy in the General Plan, as appropriate; as well as assess and monitor the effects of climate change and associated levels of risk in order to plan a community that can adapt to changing climate conditions and be resilient to negative changes and impacts.

1.6 HAZARDS AND HAZARDOUS MATERIALS (DPEIR CHAPTER 13)

Mitigation Measure HZ-5:

Add new **Policy SN 4.1.4: Wildland Fire Risk Reduction.**

To reduce the risk of wildland fire, continue to implement Wildland-Urban Interface Building Standards, vegetative fuels management, evacuation planning, and public education.

1.7 HYDROLOGY AND WATER QUALITY (DPEIR CHAPTER 14)

Mitigation Measure HWQ-3a:

Modify **Policy SN 3.1.1: 100-Year Floodway.**

SN 3.1.1: 200-Year Floodway.

Regulate new development or construction within the 200-year floodway to assure that the water flows upstream and downstream from the new development or construction will not be altered from existing levels.

Mitigation Measure HWQ-3b:

Modify **Policy SN 3.1.4: Flood Control Costs.**

Minimize new development in the 200-year floodway to reduce the long-term public costs of building and maintaining flood control improvements, as required by FEMA and state law.

Mitigation Measure HWQ-3c:

Modify City of Folsom Municipal Code Chapter 14.32 so as to be in compliance with the provisions of SB 5 that require urban areas to provide a 200-year level of flood protection.

Mitigation Measure HWQ-4:

Implement Mitigation Measures HWQ-3a, HWQ-3b, and HWQ-3c.

Mitigation Measure HWQ-5:

Implement Mitigation Measures HWQ-3a, HWQ-3b, and HWQ-3c.

1.8 NOISE AND VIBRATION (DPEIR CHAPTER 15)

Mitigation Measure N-1:

Add **Implementation Program SN-1: Adopt a Noise Reduction Program.**

The City shall adopt a citywide noise reduction program to reduce traffic noise levels along roadways where significant increases in traffic noise levels are expected to occur. The program shall include, but shall not be limited to, the following specific elements for noise abatement consideration where reasonable and feasible:

- Noise barrier retrofits
- Truck usage restrictions
- Reduction of speed limits

- Use of quieter paving materials
- Building façade sound insulation
- Traffic calming
- Additional enforcement of speed limits and exhaust noise laws
- Signal timing.

Mitigation Measure N-3:

Require private developers to provide disclosure statements to all prospective residents in the area south of US Highway 50 notifying them of the presence of Mather Airport to the southwest, of routine aircraft overflights associated with Mather operations, including early morning and late night operations, and of temporarily elevated noise levels during such overflights.

1.9 PUBLIC SERVICES AND RECREATION RESOURCES (DPEIR CHAPTER 16)

Mitigation Measure PSR-4a:

Modify **Policy LU 1.1.10: Network of Open Space.**

Ensure designated open space is connected wherever feasible with the larger community and regional network of natural systems, recreational assets, and viewsheds.

Mitigation Measure PSR-4b:

Modify **Goal LU 5.1.**

Support the appropriate enhancement of Folsom’s riverfront areas for current and future residents in order to increase public access, recreational opportunities, and economic development in consultation with federal, State, and regional public lands management agencies.

Mitigation Measure PSR-4c:

Modify **Policy LU 5.1.1: River District Overlay.**

Apply a River District Overlay designation to the riverfront areas of Folsom outside of the boundaries of the Folsom Lake State Recreation Area, Folsom Powerhouse State Historic Park, and American River Parkway to elevate the importance of the river.

Mitigation Measure PSR-4d:

Modify **Policy LU 5.1.2: Vision for the River District.**

Engage the community, stakeholders, and federal, state, and regional land management agencies in establishing a vision for Folsom’s River District.

Mitigation Measure PSR-4e:

Modify **Policy LU 5.1.3: River District Master Plan.**

Prepare a River District Master Plan for Folsom’s riverfront area, that is based on widespread community engagement as well as coordination with the U.S. Bureau of Reclamation, California Department of Parks and Recreation, and Sacramento County Regional Parks Department.

Mitigation Measure PSR-4f:

Modify Policy LU 5.1.4: Enhance Lake Natoma with Compatible Recreation Uses.

Enhance the role of Lake Natoma as a place to recreate and an amenity for Folsom residents, and elevate Lake Natoma's role in supporting local and regional business and commerce, including tourism, recreation, and leisure, while maintaining compatibility with the Folsom Lake State Recreation Area General Plan. Invest in strategically-located sites along the length of Lake Natoma for a diverse mix of passive and active recreation and tourism activities that are compatible with nearby land uses, historically and culturally important sites, significant habitat areas, restoration sites, and native fish and wildlife usage.

Mitigation Measure PSR-4g:

Modify Policy PR 4.1.1: Coordination with State and County Parks.

Coordinate with State and County park officials to provide education in programs that inform the community on topics such as local natural resources, conservation efforts, and fire safety.

Mitigation Measure PSR-4h:

Modify Policy PR 4.1.3: County, State, and Federal Cooperation.

Cooperate with the County Department of Regional Parks, State Department of Parks and Recreation, State Department of Corrections and Rehabilitation, State Department of Fish and Wildlife, and U.S. Bureau of Reclamation on facility development and program offerings as appropriate.

Mitigation Measure PSR-4i:

Modify Policy PR 4.1.5: Waterway Recreation and Access.

Coordinate with appropriate Federal and State agencies, Sacramento County Regional Parks, private landowners, and developers to manage, preserve, and enhance the American River Parkway, urban waterways, and riparian corridors, including public access for active and passive recreation.

Mitigation Measure PSR-4j:

Modify the 2035 General Plan Land Use Diagram – Transit Priority Areas.

Modify the 2035 General Plan Land Use Diagram to delete any indication that proposed Transit Priority Areas would include public lands within the Folsom Lake State Recreation Area and American River Parkway.

Mitigation Measure PSR-4k:

Modify the 2035 General Plan Land Use Diagram – River District.

Modify the 2035 General Plan Land Use Diagram to delete any indication that the proposed River District would include public lands within the Folsom Lake State Recreation Area and American River Parkway. This is not intended to preclude the addition of such lands to the River District upon completion of the River District Master Plan prepared in compliance with Policy LU 5.1.3.

Mitigation Measure PSR-4l:

This mitigation measure was determined to be unnecessary and was not adopted by the City of Folsom City Council.

Mitigation Measure PSR-4m:

Modify the **2035 General Plan Land Use Diagram – Planning Area 2.**

Modify the 2035 General Plan Land Use Diagram to amend the boundary of Planning Area 2 to exclude lands within the Prairie City SVRA.

1.10 TRANSPORTATION AND CIRCULATION (DPEIR CHAPTER 17)**Mitigation Measure T-3:**

Implement the new interchanges and improvements along US 50.

1. The two new interchanges on US Highway 50 at Oak Avenue Parkway and at Empire Ranch Road interchanges would cause a significant shift in traffic volumes from East Bidwell Street interchange the new interchanges. Both interchanges were assumed to have a high capacity partial cloverleaf (L9) design with a one or two lane single slip off-ramp, a loop ramp and a slip on-ramp in each direction.
2. New “auxiliary lanes” are assumed to be added both eastbound and westbound on US Highway 50 between each interchange from Folsom Boulevard to El Dorado Hills Boulevard, which is consistent with the “Traffic Operations Analysis Report for the US Highway 50 Auxiliary Lane Project” (DKS 2007). These auxiliary lanes were assumed to begin at the loop on-ramp at each of the existing and new partial cloverleaf interchanges and extend to the off-ramp at the downstream interchange.
3. A “transitional lane” was assumed to be added in the eastbound direction from the Hazel Avenue eastbound on-ramp to the off-ramp to Prairie City Road to mitigate the current bottleneck caused by the lane drop at Folsom Boulevard.
4. Two lane off-ramps were assumed to be added at any location where volumes warrant the additional lane.
5. A standard intersection design would result in an unacceptable weaving condition on eastbound US Highway 50 between the Prairie City Road on ramps and the new off ramp with Oak Avenue Parkway. Therefore, it was assumed that a “braided ramp” design would be used. It was assumed that this design would involve merging the two eastbound on-ramps from Prairie City Road and then grade separating that combined on-ramp with the new off-ramp to Oak Avenue Parkway.
6. It was assumed that a White Rock Road would be widened to four lanes, which would help divert some traffic from US Highway 50.

1.11 REQUIRED CEQA ANALYSES (DPEIR CHAPTER 12)**Mitigation Measure ENR-1:**

Implement Mitigation Measures GHG-1 through GHG-17.

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