



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

**SPECIAL MEETING
PLANNING COMMISSION MINUTES
August 28, 2024
CITY COUNCIL CHAMBERS
6:30 P.M.
50 Natoma Street
Folsom, CA 95630**

CALL TO ORDER PLANNING COMMISSION:

The regular Planning Commission Meeting was called to order at 6:30 p.m. with Chair Eileen Reynolds presiding.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

ROLL CALL:

Commissioners Present: Ralph Peña, Commissioner
 Bill Romanelli, Commissioner
 James Ortega, Commissioner
 Mathew Herrera, Commissioner
 Daniel West, Vice Chair
 Bill Miklos, Commissioner
 Eileen Reynolds, Chair

Commissioners Absent: None

CITIZEN COMMUNICATION:

1. Ms. Joanne Brausch is a resident of Folsom and a representative of the Traffic Safety Committee, who voiced concerns about traffic safety regarding ongoing development, particularly South of Highway 50. Ms. Brausch would like a more proactive approach to traffic safety.

MINUTES:

The minutes of the July 24, 2024, Special Meeting were approved as submitted.

NEW BUSINESS

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

THIS ITEM WAS CONTINUED TO THE OCTOBER 16TH COMMISSION MEETING.

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.)**

COMMISSIONER ROMANELLI MOVED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE FOLSOM HEIGHTS SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP AMENDMENT FOR THE REMOVAL OF CONDITIONS OF APPROVAL 174 AND 182 FROM THE ORIGINAL APPROVED ENTITLEMENT FOR THE FOLSOM HEIGHTS SMALL-LOT VESTING TENTATIVE SUBDIVISION PROJECT (SUBPM24-00139) SUBJECT TO THE FINDINGS (FINDINGS A-M) AND CONDITIONS OF APPROVAL (CONDITIONS 1-3) ATTACHED TO THIS REPORT. EXCEPT AS STATED HEREIN, ALL CONDITIONS OF APPROVAL ON THE ORIGINAL MAP, ENTITLEMENT, AND MAP AND ENTITLEMENT EXTENSIONS CONTINUE TO APPLY TO THE AMENDED FOLSOM HEIGHTS SMALL LOT VESTING TENTATIVE SUBDIVISION MAP.

COMMISSIONER HERRERA SECONDED THE MOTION.

AYES: PEÑA, ROMANELLI, ORTEGA, HERRERA, WEST, MIKLOS, REYNOLDS
NOES: NONE
RECUSED: NONE
ABSENT: NONE

MOTION PASSED

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)**

1. Mrs. Meyer spoke in opposition of the Conditional Use Permit (CUP), voicing concerns about the lack of restrictions on the number of animals that can be butchered, the decrease in property enjoyment and value, pests, blood composting, and rendering.
2. Mr. Paul Bracco spoke in opposition of the CUP, inquired about the hearing timeline from February 2024 to date, and zoning concerns including removing the Agricultural Combining District designation for this area

3. Mr. John Huetter is a resident of the community who voiced concerns about pests, and reporting concerns going forward.
4. Mr. Jonathan Tamayo is a neighbor of the applicant who spoke in favor of the CUP. Mr. Tamayo has not witnessed any of the same concerns regarding pests, rodents and odors voiced by other neighbors.
5. Mr. Dave Jorz is a resident of the community who voiced concerns about health and safety, the contamination and decrease in property values, and the lack of due process and response from the City.
6. Mrs. Dee Jorz is a resident of the community who voiced concerns about health and safety, odors, pests, vermin, the loss of enjoyment of properties, and environmental concerns regarding the natural springs under all the community properties that lead to the creek and Lake Natoma.
7. Ms. Monica DuPont is a retired public educator who spoke in opposition of the CUP, and expressed concerns regarding the educational merits of the CUP. Ms. DuPont also expressed concerns regarding zoning.
8. Ms. Tupou McCreedy is a resident of the community who spoke in opposition of the CUP, and expressed concerns regarding pests, odors, and interactions with the applicant in the community.
9. Ms. Cassandra Lazaro is a resident of Oak Avenue who spoke regarding Folsom Farm's signage that is also placed along Oak Avenue, and whether Folsom Farm will begin to operate on Oak Avenue.
10. Ms. Dena Krumwide is a resident of Folsom Auburn Road who voiced concerns regarding the unpermitted structures on the property. Ms. Krumwide voiced concerns about the food source of the animals, pests, and noise levels.
11. Ms. Cindy Shaffer is a resident of the community who voiced concerns regarding pests, turnover of the ownership of this property due to zoning and lack of access, and flooding leading to contamination of Hinkle Creek and Lake Natomas due to buried animals on the property contaminating the groundwater.

COMMISSIONER ROMANELLI MOVED TO DENY THE FOLSOM FARM BUTCHERING AND CLASSROOM CONDITIONAL USE PERMIT USPT23-00091 BASED ON A FINDING THAT THE ESTABLISHMENT, MAINTENANCE OR OPERATION OF THE USE OR BUILDING APPLIED FOR WILL, UNDER THE CIRCUMSTANCES OF THE PARTICULAR CASE, BE DETRIMENTAL TO THE HEALTH, SAFETY, PEACE, MORALS, COMFORT, AND GENERAL WELFARE OF PERSONS RESIDING OR WORKING IN THE NEIGHBORHOOD OF SUCH PROPOSED USE, OR BE DETRIMENTAL OR INJURIOUS TO THE PROPERTY AND IMPROVEMENTS OF THE NEIGHBORHOOD, OR TO THE GENERAL WELFARE OF THE CITY, BECAUSE OF:

1. SOIL, GROUNDWATER, AND HEALTH IMPACTS FROM BURYING THE REMAINS OF MULTIPLE ANIMALS ON THE PROPERTY;
2. DISEASE AND VECTOR CONCERNS ASSOCIATED WITH THE FORMULATION AND USE OF BLOODMEAL AND BLOOD PRODUCTS ON THE PROPERTY;
3. ODORS AND PESTS ASSOCIATED WITH THE OPERATIONS ON THE PROPERTY; AND
4. BUTCHERING WITHOUT A PERMIT ON THE PROPERTY.

COMMISSIONER ORTEGA SECONDED THE MOTION.

AYES: PEÑA, ROMANELLI, ORTEGA, HERRERA, WEST, MIKLOS, REYNOLDS
NOES: NONE
RECUSED: NONE
ABSENT: NONE

MOTION PASSED

PLANNING COMMISSION / PLANNING MANAGER REPORT

Planning Manager, Desmond Parrington, shared the following with the Commission:

- The next meeting will be September 18th.
- The River District Master Plan agenda item was continued to the October 16th meeting and the Central Business District Master Plan will be presented that evening as well.
- Since the last meeting, staff handled 14 design reviews including 5 for custom homes, 2 accessory structures, 4 residential additions, and 3 exterior residential modification.
- Last night, the City Council unanimously approved the amendments to the General Plan and the Folsom Plan Area Specific Plan, and certified the Environmental Impact Review (EIR). As a reminder, this is related to the Housing Element implementation to increase the residential housing capacity (especially for multifamily, particularly apartments) in targeted areas of the City. This was done by Resolution and these changes will go into effect immediately, and the modified Plans are available on the City's website.

ADJOURNMENT

There being no further business to come before the Folsom Planning Commission, Chair Eileen Reynolds adjourned the meeting at 9:21 p.m.

RESPECTFULLY SUBMITTED,


Stephanie Hannum, ADMINISTRATIVE ASSISTANT

APPROVED:


Eileen Reynolds, CHAIR