



PLANNING COMMISSION MINUTES
October 16, 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 6:31 p.m. with Chair Eileen Reynolds presiding.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

ROLL CALL:

Commissioners Present: Daniel West, Vice Chair
Bill Miklos, Commissioner
Ralph Peña, Commissioner
Eileen Reynolds, Chair

Commissioners Absent: James Ortega, Commissioner
Mathew Herrera, Commissioner
Bill Romanelli, Commissioner

CITIZEN COMMUNICATION: None

MINUTES:

The minutes of the September 18, 2024, Regular Meeting were approved as submitted.

NEW BUSINESS

1. SPEC24-00211: City of Folsom River District Vision Plan (formerly Master Plan) and Determination that the Proposed Vision Plan is Statutorily Exempt from CEQA – Continued from the August 28, 2024 Special Meeting

A Public Hearing to consider and make recommendations to the City Council on the proposed River District Vision 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. The River District Vision Plan will serve to guide future implementation steps and proposals. In addition, those 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: Robert Goss)**

1. Mr. Michael Harris is a resident who spoke in support of the Vision Plan. Mr. Harris proposed a friendly amendment of the Vision Plan to include more authentic history of the people of African descent that were here (particularly between 1844 to 1854), focusing on the Folsom Historic District, Leidesdorff Street, Negro Bar, underground railroad networks, and the Gold Rush.

COMMISSIONER MIKLOS MOVED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE RIVER DISTRICT VISION PLAN BASED ON THE FINDINGS INCLUDED IN THIS REPORT (FINDINGS A-D) WITH THE ADDITION OF THREE FINAL REVISIONS UNANIMOUSLY RECOMMENDED BY THE RIVER DISTRICT CITIZENS ADVISORY COMMITTEE AT THEIR SEPTEMBER 18TH MEETING AS FOLLOWS:

- a. REVISE THE RIVER DISTRICT PROJECT SUMMARY CHART ON PAGES 86-87 AS FOLLOWS:
 - MODIFY THE 11TH ROW – “RECREATION/ACCESS TO INCLUDE: IMPROVE ACCESS TO WILLOW CREEK, PARKING LOT AND AMENITIES.”
 - ADD A ROW (12TH), VISION PLAN GOAL – “RECREATION/ACCESS TO INCLUDE: IMPROVE ACCESS TO BLACK MINERS BAR, BOAT STORAGE AND EMERGENCY LAUNCHING FACILITIES.”
- b. ADD A BULLET ON PAGE 88, UNDER SECTION C.I. POTENTIAL RIVER DISTRICT PROGRAMS AND MEASURES AS FOLLOWS:
 - COORDINATE WITH STATE PARKS TO PROVIDE IMPROVEMENTS TO BOAT LAUNCHING FACILITIES AT BLACK MINERS BAR, INCLUDING BOAT STORAGE AND EMERGENCY LAUNCHING FACILITIES.”
- c. REVISE GUIDING PLANNING PRINCIPLE 2 IN ALL PLACES TO READ:
 - PROMOTE A “WALKABLE CITY” INCLUDING PLACE-MAKING, INCREASING SAFETY, AND EASE OF ACCESS FOR PEDESTRIANS, BICYCLISTS AND VEHICLES.”

COMMISSIONER MIKLOS MOVED TO ACCEPT THE MEMORANDUM FROM EPS (ATTACHMENT 6) REGARDING THE TRADERS LANE CONCEPT PLAN GENERAL FUND REVENUE ESTIMATE AS AN APPENDIX TO THE RIVER DISTRICT VISION PLAN.

COMMISSIONER PEÑA SECONDED THE MOTION.

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

MOTION PASSED

2. USPT23-00186: AT&T Monopole Cell Site Conditional Use Permit and Determination that the Project is Exempt from CEQA – Continued from the July 24 & September 18, 2024 Meetings

A Public Hearing to consider a request from New Cingular Wireless PCS c/o Carl Jones for a Conditional Use Permit to operate a new monopole cellular tower facility located near the northwestern intersection of Savannah Parkway and Grand Prairie Road. The General Plan Land Use Designation for the project site is SFHD (Single-Family High-Density) and the zoning district is SP-SFHD-PD (Folsom Plan Area Specific Plan- Single Family High Density -Planned Development). The City, as lead agency, has determined that the project is exempt from CEQA under Section 15303 (New Construction or Conversion of Small Structures). (Project Planner: Jessica Brandt / Applicant: New Cingular Wireless PCS c/o Carl Jones)

1. Ms. Lisa McCabe is a resident of Wildland Court who represented over 600 residents who oppose the proposed location of the cell tower. Her concerns included a decrease in property value and the negative impacts on quality of life. Ms. McCabe inquired about the Applicant’s research and data on alternative locations, and proposed a temporary tower on alternative commercial locations.

2. Mr. Ryan Trapp is a resident of Wildland Court who voiced concerns about the proposed project. His concerns included real estate lot premiums, the negative impact on property and aesthetic values of affected homes, wireless coverage gaps, and alternative commercial locations.
3. Mr. Sudarshan is a resident who voiced concerns about the proposed project. His concerns included real estate lot premiums, the negative impact on property and aesthetic values of affected homes, and alternative developed and undeveloped commercial locations. Mr. Sudarshan also inquired about the Applicant's research and data.
4. Ms. Trisha Shivasava and Ms. Sidhi are residents who voiced concerns about the proposed project. Their concerns included the negative impact on property and aesthetic values of affected homes, and the health, safety, and environmental issues affecting residents living in proximity to cell towers.
5. Ms. Sherry Zanganeh is a resident who voiced concerns about the proposed project. Her concerns included the negative impact on property and aesthetic values of affected homes, and health issues of residents living in proximity to cell towers. Ms. Zanganeh also inquired about the Applicant's research and data.
6. Mr. Justin Rupley is a resident of Wildland Court who voiced concerns about the proposed project. His concerns included the negative impact on property and aesthetic values of affected homes, the negative affect on the character of the community and landscape, and alternative temporary and commercial locations. Mr. Rupley also inquired about the Applicant's research and data.
7. Mr. Jonathan Savosnick is a resident who voiced concerns about the proposed project. His concerns included the negative impact on property and aesthetic values of affected homes, wireless coverage gaps, and alternative temporary and commercial locations.
8. Mr. Murali Bolla is a resident of Wildland Court who voiced concerns about the proposed project. His concerns included the negative impact on property values of affected homes, and the negative affect on quality of life.
9. Mr. Subash Dian Kekulawela is a resident of Russell Ranch who voiced concerns about the proposed project. His concerns included real estate lot premiums, the negative impact on property and aesthetic values of affected homes, and alternative temporary and commercial locations.
10. Mr. Gul Khan is a resident and City Council candidate who voiced concerns about the proposed project. Mr. Khan inquired about the Applicant's research and data, and questioned the timing of the project. He implored the commission to consider cell tower infrastructure in the future of planning, and to create a committee between applicants and concerned residents to help build consensus.
11. Ms. Sanvi Mishra is a resident who voiced concerns about the proposed project. Her concerns included network congestion, emergency services, and lack of data on dropped calls and revenue from the Applicant. Ms. Mishra also voiced concerns about health issues and risks due to electromagnetic frequency. She inquired about the use of satellites as an alternative, and also why cell towers were overlooked during the General Plan planning process.
12. Ms. Sahasra Kammi is a resident of Wildland Court who voiced concerns about the proposed project. Her concerns included health issues related to gas in proximity to a residential neighborhood, the negative impact on aesthetic values of affected homes and the community, and the lack of need for another cell tower in the area.
13. Mr. Kamma Sudhakar is a resident of Wildland Court who voiced concerns about the proposed project. His concerns included the negative impact on children's health, and the financial impact to affected residents. Mr. Sudhakar also called for a policy regulating the placement of cell towers in Folsom.

14. Dr. Naz Tehranchi is a resident who voiced concerns about the proposed project. Her concerns included the negative impact on the health of nearby residents, stating that her family moved to this area specifically due to the lack of cell towers in proximity.

COMMISSIONER REYNOLDS MOVED TO CONTINUE THIS ITEM TO THE DECEMBER 18TH COMMISSION MEETING, ALLOWING VARIOUS STAFF, THE APPLICANT, AND THE COMMUNITY TO HAVE FURTHER DISCUSSION ABOUT PLACING A TEMPORARY FACILITY IN COMMUNITY PARK EAST.

COMMISSIONER PEÑA SECONDED THE MOTION.

APPLICANT AGREED TO CONTINUE THIS ITEM TO THE DECEMBER 18TH COMMISSION MEETING.

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

MOTION PASSED

PLANNING COMMISSION / PLANNING MANAGER REPORT

Community Development Director, Pam Johns, shared the following with the Commission:

- The next meeting scheduled will be a special meeting on October 30th to review:
 - The Central Business District Master Plan
 - Two additional planning items.

ADJOURNMENT

There being no further business to come before the Folsom Planning Commission, Chair Eileen Reynolds adjourned the meeting at 9:55 p.m.

RESPECTFULLY SUBMITTED,



Stephanie Hannum, ADMINISTRATIVE ASSISTANT

APPROVED:



Eileen Reynolds, CHAIR