



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

**PLANNING COMMISSION MINUTES  
SPECIAL MEETING  
October 30, 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: Mathew Herrera, Commissioner  
Daniel West, Vice Chair  
Bill Miklos, Commissioner  
Ralph Peña, Commissioner  
Bill Romanelli, Commissioner  
James Ortega, Commissioner  
Eileen Reynolds, Chair

Commissioners Absent: None

**CITIZEN COMMUNICATION:** None

**MINUTES:**

The minutes of the October 16, 2024, Regular Meeting were approved as submitted.

**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)

COMMISSIONER MIKLOS MOVED TO APPROVE A PLANNED DEVELOPMENT PERMIT EXTENSION FOR A PERIOD OF ONE-YEAR (UNTIL FEBRUARY 23, 2025) AND ANOTHER PLANNED DEVELOPMENT PERMIT EXTENSION FOR A PERIOD OF ONE-YEAR (UNTIL FEBRUARY 23, 2026), FOR DEVELOPMENT OF THE ALDER CREEK APARTMENTS PROJECT (PDEV23-026), BASED ON THE FINDINGS (FINDINGS A-P) AND SUBJECT TO THE CONDITIONS OF APPROVAL (CONDITIONS 1-45) ATTACHED TO THIS REPORT.

COMMISSIONER ROMANELLI SECONDED THE MOTION.

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

MOTION PASSED

**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.)

COMMISSIONER WEST MOVED TO RECOMMEND THAT THE CITY COUNCIL ADOPT AN ADDENDUM TO THE FINAL ENVIRONMENTAL IMPACT REPORT / ENVIRONMENTAL IMPACT STATEMENT FOR THE FOLSOM PLAN AREA SPECIFIC PLAN AND APPROVE A LARGE-LOT TENTATIVE SUBDIVISION MAP FOR THE HILLSBOROUGH AREA 40 LARGE-LOT TENTATIVE SUBDIVISION MAP PROJECT, BASED ON THE FINDINGS (FINDINGS A-N) AND SUBJECT TO THE CONDITIONS OF APPROVAL (CONDITIONS 1-25) ATTACHED TO THIS REPORT, WITH MODIFICATIONS / CHANGES TO FOLLOWING CONDITIONS:

- **AMENDMENT OF CONDITION NO. 1**

FINAL MAP:

THE APPLICANT SHALL SUBMIT A LARGE-LOT FINAL MAP TO THE COMMUNITY DEVELOPMENT DEPARTMENT THAT SHALL SUBSTANTIALLY CONFORM TO THE EXHIBITS REFERENCED BELOW:

1. LARGE-LOT TENTATIVE SUBDIVISION MAP, DATED AUGUST 9, 2024
2. LAND USE OVERLAY, DATED OCTOBER 8, 2024

THE LARGE-LOT TENTATIVE SUBDIVISION MAP IS APPROVED FOR THE CREATION OF SEVEN (7) INDIVIDUAL LOTS (HILLSBOROUGH AREA 40 LARGE-LOT TENTATIVE SUBDIVISION MAP PROJECT). IMPLEMENTATION OF THE PROJECT SHALL BE CONSISTENT WITH THE ABOVE-REFERENCED ITEMS, THE FOLSOM PLAN AREA SPECIFIC PLAN (FPASP) AS AMENDED, THE HILLSBOROUGH SPECIFIC PLAN AMENDMENT PER ORDINANCE NO. 1254-1258, AND THESE CONDITIONS OF APPROVAL.

THE FINAL MAP SHALL DELINEATE THE AREA SHOWN AS LOT 38 IN THE FPASP AND REFERENCE THE REMEDIAL ACTION PLAN (RAP) FOR SAID SITE.

TIMING: M, OG  
RESPONSIBLE DEPARTMENT: CD (E)(P)

- AMENDMENT OF CONDITION NO. 3

**NO DEVELOPMENT RIGHTS:**

THE APPROVAL OF THIS LARGE-LOT TENTATIVE SUBDIVISION MAP DOES NOT CONVEY ANY RIGHT TO DEVELOP. PROCESSING AND APPROVAL OF A SMALL-LOT FINAL MAP AND/OR DESIGN REVIEW/PLANNED DEVELOPMENT PERMIT APPLICATIONS SHALL BE REQUIRED PRIOR TO GRADING, CONSTRUCTION, OR ANY DEVELOPMENT OF THE PARCELS CREATED BY THIS LARGE-LOT TENTATIVE SUBDIVISION MAP.

AS A CONDITION OF A SUBSEQUENT SMALL-LOT TENTATIVE SUBDIVISION MAP, THE CITY SHALL IDENTIFY IMPROVEMENTS NECESSARY TO DEVELOP THE SUBJECT PARCELS. THESE IMPROVEMENTS MAY INCLUDE ON AND OFF-SITE ROADWAYS, WATER, SEWER, STORM DRAINAGE, LANDSCAPING, SOUNDWALLS, AND OTHER SIMILAR IMPROVEMENTS.

TIMING: M

RESPONSIBLE DEPARTMENT: CD (E)(P)

- AMENDMENT OF CONDITION NO. 11

**VALIDITY:**

THE PROJECT APPROVAL GRANTED UNDER THIS STAFF REPORT (LARGE LOT TENTATIVE SUBDIVISION MAP) SHALL REMAIN IN EFFECT FOR A PERIOD OF TWENTY-FOUR (24) MONTHS (OCTOBER 30, 2026) PURSUANT TO SECTION 16.16.110A OF THE FOLSOM MUNICIPAL CODE AND THE SUBDIVISION MAP ACT. IF A FINAL MAP IS NOT RECORDED WITHIN THE IDENTIFIED TIME FRAME AND/OR THE APPLICANT HAS NOT DEMONSTRATED SUBSTANTIAL PROGRESS TOWARDS THE DEVELOPMENT OF THE PROJECT, THIS APPROVAL SHALL BE CONSIDERED NULL AND VOID. THE OWNER/APPLICANT MAY FILE AN APPLICATION WITH THE COMMUNITY DEVELOPMENT DEPARTMENT FOR AN EXTENSION NOT LESS THAN 60 DAYS PRIOR TO THE EXPIRATION DATE OF THE APPROVAL, ALONG WITH APPROPRIATE FEES AND NECESSARY SUBMITTAL MATERIALS PURSUANT TO SECTION 16.16.120 OF THE FOLSOM MUNICIPAL CODE. IF AFTER APPROVAL OF THIS PROJECT, A LAWSUIT IS FILED WHICH SEEKS TO INVALIDATE ANY APPROVAL OR ENTITLEMENT AUTHORIZED BY THE PROJECT APPROVALS, OR TO ENJOIN THE PROJECT CONTEMPLATED HEREIN, OR TO CHALLENGE THE ISSUANCE BY ANY GOVERNMENTAL AGENCY OF ANY ENVIRONMENTAL DOCUMENT OR EXEMPTION DETERMINATION, THE TWO-YEAR PERIOD REFERENCED IN FMC 16.16.110A FOR FINALING THE MAP SHALL BE TOLLED DURING THE TIME THAT ANY LITIGATION IS PENDING, INCLUDING ANY APPEALS.

IN THE EVENT OF A CONFLICT BETWEEN THIS CONDITION AND LANGUAGE OF AMENDMENT NO. 1 TO THE FIRST AMENDED AND RESTATED TIER 1 DEVELOPMENT AGREEMENT (ARDA), THE ARDA LANGUAGE SHALL CONTROL.

TIMING: M

RESPONSIBLE DEPARTMENT: CD (E)

- AMENDMENT OF CONDITION NO. 14

**CONSULTANT SERVICES:**

IF THE CITY UTILIZES THE SERVICES OF CONSULTANTS TO PREPARE SPECIAL STUDIES OR PROVIDE SPECIALIZED DESIGN REVIEW OR INSPECTION SERVICES FOR THE PROJECT, THE APPLICANT SHALL REIMBURSE THE CITY FOR ACTUAL COSTS IT INCURS IN UTILIZING THESE SERVICES, INCLUDING ADMINISTRATIVE COSTS FOR CITY PERSONNEL. A DEPOSIT FOR THESE SERVICES SHALL BE PROVIDED PRIOR TO INITIATING REVIEW OF MAPPING DOCUMENTS, THE BUILDING PLANS, IMPROVEMENT PLANS, OR BEGINNING INSPECTION, WHICHEVER IS APPLICABLE.

TIMING: M

RESPONSIBLE DEPARTMENT: CD (P)(E)

- AMENDMENT OF CONDITION NO. 19

REMEDIAION:

A NOTE SHALL BE ADDED TO THE FINAL MAP THAT STATES:

PORTIONS OF THIS LARGE LOT MAP ARE LOCATED WITHIN AEROJET'S AREA 40 SITE, WHICH IS CURRENTLY UNDERGOING REMEDIATION. ALL ENTITLEMENT REQUESTS AND DEVELOPMENT APPLICATIONS LOCATED WITHIN THE AREA 40 SITE REQUIRE CONCURRENCE FROM THE ENVIRONMENTAL PROTECTION AGENCY (EPA) TO SHOW THAT THE AREA HAS BEEN FULLY REMEDIATED IN ACCORDANCE WITH THE FINAL REMEDIAL ACTION PLAN AND IS NOW SAFE AND ELIGIBLE FOR DEVELOPMENT.

AN APPROXIMATE OUTLINE OF AREA 40 WITHIN PROJECT BOUNDARIES IS REQUIRED TO BE SHOWN ON THE LLFM, SEE CONDITION NO. 1.

TIMING: M

RESPONSIBLE DEPARTMENT: CD (E)

- AMENDMENT OF CONDITION NO. 26

BACKBONE INFRASTRUCTURE:

THE OWNER/APPLICANT AND ALL SUBSEQUENT APPLICANTS, HEIRS, AND SUCCESSORS WITH INTENTION OF FURTHER SUBDIVIDING THE LARGE LOTS ESTABLISHED HEREIN ARE REQUIRED TO PROVIDE TO THE COMMUNITY DEVELOPMENT DEPARTMENT FOR REVIEW AND APPROVAL BY THE CITY ENGINEER A BACKBONE INFRASTRUCTURE PLAN. THIS CONDITION APPLIES TO ALL FUTURE SUBSEQUENT SUBDIVISION AND PARCEL MAPS, INCLUDING BUT NOT LIMITED TO, CONDOMINIUM AND TOWNHOME PROJECTS. ADDITIONAL STUDIES AND SUPPORTING DOCUMENTATION MAY ALSO BE REQUIRED AS PART OF THIS CONDITION.

AS PROVIDED FOR IN THE ARDA, AMENDMENT NO. 1, AND THE FPASP, THE OWNER/APPLICANT SHALL PROVIDE FULLY EXECUTED GRANT DEEDS, LEGAL DESCRIPTIONS, AND PLATS FOR ALL NECESSARY RIGHTS OF WAY, PUBLIC UTILITY EASEMENTS, PUBLIC WATER MAIN EASEMENTS, PUBLIC SEWER EASEMENTS, OAK WOODLAND PRESERVES, PARK DEDICATIONS, FUTURE CIRCULATION ELEMENTS, HYDRAULIC INFRASTRUCTURE DEDICATION, IRREVOCABLE OFFERS OF DEDICATION AND TEMPORARY CONSTRUCTION EASEMENT. ALL REQUIRED EASEMENTS AS LISTED NECESSARY FOR THE BACKBONE INFRASTRUCTURE SHALL BE REVIEWED AND APPROVED BY THE CITY ENGINEER AND RECORDED WITH THE SACRAMENTO COUNTY RECORDER PURSUANT TO THE TIMING REQUIREMENTS SET FOR IN SECTION 3.8 OF THE ARDA AND ANY AMENDMENTS THERETO.

TIMING: M

RESPONSIBLE DEPARTMENT: CDD(E), EWR, PW, PARKS, FD

- AMENDMENT OF CONDITION NO. 27

PHASING PLAN:

FOR SUBSEQUENT SMALL LOT TENTATIVE SUBDIVISION MAPS, THE OWNER/APPLICANT SHALL PREPARE A COMPLETE AND COMPREHENSIVE PHASING PLAN AND SHALL SUBMIT THE PHASING PLAN TO THE CITY FOR EACH PROPOSED PHASE OF DEVELOPMENT. THE PHASING PLAN SHALL INCLUDE ALL REQUIRED INFRASTRUCTURE FOR EACH PROPOSED PHASE OF DEVELOPMENT. THE INFRASTRUCTURE SHALL INCLUDE ALL REQUIRED ON-SITE AND OFF-SITE IMPROVEMENTS, BUT NOT LIMITED TO, WATER SYSTEM IMPROVEMENTS (DISTRIBUTION AND TRANSMISSION MAINS, BOOSTER PUMP STATIONS, WATER RESERVOIRS, TANKS, PUMPS, PRV STATIONS, ETC.), SANITARY SEWER IMPROVEMENTS (SEWER MAINS, LIFT STATIONS, FORCED MAINS, ETC.) ROADWAY AND TRANSPORTATION IMPROVEMENTS, STORM DRAINAGE IMPROVEMENTS (DETENTION/WATER QUALITY BASINS, OUTFALLS, ETC.) AND ALL OTHER NECESSARY IMPROVEMENTS REQUIRED FOR EACH PHASE OF DEVELOPMENT. THE PHASING PLAN SHALL INCLUDE ITEMIZED COST ESTIMATES FOR ALL REQUIRED IMPROVEMENTS AND THE PHASING PLAN SHALL BE REVIEWED AND APPROVED BY THE CITY.

THE CITY ENGINEER MAY CONDITION THE PHASING TO ENSURE THAT EACH PHASE FUNCTIONS INDEPENDENTLY AND IS CONSISTENT WITH THE MINIMUM UTILITY AND ACCESS STANDARDS OF THE CITY. ALL MAPS FILED IN PHASES WILL BE REQUIRED TO HAVE TWO POINTS OF ACCESS FOR EMERGENCY VEHICLE ACCESS AND/OR GENERAL TRAFFIC PURPOSES AND ALL OFF-SITE UTILITIES DEEMED NECESSARY AS DETERMINED BY THE CITY ENGINEER. IMPROVEMENTAL PLANS FOR ALL FUTURE PHASES THAT INCLUDE HALF SECTIONS OF LOCAL RESIDENTIAL STREETS SHALL INCLUDE A MINIMUM OF 15 FEET OF PAVEMENT OVER THE CENTERLINE, TO ALLOW TWO-WAY TRAFFIC AND SHALL BE SUBJECT TO APPROVAL OF THE COMMUNITY DEVELOPMENT DEPARTMENT AND FIRE DEPARTMENT. THE CITY WILL NOT DICTATE THE ORDER OF THE PHASING EXCEPT THAT THE FIRST PHASE SHALL CONSTRUCT NECESSARY SUPPORTING BACKBONE INFRASTRUCTURE TO THAT PHASE.

TIMING: M

RESPONSIBLE DEPARTMENT: CDD(E), EWR, PW, FD

COMMISSIONER ORTEGA SECONDED THE MOTION.

AYES: HERRERA, WEST, MIKLOS, PEÑA, ORTEGA, REYNOLDS

NOES: NONE

RECUSED: ROMANELLI

ABSENT: NONE

MOTION PASSED

**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)

COMMISSIONER REYNOLDS MOVED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE CENTRAL BUSINESS DISTRICT VISION PLAN BASED ON THE FINDINGS INCLUDED IN THIS REPORT (FINDINGS A-D).

COMMISSIONER WEST SECONDED THE MOTION.

AYES: HERRERA, WEST, MIKLOS, PEÑA, ROMANELLI, ORTEGA, 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 scheduled will be held on November 20, 2024.
- Staff has handled 23 projects: 21 design reviews for custom homes, accessory structures, additions, commercial canopies and patios, 1 uniform sign program, and 1 minor administrative amendment for the Folsom Plan Area Specific Plan.

- Our current Chief Building Official Scott Zangrando has retired, and we have promoted our Deputy Building Official, Allison Konwinski to fill that position, starting on Friday, November 1, 2024.

**ADJOURNMENT**

There being no further business to come before the Folsom Planning Commission, Chair Eileen Reynolds adjourned the meeting at 8:05 p.m.

RESPECTFULLY SUBMITTED,

  
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Stephanie Hannum, ADMINISTRATIVE ASSISTANT

APPROVED:

  
\_\_\_\_\_  
Eileen Reynolds, CHAIR