

CITY OF
FOLSOM
DISTINCTIVE BY NATURE

November 7, 2017

Mike McDougall
3908 Park Drive, Ste. 235
El Dorado Hills, CA 95762

SUBJECT: Folsom Plan Area Specific Plan Minor Administrative Modification

Mike,

Staff has reviewed the proposed Minor Administrative Modification (MAM) to relocate and separate the High School and Middle School into separate parcels within the same general vicinity as originally approved in the Folsom Plan Area Specific Plan. The City has received a letter from the FCUSD (attached) expressing their support for this proposal.

Staff understands that the proposal includes the relocation of the High School site west of the original location to a 55.4 acre parcel (Parcel 17A) while the Middle School will be relocated to a 22.20 acre parcel (Parcel 165A-1) north of the original Middle School location. The original combined High School and Middle School site totaled 79.63 acres while the separated High School and Middle School sites collectively will total 77.6 acres. The original combined High School and Middle School site will revert to the SFHD (Single Family High Density) designation consistent with the Specific Plan and this site will include a Planned Development Permit overlay designation as provided for in the FPASP. The new High School and Middle School sites will be designated Public Quasi-Public per the FPASP.

The Folsom Plan Area Specific Plan includes review criteria for Minor Administrative Modifications in Section 13.3.1 of the Folsom Plan Area Specific Plan (FPASP). FPASP Section 13.3 allows for minor administrative modifications to the Plan that are:

“consistent with and do not substantially change its overall intent, such as minor adjustments to the land use locations and parcel boundaries shown in Figures 4.1 and

4.3 and the land use acreages shown in Table 4.1 may be approved administratively by the Community Development Department, provided the following criteria are met.”

MAM Criteria and Responses:

- The proposed modification is within the Plan Area. The proposed high school and middle school sites remain within the boundaries of the Plan Area. The proposed high school site is located adjacent to Oak Avenue and Mangini Parkway in the “Southwest District” of the Plan Area. The proposed middle school site is located immediately north of Mangini Parkway in the “Central District” of the Plan Area.
- The modification does not reduce the size of the proposed town center. The town center remains at its original size and location adjacent to Alder Creek Parkway, directly south of the regional commercial center.
- The modification retains 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 amount of Measure W open space in the Plan Area remains unchanged at 1,065.7-acres (30.3%) of the Plan Area).
 - Schools: The Folsom Cordova School District approves of the proposed relocation of the high school and middle school sites. Previous voter approval of Measure M in 2007 ensures that residents north of Highway 50 are not required to pay for the construction of new schools in the Plan Area.
 - Development Plan: City Council approved General Plan Amendments in 2011, 2015, and 2016 serve as blueprints for development of the Plan Area.
 - Public Notice: The previously approved General Plan Amendments were adopted by the City Council after a series of comprehensive public meetings and hearings before the Planning Commission and the City Council.
 - Implementation: All existing City plans, policies, ordinances, and other legislative acts were amended to ensure consistency 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. Other than the relocation of the high school and middle school sites, all other land uses remain in their previously approved locations and the total number of dwelling units remains at 11,337 and the total potential commercial building area remains at 2,788,844 square feet.
- The proposed changes do not substantially alter the backbone infrastructure network. The proposed MAM does not change the backbone infrastructure previously approved for the South of Highway 50 Backbone Infrastructure Project.

- The proposed modification offers equal or superior improvements to development capacity or standards. As requested by the Folsom Cordova Unified School District, the proposed modification offers equal or superior improvement to development capacity or standards including better site configuration, reduced site grading, fewer impacts to oak woodlands, and improved automobile access.
- 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/EIS.
- Relocated park or school parcels continue to meet the standards for the type of park or school proposed. The Folsom Cordova Unified School District agrees that the proposed relocated school parcels continue to meet the standards for the type of schools proposed.
- Relocated park or school parcels remain within walking distance of the residents they serve. The proposed relocation of the middle school parcel remains in the "Central District" of the Plan Area within walking distance of single family, single family high density and multi-family neighborhoods. The proposed relocation of the high school site serves as a focal point for residential neighborhoods in the "Southwest District" of the Plan Area and is within walking distance of single family, single family high density and multi-family neighborhoods. The proposed high school site is well served by Class I bike paths and Class II bike lanes on Mangini Parkway and Oak Avenue.

Approval of this MAM will result in a 2.03 acre reduction of Plan Area school acres; an increase in SFHD area of .12 acres and an increase in open space area of 1.91 acres to accommodate a larger detention basin not anticipated in the original FPASP. While there is an increase of .12 acres of SFHD land, this approval does not provide for an increase in density or unit count in the FPASP.

The relocation of the middle/high school site clearly meets the nine criteria for approval of a minor administrative modification as noted above. Should you have any questions please do not hesitate to call me at (916) 355-7226.

Sincerely,



Pam Johns
Community Development Director

*Attachment: Minor Administrative Modification Proposal Dated October 3, 2017
Letter dated 9/27/17 from the FCUSD*

Folsom Plan Area Specific Plan Proposed Minor Administrative Modification Project Description

OVERVIEW

In June 2011, the Folsom City Council approved the 3,513.4-acre Folsom Plan Area Specific Plan for the development of up to 10,210 residential dwelling units in a range of housing types, styles and densities along with associated commercial land uses and public facilities. At Plan build out, projected to occur over a 20 to 30-year time frame, the Plan Area was projected to have a population of approximately 24,000 people. Along with the residential development, the Plan called for 511.3- acres of commercial use, 309,5-acres of public/quasi-public use (including parks and schools), and 1,063.3-acres of natural open space.

Since its original adoption in 2011, the Plan has been amended several times, most recently in September 2017. The current amended Plan calls for the development of 11,337 residential dwelling units, approximately 320-acres of commercial development, 276.7-acres of public/quasi public uses, and 1,065.5-acres of natural open space.

REQUEST FOR MINOR ADMINISTRATIVE MODIFICATION

This Minor Administrative Modification (MAM) request by Westland Capital Partners reflects discussions that have occurred over the past two years with the Folsom Cordova Unified School District (refer to Exhibit 5 – FCUSD letter dated September 27, 2017) regarding the relocation of the combined middle/high school site from its present location on parcel 171 to separate, more suitable, sites for the middle school and the high school on parcels 17A and 165A-1 (refer to Exhibits 1 & 2).

As allowed in Section 4.3.2 of the September 26, 2017 amended FPASP, the land use of parcel 171 will change from PQP to SFHD and existing parcel 17 will be divided into two parcels with the land use of the new parcel 17A changing from SFHD to PQP for the high school and the land use of the new parcel 17B remaining as SFHD. To accommodate the proposed separate middle school, existing parcel 165A will be divided into two parcels with the land use of the new parcel, 165A-1, changing from SFHD to PQP and the land use of parcel 165A-2 remaining as SFHD (refer to Exhibits 1 & 2). Additionally, the planned development overlay designation will be applied to parcel 171, retained for parcels 17B and 165A-2, and be removed from parcels 17A and 165A-1 (refer to Exhibits 3 & 4).

The proposed minor administrative modification will result in a reduction of Plan Area school area of 2.03-acres; an increase in SFHD area of 0.12-acres and an increase in open space area of 1.91-acres to account for an enlarged detention basin not anticipated in the original FPASP (refer to Tables 1 – 3). The slight increase in SFHD area will not increase the maximum allowed 11,337 dwelling units.

MINOR ADMINISTRATIVE MODIFICATION JUSTIFICATION

Two provisions of the Folsom Plan Area Specific Plan allow for the relocation or abandonment of Public/Quasi-Public sites as a minor administrative modification of the Plan:

1. FPASP Land Use Policy 4.24 states:

“All Public/Quasi-Public sites shown in Figure 4.1 – Land Use may be relocated or abandoned as a minor administrative modification of the FPASP. The land use designation of the vacated site or sites will revert to the lowest density adjacent residential land use. In no event shall the maximum number of Plan Area dwelling units exceed 11,337 and the total commercial building area exceed 2,788,884 square feet. For purposes of CEQA compliance for discretionary projects, the combination of the total maximum number of residential units and commercial square footage analyzed in the Folsom Plan Area Specific Plan Environment Impact Report/ Environmental Impact Statement (SCH#200809205) shall not be exceeded without requiring further CEQA compliance.”

Folsom Plan Area Specific Plan Proposed Minor Administrative Modification Project Description

2. Additionally, FPASP Section 13.3 allows for minor administrative modifications to the Plan that are:

“consistent with and do not substantially change its overall intent, such as minor adjustments to the land use locations and parcel boundaries shown in Figures 4.1 and 4.3 and the land use acreages shown in Table 4.1 may be approved administratively by the Community Development Department, provided the following criteria are met:

- *The proposed modification is within the Plan Area.*
- *The modification does not reduce the size of the proposed Town Center.*
- *The modification retains compliance with City Charter Article 7.08, previously known as Measure W.*
- *The general land use pattern remains consistent with the intent and spirit of the FPASP*
- *The proposed changes do not substantially alter the backbone infrastructure network.*
- *The proposed modification offers equal or superior improvements to development capacity or standards.*
- *The proposed modification does not increase environmental impacts beyond those identified in the EIR/EIS.*
- *Relocated park or school parcels continue to meet the standards for the type of park or school proposed.*
- *Relocated park or school parcels remain within walking distance of the residents they serve.*

Minor administrative modifications to the FPASP may be reviewed and approved at the discretion of the Community Development Department and no City Planning Commission or City Council review is required unless the modification approval is appealed. However, if a minor administrative modification is appealed, it shall be reviewed by the Planning Commission who shall have authority to approve or deny the minor administrative modification. The Planning Commission decision may be appealed to the City Council.

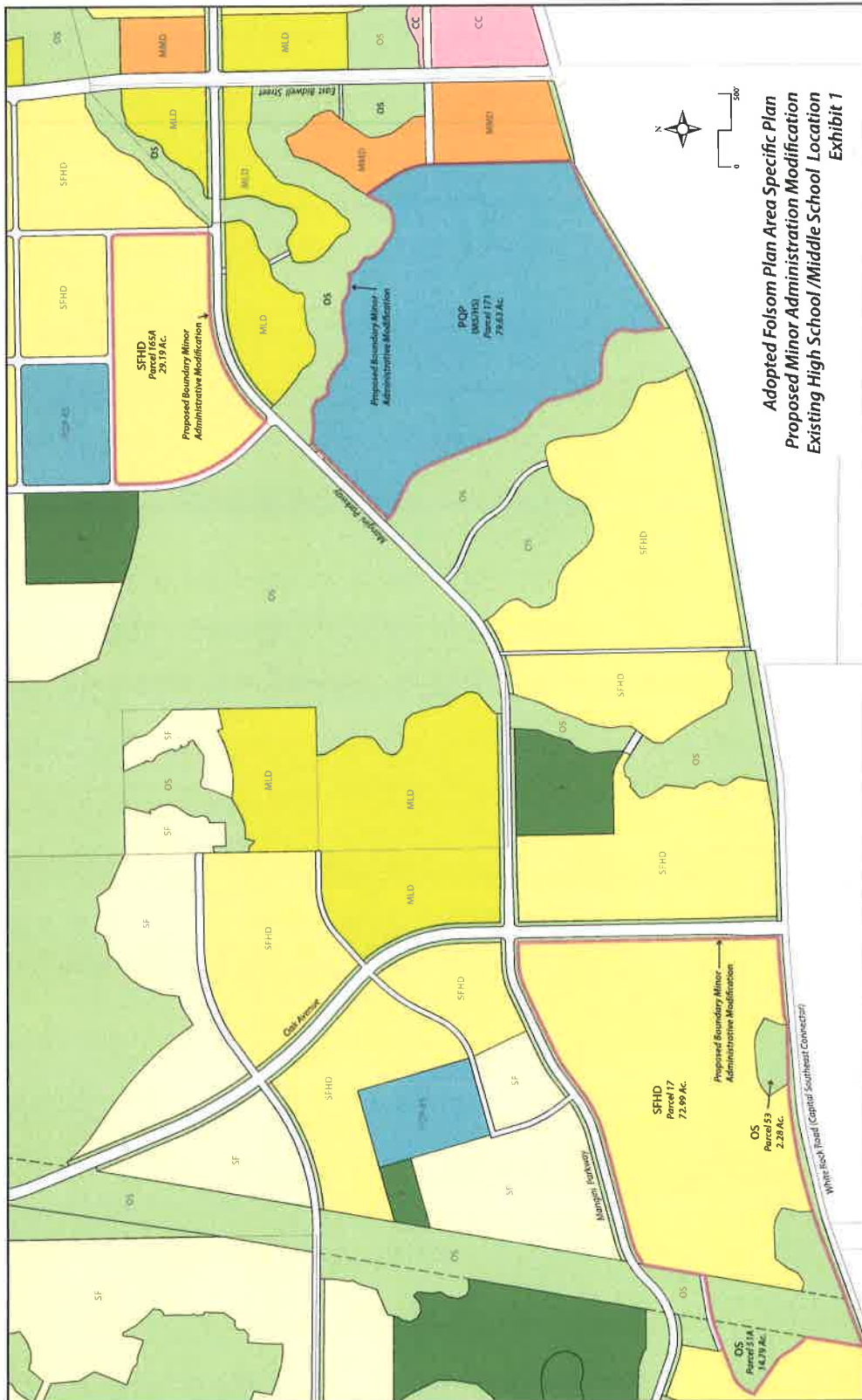
The relocation of the middle/high school site clearly meets the nine criteria for approval of a minor administrative modification because:

- The proposed modification is within the Plan Area. The proposed high school and middle school sites remain within the boundaries of the Plan Area. The proposed high school site is located adjacent to Oak Avenue and Mangini Parkway in the “Southwest District” of the Plan Area. The proposed middle school site is located immediately north of Mangini Parkway in the “Central District” of the Plan Area;
- The proposed modification does not reduce the size or location of the proposed town center. The town center remains at its original size and location adjacent to Alder Creek Parkway, directly south of the regional commercial center;
- The modification retains compliance with the requirements of 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 amount of Measure W open space in the Plan Area remains unchanged at 1,065.7-acres (30.3%) of the Plan Area).
 - * Schools: The Folsom Cordova School District approves of the proposed relocation of the high school and middle school sites. Previous voter approval of Measure M in 2007 ensures that residents north of Highway 50 are not required to pay for the construction of new schools in the Plan Area.
 - * Development Plan: City Council approved General Plan Amendments in 2011, 2015, and 2016 serve as blueprints for development of the Plan Area.

Folsom Plan Area Specific Plan Proposed Minor Administrative Modification Project Description

- * **Public Notice:** The previously approved General Plan Amendments were adopted by the City Council after a series of comprehensive public meetings and hearings before the Planning Commission and the City Council.
- * **Implementation:** All existing City plans, policies, ordinances, and other legislative acts were amended to ensure consistency 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. Other than the relocation of the high school and middle school sites, all other land uses remain in their previously approved locations and the total number of dwelling units remains at 11,337 and the total potential building area remains at 2,788,844 square feet;
- The proposed changes do not substantially alter the backbone infrastructure network previously approved for the South of Highway 50 Backbone Infrastructure Project;
- As requested by the Folsom Cordova Unified School District, the proposed modification offers equal or superior improvement to development capacity or standards including better site configuration, reduced site grading, fewer impacts to oak woodlands, and improved automobile access;
- The proposed modification does not increase environmental impacts beyond those identified in the EIR/EIS;
- The Folsom Cordova Unified School District agrees that the proposed relocated school parcels continue to meet the standards for the type of schools proposed;
- The proposed relocation of the school parcels remains within walking distance of the residents they serve. The middle school parcel remains in the “Central District” of the Plan Area within walking distance of single family, single family high density and multi-family neighborhoods. The proposed relocated high school site serves as a focal point for residential neighborhoods in the “Southwest District” of the Plan Area and is within walking distance of single family, single family high density and multi-family neighborhoods. Both the proposed middle and high school sites are well served by Class I bike paths and Class II bike lanes on Mangini Parkway, Oak Avenue, collector and local residential streets.

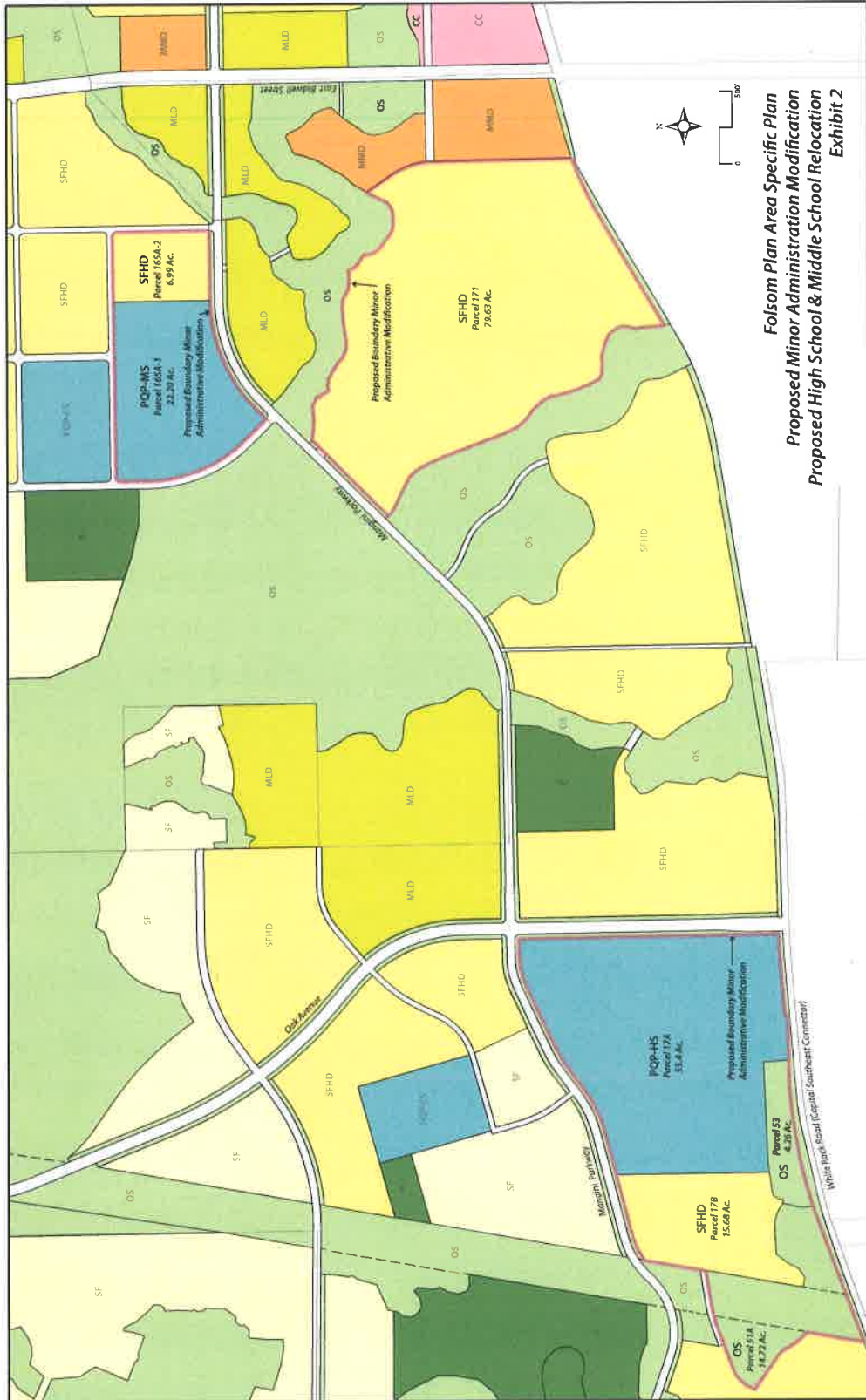
Folsom Plan Area Specific Plan Proposed Minor Administrative Modification Project Description



Torrence Planning
3 October 2017

**Adopted Folsom Plan Area Specific Plan
Proposed Minor Administrative Modification
Existing High School / Middle School Location
Exhibit 1**

Folsom Plan Area Specific Plan Proposed Minor Administrative Modification Project Description



**Folsom Plan Area Specific Plan
Proposed Minor Administration Modification
Proposed High School & Middle School Relocation
Exhibit 2**

Torrence Planning
3 October 2017

**Folsom Plan Area Specific Plan
Proposed Minor Administrative Modification
Project Description**

Table 1: Adopted Folsom Plan Area Specific Plan				
Parcel No.	Land Use	Area (Ac.)	Allocated Res DU	Project Population
17	SFHD	72.99	420	1,226
51A	OS	14.79		
53	OS	2.28		
165A	SFHD	29.19	161	469
171	PQP	79.63		
Totals		198.88	581	1,695

Table 2: Proposed Minor Administrative Modification				
Parcel No.	Land Use	Area (Ac.)	Allocated Res DU	Project Population
17A	PQP-HS	55.40		
17B	SFHD	15.68	89	262
51A	OS	14.72		
53	OS	4.26		
165A-1	PQP-MS	22.20		
165A-2	SFHD	6.99	40	116
171	SFHD	79.63	452	1,317
Totals		198.88	581	1,695

Table 3: Proposed Land Use Modifications				
	SFHD Area (Ac.)	PQP Area (Ac.)	OS Area (Ac.)	Totals Area (Ac.)
Adopted FPASP	102.18	79.63	17.07	198.88
MAM	102.30	77.60	18.98	198.88
Totals (Area Ac.)	0.12	-2.03	1.91	

**Folsom Plan Area Specific Plan
Proposed Minor Administrative Modification
Project Description**



Department of

Matt Washburn, Director

Facilities and Planning

Folsom Cordova Unified School District

September 27, 2017

Pam Johns, Director
Community Development Department
City of Folsom
50 Natoma Street
Folsom, CA 95630

RE: Middle and High School Sites
Folsom Ranch Specific Plan

Dear Ms. Johns:

The Folsom Cordova Unified School District is working with the landowners of Folsom Ranch to evaluate the proposed middle and high school site. Over the course of many meetings with the landowners, it was determined that the initial designated site for the middle/high school has too many constraints with topography, access and utilities being the top concerns for viability.

This proposed site's limitations would prove challenging as the net acreage remaining after dealing with the topography and access issues will make this an extremely expensive site to construct. For a high school alone, over 24 acres will need to be graded nearly flat (1.5-2% slope max.) to accommodate the ball-fields and physical education requirements. That does not include acreage necessary for parking.

The District is open to splitting the high school and middle school parcels and the landowners have provided alternative separate sites for the middle and high schools. The alternative proposed middle school site is located west of the Scott Road and north of Street A and the alternative proposed high school site is located west of Oak Avenue and north of White Rock Road. These proposed sites could be acceptable as long as the developer continues to work with the District on grading, signalized intersections, utilities, etc.

We understand that the City is updating the Specific Plan for this area and we request that the alternative proposed sites be represented in the plan instead of the initial site. Please call if you have any questions or need additional information.

Sincerely,

Matt Washburn
Director of Facilities Development

cc: Mike McDougall, MGM Properties
Rhonda Crawford, Assistant Superintendent
Rainforth Grau Architects

1965 Birkmont Drive, Rancho Cordova, CA 95742

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