



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

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

CALL TO ORDER PLANNING COMMISSION: Mathew Herrera, Daniel West, Bill Miklos, Ralph Peña, Bill Romanelli, James Ortega, 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 October 16, 2024, meeting will be presented for approval.

NEW BUSINESS

1. PDEV23-00190: Alder Creek Apartments Planned Development Permit Extensions and Determination that No Additional Environmental Review is Required

A Public Hearing to consider a request from the Spanos Corporation for two one-year extensions to a Planned Development Permit for the Alder Creek Apartments Project at the southeast corner of the intersection of Alder Creek Parkway and Westwood Drive within the Folsom Plan Area. The extensions would establish a new expiration date of February 23, 2026. The General Plan Land Use designation for the project site is MHD (Multi-Family High Density), while the Specific Plan land use designation is SP- MHD-PD (Specific Plan, Multi-Family High Density, Planned Development District). The City, as lead agency, has determined that the proposed project is consistent with the Folsom Plan Area Specific Plan (FPASP) Final Environmental Impact Report/Environmental Impact Statement (FEIR/EIS) and Alder Creek Apartments FEIR/EIS Addendum and therefore no additional environmental review is required. **(Project Planner: Jessica Brandt / Applicant: The Spanos Corporation)**

2. SUBPM 22-00159: Hillsborough Area 40 Large-Lot Tentative Subdivision Map and Adoption of an Addendum to the Final Environmental Impact Report for the Folsom Plan Area Specific Plan

A Public Hearing to consider a request from Aerojet/Rocketdyne Inc. to approve a Large-Lot Tentative Subdivision Map (LLTSM) for the area known as Hillsborough Area 40, in the vicinity of Prairie City Road and Mangini Parkway, in the Folsom Plan Area. The LLTSM would subdivide one parcel of approximately 148.2 acres into seven individual parcels for future sale and development. No development rights are sought with the proposed LLTSM. The subject parcel contains multiple General Plan and Specific Plan land use designations, none of which would change with this approval. An Environmental Checklist and Addendum to the Folsom Plan Area Specific Plan EIR/EIS has been prepared for this project in accordance with the California Environmental Quality Act (CEQA). **(Project Planner: Jessica Brandt / Applicant: Aerojet/Rocketdyne, Inc.)**

3. SPEC24-00212: Central Business District Vision Plan (formerly Master Plan) and Determination that the Proposed Vision Plan is Statutorily Exempt from CEQA

A Public Hearing to consider and make recommendations to the City Council on the proposed Central Business District Vision Plan, establishing a vision and guiding principles for the future of the district with transformative ideas and implementation strategies/actions to improve the district over time. No specific project or development proposals are contemplated at this time. The Central Business District Vision Plan will serve to guide future implementation steps and proposals. In addition, future development proposals will be subject to compliance with the City's General Plan, Zoning Code, and subject to full environmental review in accordance with CEQA. This project is statutorily exempt from environmental review under Section 15262 (Feasibility and Planning Studies) of the CEQA Guidelines. **(Project Manager: Kathy Pease)**

PLANNING COMMISSION / PLANNING MANAGER REPORT

The next Planning Commission meeting is scheduled for **November 20, 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.