



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

April 20, 2020

William Bunce
Westland Capital Partners, LP
4370 Town Center Blvd., Suite 100
El Dorado Hills, CA 95762

SUBJECT: Folsom Plan Area Specific Plan Minor Administrative Modifications associated with the Mangini Ranch Phase 2 Subdivision Project (PN 20-039)

Dear Mr. Bunce:

City staff has reviewed the proposed Minor Administrative Modification (MAM) described below and determined that it meets the Minor Administrative Evaluation Criteria established by the Folsom Plan Area Specific Plan (FPASP). As such, staff has approved the proposed Minor Administrative Modifications effective as of the date of this letter.

The proposed MAM to the Folsom Plan Area Specific Plan is within the Mangini Ranch Phase 2 Subdivision. The MAM proposes to modify the land use designations to be coterminous with a lot line adjustment that has been approved between Elementary School Site No.2 and seven residential lots abutting the school to the east that are part of the Mangini Ranch Phase 2 Vesting Tentative Subdivision Map. The proposal is to adjust the common lot line between these land uses 10 feet to the west to accommodate a wider street width that provides improved emergency access to the seven lots that border the school site. Since the lot lines are being adjusted between two land use designations (The school is designated Public and the lots are designated Single Family High Density) a MAM is necessary to adjust the land use designation lines to be conterminous with the land uses. In this case, the Single Family High Density designation will be extended 10 additional to the west

The Folsom Plan Area Specific Plan states that, “Minor Administrative Amendments (MAM) to the FPASP that are consistent with and do not substantially change its overall intent, such as minor amendments to the land use locations and parcel boundaries shown in FPASP Figures 4.1 and 4.3 and the land use acreages shown in FPASP Table 4.2 (Land Use Summary), may be approved administratively by the City of Folsom Community Development Department, provided that the following criteria are met.” The MAM compliance criteria are listed below. The findings for this project that demonstrate compliance with the FPASP Minor Administrative Modification criteria are in the bulleted list below. The text in *italics* demonstrates how the proposed MAM addresses the criteria:

- The proposed modification is within the Plan Area.

The proposed modification is within the Plan Area and within the applicants’ Project Area.

- The modification does not reduce the size of the Town Center.

The proposed modification is not located in the Town Center and will not reduce the size of the Town Center.

- The modification maintains compliance with City Charter Article 7.08, previously known as Measure W.

Water Supply: The previously approved Water Supply Agreement between the City and the landowners remains unchanged.

Transportation: The previously approved Infrastructure Funding and Phasing Plan approved by the Folsom City Council remains unchanged.

Open Space: The minimum acreage of Open Space in the Plan Area remains unchanged.

Schools: Previous voter approval of Measure W in 2007 ensures that residents north of Highway 50 are not required to pay for the construction of new schools in the Plan Area; this approval remains unchanged.

Development Plan: The City Council-approved General Plan Amendments (including required environmental review) in 2011, 2015, 2016, 2017, 2018 & 2020 continue to serve as blueprints for the development of the FPASP.

Public Notice: The previously-approved General Plan Amendments were adopted by the City Council after a comprehensive series of public meetings and hearings before the Planning Commission and the City Council.

Implementation: All existing City plans, policies, ordinances and other legislative acts have been amended to ensure consistency with between

City Charter Article 7.08 and existing City plans, policies, ordinances and other legislative acts.

- The general land use pattern remains consistent with the intent and spirit of the FPASP.

The proposed modification proposes a shift in land use boundary only and is consistent with the general land use pattern, spirit, and intent of the FPASP. No change in development capacity (units) is requested with or results from this MAM.

- The proposed changes do not substantially alter the backbone infrastructure network.

Backbone roadways nearby the Project Site include Mangini Parkway, East Bidwell Street, and Westwood Drive. The proposed modification does not alter the backbone infrastructure network.

- The proposed modification offers equal or superior improvements to development capacity or standards.

The proposed modification offers equal improvements to development capacity to both sites and improves the access to the adjacent subdivision.

- The proposed modification does not increase environmental impacts beyond those identified in the EIR/EIS.

The proposed modification does not increase environmental impacts beyond those identified in the EIR.

- Relocated park or school parcels continue to meet the standards for the type of park or school proposed.

No parks or schools are being relocated as a result of this approval. The City has consulted with the Folsom Cordova School District who supports the proposed land use boundary change.

- Relocated park or school parcels remain within walking distance of the residents they serve.

There is no relocation of parks or schools associated with this request.

Staff also reviewed the MAM in accordance with the California Environmental Quality Act (CEQA). Based on this review, the actions contained in the MAM are categorically exempt from CEQA per CEQA Guidelines Section 15305, which exempts minor lot line adjustments. In addition, since there are no changes to units, density or population resulting from this MAM and the lot line adjustment is minor, it is consistent with the FPASP. As a result, this project meets the criteria of CEQA Guidelines Section 15182,

which makes it exempt from further review since an EIR was previously certified for the specific plan.

As noted above, based on the findings identified in this letter, the request for a MAM has been approved. Should you have any questions please do not hesitate to call me at (916) 461-6205.

Sincerely,



Pam Johns

Community Development Director

Attachment: Minor Administrative Modification Exhibit

ATTACHMENTS

Figure 1 – Mangini Ranch Phase 2 Lot Line Adjustment/MAM Exhibit

