

November 20, 2024
ADDITIONAL CHANGES/MODIFICATIONS TO
PLANNING COMMISSION AGENDA

Agenda Item No. 4

MSTR23-00143: Broadstone Crossing Phase II

Revised Planning Commission Action and Findings

The following revised action and findings **supersede and replace** the prior green sheet distributed to the Planning Commission earlier today (November 20, 2024) at 11:06 am.

PLANNING COMMISSION ACTION

Move to find the project exempt from further environmental review per CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan or Zoning) and approve a Vesting Tentative Parcel Map and Planned Development Permit for development of the Broadstone Crossing Phase II project (MSTR23-00143), based on the findings (Findings A-BB), as modified by this green sheet, and subject to the conditions of approval (Conditions 1-90) attached to this report.

GENERAL FINDINGS

- A. NOTICE OF HEARING HAS BEEN GIVEN AT THE TIME AND IN THE MANNER REQUIRED BY STATE LAW AND CITY CODE.
- B. THE PROPOSED PROJECT, TOGETHER WITH THE PROVISIONS FOR ITS DESIGN AND IMPROVEMENTS, IS CONSISTENT WITH THE GENERAL PLAN, THE BROADSTONE UNIT NO. 3 SPECIFIC PLAN, AND ALL APPLICABLE PROVISIONS OF THE FOLSOM MUNICIPAL CODE.

CEQA FINDINGS

- C. THE CITY, AS LEAD AGENCY, PREVIOUSLY CERTIFIED AN ENVIRONMENTAL IMPACT REPORT FOR THE GENERAL PLAN AND ADOPTED A STATEMENT OF OVERRIDING CONSIDERATIONS.
- D. THE CITY, AS LEAD AGENCY, PREVIOUSLY CERTIFIED AN ENVIRONMENTAL IMPACT REPORT FOR THE BROADSTONE UNIT NO. 3 SPECIFIC PLAN.
- E. THE CITY HAS DETERMINED THAT THE BROADSTONE CROSSING II PROJECT IS CONSISTENT WITH BOTH THE GENERAL PLAN AS WELL AS THE BROADSTONE UNIT NO. 3 SPECIFIC PLAN.
- F. THE CITY HAS DETERMINED THAT NONE OF THE CIRCUMSTANCES DESCRIBED IN PUBLIC RESOURCES CODE SECTION 21166 OR CEQA

GUIDELINES SECTION 15162 GENERALLY REQUIRING THE PREPARATION OF A SUBSEQUENT EIR EXIST IN THIS CASE.

- G. THE CITY HAS DETERMINED THAT THE PROJECT CREATES NO NEW IMPACTS AND DOES NOT REQUIRE ANY MITIGATION MEASURES IN ADDITION TO THOSE IN THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE GENERAL PLAN.
- H. THE APPLICABLE FEASIBLE MITIGATION MEASURES SPECIFIED IN THE GENERAL PLAN EIR HAVE BEEN APPLIED TO THE PROJECT AS CONDITIONS OF APPROVAL AND WILL BE UNDERTAKEN BY THE APPLICANT AS A PART OF DEVELOPMENT OF THE PROPOSED PROJECT.
- I. ON THE BASIS OF THE WHOLE RECORD BEFORE THE PLANNING COMMISSION, THERE IS NO SUBSTANTIAL EVIDENCE THAT THERE ARE SIGNIFICANT ENVIRONMENTAL IMPACTS PECULIAR TO THE PROJECT OR THE PROJECT SITE AND THE PROJECT, AS CONDITIONED, WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.
- J. THEREFORE, THE PROJECT IS EXEMPT FROM ENVIRONMENTAL REVIEW UNDER SECTION 15183 (PROJECTS CONSISTENT WITH A COMMUNITY PLAN OR ZONING) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.
- K. THE EXEMPTION UNDER SECTION 15183 REFLECTS THE INDEPENDENT JUDGMENT AND ANALYSIS OF THE CITY OF FOLSOM.

TENTATIVE PARCEL MAP FINDINGS

- L. THE PROPOSED TENTATIVE PARCEL MAP ALONG WITH THE PROVISIONS FOR THE PROJECT'S DESIGN AND IMPROVEMENTS, ARE CONSISTENT WITH THE GENERAL PLAN, THE BROADSTONE UNIT NO 3 SPECIFIC PLAN, THE CITY'S SUBDIVISION ORDINANCE, ALL APPLICABLE PROVISIONS OF THE FOLSOM MUNICIPAL CODE, AND THE SUBDIVISION MAP ACT IN THAT THE PROJECT IS SUBJECT TO CONDITIONS OF APPROVAL THAT WILL ENSURE THAT THE PROJECT IS DEVELOPED IN COMPLIANCE WITH CITY STANDARDS.
- M. THE SITE IS PHYSICALLY SUITABLE FOR THE TYPE OF DEVELOPMENT PROPOSED.
- N. THE SITE IS PHYSICALLY SUITABLE FOR THE DENSITY/FLOOR AREA RATIO OF DEVELOPMENT PROPOSED.
- O. AS CONDITIONED, THE DESIGN OF THE TENTATIVE PARCEL MAP AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY AND

AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.

- P. THE DESIGN OF THE TENTATIVE PARCEL MAP AND THE TYPE OF PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH OR SAFETY PROBLEMS.
- Q. THE DESIGN OF THE TENTATIVE PARCEL MAP AND THE TYPE OF IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED PROJECT.
- R. SUBJECT TO SECTION 66474.4 OF THE SUBDIVISION MAP ACT, THE LAND IS NOT SUBJECT TO A CONTRACT ENTERED INTO PURSUANT TO THE CALIFORNIA LAND CONSERVATION ACT OF 1965 (COMMENCING WITH SECTION 51200 OF THE GOVERNMENT CODE).

PLANNED DEVELOPMENT PERMIT FINDINGS

- S. THE PROPOSED PROJECT COMPLIES WITH THE INTENT AND PURPOSES OF CHAPTER 17.38 (PLANNED DEVELOPMENT DISTRICT) OF THE FOLSOM MUNICIPAL CODE, OTHER APPLICABLE ORDINANCES OF THE CITY, AND THE GENERAL PLAN.
- T. THE PROPOSED PROJECT IS CONSISTENT WITH THE OBJECTIVES, POLICIES, AND REQUIREMENTS OF THE DEVELOPMENT STANDARDS OF THE CITY AND THE MINOR MODIFICATIONS PROPOSED INCLUDING ADDITIONAL HEIGHT AND ADDITIONAL MONUMENT SIGNAGE WILL RESULT IN A DEVELOPMENT THAT IS SUPERIOR TO THAT OBTAINED BY RIGID APPLICATION OF THE STANDARDS.
- U. THE PHYSICAL, FUNCTIONAL AND VISUAL COMPATIBILITY BETWEEN THE PROPOSED PROJECT AND NEIGHBORING USES AND NEIGHBORHOOD CHARACTERISTICS IS ACCEPTABLE.
- V. THERE ARE AVAILABLE NECESSARY PUBLIC FACILITIES, INCLUDING BUT NOT LIMITED TO WATER, SEWER AND DRAINAGE TO ALLOW FOR THE DEVELOPMENT OF THE PROJECT SITE IN A MANNER CONSISTENT WITH THIS PROPOSAL.
- W. THE PROPOSED PROJECT DOES NOT CAUSE ANY ADVERSE ENVIRONMENTAL IMPACTS BEYOND THOSE PREVIOUSLY IDENTIFIED AND ANALYZED IN THE ENVIRONMENTAL IMPACT REPORT FOR THE CITY'S GENERAL PLAN.
- X. THE PROPOSED PROJECT, AS CONDITIONED, WILL NOT CAUSE UNACCEPTABLE VEHICULAR TRAFFIC LEVELS ON SURROUNDING ROADWAYS, AND THE PROPOSED PROJECT WILL PROVIDE ADEQUATE INTERNAL CIRCULATION, INCLUDING INGRESS AND EGRESS.

- Y. ADEQUATE PROVISION IS MADE FOR THE FURNISHING OF SANITATION SERVICES AND EMERGENCY PUBLIC SAFETY SERVICES TO THE DEVELOPMENT.
- Z. THE PROPOSED PROJECT WILL NOT BE DETRIMENTAL TO THE HEALTH, SAFETY AND THE GENERAL WELFARE OF THE PERSONS OR PROPERTY WITHIN THE VICINITY OF THE PROPOSED DEVELOPMENT AND THE CITY AS A WHOLE.

HOUSING ELEMENT FINDINGS

- AA. DESPITE APPROVAL OF THE PROPOSED COMMERCIAL DEVELOPMENT PROJECT ON A SITE IDENTIFIED IN THE HOUSING ELEMENT AS A LOWER-INCOME RESIDENTIAL SITE, REMAINING SITES IDENTIFIED IN THE HOUSING ELEMENT ARE ADEQUATE TO MEET THE REQUIREMENTS OF GOVERNMENT CODE SECTION 65583.2 AND TO ACCOMMODATE THE CITY'S SHARE OF THE REGIONAL HOUSING NEED FOR EACH INCOME CATEGORY, INCLUDING BUT NOT LIMITED TO THE LOWER INCOME CATEGORY.
- BB. THE REMAINING UNMET NEED FOR THE CITY'S SHARE OF THE RHNA AT THE LOWER- INCOME LEVEL IS 3,567 LOWER-INCOME UNITS. THE REMAINING CAPACITY OF SITES IDENTIFIED IN THE HOUSING ELEMENT TO ACCOMMODATE THAT NEED AT THE LOWER-INCOME LEVEL IS 3,798. THIS PROJECT DOES NOT AFFECT THE MINIMUM NUMBER OF SITES IDENTIFIED IN THE HOUSING ELEMENT TO ACCOMMODATE THAT NEED BY INCOME LEVEL BECAUSE, WHILE THIS PROJECT REDUCES THE AVAILABLE LOWER-INCOME HOUSING INVENTORY BY 270 UNITS, THERE IS STILL A SURPLUS CAPACITY OF 231 LOWER-INCOME UNITS, BASED ON THE REMAINING AVAILABLE SITES IN THE HOUSING ELEMENT SITES INVENTORY AND THE RECENT APPROVAL OF LOWER-INCOME PROJECTS.