



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

March 17, 2020

Donna Pasquantonio-Leslie  
MacKay & Soms Civil Engineers  
1025 Creekside Ridge Drive, Suite 150  
Roseville, CA 95678

**SUBJECT: FPA Parcels 61, 77, 78, and 85A MAM - Folsom Plan Area Specific Plan Minor Administrative Modification associated with the Parcels 61, 77, 78, and 85A (PN 20-003)**

Dear Ms. Pasquantonio Leslie:

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 Modification effective as of the date of this letter (March 17, 2020).

The proposed MAM to the Folsom Plan Area Specific Plan impacts properties (APN No. 072-3190-030 and No. 072-3190-046) that are owned by Eagle Commercial Properties, LLC and located within the Westland-Eagle portion of the of the Specific Plan Area. The MAM proposes to shift residential units and commercial gross square footage (GSF) within parcels owned by Eagle Commercial Properties in order to meet the maximum development intent of the subject properties (Parcels 61, 77, 78, and 85A as shown on the FPASP Parcel ID Map).

The proposed MAM will not result in any change to the overall number of dwelling units (895 dwelling units) or commercial gross square footage (1,304,274 GSF) allocated to the subject parcels by the Folsom Plan Area Specific Plan as modified by the Westland-Eagle Specific Plan Amendment. The attached figures describe and illustrate the changes and modifications associated with the proposed MAM.

The FPASP permits flexibility in transferring residential unit allocations and commercial building area allocations to reflect changing market demand. Transfer of residential unit allocations and commercial, industrial/office park and commercial portions of mixed-use building area allocations shall be allowed as a Minor Administrative Modification (MAM) subject to review and approval by the Community Development Department.

The City shall approve residential unit allocation transfers or density adjustments between any Plan Area residential land use parcel or parcels, provided the following conditions are met: The text in *italics* demonstrates how the proposed MAM addresses the criteria:

- The transferor or transferee parcel or parcels are located within the Plan Area and are designated for residential use.

*The subject parcels are located within the Folsom Plan Area and are designated for residential use.*

- The transferor or transferee parcel or parcels conform to all applicable development standards contained in Appendix A – Development Standards.

*The subject parcels conform to all development standards as established by Appendix A – Development Standards.*

- The transfer of units does not result in increased impacts beyond those identified in the FPAS EIR/EIS.

*The proposed density transfer will not result in any new impacts above and beyond those anticipated by the FPASP EIR/EIS as there will no change in the total number of residential units.*

- The transfer of units does not adversely impact planned infrastructure, roadways, schools, or other public facilities; affordable housing agreements; or fee programs and assessment districts; unless such impacts are reduced to an acceptable level through project-specific mitigation measures.

*The proposed density transfer will not result in any new impacts to planned infrastructure, roadways, schools, public facilities, affordable housing agreements, fee programs, or assessment districts as there will no change in the total number of residential units.*

The City shall approve commercial, industrial/office park and the commercial portion of mixed-use building area allocation transfers between commercial to commercial parcels, industrial/office park to industrial/office park parcels and the commercial portions of mixed-use parcels to commercial portions of mixed-use parcels provide the following conditions are met: The text in *italics* demonstrates how the proposed MAM addresses the criteria:

- The transferor or transferee parcel or parcels are located within the Plan Area and are designated for either commercial, industrial/office parking or mixed-use.

*The subject parcels are located within the Folsom Plan Area and are designated for a mixture of commercial and industrial/office park uses.*

- The resultant FAR of the transferor parcel is not less than the minimum FAR specified in Tables A.9, A.10, A.11, and A.12. are located within the Plan Area and are designated for either commercial, industrial/office parking or mixed-use.

*The resultant FAR of the subject parcels meet the minimum FAR specified in Tables A.9, A.10, A.11, and A.12 of the FPASP.*

- The transferor or transferee parcel or parcels conform to all applicable development standards contained in Appendix A – Development Standards.

*The subject parcels conform to all development standards as established by Appendix A – Development Standards.*

- The transfer of units does not result in increased impacts beyond those identified in the FPAS EIR/EIS.

*The proposed density transfer will not result in any new impacts above and beyond those anticipated by the FPASP EIR/EIS as there will no change in the gross commercial square footage.*

- The transfer of units does not adversely impact planned infrastructure, roadways, schools, or other public facilities; affordable housing agreements; or fee programs and assessment districts; unless such impacts are reduced to an acceptable level through project-specific mitigation measures.

*The proposed density transfer will not result in any new impacts to planned infrastructure, roadways, schools, public facilities, affordable housing agreements, fee programs, or assessment districts as there will no change in the gross commercial square footage.*

Staff also reviewed the MAM in accordance with the California Environmental Quality Act (CEQA). Since there are no changes to commercial square footage, residential units, density or population resulting from this MAM, 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) 461-6207.

Sincerely,



Pam Johns  
Community Development Director

*Attachment: Minor Administrative Modification Exhibits*

Submitted: February 10, 2020, Resubmitted February 26, 2020  
 (Prepared: February, 2020, Revised February 12, 2020)

Mr. Scott Johnson, AICP, Planning Manager  
**City of Folsom**  
**Community Development Department**  
 50 Natomas Street  
 Folsom, CA 95630

**Cover Letter**

I am pleased to submit the Entitlement Application Materials for a Minor Administrative Amendment for the Transfer of Development Rights affecting FPASP PARCELS 61, 77, 78 & 85A of the Folsom Plan Area Specific Plan (FPASP).

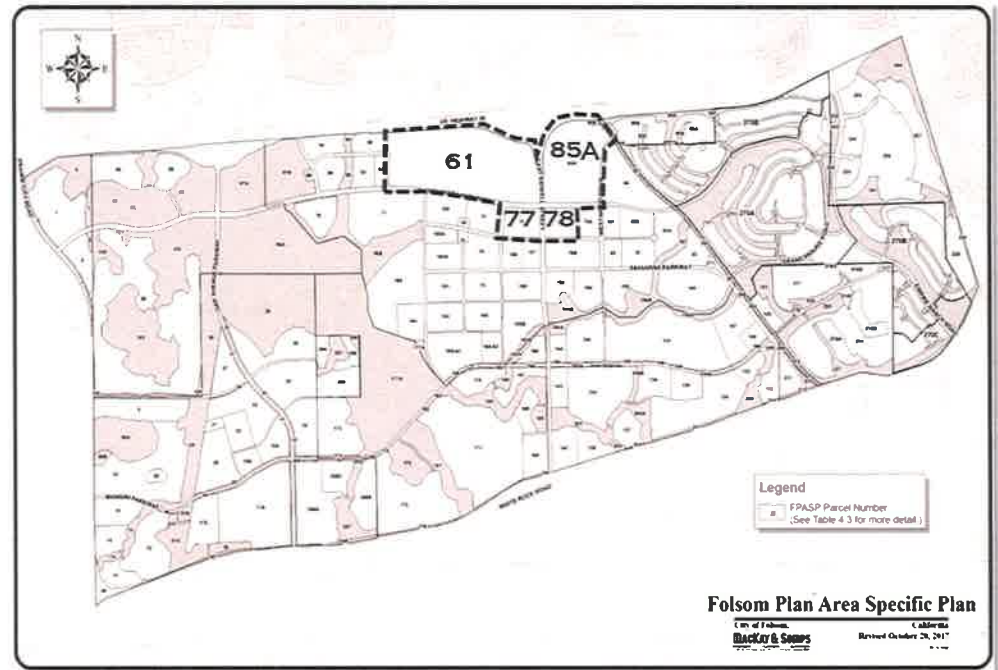
**The requested administrative planning entitlements include the following:**

- Minor Administrative Amendment (MAM)** – Transfer of Development Rights (TDR) – FPASP PARCELS 61, 77, 78 & 85A

**Included in this submittal are the following items:**

- Application Fees - Site Design Review/MAM-\$273(PE-7b-Site Des. Rev.)
- Project Narrative (contained herein)

| <b>TABLE OF CONTENTS</b>  | <b>PAGE</b> |
|---|-------------|
| <b>1. Background &amp; Entitlement History</b>                  | <b>2</b>    |
| 2011 Adopted Folsom Plan Area Specific Plan                     | 3           |
| <b>2. Current Entitlement Status</b>                            | <b>4</b>    |
| Folsom Plan Area Specific Plan 2011-2018 Entitlements Exhibit   | 4           |
| Westland/Eagle SPA (2015)                                       | 5           |
| Approved The Shops at Folsom Ranch (Parcel 78) Tent. Parcel Map | 7           |
| Approved Parcel 85A Tentative Parcel Map                        | 8           |
| <b>3. Proposed Entitlements - MAM/TDR</b>                       | <b>9</b>    |
| Minor Administrative Amendment-Transfer of Development Rights   | 10          |
| Table 1- Approved v. Proposed Project- Data by Parcel           | 15          |
| Table 2- Approved v. Proposed Project- Summary of Deltas        | 16          |
| Proposed Residential & Commercial Allocation Bar Chart          | 16          |
| Table 3- Overall Summary- by Residential Units & Commercial GSF | 17          |
| Table 4- Overall Summary- by Acreages                           | 18          |



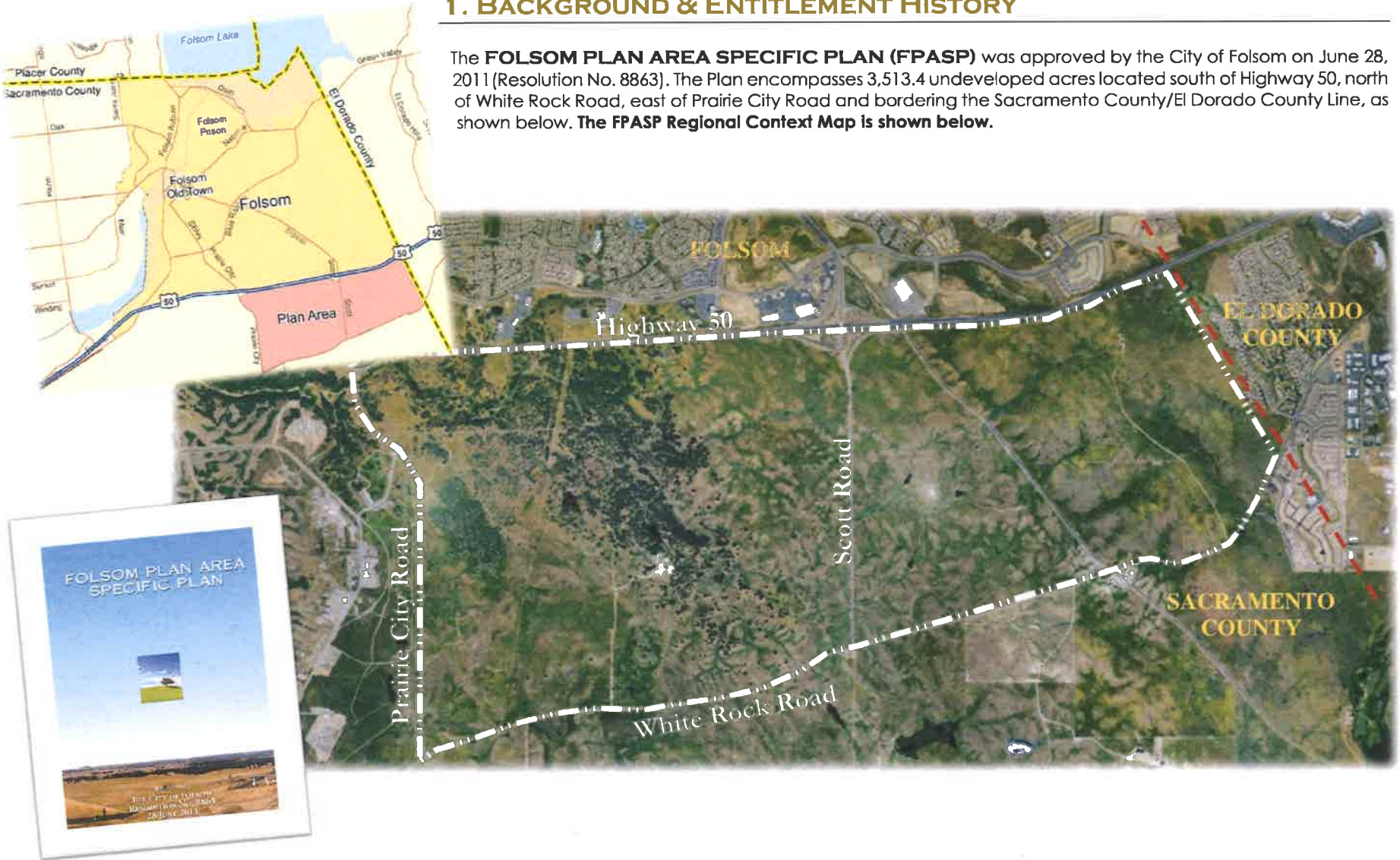
On behalf of the project Applicant:

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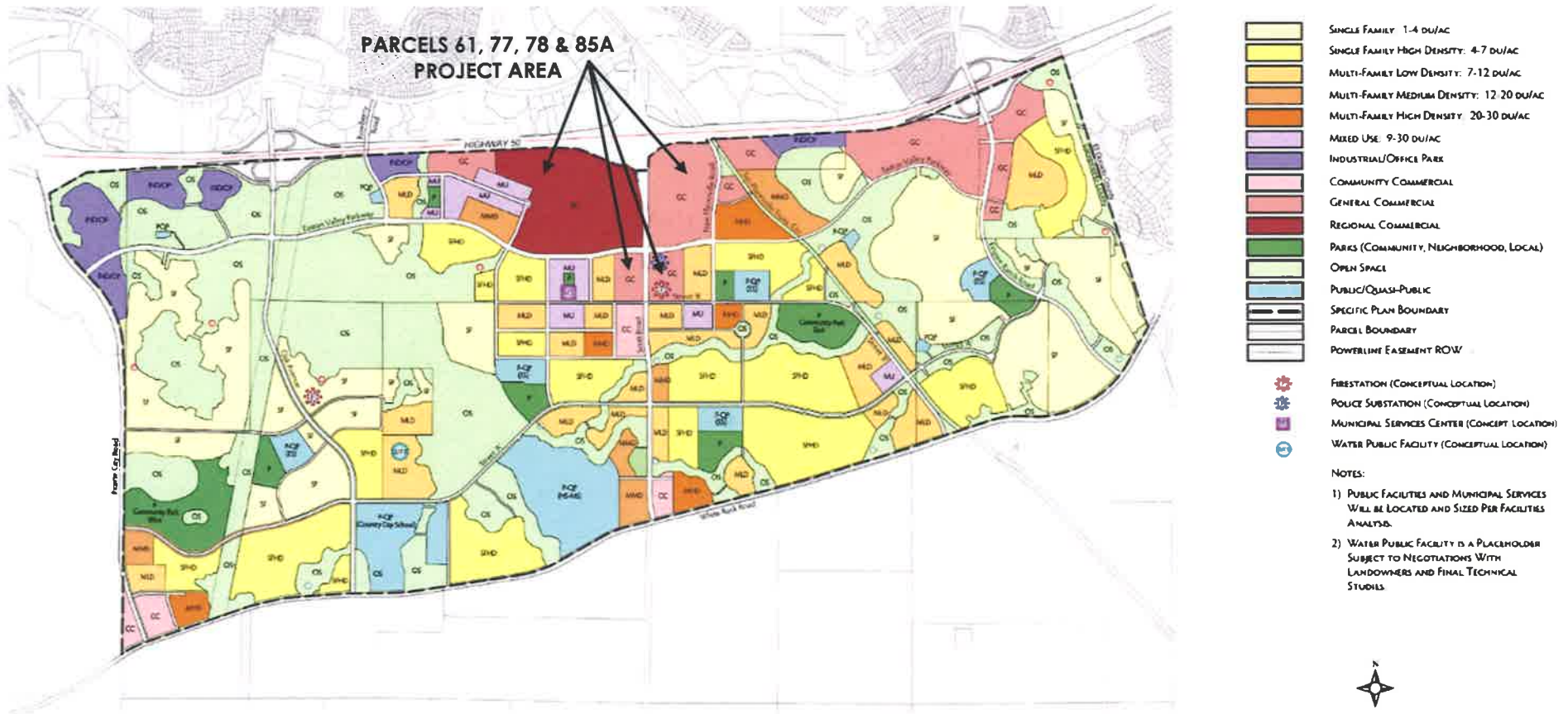


### 1. BACKGROUND & ENTITLEMENT HISTORY

The **FOLSOM PLAN AREA SPECIFIC PLAN (FPASP)** was approved by the City of Folsom on June 28, 2011 (Resolution No. 8863). The Plan encompasses 3,513.4 undeveloped acres located south of Highway 50, north of White Rock Road, east of Prairie City Road and bordering the Sacramento County/El Dorado County Line, as shown below. The FPASP Regional Context Map is shown below.



The 2011 FPASP Adopted Land Use diagram is shown below. Originally adopted in 2011, the FPASP includes a balanced approach to urban development by protecting its physical beauty while satisfying the on-going needs of the City and its residents. The FPASP offers a diverse mix of land uses including residential, commercial, and public uses. Approval of the FSASP included establishing new General Plan Designations for the Plan Area as shown on the "Land Use Plan" in the FPASP (page 4-7), in addition to establishing the Specific Plan designations which are shown on the "Zoning" map (page 4-8) in the FPASP.



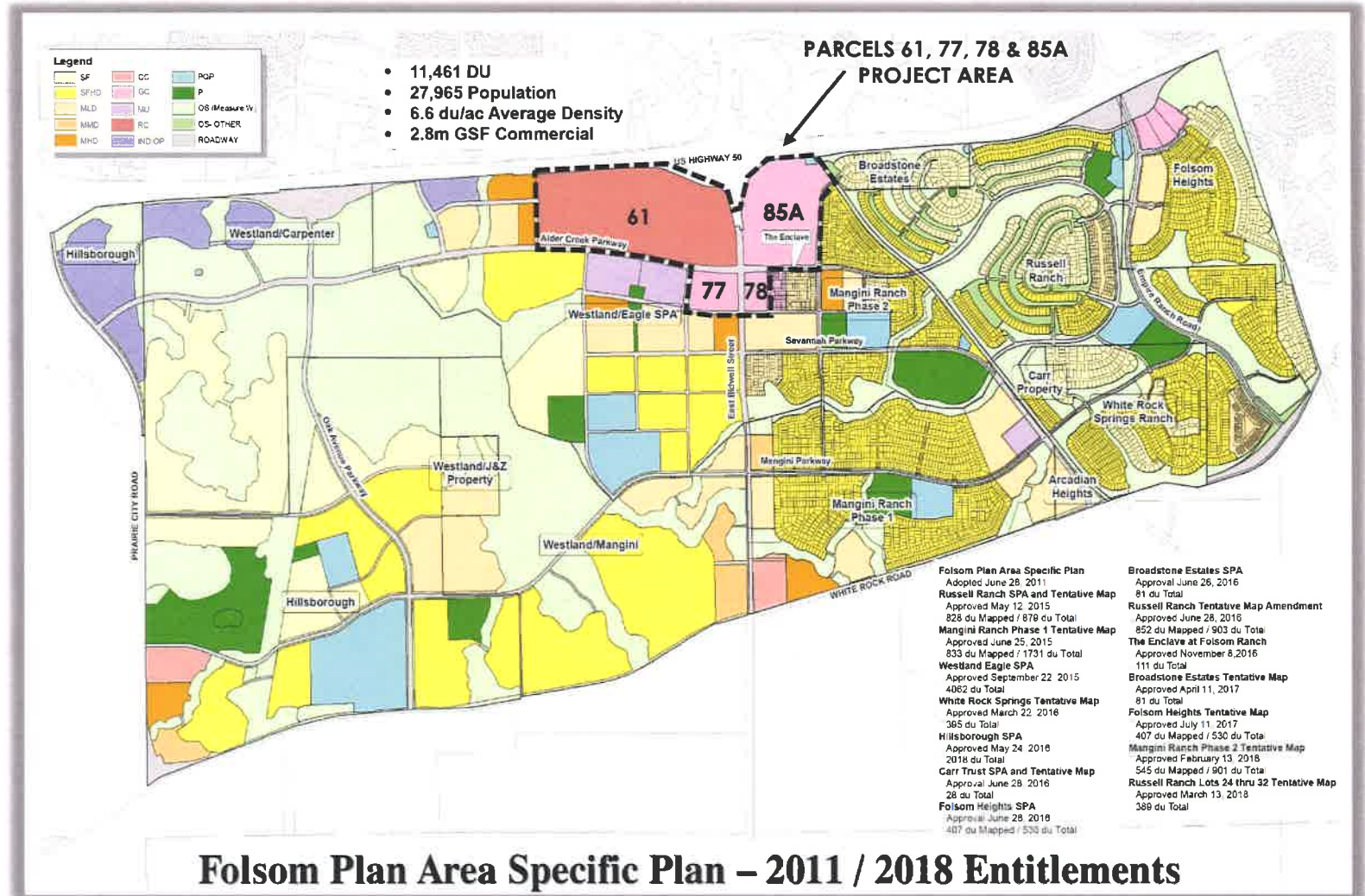
In 2015, the Westland/Eagle SPA was approved that included refinements to the Subject Properties of this application; this is discussed on the following page.

2. CURRENT ENTITLEMENT STATUS

The Folsom Plan Area Specific Plan 2011-2018 APPROVED (existing) ENTITLEMENTS are shown here.

FPASP PARCELS 61, 77, 78 & 85A are located along Alder Creek Parkway and East Bidwell Road in the heart of the Plan Area. Nearby planned development activity includes the approved Enclave at Folsom Ranch, The Shops at Folsom Ranch, Russell Ranch, and Mangini Ranch projects.

PARCELS 61, 77, 78 and 85A are shown on the FPASP Parcel ID Map Figure 4.5. Development intensities (residential units and commercial building area) are shown on the FPASP Parcel Summary Table 4.3. This exhibit and table, and further discussion on FPASP Allocation, are contained herein on the following pages.

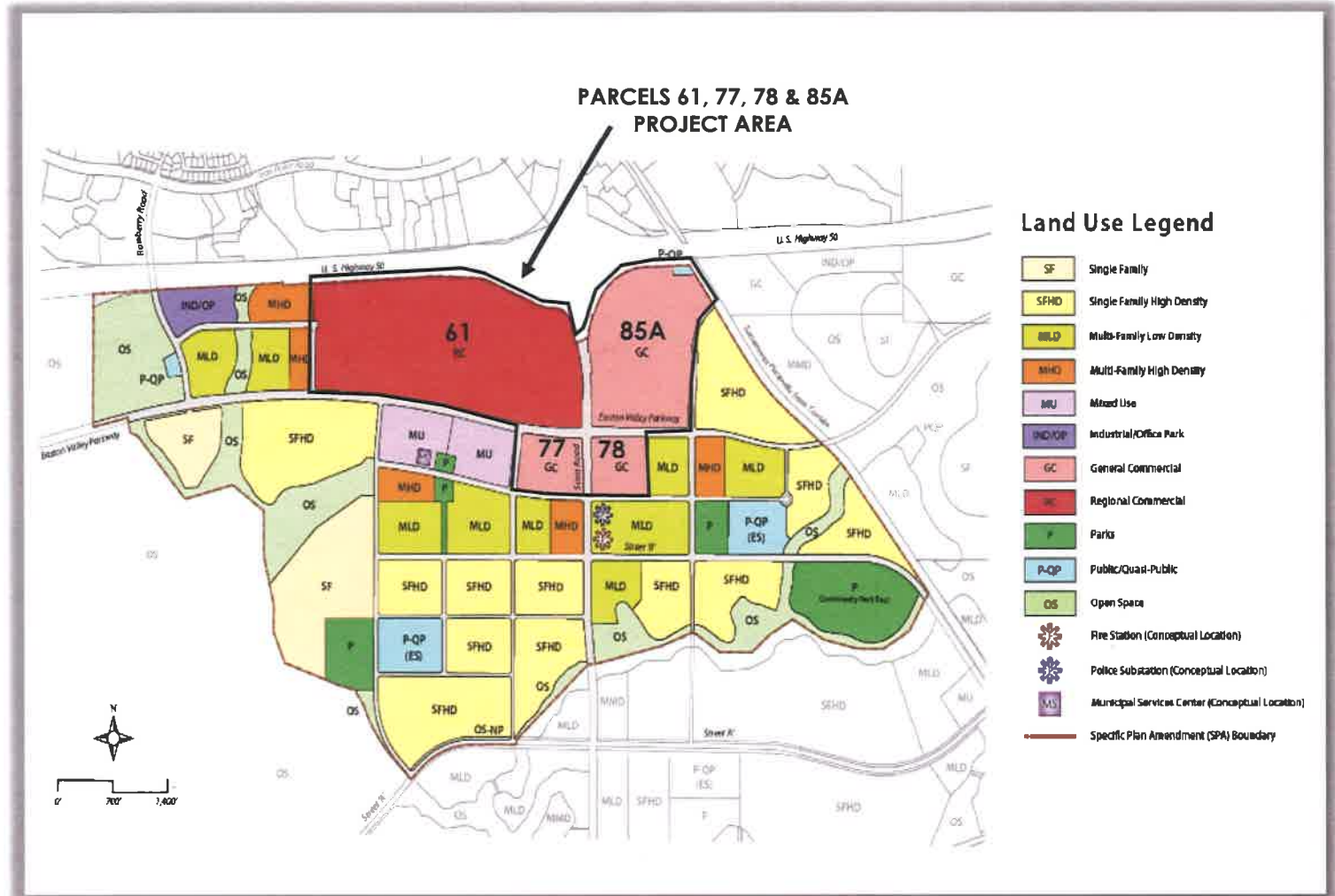




**APPROVED WESTLAND/EAGLE SPA**

In 2015, the Westland/Eagle Specific Plan Amendment (SPA) was approved. This amendment sought to adjust the configuration of commercial and residential parcels for a portion of the Plan Area to better marry the current market and intended development of the site. This SPA also allocated specific residential uses to the RC and GC zoned lands to meet the intended mixed-use vision for these parcels. **The approved Westland/Eagle SPA Land Use Diagram is shown here.**

The approved Specific Plan land use Designation for Parcel 61 is Regional Commercial (SP-RC) and for Parcels 77, 78 and 85A it is General Commercial (SP-GC). Regional Commercial (RC), General Commercial (GC), Industrial/Office Park (IND/OP), Multi-family Low Density (MLD), Multi-family Medium Density (MMD), Multi-family High Density (MHD) and Park (P) land uses are allowed on all four of these Parcels per the FPASP as amended in 2015.



The FPASP approved residential acres and units allocation and commercial GSF allocation are shown on FPASP Table 4.1 Land Use Summary on the following page (see area in "red box" for detail on the subject properties).

**UPDATED PAGE: APPROVED FPASP TABLE 4.1  
LAND USE SUMMARY TABLE**

The table shown here is from the *Folsom Plan Area Specific Plan, 2018*, located on page 4-12.

| Land Use Symbol | Specific Plan Land Use Designation                                 | Gross Area (Ac.) | % of Site Area | Density Range (Du/Ac.) | Target Dwelling Units (DU) [1] | % of Allocated Dwelling Units | Projected Population [3] | Target FAR [2] | Potential Building Area (AF) |
|-----------------|--|------------------|----------------|------------------------|--------------------------------|-------------------------------|--------------------------|----------------|------------------------------|
| SP-SF           | Single Family  | 431.9            | 12.3%          | 1.0 - 4.0              | 1,348                          | 12.0%                         | 4,207                    |                |                              |
| SP-SFHD         | Single Family High Density   | 801.1            | 22.6%          | 4.0 - 7.0              | 4,338                          | 37.9%                         | 12,664                   |                |                              |
| SP-SFHD         | Single Family High Density (Russell Ranch Active Adult) [5]        | 44.0             | 1.3%           | 4.0 - 7.0              | 208                            | 1.8%                          | 416                      |                |                              |
| SP-MLD          | Multi-Family Low Density   | 252.2            | 7.2%           | 7.0 - 12.0             | 2,273                          | 19.8%                         | 4,371                    |                |                              |
| SP-MLD          | Multi-Family Low Density (Russell Ranch) [4]                       | 12.5             | 0.4%           | 7.0 - 12.0             | 114                            | 1.0%                          | 333                      |                |                              |
| SP-MMD          | Multi-Family Medium Density  | 31.9             | 0.9%           | 12.0 - 20.0            | 576                            | 5.0%                          | 1,118                    |                |                              |
| SP-MHD          | Multi-Family High Density  | 48.5             | 1.4%           | 20.0 - 30.0            | 1,224                          | 10.7%                         | 2,372                    |                |                              |
|                 | <b>Subtotal Residential</b>  | <b>1,622.1</b>   | <b>46.2%</b>   |                        | <b>10,181</b>                  | <b>88.8%</b>                  | <b>25,481</b>            |                |                              |
| SP-MU           | Mixed-Use [6]  | 28.5             | 0.8%           |                        | 343                            | 3.0%                          | 665                      | 0.20           | 100,362                      |
| SP-IND/OP       | Industrial/Office Park   | 78.7             | 2.2%           |                        |                                |                               |                          | 0.30           | 1,028,451                    |
| SP-CC           | Community Commercial   | 24.5             | 0.7%           |                        |                                |                               |                          | 0.25           | 235,224                      |
| SP-GC           | General Commercial   | 11.5             | 0.3%           |                        |                                |                               |                          | 0.25           | 125,235                      |
| SP-GC           | General Commercial (Parcels 77, 78 & 85A)                          |                  |                |                        |                                |                               |                          |                |                              |
|                 | General Commercial Allocation                                      | 17.6             | 0.5%           |                        |                                |                               |                          | 0.25           | 191,663                      |
|                 | Regional Commercial Allocation                                     | 17.6             | 0.5%           |                        |                                |                               |                          | 0.28           | 214,664                      |
|                 | Industrial/Office Park Allocation                                  | 10.3             | 0.3%           |                        |                                |                               |                          | 0.30           | 139,828                      |
|                 | Multi-Family Low Density Residential Allocation                    | 11.0             | 0.3%           | 7.0 - 12.0             | 100                            | 0.9%                          | 194                      |                |                              |
|                 | Multi-Family Medium Density Residential Allocation                 | 6.6              | 0.2%           | 12.0 - 20.0            | 134                            | 1.2%                          | 260                      |                |                              |
|                 | Multi-Family High Density Residential Allocation [7]               | 6.5              | 0.2%           | 20.0 - 30.0            | 154                            | 1.3%                          | 299                      |                |                              |
|                 | Park Allocation [8]  | 3.7              | 0.1%           |                        |                                |                               |                          |                |                              |
|                 | <b>Subtotal General Commercial (Parcels 77, 78 &amp; 85A)</b>      | <b>71.3</b>      | <b>2.1%</b>    |                        | <b>388</b>                     | <b>3.4%</b>                   | <b>753</b>               |                | <b>546,155</b>               |
| SP-RC           | Regional Commercial (Parcel 61)                                    |                  |                |                        |                                |                               |                          |                |                              |
|                 | Regional Commercial Allocation                                     | 24.7             | 0.7%           |                        |                                |                               |                          | 0.28           | 297,779                      |
|                 | General Commercial Allocation                                      | 24.7             | 0.7%           |                        |                                |                               |                          | 0.25           | 170,072                      |
|                 | Industrial/Office Park Allocation                                  | 14.4             | 0.4%           |                        |                                |                               |                          | 0.30           | 185,566                      |
|                 | Multi-Family Low Density Residential Allocation                    | 15.5             | 0.4%           | 7.0 - 12.0             | 140                            | 1.2%                          | 272                      |                |                              |
|                 | Multi-Family Medium Density Residential Allocation                 | 9.3              | 0.3%           | 12.0 - 20.0            | 186                            | 1.6%                          | 361                      |                |                              |
|                 | Multi-Family High Density Residential Allocation [6]               | 9.2              | 0.3%           | 20.0 - 30.0            | 223                            | 1.9%                          | 433                      |                |                              |
|                 | Park Allocation [8]  | 5.1              | 0.1%           |                        |                                |                               |                          |                |                              |
|                 | <b>Subtotal Regional Commercial (Parcel 61)</b>                    | <b>103.0</b>     | <b>2.9%</b>    |                        | <b>529</b>                     | <b>4.6%</b>                   | <b>1,086</b>             |                | <b>753,417</b>               |
|                 | <b>Subtotal Mixed Use, Industrial/Office Park &amp; Commercial</b> | <b>319.5</b>     | <b>9.1%</b>    |                        | <b>1,280</b>                   | <b>11.2%</b>                  | <b>2,488</b>             |                | <b>2,788,844</b>             |
| SP-P            | Parks - Community West   | 48.1             | 1.4%           |                        |                                |                               |                          |                |                              |
| SP-P            | Parks - Community West (Non-Quinty)                                | 2.8              | 0.1%           |                        |                                |                               |                          |                |                              |
| SP-P            | Parks - Community East   | 26.2             | 0.7%           |                        |                                |                               |                          |                |                              |
| SP-P            | Parks - Neighborhood   | 48.8             | 1.4%           |                        |                                |                               |                          |                |                              |
| SP-P            | Parks - Local  | 5.5              | 0.2%           |                        |                                |                               |                          |                |                              |
| SP-P            | Parks - Private (Non-Quinty)                                       | 6.9              | 0.2%           |                        |                                |                               |                          |                |                              |
|                 | <b>Subtotal Parks [9]</b>  | <b>138.8</b>     | <b>3.9%</b>    |                        |                                |                               |                          |                |                              |
| SP-PQP          | High School (HS)   | 55.4             | 1.6%           |                        |                                |                               |                          |                |                              |
| SP-PQP          | Middle School (MS)   | 22.2             | 0.6%           |                        |                                |                               |                          |                |                              |
| SP-PQP          | Elementary School (ES)   | 51.5             | 1.5%           |                        |                                |                               |                          |                |                              |
| SP-PQP          | Utilities (U)  | 8.3              | 0.2%           |                        |                                |                               |                          |                |                              |
|                 | <b>Subtotal Schools &amp; Utilities</b>                            | <b>137.4</b>     | <b>3.9%</b>    |                        |                                |                               |                          |                |                              |
| SP-OS1          | Passive Open Space   | 244.7            | 7.0%           |                        |                                |                               |                          |                |                              |
| SP-OS2          | Passive Open Space [10]  | 864.5            | 24.6%          |                        |                                |                               |                          |                |                              |
|                 | <b>Subtotal Open Space</b>   | <b>1,109.2</b>   | <b>31.6%</b>   |                        |                                |                               |                          |                |                              |
|                 | Major Circulation  | 163.3            | 4.2%           |                        |                                |                               |                          |                |                              |
|                 | <b>Folsom Plan Area Specific Plan Totals</b>                       | <b>3,529.8</b>   | <b>100.0%</b>  |                        | <b>11,461</b>                  | <b>100.0%</b>                 | <b>27,965</b>            |                | <b>2,788,844</b>             |

1 Target dwelling unit allocations for each land use is a planning estimate. Actual total dwelling units for each land use may be higher or lower as long as the total for each land use falls within the specified density range and the total residential unit count does not exceed the Plan Area maximum of 11,461 dwelling units.

2 Floor Area Ratio (FAR) is the ratio of building area to parcel area. Potential building area listed above is for estimation purposes only. The target FAR may be higher or lower for each land use as long as the Plan Area maximum of 2,788,844 SF is not exceeded (may increase by 463,914 SF if the Regional Commercial [Parcel 61] and the General Commercial [Parcels 77, 78 & 85A] SP-MLD and SP-MMD residential allocations are not developed).

3 Project population is a planning estimate; total population may be higher or lower depending on the actual build-out of the Plan Area.

4 For population, school and parkland dedication requirements, the Russell Ranch SP-MLD dwelling units (Parcel 270A) are calculated as single family dwelling units.

5 For population, school and parkland dedication requirements, the Russell Ranch SP-SFHD Active Adult population per dwelling unit (Parcel 270C) is calculated at 2.0 persons.

6 For planning purposes, the Mixed Use (SP-MU) land use designation is split 60% residential and 40% commercial area. The SP-MU target FAR may be higher or lower as long as the maximum total Commercial, Industrial/Office Park and Mixed-Use building area of 2,788,844 SF is not exceeded (may increase by 463,914 SF if the Regional Commercial [Parcel 61] and the General Commercial [Parcels 77, 78 & 85A] residential allocations are not developed).

7 No fewer than 337 SP-MHD residential dwelling units constructed on a minimum of 15.7 acres shall be provided in the Regional Commercial (Parcel 61) and the General Commercial (Parcels 77, 78 & 85A) land use parcels.

8 No fewer than 3.7 acres of parkland (or the payment of in-lieu fees) shall be provided for the Regional Commercial (Parcel 61) and the General Commercial (Parcels 77, 78 & 85A) land use parcels if the MLD and MMD residential allocations are not developed.

9 Does not include the park allocations for the Regional Commercial (Parcel 61) and the General Commercial (Parcels 77, 78 & 85A) land use parcels.

10 Includes 42.6-Acres (1.3% of total Plan Area) of Non-Measure W open space for landscape lots in the Russell Ranch and the Broadstone Estates projects.

**APPROVED SHOPS AT FOLSOM RANCH (PARCEL 78) TENTATIVE PARCEL MAP**

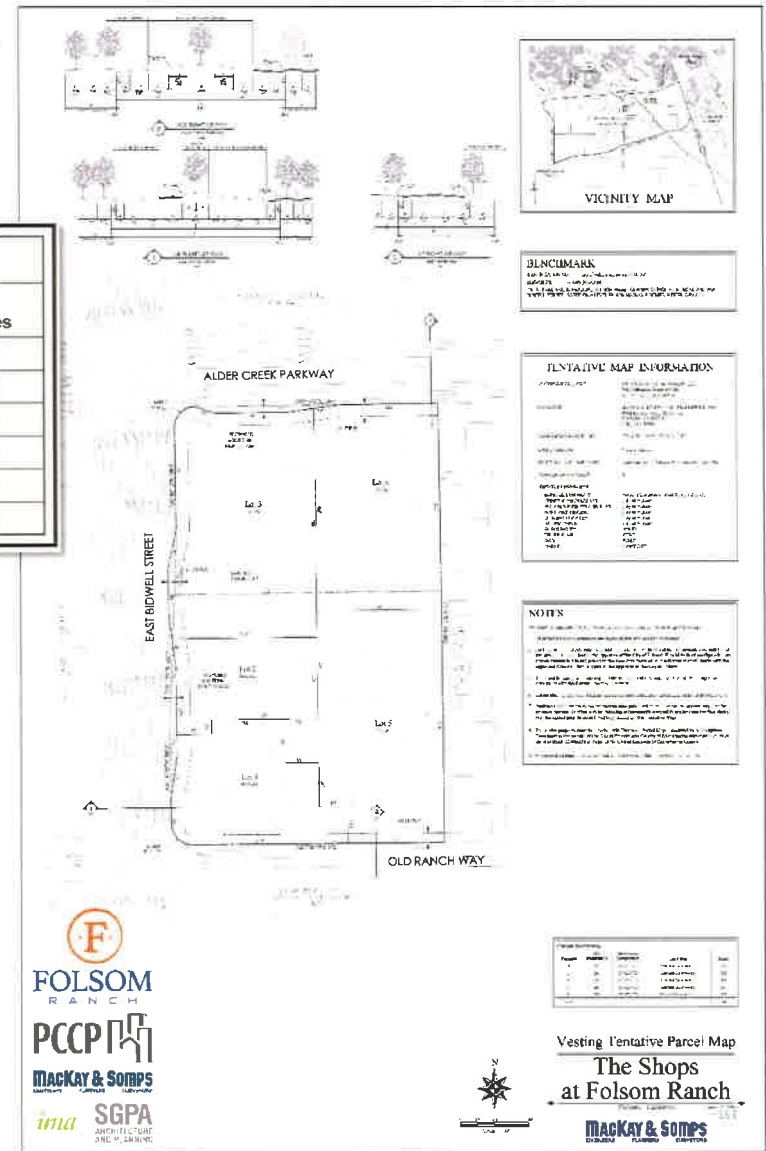
The approved **The Shops at Folsom Ranch (Parcel 78) Vesting Tentative Parcel Map** is shown **here**. This application sought the subdivision of FPASP Parcel 78 into five (5) parcels for future sale, lease and financing purposes. This application also sought a Planned Development (PD) Permit for site plan and architecture review for 29,700gsf of commercial land uses consistent with the FPASP.

As The Shops at Folsom Ranch (Parcel 78) intends to develop 27,900gsf of commercial uses, a density transfer is requested to move the surplus density to be available for use on Parcels 77, 61, and 85A, in order to achieve development goals of the Westland/Eagle SPA and the FPASP. The approval of the Parcel 78 Vesting Tentative Parcel Map and PD Permit positions the property for development, which is now underway. The proposed Minor Administrative Amendment (contained herein) includes this transfer of development rights as shown on Tables 1-4 of this narrative.

| Parcel Summary |                |                       |                    |            |
|----------------|----------------|-----------------------|--------------------|------------|
| Parcel #       | GP Designation | SP/Zoning Designation | Land Use           | Acres      |
| 1              | GC             | SP-GC-PD              | General Commercial | 0.9        |
| 2              | GC             | SP-GC-PD              | General Commercial | 0.6        |
| 3              | GC             | SP-GC-PD              | General Commercial | 1.6        |
| 4              | GC             | SP-GC-PD              | General Commercial | 1.3        |
| 5              | GC             | SP-GC-PD              | General Commercial | 1.5        |
| <b>Total</b>   |                |                       |                    | <b>5.9</b> |

The table below illustrates the specific intended sub-uses approved for Parcel 78.

| PARCEL 78 detail |       |            |               |             |  |
|------------------|-------|------------|---------------|-------------|--|
| COMM.            | LU    | ac         | gsf           | f.a.r.      |  |
| parcel 1         | GC-RC | 0.9        | 4,000         | 0.10        |  |
| parcel 2         | GC-RC | 0.6        | 1,900         | 0.07        |  |
| parcel 3         | GC-RC | 1.6        | 10,000        | 0.14        |  |
| parcel 4         | GC-RC | 1.3        | 3,000         | 0.05        |  |
| parcel 5         | GC-RC | 1.5        | 9,000         | 0.14        |  |
| <b>totals</b>    |       | <b>5.9</b> | <b>27,900</b> | <b>0.11</b> |  |



**APPROVED PARCEL 85A TENTATIVE PARCEL MAP**

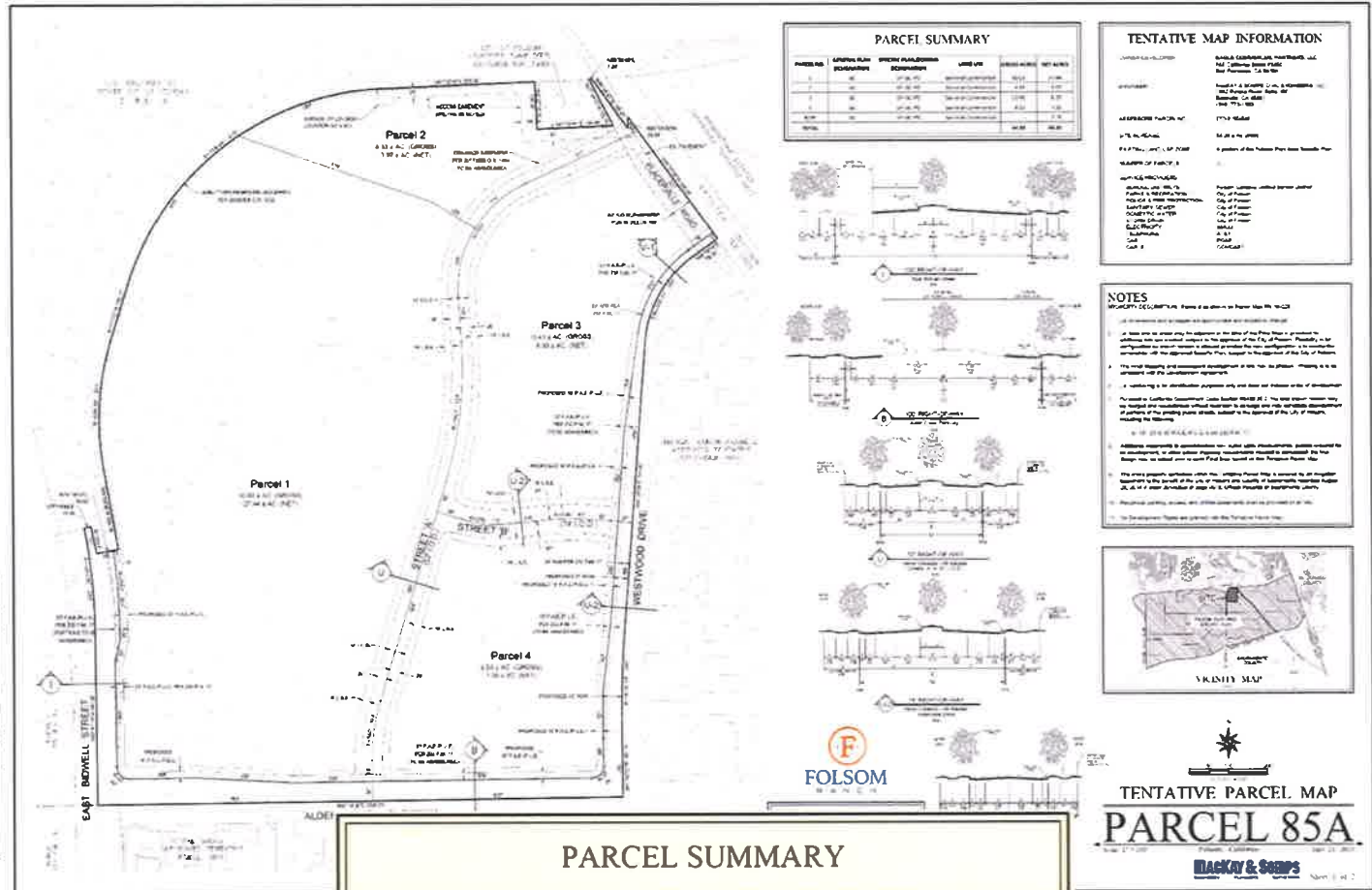
The approved Parcel 85A Tentative Parcel Map is shown here. This map subdivided Parcel 85A into four (4) parcels for future sale, lease and financing; no development rights were sought with this Tentative Parcel Map.

The approval of the Parcel 85A Tentative Parcel, together with this proposed Minor Administrative Modification request, is in response to current market demand and will position the Project for future site development. The table below illustrates the specific intended sub-uses for Parcel 85A.

2/12/2020

| PARCEL 85A detail |           |               |             |                |             |
|-------------------|-----------|---------------|-------------|----------------|-------------|
| COMM.             | LU        | ac            | gsf         | f.a.r.         |             |
| parcel 1          | GC-RC     | 5.0           | 106,000     | 0.49           |             |
| parcel 1          | GC-GC     | 18.3          | 314,620     | 0.39           |             |
| parcel 1          | GC-IND/OP | 5.0           | 109,380     | 0.50           |             |
| parcel 2          | GC-GC     | 4.2           | 92,000      | 0.50           |             |
|                   |           | <b>totals</b> | <b>32.5</b> | <b>622,000</b> | <b>0.44</b> |
| RESID.            | LU        | ac            | du          |                |             |
| parcel 3          | GC-MMD    | 6.1           | 122         |                |             |
| parcel 3          | GC-P      | 3.3           | 0           |                |             |
| parcel 4          | GC-MHD    | 8.2           | 221         |                |             |
|                   |           | <b>totals</b> | <b>17.6</b> | <b>343</b>     |             |

Future development will require Planned Development (PD) Permit(s) and/or Site Design Review before development could proceed.



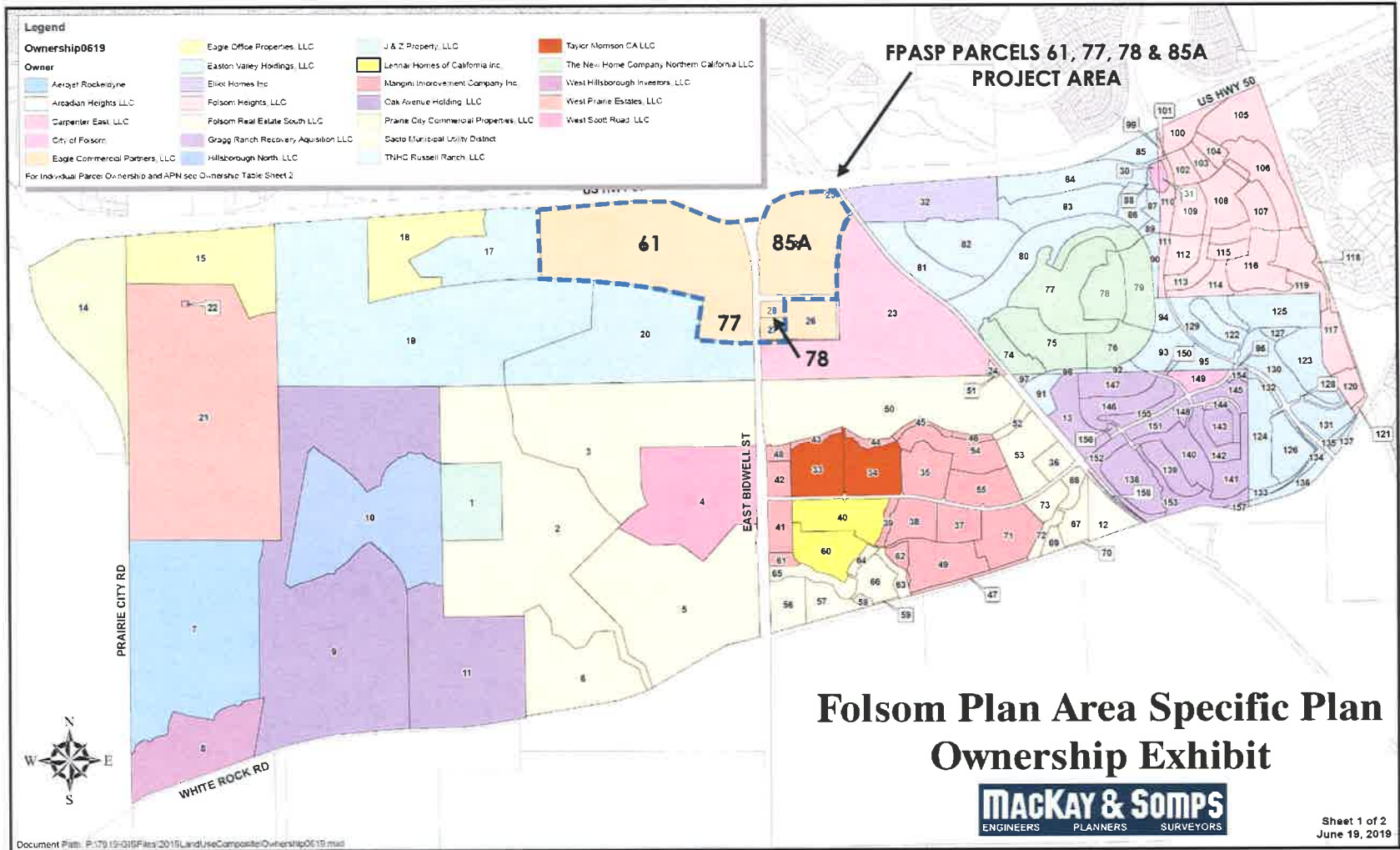
| PARCEL NO.   | GENERAL PLAN DESIGNATION | SPECIFIC PLAN/ZONING DESIGNATION | LAND USE           | GROSS ACRES  | NET ACRES    |
|--------------|--------------------------|----------------------------------|--------------------|--------------|--------------|
| 1            | GC                       | SP-GC-PD                         | General Commercial | 30.03        | 27.44        |
| 2            | GC                       | SP-GC-PD                         | General Commercial | 4.33         | 3.97         |
| 3            | GC                       | SP-GC-PD                         | General Commercial | 10.41        | 8.39         |
| 4            | GC                       | SP-GC-PD                         | General Commercial | 9.53         | 7.35         |
| R/W          | GC                       | SP-GC-PD                         | General Commercial | -            | 7.15         |
| <b>TOTAL</b> |                          |                                  |                    | <b>54.30</b> | <b>54.30</b> |

3. PROPOSED ENTITLEMENTS – Minor Administrative Amendment

The FPASP 2019 Ownership Map is shown here.

The proposed Transfer of Development Rights subject properties are identified by APN 072-3190-030 and 072-3190-046.

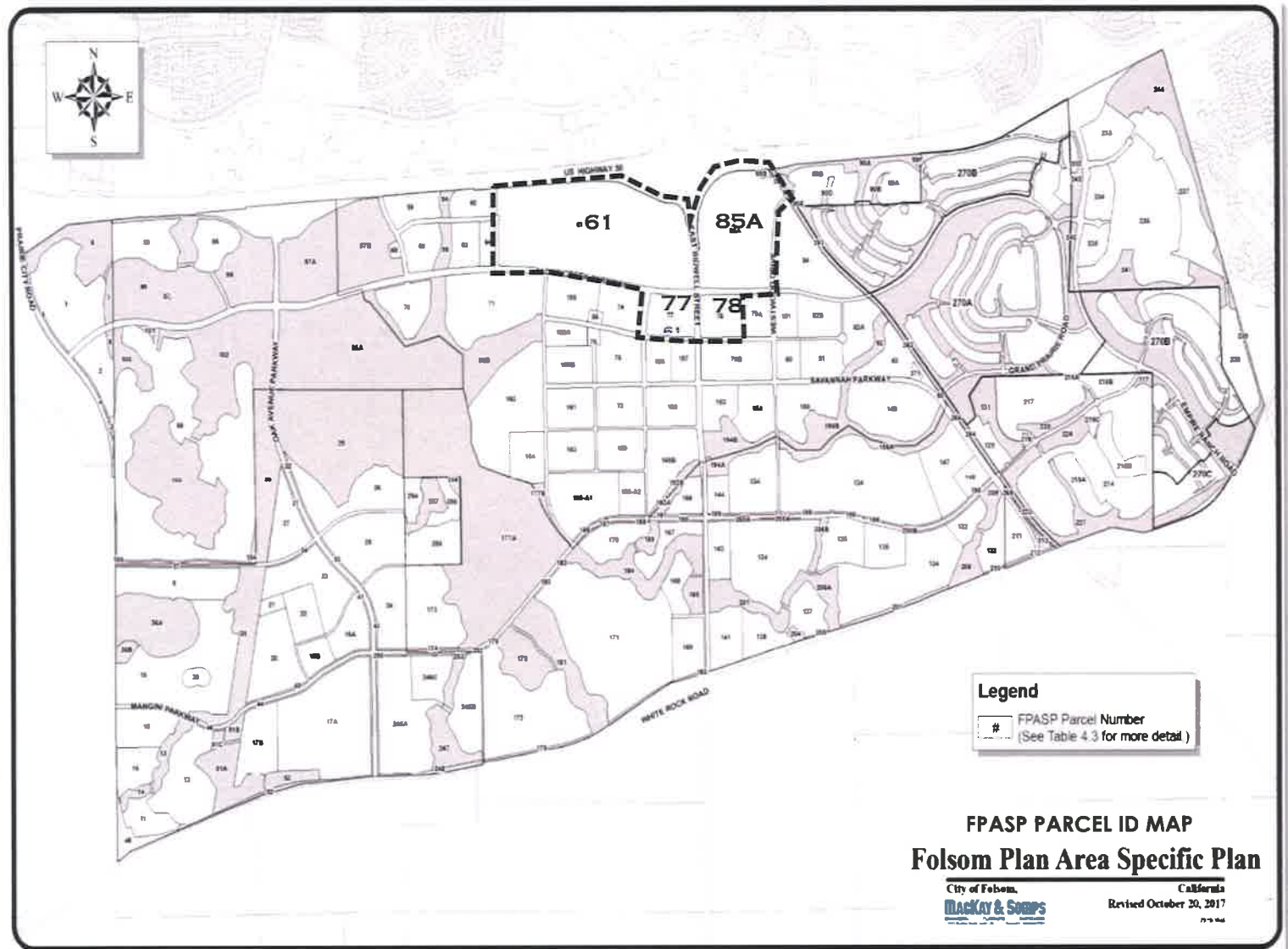
The subject properties are owned by Eagle Commercial Partners, LLC.



**MINOR ADMINISTRATIVE MODIFICATION - TRANSFER OF DEVELOPMENT RIGHTS (TDR) FOR PARCELS 61, 77, 78 & 85A**

The applicant seeks a **Minor Administrative Modification for the Transfer of Development Rights** to shift residential units and commercial gross square feet (GSF) within the parcels, which they own, to meet the development intent of the subject properties.

**The FPASP Parcel ID Map is shown here.** This Map, also shown as "Exhibit 4.5 Plan Area Parcels" in the FPASP, also shows the FPASP PARCEL ID NUMBERS assigned to the overall project area for general identification.

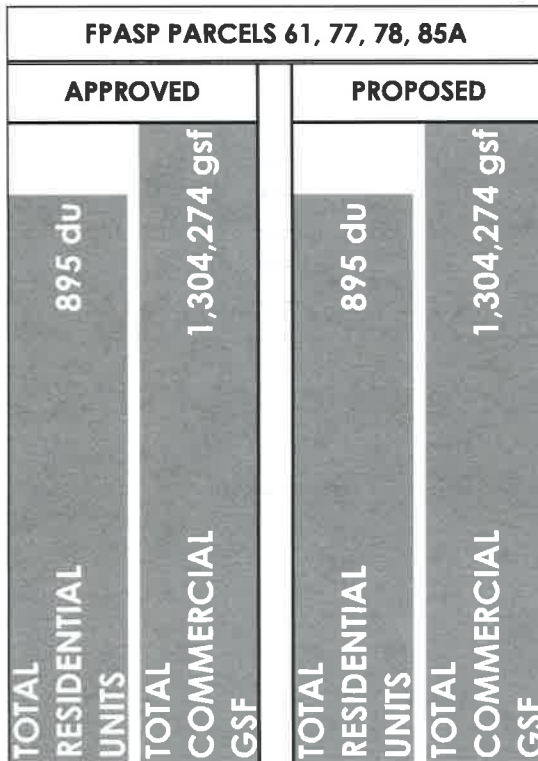


As described previously, the approved Westland Eagle SPA allocated commercial acreage, gross square feet of commercial area, residential acreage & dwelling units and park acreage to the GC and RC parcels. **A portion of the approved (existing) FPASP "Table 4.3 Parcel Summary" is shown here at right.**

This table shows that approved allocation data associated with each FPASP Parcel; included here is the data for Parcels 61, 77, 78, and 85A only.

**Table 4.3  
Parcel Summary**

| Parcel No. | Land Use | Acreage | Allocated Res. DU | Projected Population | Allocated Building Area SF |    |         |    |         |
|------------|----------|---------|-------------------|----------------------|----------------------------|----|---------|----|---------|
|            |          |         |                   |                      | IND/OP                     | CC | GC      | MU | RC      |
| 61         | RC       | 102.96  | 549               | 1065                 | 185,566                    |    | 270,072 |    | 302,481 |
| 77         | GC       | 11.82   | 61                | 119                  | 23,228                     |    | 30,840  |    | 34,913  |
| 78         | GC       | 10.56   | 54                | 105                  | 20,993                     |    | 27,704  |    | 31,401  |
| 85A        | GC       | 50.87   | 273               | 530                  | 95,607                     |    | 133,119 |    | 148,350 |



These land use allocations were used to analyze CEQA impacts and a process by which these land uses would be refined over time was identified in the FPASP (through Administrative Transfer(s) of Development Rights or TDRs). As per the FPASP, there is no requirement to build the Low and Medium Density Residential; however, all 377 MHD units must be constructed on a minimum of 5.7ac. Should the MLD and MMD uses not be developed, the maximum building area available to commercial uses will increase accordingly and the parkland required will decrease accordingly. The parkland allocated to these Parcels was added (Westland/Eagle SPA, 2015) to accommodate the additional residential units contained in these Parcels and will adjust according to park demand calculations with the actual development of residential units (established in the FPASP). As further described in the FPASP, residential units and commercial gross square feet may be transferred and/or re-allocated between these GC and RC parcels through a Minor Administrative Amendment for the Transfer of Development Rights.

**The Approved vs Proposed Bar Chart Summary is shown at left.** The Bar Chart graphically illustrates that there is no resulting change to the overall dwelling units and commercial gross square feet allocated to the subject properties. As this application proposes to shift development intensity between the affected Parcels only; there is no change to the overall total dwelling units, population or and/or commercial building area (gross square feet) proposed with this entitlement application.

The following pages describe the requested density transfers in detail.

**FPASP PARCEL 77 (SP-GC)**

**Per the approved FPASP, Parcel 77 is allocated the following:**

- Overall Site Area: 12.0ac
- RC- Regional Commercial: 2.8ac / 34,913gsf
- GC- General Commercial: 2.8ac / 30,840gsf
- IND/OP- Industrial/Office Park: 1.8ac / 23,228gsf
- MLD- Multi-Family Low Density Residential: 1.8 / 16du / 31pop
- MMD- Multi-Family Medium Density Residential: 1.1ac / 21du / 41pop
- MHD- Multi-Family High Density: 1.1ac / 24du / 47pop
- P- Park (Quimby): 0.6ac
- **Total residential holding capacity 4.6ac / 61du / 119pop**
- **Total commercial holding capacity 7.4ac / 88,981gsf**

**Proposed TDR: PARCEL 77**

- Adjusted Site Area: 11.8ac
- Transfer MLD 16du to PARCEL 61
- Transfer MMD 9du to PARCEL 85A & 12du to PARCEL 61
- Transfer MHD 24du to PARCEL 85A
- Transfer PARK 0.6ac PARK to PARCEL 85A
- Retain RC 34,913gsf & Receive RC 3,501gsf from PARCEL 78, 49,236gsf from PARCEL 61, & 42,350gsf from PARCEL 85A
- Transfer GC 30,840gsf to PARCEL 85A
- Transfer IND/OP 23,228gsf to PARCEL 61
- **Resulting residential holding capacity = 0ac / 0du / 0 population / 0ac Park**
- **Resulting commercial holding capacity = 11.8ac / 130,000gsf**

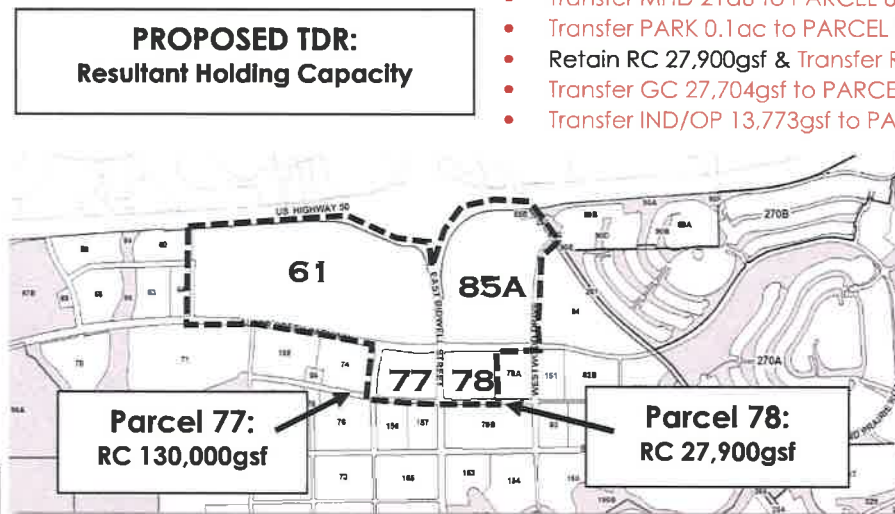
**FPASP PARCEL 78 (SP-GC) – The Shops at Folsom Ranch (APPROVED)**

**Per the approved FPASP, PARCEL 78 is allocated the following:**

- Overall Site Area: 5.9ac
- RC- Regional Commercial: 1.3ac / 31,401gsf
- GC- General Commercial: 1.3ac / 27,704gsf
- IND/OP- Industrial/Office Park: 0.9ac / 20,993gsf
- MLD- Multi-Family Low Density Residential: 0.0 / 0du / 0pop  
(Note: 4.8ac / 14du / 28pop. previously transferred to The Enclave at Folsom Ranch)
- MMD- Multi-Family Medium Density Residential: 1.0ac / 19du / 37pop
- MHD- Multi-Family High Density: 1.0ac / 21du / 41pop
- P- Park (Quimby): 0.5ac
- **Total residential holding capacity 2.5ac / 40du / 78pop**
- **Total commercial holding capacity 3.5ac / 80,098gsf**

**Proposed TDR: PARCEL 78**

- Adjusted Site Area: 5.9ac
- Transfer MMD 19du to PARCEL 85A
- Transfer MHD 21du to PARCEL 85A
- Transfer PARK 0.1ac to PARCEL 85A & 0.4ac to PARCEL 61
- Retain RC 27,900gsf & Transfer RC 3,501 to PARCEL 77
- Transfer GC 27,704gsf to PARCEL 85A
- Transfer IND/OP 13,773gsf to PARCEL 85A & 7,220gsf to PARCEL 61
- **Resulting residential holding capacity = 0ac / 0du / 0 population / 0ac Park**
- **Resulting commercial holding capacity = 5.9ac / 27,900gsf**



**KEY:**  
**RED TEXT = TRANSFER OUT ALLOCATION**  
**GREEN TEXT = TRANSFER IN ALLOCATION**



**FPASP PARCEL 61 (SP-RC)**

**Per the approved FPASP, Parcel 61 is comprised of the following:**

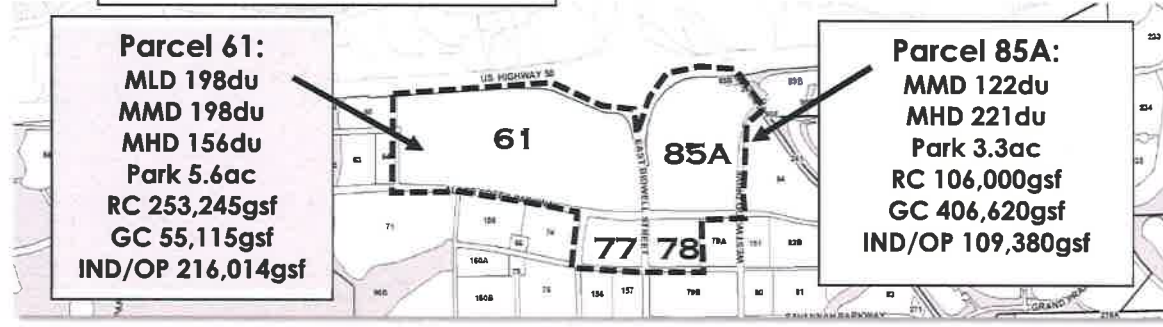
- Site Area: 103.0ac
- RC- Regional Commercial: 24.7ac / 302,481gsf
- GC- General Commercial: 24.7ac / 270,072gsf
- IND/OP- Industrial/Office Park: 14.4ac / 185,566gsf
- MLD- Multi-Family Low Density Residential: 15.5ac / 140du / 272pop
- MMD- Multi-Family Medium Density Residential: 9.3ac / 186du / 360pop
- MHD- Multi-Family High Density: 9.2ac / 223du / 433pop
- P- Park (Quimby): 5.2ac
- **Total residential holding capacity 34.0ac / 549du / 1065pop**
- **Total commercial holding capacity 63.8ac / 758,119gsf**

**Proposed TDR: PARCEL 61**

- Site Area: 103.0ac
- Retain MLD 140du & Receive MLD 16du from PARCEL 77 & MLD 42du from PARCEL 85A
- Retain MMD 186du & Receive MMD 12du from PARCEL 77
- Retain MHD 156du & **Transfer MHD 67du to PARCEL 85A**
- Retain PARK 5.2ac & **Receive PARK 0.4ac from PARCEL 78**
- Retain RC 253,245gsf & **Transfer RC 49,236gsf to PARCEL 77**
- Retain GC 55,115gsf & **Transfer GC 214,957gsf to PARCEL 85A**
- Retain IND/OP 185,566gsf & **Receive IND/OP 23,228gsf from PARCEL 77 & 7,220gsf from PARCEL 78**
- **Resulting residential holding capacity = 42.4ac / 552du / 1,071 population (MLD 25.0ac, MMD 9.9ac, MHD 7.5ac, Park 5.6ac)**
- **Resulting commercial holding capacity = 55.0ac / 524,374gsf (RC 32.0ac, GC 3.6ac, IND/OP 19.4ac)**

**PROPOSED TDR:  
Resultant Holding Capacity**

**Parcel 61:**  
MLD 198du  
MMD 198du  
MHD 156du  
Park 5.6ac  
RC 253,245gsf  
GC 55,115gsf  
IND/OP 216,014gsf



**KEY:**  
**RED TEXT = TRANSFER OUT ALLOCATION**  
**GREEN TEXT = TRANSFER IN ALLOCATION**

**FPASP PARCEL 85A (SP-GC)**

**Per the approved FPASP, Parcel 85A is comprised of the following:**

- Overall Site Area: 51.2ac
- RC- Regional Commercial: 12.3ac / 148,350gsf
- GC- General Commercial: 12.3ac / 133,119gsf
- IND/OP- Industrial/Office Park: 7.3 / 95,607gsf
- MLD- Multi-Family Low Density Residential: 7.7ac / 42du / 81pop
- MMD- Multi-Family Medium Density Residential: 4.6ac / 94du / 182pop
- MHD- Multi-Family High Density: 4.4ac / 109du / 211pop
- P- Park (Quimby): 2.6ac
- **Total residential holding capacity 16.7ac / 245du / 475pop**
- **Total commercial holding capacity 31.9ac / 377,076gsf**

**Proposed TDR: PARCEL 85A -**

- Adjusted Site Area: 50.1ac
- **Transfer MLD 42du to PARCEL 61**
- Retain MMD 94du & Receive MMD 19du from PARCEL 78, MMD 9du from PARCEL 77
- Retain MHD 109du & Receive MHD 21du from PARCEL 78, MHD 24du from PARCEL 77 & MHD 67du from PARCEL 61
- Retain PARK 2.6ac & Receive PARK 0.6ac from PARCEL 77 & 0.1ac from PARCEL 78
- Retain RC 106,000gsf & **Transfer RC 42,350gsf to PARCEL 77**
- Retain GC 133,119gsf & Receive GC 27,704gsf from PARCEL 78, 30,840gsf from PARCEL 77 & 214,957gsf from PARCEL 61
- Retain IND/OP 95,607gsf & Receive IND/OP 13,773gsf from PARCEL 78
- **Resulting residential holding capacity = 14.3ac / 343du / 665 population (MLD 0.0ac, MMD 6.1ac, MHD 8.2ac, Park 3.3ac)**
- **Resulting commercial holding capacity = 32.5ac / 622,000gsf (RC 5.0ac, GC 22.5ac, IND/OP 5.0ac)**

TDR Strategy Composite Exhibit – Proposed Resultant “Holding Capacity”

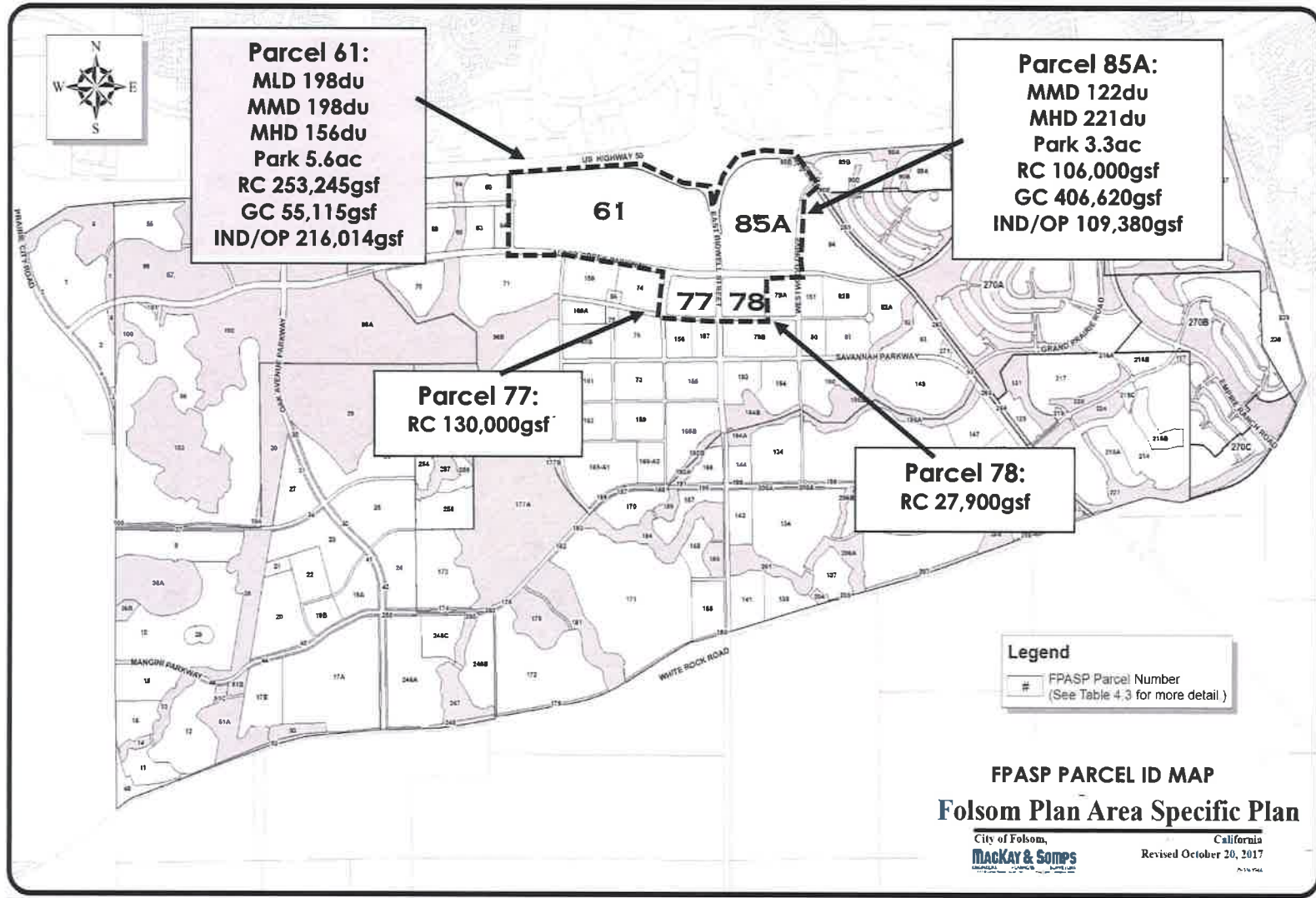


TABLE 1 - COMPOSITE TDR- Detailed Approved vs Proposed "SIDE-BY-SIDE COMPARISON"

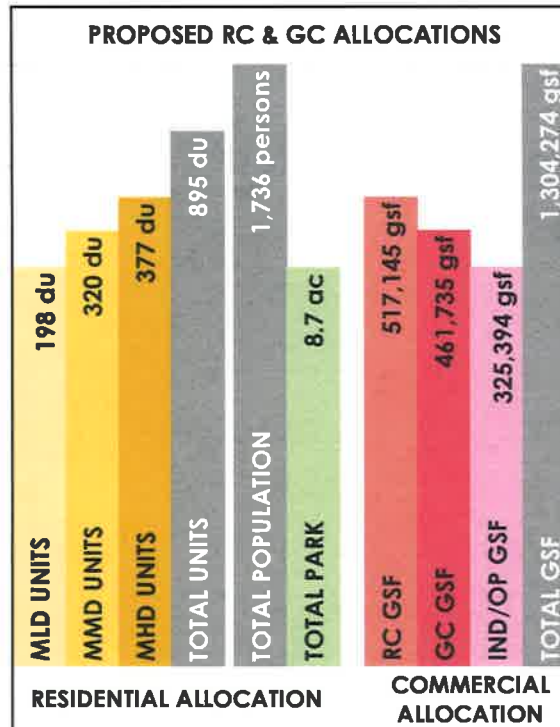
| PARCELS 61, 77, 78, 85A - TDR COMPOSITE TABLE-DETAILED   |              |              |                       |              |                        |                              |  |                    |                    |                           | 2/12/2020   |                | 2/12/2020 |              |                       |              |                        |                              |  |                    |  |  |       |
|--|--------------|--------------|-----------------------|--------------|------------------------|------------------------------|--|--------------------|--------------------|---------------------------|---|----------------|-----------|--------------|-----------------------|--------------|------------------------|------------------------------|--|--------------------|--|--|-------|
| Approved FPASP (2011) Parcels 61, 77, 78, 85A + WE-SPA (2015) + The Enclave at Folsom Ranch (2014) |              |              |                       |              |                        |                              |  |                    |                    |                           | Proposed (2018) FPASP Parcels 61, 77, 78 & 85a TDR COMPOSITE TABLE-DETAILED |                |           |              |                       |              |                        |                              |  |                    |  |  |       |
| FPASP Parcel #   | land use     | area (acres) | target resid. density | resid. units | population (1.14pp/ha) | required parking (0.0077/du) | GSP Building Area / Commercial Density |                    |                    | total GSF                 | TDR History   | FPASP Parcel # | land use  | area (acres) | target resid. density | resid. units | population (1.14pp/ha) | required parking (0.0077/du) | GSP Building Area / Commercial Density |                    |  | total GSF  | notes |
|  |              |              |                       |              |                        |                              | IND/OP Target 0.3 FAR                  | GC Target 0.25 FAR | RC Target 0.35 FAR |                           |   |                |           |              |                       |              |                        |                              | IND/OP Target 0.3 FAR                  | GC Target 0.25 FAR | RC Target 0.35 FAR   |  |       |
| 41   | RC-RC        | 24.7         |                       |              |                        |                              |  |                    | 302,481            |                           | RC-RC   | 32.0           |           |              |                       |              |                        |                              |  | 253,245            | TDR 49,236gsf to P77   |  |       |
|  | RC-GC        | 24.7         |                       |              |                        |                              |  | 270,072            |                    | RC-GC                     | 3.4   |                |           |              |                       |              |                        |                              | 55,115                                 | 130,000            | TDR 214,937gsf to P85A   |  |       |
|  | RC-IND/OP    | 14.4         |                       |              |                        |                              |  | 185,566            |                    | RC-IND/OP                 | 19.4  |                |           |              |                       |              |                        |                              | 216,014                                | 130,000            | TDR 23,228gsf from P77 & 7,220gsf from P78   |  |       |
|  | RC-MLD       | 15.5         | 9.0                   | 140          | 272                    | 1.4                          |  |                    |                    | RC-MLD                    | 25.0  | 9.0            | 198       | 384          | 1.9                   |              |                        |                              |  |                    |  | TDR 16du from P77 & 42du from P85A               |       |
|  | RC-MMD       | 9.3          | 20.0                  | 186          | 361                    | 1.4                          |  |                    |                    | RC-MMD                    | 9.9   | 20.0           | 198       | 384          | 1.9                   |              |                        |                              |  |                    |  | TDR 12du from P77                                |       |
|  | RC-MHD       | 9.2          | 25.0                  | 228          | 433                    | 2.3                          |  |                    |                    | RC-MHD                    | 7.5   | 20.0           | 156       | 303          | 1.5                   |              |                        |                              |  |                    |  | TDR 67du to P85A                                 |       |
|  | RC-P         | 5.2          |                       |              |                        |                              |  |                    |                    | RC-P                      | 5.6   |                |           |              |                       |              |                        |                              |  |                    |  | TDR 0.4ac from P78                               |       |
| sub-total  | 103.0        |              | 549                   | 1,045        | 5.3                    |                              | 185,566                                | 270,072            | 302,481            | 758,119                   | sub-total   | 103.0          |           | 552          | 1,071                 | 5.4          | 216,014                | 55,115                       | 253,245                                | 524,374            | note: OA acres are adjusted due to increased data accuracy and current mapping/improvement plan efforts. |  |       |
| 77   | GC-RC        | 2.8          |                       |              |                        |                              |  |                    | 34,913             |                           | GC-RC   | 10.7           |           |              |                       |              |                        |                              |  | 130,000            | TDR 3,501gsf from P78; TDR 42,350 from P85A; TDR 49,236gsf from P61                                      |  |       |
|  | GC-GC        | 2.8          |                       |              |                        |                              |  | 30,840             |                    | GC-GC                     | 11.1  |                |           |              |                       |              |                        |                              |  | 0                  | TDR 30,840gsf to P85A  |  |       |
|  | GC-IND/OP    | 1.8          |                       |              |                        |                              |  | 23,228             |                    | GC-IND/OP                 | 0   |                |           |              |                       |              |                        |                              |  | 0                  | TDR 23,228gsf to P61   |  |       |
|  | GC-MLD       | 1.8          | 9.0                   | 16           | 31                     | 0.0                          |  |                    |                    | GC-MLD                    | 0   | 9.0            | 0         | 0            | 0.0                   |              |                        |                              |  |                    | 0  | TDR 16du to P61                                  |       |
|  | GC-MMD       | 1.1          | 20.0                  | 21           | 41                     | 0.0                          |  |                    |                    | GC-MMD                    | 0   | 20.0           | 0         | 0            | 0.0                   |              |                        |                              |  |                    | 0  | TDR 9du to P85A & 12du to P61                    |       |
|  | GC-MHD       | 1.1          | 25.0                  | 24           | 47                     | 0.0                          |  |                    |                    | GC-MHD                    | 0   | 25.0           | 0         | 0            | 0.0                   |              |                        |                              |  |                    | 0  | TDR 24du to P85A                                 |       |
|  | GC-P         | 0.6          |                       |              |                        |                              |  |                    |                    | GC-P                      | 0.0   |                |           |              |                       |              |                        |                              |  |                    | 0  | TDR 0.6ac to P85A                                |       |
| sub-total  | 12.0         |              | 61                    | 118          | 0.4                    |                              | 23,228                                 | 30,840             | 34,913             | 88,981                    | sub-total   | 11.8           |           | 0            | 0                     | 0            | 0                      | 0                            | 130,000                                | 130,000            | note: OA acres are adjusted due to increased data accuracy and current mapping/improvement plan efforts. |  |       |
| 78   | GC-RC        | 1.3          |                       |              |                        |                              |  |                    | 31,401             | TDR 1.2ac to Enclave P79A | GC-RC   | 0              |           |              |                       |              |                        |                              |  | 27,900             | TDR 3,501gsf to P77  |  |       |
|  | GC-GC        | 1.3          |                       |              |                        |                              |  | 27,704             |                    | GC-GC                     | 5.9   |                |           |              |                       |              |                        |                              |  | 0                  | TDR 27,704gsf to P85A  |  |       |
|  | GC-IND/OP    | 0.9          |                       |              |                        |                              |  | 20,993             |                    | GC-IND/OP                 | 0   |                |           |              |                       |              |                        |                              |  | 0                  | TDR 13,773 to P85A & 7,220gsf to P61   |  |       |
|  | GC-MLD       | 0.0          | 9.0                   | 0            | 0                      | 0.0                          |  |                    |                    | GC-MLD                    | 0.0   | 9.0            | 0         | 0            | 0.0                   |              |                        |                              |  |                    | 0  | none   |       |
|  | GC-MMD       | 1.0          | 20.0                  | 19           | 37                     | 0.0                          |  |                    |                    | GC-MMD                    | 0.0   | 20.0           | 0         | 0            | 0.0                   |              |                        |                              |  |                    | 0  | TDR 19du to P85A                                 |       |
|  | GC-MHD       | 1.0          | 25.0                  | 21           | 41                     | 0.0                          |  |                    |                    | GC-MHD                    | 0.0   | 25.0           | 0         | 0            | 0.0                   |              |                        |                              |  |                    | 0  | TDR 21du to P85A                                 |       |
|  | GC-P         | 0.5          |                       |              |                        |                              |  |                    |                    | GC-P                      | 0   |                |           |              |                       |              |                        |                              |  |                    | 0  | TDR 0.1ac to P85A & 0.4ac to P61                 |       |
| sub-total  | 6.0          |              | 40                    | 77.6         | 0.4                    |                              | 20,993                                 | 27,704             | 31,401             | 80,098                    | sub-total   | 5.9            |           | 0            | 0                     | 0            | 0                      | 0                            | 27,900                                 | 27,900             | note: OA acres are adjusted due to increased data accuracy and current mapping/improvement plan efforts. |  |       |
| 85A  | GC-RC        | 12.3         |                       |              |                        |                              |  |                    | 148,350            |                           | GC-RC   | 5.0            |           |              |                       |              |                        |                              |  | 106,000            | TDR 42,350gsf to P77   |  |       |
|  | GC-GC        | 12.3         |                       |              |                        |                              |  | 133,119            |                    | GC-GC                     | 22.5  |                |           |              |                       |              |                        |                              |  | 406,620            | TDR 27,704gsf from P78; 30,840gsf from P77 & 214,937gsf from P61   |  |       |
|  | GC-IND/OP    | 7.3          |                       |              |                        |                              |  | 95,607             |                    | GC-IND/OP                 | 5.0   |                |           |              |                       |              |                        |                              |  | 109,380            | TDR 13,773 from P78  |  |       |
|  | GC-MLD       | 7.7          | 9.0                   | 42           | 81                     | 0.4                          |  |                    |                    | GC-MLD                    | 0   | 9.0            | 0         | 0            | 0.0                   |              |                        |                              |  |                    | 0  | TDR 42du to P61                                  |       |
|  | GC-MMD       | 4.6          | 20.0                  | 94           | 182                    | 0.9                          |  |                    |                    | GC-MMD                    | 6.1   | 20.0           | 122       | 237          | 1.2                   |              |                        |                              |  |                    | 0  | TDR 19du from P78 & 9du from P77                 |       |
|  | GC-MHD       | 4.4          | 25.0                  | 109          | 211                    | 1.1                          |  |                    |                    | GC-MHD                    | 8.2   | 27.0           | 221       | 429          | 2.1                   |              |                        |                              |  |                    | 0  | TDR 21du from P78; 24du from P77 & 67du from P61 |       |
|  | GC-P         | 2.6          |                       |              |                        |                              |  |                    |                    | GC-P                      | 3.3   |                |           |              |                       |              |                        |                              |  |                    | 0  | TDR 0.6ac from P77 & 0.1ac from P78              |       |
| sub-total  | 51.2         |              | 245                   | 475          | 2.4                    |                              | 95,607                                 | 133,119            | 148,350            | 377,074                   | sub-total   | 50.1           |           | 343          | 665                   | 3.3          | 109,380                | 406,620                      | 106,000                                | 622,000            | note: OA acres are adjusted due to increased data accuracy and current mapping/improvement plan efforts. |  |       |
| <b>TOTAL</b>   | <b>172.2</b> |              | <b>895</b>            | <b>1,736</b> | <b>8.7</b>             |                              | <b>325,394</b>                         | <b>461,735</b>     | <b>517,145</b>     | <b>1,304,274</b>          | <b>TOTAL</b>  | <b>170.8</b>   |           | <b>895</b>   | <b>1,736</b>          | <b>8.7</b>   | <b>325,394</b>         | <b>461,735</b>               | <b>517,145</b>                         | <b>1,304,274</b>   |  |  |       |

**TABLE 2 - COMPOSITE TDR- Detailed Approved vs Proposed “SUMMARY OF DELTAS”**

Note: This table (at right) compares, in detail, the information on the preceding page.

The Bar Chart below graphically illustrates the residential units and commercial gross square feet allocated to Parcels 61, 77, 78 & 85A. This proposed transfer results in no overall changes to the approved allocations; allocations are simply shifted between parcels to meet current market demand.

**FPASP PARCELS 61, 77, 78, 85A ALLOCATION BAR CHART**



2/12/2020

| FPASP Parcel # | land use  | area (acres) | resid. units | population (1,000/hh) | required parkland (0.077/du) | GSF Building Area / Commercial Density |                    |                    | Total GSF |
|----------------|-----------|--------------|--------------|-----------------------|------------------------------|--|--------------------|--------------------|-----------|
|                |           |              |              |                       |                              | IND/OP Target 0.3 FAR                  | GC Target 0.25 FAR | RC Target 0.25 FAR |           |
| 41             | RC-RC     | 7.3          |              |                       |                              |  |                    | -49,236            |           |
|                | RC-GC     | -21.1        |              |                       |                              |  | (214,957)          |                    |           |
|                | RC-IND/OP | 5            |              |                       |                              |  | 30,448             |                    |           |
|                | RC-MLD    | 9.5          | 58           | 113                   | 0.4                          |  |                    |                    |           |
|                | RC-MMD    | 0.6          | 12           | 23                    | 0.1                          |  |                    |                    |           |
|                | RC-MHD    | -1.7         | -67          | -130                  | -0.4                         |  |                    |                    |           |
|                | RC-P      | 0.3544       |              |                       |                              |  |                    |                    |           |
| sub-total      | 0.0       | 3.0          | 5.8          | 0.0                   |                              | 30448                                  | (214,957)          | (49,236)           | (233,745) |
| 77             | GC-RC     | 7.9          |              |                       |                              |  |                    | 95,087             |           |
|                | GC-GC     | -1.7         |              |                       |                              |  | (30,840)           |                    |           |
|                | GC-IND/OP | -1.8         |              |                       |                              |  | (23,228)           |                    |           |
|                | GC-MLD    | 1.8          | 16           | -31                   | -0.2                         |  |                    |                    |           |
|                | GC-MMD    | -1.1         | -21          | -41                   | -0.2                         |  |                    |                    |           |
|                | GC-MHD    | -1.1         | -24          | -47                   | -0.2                         |  |                    |                    |           |
|                | GC-P      | -0.6         |              |                       |                              |  |                    |                    |           |
| sub-total      | -0.2      | -61          | -118         | -0.4                  |                              | (23,228)                               | (30,840)           | 95,087             | 41,019    |
| 78             | GC-RC     | -1.3         |              |                       |                              |  |                    | (3,501)            |           |
|                | GC-GC     | 4.6          |              |                       |                              |  | (27,704)           |                    |           |
|                | GC-IND/OP | 0.9          |              |                       |                              |  | (20,993)           |                    |           |
|                | GC-MLD    | 0.0          | 0            | 0                     | 0.0                          |  |                    |                    |           |
|                | GC-MMD    | -1.0         | -19          | -37                   | -0.2                         |  |                    |                    |           |
|                | GC-MHD    | -1.0         | -21          | -41                   | -0.2                         |  |                    |                    |           |
|                | GC-P      | -0.5         |              |                       |                              |  |                    |                    |           |
| sub-total      | -0.1      | -40          | -78          | -0.4                  |                              | (20,993)                               | (27,704)           | (3,501)            | (52,198)  |
| 85A            | GC-RC     | -7.3         |              |                       |                              |  |                    | (42,350)           |           |
|                | GC-GC     | 10.2         |              |                       |                              |  | 273,501            |                    |           |
|                | GC-IND/OP | -2.3         |              |                       |                              |  | 13,773             |                    |           |
|                | GC-MLD    | -7.7         | -42          | -81                   | -0.4                         |  |                    |                    |           |
|                | GC-MMD    | 1.5          | 28           | 54                    | 0.3                          |  |                    |                    |           |
|                | GC-MHD    | 3.8          | 112          | 217                   | 1.1                          |  |                    |                    |           |
|                | GC-P      | 0.7          |              |                       |                              |  |                    |                    |           |
| sub-total      | -1.1      | 98           | 190          | 1.0                   |                              | 13,773                                 | 273,501            | (42,350)           | 244,924   |
| TOTAL          | -1.4      | 0            | 0            | 0.0                   |                              | 0                                      | 0                  | 0                  | 0         |

**TABLE 3 - COMPOSITE TDR SUMMARY – “SUMMARY OF RESIDENTIAL UNITS/COMMERCIAL GSF”**

*Note: This table summarizes the residential & commercial units and gross square feet only.*

| PARCELS 61, 77, 78, 85A - TDR COMPOSITE TABLE-DETAILED |                |               |               |                |                  | SUMMARY OF RESIDENTIAL UNITS/COMMERCIAL GSF |                |                |               |                |                  | SUMMARY OF CHANGES       |                  |               |                 |                |          | 2/12/2020 |
|--|----------------|---------------|---------------|----------------|------------------|---|----------------|----------------|---------------|----------------|------------------|--------------------------|------------------|---------------|-----------------|----------------|----------|-----------|
| APPROVED   |                |               |               |                |                  | PROPOSED                                    |                |                |               |                |                  | SUMMARY OF CHANGES       |                  |               |                 |                |          |           |
| FPASP Parcel #   | 61             | 77            | 78            | 85A            | TOTALS           | FPASP Parcel #                              | 61             | 77             | 78            | 85A            | TOTALS           | FPASP Parcel #           | 61               | 77            | 78              | 85A            | TOTALS   |           |
| land use   | RC             | GC            | GC            | GC             |                  | land use                                    | RC             | GC             | GC            | GC             |                  | land use                 | RC               | GC            | GC              | GC             |          |           |
| total acres  | 103.0          | 12.0          | 6.0           | 51.2           | 172.2            | total acres                                 | 103.0          | 11.8           | 5.9           | 50.1           | 170.8            | total acres              | 0.0              | -0.2          | -0.1            | -1.1           | -1.4     |           |
| MLD units target 9du/ac                                | 140            | 16            | 0             | 42             | 198              | MLD units target 9du/ac                     | 198            | 0              | 0             | 0              | 198              | MLD units target 9du/ac  | 58               | -16           | 0               | -42            | 0        |           |
| MMD units target 20du/ac                               | 186            | 21            | 19            | 94             | 320              | MMD units target 20du/ac                    | 198            | 0              | 0             | 122            | 320              | MMD units target 20du/ac | 12               | -21           | -19             | 28             | 0        |           |
| MHD units target 25du/ac                               | 223            | 24            | 21            | 109            | 377              | MHD units target 25du/ac                    | 156            | 0              | 0             | 221            | 377              | MHD units target 25du/ac | -67              | -24           | -21             | 112            | 0        |           |
| <b>TOTAL UNITS</b>                                     | <b>549</b>     | <b>61</b>     | <b>40</b>     | <b>245</b>     | <b>895</b>       | <b>TOTAL UNITS</b>                          | <b>552</b>     | <b>0</b>       | <b>0</b>      | <b>343</b>     | <b>895</b>       | <b>TOTAL UNITS</b>       | <b>3</b>         | <b>-61</b>    | <b>-40</b>      | <b>98</b>      | <b>0</b> |           |
| Population Generated                                   | 1,065          | 118           | 78            | 475            | 1,736            | Population Generated                        | 1,071          | 0              | 0             | 665            | 1,736            | Population Generated     | 6                | -118          | -78             | 190            | 0        |           |
| Park Requirement                                       | 5.3            | 0.6           | 0.4           | 2.4            | 8.7              | Park Requirement                            | 5.4            | 0.0            | 0.0           | 3.3            | 8.7              | Park Requirement         | 0.0              | -0.6          | -0.4            | 1.0            | 0        |           |
| IND/OP Target 0.3 FAR                                  | 185,566        | 23,228        | 20,993        | 95,607         | 325,394          | IND/OP Target 0.3 FAR                       | 216,014        | --             | --            | 109,380        | 325,394          | IND/OP Target 0.3 FAR    | 30,448           | (23,228)      | (20,993)        | 13,773         | 0        |           |
| GC Target 0.25 FAR                                     | 270,072        | 30,840        | 27,704        | 133,119        | 461,735          | GC Target 0.25 FAR                          | 55,115         | *              | *             | 406,620        | 461,735          | GC Target 0.25 FAR       | (214,957)        | (30,840)      | (27,704)        | 273,501        | 0        |           |
| RC Target 0.28 FAR                                     | 302,481        | 34,913        | 31,401        | 148,350        | 517,145          | RC Target 0.28 FAR                          | 253,245        | 130,000        | 27,900        | 106,000        | 517,145          | RC Target 0.28 FAR       | (49,236)         | 95,087        | (3,501)         | (42,350)       | 0        |           |
| <b>TOTAL GSF</b>                                       | <b>758,119</b> | <b>88,981</b> | <b>80,098</b> | <b>377,076</b> | <b>1,304,274</b> | <b>TOTAL GSF</b>                            | <b>524,374</b> | <b>130,000</b> | <b>27,900</b> | <b>622,000</b> | <b>1,304,274</b> | <b>TOTAL GSF</b>         | <b>(233,745)</b> | <b>41,019</b> | <b>(52,198)</b> | <b>244,924</b> | <b>0</b> |           |

**TABLE 4 - COMPOSITE TDR SUMMARY – “SUMMARY OF ACREAGES”**

*Note: This table summarizes the residential & commercial acreages only.*

*(Full-size copies of Table 1-4 are also included at the end of this narrative.)*

Parcel 78 and Parcel 85A have sought entitlements to prepare the properties for future development; these approvals were described previously herein.

Parcels 77 and Parcel 61 have not yet sought additional entitlements and will be the subject of future applications.

| PARCELS 61, 77, 78, 85A - TDR COMPOSITE TABLE-DETAILED |              |             |            |             |              | SUMMARY OF ACREAGES                             |              |             |            |             |              | SUMMARY OF CHANGES                              |              |              |              |              |              | 2/12/2020 |
|--|--------------|-------------|------------|-------------|--------------|---|--------------|-------------|------------|-------------|--------------|---|--------------|--------------|--------------|--------------|--------------|-----------|
| APPROVED   |              |             |            |             |              | PROPOSED  |              |             |            |             |              | SUMMARY OF CHANGES                              |              |              |              |              |              |           |
| FPASP Parcel #   | 61           | 77          | 78         | 85A         | TOTALS       | FPASP Parcel #                                  | 61           | 77          | 78         | 85A         | TOTALS       | FPASP Parcel #                                  | 61           | 77           | 78           | 85A          | TOTALS       |           |
| land use   | RC           | GC          | GC         | GC          |              | land use  | RC           | GC          | GC         | GC          |              | land use  | RC           | GC           | GC           | GC           |              |           |
| total acres  | 103.0        | 12.0        | 6.0        | 51.2        | 172.2        | total acres                                     | 103.0        | 11.8        | 5.9        | 50.1        | 170.8        | total acres                                     | 0.0          | -0.2         | -0.1         | -1.1         | -1.4         |           |
| MLD ACRES target 9du/ac                                | 15.5         | 1.8         | 0.0        | 7.7         | 25.0         | MLD ACRES target 9du/ac                         | 25.0         | 0.0         | 0.0        | 0.0         | 25.0         | MLD ACRES target 9du/ac                         | 9.5          | -1.8         | 0            | -7.7         | 0.0          |           |
| MMD ACRES target 20du/ac                               | 9.3          | 1.1         | 1.0        | 4.6         | 16.0         | MMD ACRES target 20du/ac                        | 9.9          | 0.0         | 0.0        | 6.1         | 16.0         | MMD ACRES target 20du/ac                        | 0.6          | -1.1         | -1           | 1.5          | 0.0          |           |
| MHD ACRES target 25du/ac                               | 9.2          | 1.1         | 1.0        | 4.4         | 15.7         | MHD ACRES target 25du/ac                        | 7.5          | 0.0         | 0.0        | 8.2         | 15.7         | MHD ACRES target 25du/ac                        | -1.7         | -1.1         | -1           | 3.8          | 0.0          |           |
| PARK ACRES   | 5.2          | 0.6         | 0.5        | 2.6         | 8.9          | PARK ACRES                                      | 5.6          | 0.0         | 0.0        | 3.3         | 8.9          | PARK ACRES                                      | 0.4          | -0.6         | -0.5         | 0.7          | 0.0          |           |
| <b>TOTAL ACRES</b>                                     | <b>39.2</b>  | <b>4.6</b>  | <b>2.5</b> | <b>19.3</b> | <b>65.6</b>  | <b>TOTAL ACRES</b>                              | <b>48.0</b>  | <b>0.0</b>  | <b>0.0</b> | <b>17.6</b> | <b>65.6</b>  | <b>TOTAL ACRES</b>                              | <b>8.8</b>   | <b>-4.6</b>  | <b>-2.5</b>  | <b>-1.7</b>  | <b>0.0</b>   |           |
| IND/OP ACRES Target 0.3 FAR                            | 14.4         | 1.8         | 0.9        | 7.3         | 24.4         | IND/OP ACRES Target 0.3 FAR                     | 19.4         | 0.0         | 0.0        | 5.0         | 24.4         | IND/OP ACRES Target 0.3 FAR                     | 5.0          | -1.8         | -0.9         | -2.3         | 0.0          |           |
| GC ACRES Target 0.25 FAR                               | 24.7         | 2.8         | 1.3        | 12.3        | 41.1         | GC ACRES Target 0.25 FAR                        | 3.6          | 1.1         | 5.9        | 22.5        | 33.1         | GC ACRES Target 0.25 FAR                        | -21.1        | -1.7         | 4.6          | 10.2         | -8.0         |           |
| RC ACRES Target 0.28 FAR                               | 24.7         | 2.8         | 1.3        | 12.3        | 41.1         | RC ACRES Target 0.28 FAR                        | 32.0         | 10.7        | 0.0        | 5.0         | 47.7         | RC ACRES Target 0.28 FAR                        | 7.3          | 7.9          | -1.3         | -7.3         | 6.6          |           |
| <b>TOTAL ACRES</b>                                     | <b>63.8</b>  | <b>7.4</b>  | <b>3.5</b> | <b>31.9</b> | <b>106.6</b> | <b>TOTAL ACRES</b>                              | <b>55.0</b>  | <b>11.8</b> | <b>5.9</b> | <b>32.5</b> | <b>105.2</b> | <b>TOTAL ACRES</b>                              | <b>-8.8</b>  | <b>4.4</b>   | <b>2.4</b>   | <b>0.6</b>   | <b>-1.4</b>  |           |
| <b>TOTAL ACRES RESIDENTIAL &amp; COMMERCIAL</b>        | <b>103.0</b> | <b>12.0</b> | <b>6.0</b> | <b>51.2</b> | <b>172.2</b> | <b>TOTAL ACRES RESIDENTIAL &amp; COMMERCIAL</b> | <b>103.0</b> | <b>11.8</b> | <b>5.9</b> | <b>50.1</b> | <b>170.8</b> | <b>TOTAL ACRES RESIDENTIAL &amp; COMMERCIAL</b> | <b>(0.0)</b> | <b>(0.2)</b> | <b>(0.1)</b> | <b>(1.1)</b> | <b>(1.4)</b> |           |

**UPDATED PAGE: Minor Administrative Amendment Compliance - TRANSFER OF DEVELOPMENT RIGHTS**

The proposed entitlements seek a Minor Administrative Amendment (MAM) to the FPASP 2018 with a Transfer of Development Rights (TDR), as anticipated and permitted in the FPASP, Chapter 13 Implementation, Section 13.3 Minor Administrative Amendment. The FPASP permits flexibility in transferring residential unit allocations (and commercial building area allocations) to reflect changing market demand. Transfer of residential unit allocations are allowed as a MAM consistent with FPASP, Chapter 13 Implementation, Section 13.3 Transfer of Development Rights.

This entitlement application seeks approval of a MAM to transfer allocated dwelling units and commercial building area (gsf) between FPASP PARCELS 61, 77, 78 and 85A (as permitted in the FPASP and Westland/Eagle SPA) for use in future development. **This transfer of units does not add or decrease dwelling units to the FPASP and the overall total dwelling units in the FPASP remains unchanged; no change in population results from this transfer of units and the overall estimated population remains unchanged. Additionally, there is no increase or decrease in commercial building area and the total commercial gross square feet remains unchanged.** (Please refer to Bar Chart contained herein on page 16).

**Minor Administrative Modifications-FPASP page 13-8: Minor Administrative Modification**

Minor Administrative Modification (MAM) to the FPASP that are consistent with and do not substantially change the overall intent, such as minor amendments to the land use locations on parcel boundaries shown in *Figure 4.1-Land Use* and *Figure 4.4 Plan Area Parcels* and the land use acreages shown in *Table 4.1-Land Use Summary* may be approved administratively by the City of Folsom Community Development Department, provided the following criteria are met (below). **The MAM-TDR as proposed meets all the following requirements.** Specific compliance details are shown in parenthesis.

- ✓ **The proposed modification is within the Plan Area.** (The proposed modification is in the Plan Area.)
- ✓ **The modification does not reduce the size of the proposed town center.** (The subject parcels are not located in the town center.)
- ✓ **The modification retains compliance with City Charter Article 7.08, previously known as Measure W.** (No change to compliance with Article 7.08 occurs from this transfer.)
- ✓ **The general land use pattern remains consistent with the intent and spirit of the FPASP.** (No change to the general land use pattern occurs from this transfer.)
- ✓ **The proposed changes do not substantially alter the backbone infrastructure network.** (No changes to backbone infrastructure occur from this transfer.)
- ✓ **The proposed modification offers equal or superior improvements to development capacity or standards.** (no changes to improvements or development capacity or standards occurs from this transfer.)
- ✓ **The proposed modification does not increase environmental impacts beyond those identified in the EIR/EIS.** (No changes to environmental impacts occur from this transfer.)
- ✓ **Relocated park or school parcels continue to meet the standards for park or school proposed.** (There is no school located within subject parcels: park allocation for each of the subject parcels meets the Quimby requirements of the residential allocation of each parcel.)
- ✓ **Relocated park or school parcels remain within walking distance of the residents they serve.** (There is no school located within subject parcels: park locations remain within walking distance of the residents in which they serve.)

**UPDATED PAGE:****Transfer of Development Rights-FPASP page 13-9: Residential Dwelling Unit Transfers**

The FPASP permits flexibility in transferring residential unit allocations and

- ✓ **The transferor and transferee parcel or parcels are located within the Plan Area and are designated for residential use.** (The transferor and transferee parcels are located within the Plan Area and are designated for residential use.)
- ✓ **The transferor and transferee parcel or parcels conform to all applicable development standards contained in Appendix A.** (The transferor and transferee parcels conform to all applicable development standards contained in Appendix A; the resulting transferor and transferee parcels do not exceed or fall short of the approved density range allocated for the parcels.)
- ✓ **The transfer of units does not result in increased impacts beyond those identified in the FPASP EIR/EIS.** (The transfer does not result in increased impacts beyond those identified in the FPASP EIR/EIS.)
- ✓ **The transfer of units does not adversely impact planned infrastructure, roadways, schools, or other public facilities; affordable housing agreements; or fee programs and assessment districts unless such impacts are reduced to an acceptable level through project-specific mitigation measures.** (The transfer of units does not adversely impact planned infrastructure, roadways, schools, or other public facilities; affordable housing agreements; or fee programs and assessment districts.)

**Transfer of Development Rights-FPASP page 13-9: Transfer of Commercial, Industrial/Office Park, and Mixed-Use Building Area**

The city shall approve commercial, industrial/office park and the commercial portion of mixed-use building area allocation transfers between commercial to commercial parcels, industrial/office park to industrial/office park parcels and the commercial portions of mixed-use parcels provided:

- ✓ **The transferor and transferee parcel or parcels are located within the Plan Area and are designated for either commercial, industrial/office park, or mixed-use.** (The transferor and transferee parcels are located within the Plan Area and are designated for commercial, industrial/office park, or mixed-use use.)
- ✓ **The resultant FAR of the transferor parcel is not less than the minimum FAR specified in tables A.9, A.10, A.11 and A.12.** (The resultant FAR of the transferor parcel meets the requirements of the FPASP Table 4.2, Target FAR, see also footnote 2 of this table {page 4-12}.)
- ✓ **The transferor and transferee parcel or parcels conform to all applicable development standards contained in Appendix A-Development Standards.** (The transferor and transferee parcels conform to all applicable development standards contained in Appendix A.)
- ✓ **The transfer does not result in increased impacts beyond those identified in the FPASP EIR/EIS.** (The transfer does not result in increased impacts beyond those identified in the FPASP EIR/EIS.)
- ✓ **This transfer does not adversely impact planned infrastructure, roadways, schools, or other public facilities; affordable housing agreements; or fee programs and assessment districts unless such impacts are reduced to an acceptable level through project-specific mitigation measures.** (The transfer does not adversely impact planned infrastructure, roadways, schools, or other public facilities; affordable housing agreements; or fee programs and assessment districts.)

