



**SPECIAL MEETING
PLANNING COMMISSION AGENDA
August 28, 2024
CITY COUNCIL CHAMBERS
6:30 p.m.
50 Natoma Street
Folsom, California 95630**

CALL TO ORDER PLANNING COMMISSION: Ralph Peña, Bill Romanelli, James Ortega, Mathew Herrera, Daniel West, Bill Miklos, Eileen Reynolds

The Planning Commission has a policy that no new item will begin after 10:30 p.m. Therefore, if you are here for an item that has not been heard by 10:30 p.m., you may leave, as the item will be continued to a future Planning Commission Meeting.

Any documents produced by the City and distributed to the Planning Commission regarding any item on this agenda will be made available upon request at the Community Development Counter at City Hall located at 50 Natoma Street, Folsom, California. The meeting is available to view via webcast on the City's website the day after the meeting.

PLEDGE OF ALLEGIANCE

CITIZEN COMMUNICATION: The Planning Commission welcomes and encourages participation in City Planning Commission meetings and will allow up to five minutes for expression on a non-agenda item. Matters under the jurisdiction of the Commission, and not on the posted agenda, may be addressed by the public, however, California law prohibits the Commission from taking action on any matter which is not on the posted agenda unless it is determined to be an emergency by the Commission.

MINUTES

The minutes of the July 24, 2024, meeting will be presented for approval.

NEW BUSINESS

1. SPEC24-00211: City of Folsom River District Master Plan and Determination that the Proposed Master Plan is Statutorily Exempt from CEQA

A Public Hearing to consider and make recommendations to the City Council for approval of the River District Master Plan, establishing planning principles, priorities and a vision for potential future improvements to the River District planning area. No specific project or development proposals are contemplated at this time. Any and all future project implementation steps and proposals will be subject to compliance with the City's General Plan, River District Master Plan, Zoning Code, and environmental review in accordance with the California Environmental Quality Act (CEQA). The proposed River District Master Plan is statutorily exempt from environmental review pursuant to Section 15262 of the CEQA guidelines. **(Project Manager: Robert Goss)**

2. SUBPM24-00139: Folsom Heights Small-Lot Vesting Tentative Subdivision Map Amendment and Determination that No Further CEQA Review is Required

A Public Hearing to request a Small-Lot Vesting Tentative Subdivision Map Amendment for the Folsom Heights Subdivision project proposing the removal of two conditions of approval requiring and describing an emergency vehicle access at Prima Drive from the adjacent El Dorado Hills subdivision into Folsom Heights. The site is in the SP-OS2 (Passive Open Space- Folsom Plan Area Specific Plan) zoning district and has General Plan designation of OS (Open Space). The Folsom Heights Subdivision Addendum to the Folsom Plan Area Specific Plan EIR/EIS was approved on July 25, 2017. The proposed project would not constitute substantial changes to this approved project, and therefore does not require further California Environmental Quality Act (CEQA) review under CEQA Guidelines Sections 15162(a), 15163(a) and 15164(a). **(Project Planner: Josh Kinkade / Applicant: Price Walker of Elliott Homes, Inc.)**

3. USPT23-00091: Folsom Farm Livestock Butchering and Classroom and Determination that the Project is Exempt from CEQA

A Public Hearing to request a Conditional Use Permit to allow for livestock butchering and a classroom at Folsom Farm, located at 6879 Folsom Auburn Road. The site is zoned R-1-ML-A (Single-Family Residential, Medium Lot -Agricultural Combining District) and has a General Plan designation of SF (Single Family). The project is categorically exempt from environmental review under Sections 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Josh Kinkade / Applicant: James A. Agostini)**

PLANNING COMMISSION / PLANNING MANAGER REPORT

The next Planning Commission meeting is scheduled for **September 18, 2024**. Additional non-public hearing items may be added to the agenda; any such additions will be posted on the bulletin board in the foyer at City Hall at least 72 hours prior to the meeting.

Persons having questions on any of these items can visit the Community Development Department during normal business hours (8:00 a.m. to 5:00 p.m.) at City Hall, 2nd Floor, 50 Natoma Street, Folsom, California, prior to the meeting. The phone number is (916) 461-6200 and FAX number is (916) 355-7274.

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in the meeting, please contact the Community Development Department at (916) 461-6200, (916) 355-7274 (fax) or shannum@folsom.ca.us. Requests must be made as early as possible and at least two full business days before the start of the meeting.

NOTICE REGARDING CHALLENGES TO DECISIONS

The appeal period for Planning Commission Action: Any appeal of a Planning Commission action must be filed in writing with the City Clerk's Office no later than ten (10) days from the date of the action pursuant to Resolution No. 8081. Pursuant to all applicable laws and regulations, including without limitation, California Government Code Section 65009 and or California Public Resources Code Section 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the City at, or prior to, the public hearing.