

**LAND USE SUMMARY**

Land Use	Acres	Tot. DU	%
SF	581.2	1,890	16.6%
SFHD	493.9	2,795	14.1%
MLD	282.1	2,373	7.5%
MHD	66.7	1,220	1.9%
MU	59.1	1,251	1.4%
IND/OP	89.2	681	1.7%
CC	38.8	1.1%	2.5%
GC	212.9	1.1%	6.1%
RC	110.8	3.2%	3.6%
Park	124.9	30.5%	30.5%
OS	1,069.6	5.1%	5.1%
School	179.3	4.9%	4.9%
RW	171.9		
<b>TOTAL:</b>	<b>3,510.4</b>	<b>10,210</b>	<b>100%</b>

**LAND USE LEGEND**

- Single Family: 1-4 du/ac
- Single Family High Density: 4-7 du/ac
- Multi-Family Low Density: 7-12 du/ac
- Multi-Family Medium Density: 12-20 du/ac
- Multi-Family High Density: 20-30 du/ac
- Mixed Use: 9-30 du/ac
- Industrial/Office Park
- Community Commercial
- General Commercial
- Regional Commercial
- Parks (Community, Neighborhood, Local)
- Open Space
- Public/Quasi-Public
- Specific Plan Boundary
- Parcel Boundary
- Powerline Easement ROW
- Firestation (conceptual location)
- Police Substation (conceptual location)
- Municipal Services Center (conceptual location)
- Water Public Facility (conceptual location)

**Notes:**

- 1) Public facilities and municipal services will be located and sized per Facilities Analysis.
- 2) Water Public Facility is a placeholder subject to negotiations with landowners and final technical studies.



Figure 4.1 Land Use Plan

DATE: November 9, 2010  
TO: Mayor and Council Members  
FROM: Community Development Department  
SUBJECT: Growth Projections and Folsom Land Area Needs 2000-2050  
Prepared by Dyett & Bhatia, Urban & Regional Planners

**BACKGROUND/ISSUE**

In the Fall of 2009 the City's Community Development Department commissioned the planning consulting firm of Dyett & Bhatia to conduct a 50 year growth analysis to begin the General Plan update process. In light of the Sacramento County General Plan Update which has proposed a rapid expansion of the urban growth area and to establish the parameters for Folsom's future growth needs this study was a necessary first step. The results of this future growth needs study will help the City of Folsom to establish a General Plan planning area boundary which recognizes how much land will be needed for future growth and to determine growth boundaries. A proposed General Plan Update Planning Area Boundary Map is attached for City Council consideration and direction.

**POLICY/RULE**

*Under state planning law, a city's General Plan must include a comprehensive long-term plan for the physical development of both the city and any land outside the city's boundaries that the city determines relates to its planning (Gov't Code 65300). Curtin's Land Use & Planning Law, 2000, p. 11. The Government code also calls for the general plan to provide for an annual monitoring process. In 1991 the court held there were no statutory requirements that the general plan be updated at any particular time, except for the housing element. (Garat, 2 Cal.App.4<sup>th</sup> at 298) Although charter cities are exempt from much of State Planning and Zoning Law, Government Code Sections 65700 and 6300 do require that a charter city adopt a general plan that includes all of the mandatory elements. Since the general plan is the constitution for all future development, any decision by a city affecting land use and development must be consistent with the general plan. The California Supreme Court has stated that there is an implied duty to keep the general plan current (Devita 9 Cal 4<sup>th</sup> at 792). The general plan contains projections of future population that form the basis for proposed land uses and facilities.*

## ANALYSIS

Dyett & Bhaia examined historic population growth in Sacramento County and in the City of Folsom. The most recent time frame in the attached report was from 2007 and 2009 where the City's average annual growth rate (AAGR) dropped to 0.3 percent and the County's AAGR dropped to 1.2 percent. The Preferred Blueprint scenario developed by SACOG projected the City of Folsom's AAGR at 1.7% between 2007 and 2050, resulting in a total household population of approximately 120,000 in 2050. Total current housing growth capacity is 4,643, or about 11,700 new residents within existing city limits. The Folsom Sphere of Influence (SOI) projects 10,210 housing units and a total population of about 24,335. The total capacity of the SOI area combined with infill development within the City limits comes to about 36,000. According to SACOG, Folsom will have a 120,000 population in 2035, resulting in a 56,017 net new population growth. Our current capacity shortfall is 19,959, resulting in a new acre demand for 3,000 acres beyond the Folsom SOI.

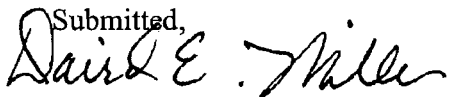
The 2035 Blueprint sets aside an area south of White Rock Road for the City of Folsom's potential urban expansion. This is the only area open for expansion to the City of Folsom. The South Sacramento County Habitat Conservation Plan (SSCHCP) and the Draft County of Sacramento General Plan Update suggest very few environmental constraints to development in this area south of White Rock Road. This would be the logical place for urban expansion beyond the Folsom South of Highway 50 SOI.

## ATTACHMENT

1. City of Folsom Growth Projections and Folsom Land Area Needs 2000-2050. Dyett & Bhatia, Urban and Regional Planners, January 2010
2. Proposed General Plan Update Planning Area Boundary Map.

## RECOMMENDATION/CITY COUNCIL ACTION

Staff recommends that the City Council accept the General Plan Update Planning Area Boundary Map and give staff direction to prepare the General Plan Update with this map as the official General Plan Area.

Submitted,  


David E. Miller, AICP  
Community Development Director

**ATTACHMENT 1**

**City of Folsom**

**Growth Projections and Folsom Land Area Needs**

**2000 – 2050**

**Task 1A: 50 Year Growth Analysis**

**Folsom General Plan**

**January 2010**

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# I Growth Projections 2000 - 2050

## I.1 HISTORICAL POPULATION GROWTH

Population in Folsom has grown faster on average than the county as a whole over the past 20 years, and faster than unincorporated areas. Between 1990 and 2009, Folsom grew at an average annual growth rate (AAGR) of 5.5 percent, while the County grew at an AAGR of 1.7 percent. However, the rate of household population growth in Folsom has fallen in recent years. Between 2000 and 2005, the City's AAGR was 5.7 percent and the County's AAGR was 2.3 percent. Between 2005 and 2007, Folsom's AAGR dropped to 4.0 percent and the County's AAGR dropped to 1.2 percent. And reflecting the economic downturn, the City's AAGR between 2007 and 2009 has been 0.3 percent and the County's AAGR has been 1.7 percent, based on population estimates from the California Department of Finance.

**Table I-1: Average Annual Growth Rates, 1990-2009, Folsom and Sacramento County**

	Folsom <sup>1</sup>	County <sup>2</sup>
1990-2000	6.9%	1.6%
2000-2005	5.7%	2.3%
2005-2007	4.0%	1.2%
2007-2009	0.3%	1.1%
1990-2009 – 19 Year Average	5.5%	1.7%

1. Sources of City data: 1990, 2000 - US Census; 2005, 2009 - DOF Population Estimates (2009); 2007 - Folsom Housing Element based on SACOG projections

2. Source of County data: California Department of Finance (DOF) Population Estimates for Cities, Counties and State (January 2009)

## 1.2 GROWTH PROJECTIONS

SACOG has developed various population projections for the City of Folsom and the region. The Preferred Blueprint Scenario was developed based on regional and City data using the 2000 Census as the base year. Under this projection scenario, Folsom household population is expected to grow to 105,000 by 2050, which represents an overall AAGR of 1.7 percent between 2000 and 2050. If the Blueprint acts as a governing growth cap to which Folsom agrees, growth would be limited and slow from 2007 to 2050—an average of 1.2 percent per year.

In January 2007, SACOG developed draft 2035 projections for a Travel Model Run, which were cited in the Folsom Housing Element (2009). These projections are based on 2007 DOF population estimates, and indicate that Folsom's household population will be approximately 69,800 in 2013 (2.8 percent AAGR between 2007 and 2013) and 97,485 in 2035 (2.3 percent AAGR between 2013 and 2035). This represents an average 1.5 percent AAGR between 2007 and 2035. If this trend were to continue, the total household population would be approximately 120,000 in 2050.

**Table 1-2 Folsom Household Population Estimates and Growth Projections, 1990 - 2050<sup>a</sup>**

Source Year	Census		DOF 2005	Housing Element (DOF) 2007	DOF 2009	Housing Element (SACOG)		Preferred Blueprint 2050
	1990	2000				2013	2035	
1990	23,118							
2000		44,940						
2005			59,209					
2007				63,983				
2009					64,394 <sup>e</sup>			
2013						69,800		
2035							97,485	
2050								105,000
2000-xx AAGR	na	6.9% <sup>b</sup>	5.7% <sup>c</sup>	5.2% <sup>c</sup>	4.1% <sup>c</sup>	3.4% <sup>c</sup>	2.2% <sup>c</sup>	1.7% <sup>c</sup>
Period AAGR <sup>d</sup>	na	6.9%	5.7%	4.0%	0.3%	2.8%	2.3%	0.5%

a. These population estimates are of household population, not including group quarters (prison) population.

b. 2000-xx AAGR is based on the change from year 1990 to 2000.

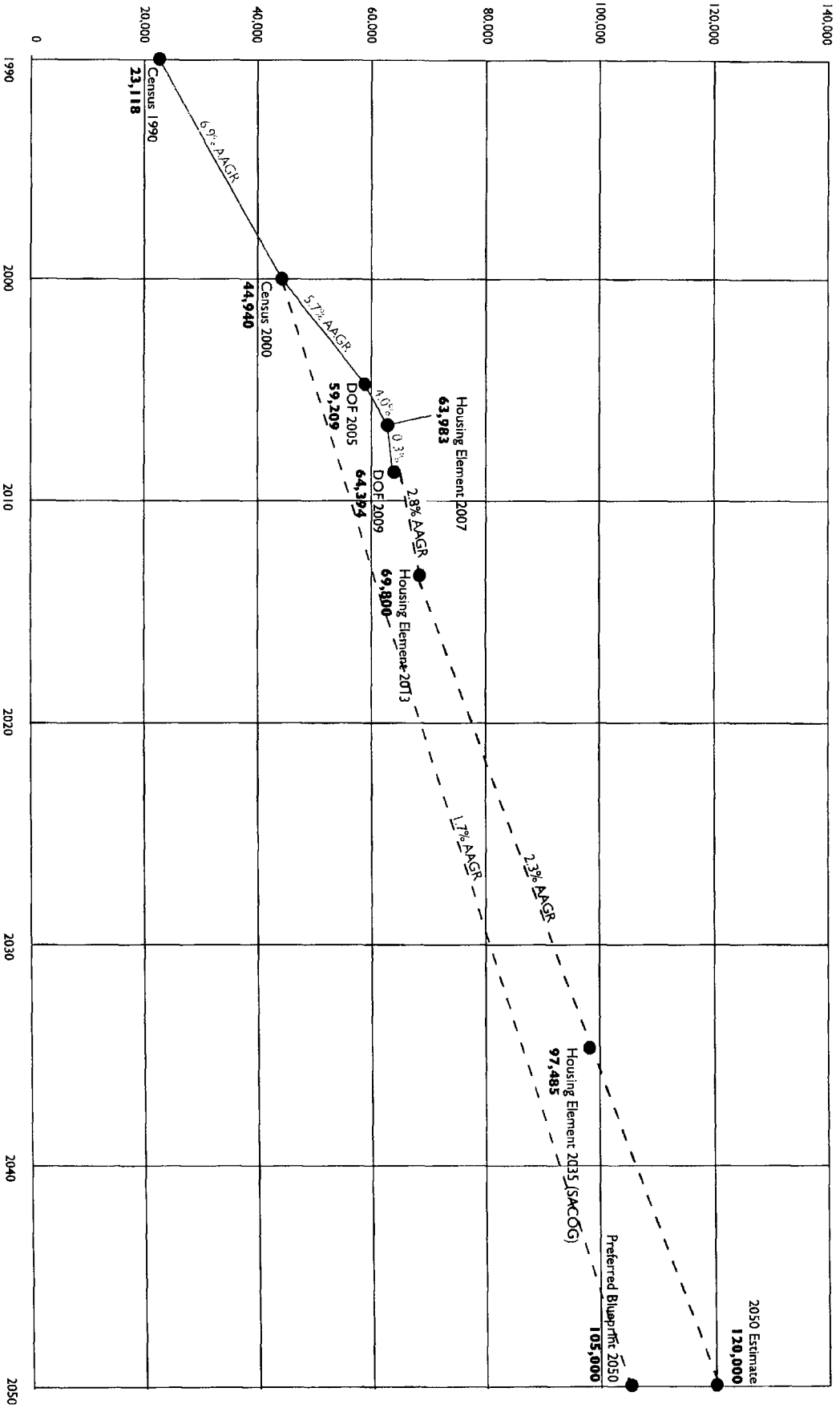
c. 2000-xx AAGR is based on the change from year 2000 (Blueprint projection start-date).

d. Period AAGR reflects the average annual growth rate between dates

e. The Housing Element (2009) cites the SACOG 2013 population projection, which represents a need for approximately 2,135 new housing units between 2007 and 2013, assuming 2,053 net new households, 2.6 persons per household, and a 4 percent vacancy rate. However, the Regional Housing Needs Assessment (RHNA) allocated 3,601 units, 1,466 more units than the projected need, to Folsom for the 2006 to 2013 planning period. The Housing Element shows more than enough sites to accommodate 3,601 units.



Chart I-1 Folsom Household Population Growth Estimates and Projections  
1990-2050



## 2 Folsom Land Area Needs

### 2.1 LAND CAPACITY AVAILABLE FOR FUTURE GROWTH – CITY AND SOI

According to the Housing Element (2009), the City currently has 1,878 units built or planned between 2006 and 2013. In addition, the vacant residential land inventory shows the potential for an additional 2,765 units to be built within the City. This comes to a total current infill capacity of 4,643 units, or about 11,700 new residents within existing city limits. According to the Administrative Draft Specific Plan for the Sphere of Influence (SOI) area south of 50, the area will accommodate about 10,210 units, with total population expected to be about 24,335. The total capacity of the SOI area combined with infill development within City limits comes to about 36,000 new residents. Figure 1 illustrates the City of Folsom, the SOI, and surrounding areas.

**Table 2-1 Folsom Current Capacity**

	Population
City Limits Infill Capacity (Housing Element, 2009)	11,723
SOI Capacity (Admin Draft Specific Plan, 2009)	24,335
<b>Total Current Capacity</b>	<b>36,058</b>

### 2.2 POTENTIAL ADDITIONAL LAND NEED

Between 2007 and 2050, Folsom will need to accommodate anywhere from 5,000 future residents under the Preferred Blueprint Scenario to 20,000 future residents if Folsom experiences an AAGR of 1.5 percent between 2007 and 2050. To accommodate the anticipated growth, either population densities will need to increase within the City boundary (including the SOI area), or additional land will be needed. To accommodate the additional growth, between 745 and 3,000 new acres would be needed to accommodate projected growth. These acreages assume that any new areas would be developed in a similar manner as planned for the South of 50 SOI area. If population densities are increased, fewer acres would be needed.

**Table 2-2 Projected Net New Population 2050**

	2050 Population	2007-2050 Net New Population	Current Capacity	Shortfall	Potential New Acres Needed <sup>b</sup>
SACOG 2035 Projections	120,000 <sup>a</sup>	56,017	(19,959)	3,000	
Preferred Blueprint	105,000	41,017	(4,959)	745	

a. 2050 population extrapolated from SACOG 2035 population projection using a 1.5 percent AAGR between 2007 and 2050.

b. The South of 50 SOI Specific Plan estimates the buildout population to be 24,335 on 3,655 acres. The population density is 6.66 persons per acre.

### 2.3 LAND SOUTH OF WHITE ROCK ROAD AVAILABLE FOR GROWTH & POTENTIAL CONSTRAINTS

In the event that Folsom identifies the need for additional growth areas, the only direction Folsom can grow is south of the current SOI. The South Sacramento County Habitat Conservation Plan (SSCHCP) and the Draft County of Sacramento General Plan Update maps suggest there are relatively few environmental constraints to development in the area immediately south of White Rock Road (see Figure 2: Environmental Resources South of White Rock Road – *preliminary map*). This area is not identified as a high priority conservation area for the County when compared to other areas encompassed by the South Sacramento County Habitat Conservation Plan. Furthermore, the future Regional Connector Route will provide the SOI and the area south of White Rock Road with a new, high-quality, and high-capacity transportation route.

#### South Sacramento County Habitat Conservation Plan

The following figures from the Draft HCP were reviewed to determine if there are any obvious environmental constraints to future urbanization south of White Rock Road:

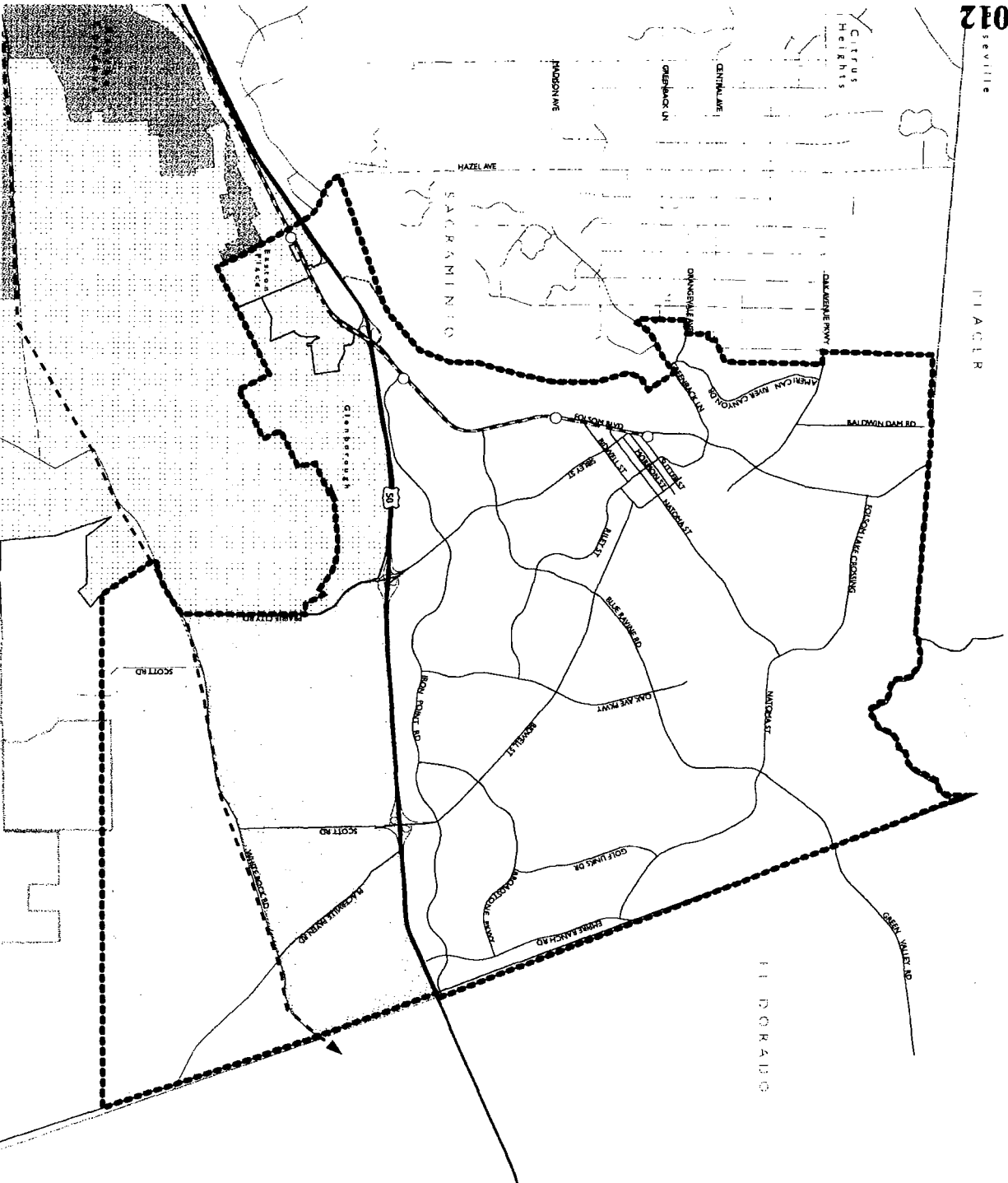
- Figure 2-4: Groundwater Recharge Areas within the SSCHCP Plan Area—*few if any*
- Figure 2-5: Floodplains of the SSCHCP Plan Area—*few if any*
- Figure 4-3: Capital Southeast Corridor Connector Alternatives—*all possible alignments would provide this area with a new, high quality, and high-capacity transportation route*
- Figure 5-3: USFWS Species Recovery Units and Critical Habitat—*none in this area*
- Working Draft Preserve Strategy Map—*no preserves, easements, or mitigation banks identified*

#### County of Sacramento General Plan

Likewise, the following figures from the Draft County General Plan Update were reviewed to determine if they indicate any existing environmental constraints to urbanization in this area:

- Agricultural Element Figure 1: Agricultural Lands—*no Prime Farmland, Farmland of Statewide Importance, Unique Farmland, or Farmland of Local Importance in this area*
- Agricultural Element Figure 2: Williamson Act Contracts—*All grazing lands, mostly Nonrenewal and Active Non-Renewal*
- Conservation Element Figure 9: Aggregate and Clay Resources—*few if any, on edges*
- Conservation Element Figure 8: Mineral Resources—*few if any, on edges*
- Safety Element Figure 1: Flood Areas—*limited 100-year floodplain areas*

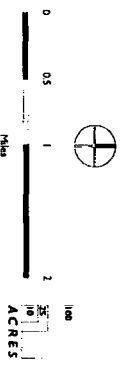
**ATTACHMENT 2**



**Figure 1:  
Planning Boundary**

- Proposed Future Long-Term Planning Area (up to 2050)
- Folsom City Boundary
- County Boundary
- Folsom Sphere of Influence
- SACOG Preferred Blueprint (2050) 2391 acres  
Vacant Urban Designated Lands
- Proposed Quarry Sites
- Development Areas in Sacramento County
- South Sacramento Habitat Conservation Plan (HCP)
- HCP Urban Development Area
- HCP Zone 6
- City of Rancho Cordova
- Rancho Cordova General Plan Area
- Light Rail Station
- Light Rail Line
- Future Regional Connector Route (Elk Grove/Rancho Cordova/Dorado)

\*Total amount of central development area not likely to exceed 2,391 acres. SACOG Preferred Blueprint Area includes some previously placed in the vicinity of Scott Road and west to the Rancho Cordova Planning Area.

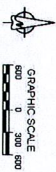


Date: 09-21-2010

Source: City of Folsom, 2009; County of Sacramento, 2009; SACOG, 2009; Dyett & Bivida, 2009.

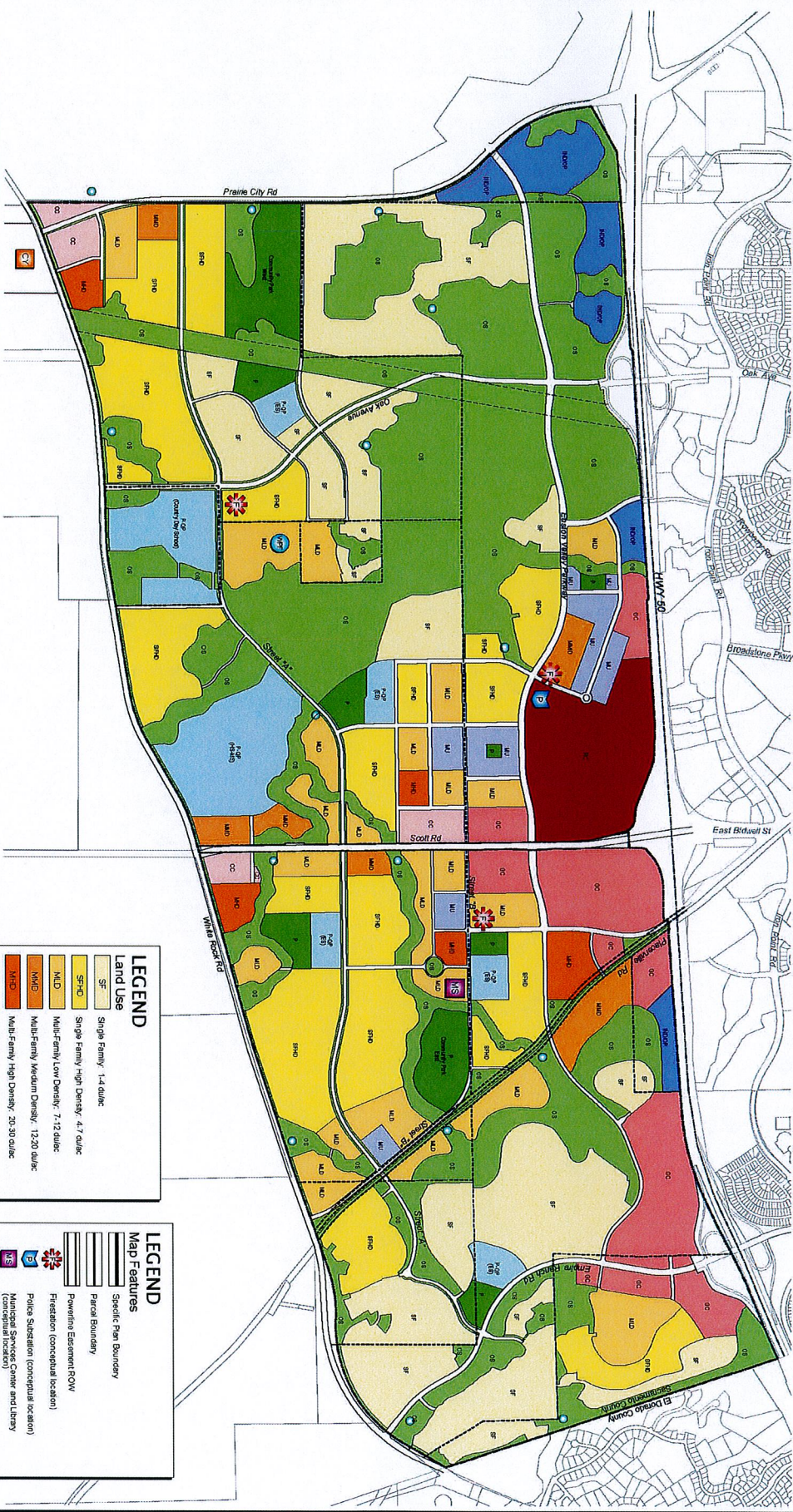
Folsom Plan Area Specific Plan  
Proposed Land Use Plan-12.01.08

**City of Folsom**  
SACRAMENTO COUNTY, CA



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**LEGEND**

**Land Use**

SF	Single Family - 1-4 du/dw
SHD	Single Family High Density - 4-7 du/dw
MLD	Multi-Family Low Density - 1-12 du/dw
MMD	Multi-Family Medium Density - 12-20 du/dw
MHD	Multi-Family High Density - 20-30 du/dw
MU	Mixed Use - 3-30 du/dw
NSOCS	Industrial/Office Park
CC	Community Commercial
GC	General Commercial
RC	Regional Commercial
P	Park (Community/Neighborhood Parks)
OS	Open Space
PGS	Public/Government

**LEGEND**

**Map Features**

—	Specific Plan Boundary
—	Fiscal Boundary
—	Powerline Easement ROW
—	Fixation (conceptual location)
—	Police Station (conceptual location)
—	Municipal Services Center and Library (conceptual location)
—	City Corporate Yard (conceptual site location - 25'x90')
—	Water Public Facility (conceptual location)
—	Delegation Barriers

**Notes:**

- 1) All facilities are of other uses will be located and sized per Facilities Analysis
- 2) Corporate Yard to be located outside project area subject to approval by Sacramento County
- 3) All Water Public Facility are subject to subject to negotiations with landowners and subject to the location of utilities indicated to support the map. Local parks are not currently shown on the Land Use map, but are accounted for in the Land Use standards.