

CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

**PLANNING COMMISSION AGENDA**  
**March 4, 2020**  
**CITY COUNCIL CHAMBERS**  
**6:30 p.m.**  
**50 Natoma Street**  
**Folsom, California 95630**

**CALL TO ORDER PLANNING COMMISSION:** Barbara Leary, Jennifer Lane, Andrew Grant, Vice Chair Eileen Reynolds, Daniel West, Kevin Duetel, Chair Justin Raithel

*Any documents produced by the City and distributed to the Planning Commission regarding any item on this agenda will be made available at the Community Development Counter at City Hall located at 50 Natoma Street, Folsom, California and at the table to the left as you enter the Council Chambers. 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 general 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 February 19, 2020 will be presented for approval.

**NEW BUSINESS**

**1. PN 19-451 Harvest Subdivision Golf Course Netting Planned Development Permit Modification and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from CalAtlantic Group/Lennar Homes and Harvest Community Association for the extension of the existing golf course netting located at 1400 Lancome Court. The site is located in a R-1-M zoning district and the General Plan Designation is SF. The project is categorically exempt under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Assistant Planner, Brianna Gustafson / Applicant: CalAtlantic Group/Lennar Homes and Harvest Community Association)**

**PLANNING COMMISSION / PLANNING MANAGER REPORT**

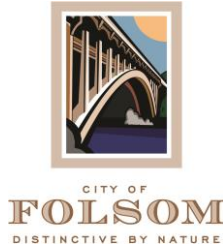
The next Planning Commission meeting is scheduled for **March 18, 2020**. Additional non-public hearing items may be added to the agenda; any such additions will be posted on the bulletin board in the foyer at City Hall at least 72 hours prior to the meeting. Persons having questions on any of these items can visit the Community Development Department during normal business hours (8:00 a.m. to 5:00 p.m.) at City Hall, 2<sup>nd</sup> Floor, 50

Natoma Street, Folsom, California, prior to the meeting. The phone number is (916) 461-6203 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) 461-6203, (916) 355-7274 (fax) or [kmullett@folsom.ca.us](mailto:kmullett@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



**PLANNING COMMISSION MINUTES**  
**February 19, 2020**  
**CITY COUNCIL CHAMBERS**  
**6:30 P.M.**  
**50 Natoma Street**  
**Folsom, CA 95630**

**CALL TO ORDER PLANNING COMMISSION:** Jennifer Lane, Andrew Grant, Vice Chair Eileen Reynolds, Daniel West, Kevin Duewel, Barbara Leary, Chair Justin Raithel

**ABSENT:** None

**CITIZEN COMMUNICATION:** None

**MINUTES:**

The minutes of February 5, 2020 were approved as submitted.

**NEW BUSINESS**

**1. PN 19-308, Empire Ranch Specific Plan Amendment and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from Elliott Homes for approval of a Specific Plan Amendment to increase the maximum number of stories for single-family residences from two-stories to two and one-half stories, to increase the maximum lot coverage for one-story single-family residences from 45% to 50%, and to allow one-story single-family residences located on downslope lots to build out the lower level basement area to a maximum of 25% of the floor area of the primary floor area for single-family homes located within Villages 31, 32, 36, 40C, 48, 49, and 50 (Hillcrest Subdivision and Lakeview Oaks Estates Subdivision) of the Empire Ranch Specific Plan Area. The Specific Plan classification for the site is SP 92-3 (Empire Ranch Specific Plan Area) with an underlying land use designation of R-1-M (Single-Family, Small Lot District), while the General Plan land-use designation is SF. The project is exempt from the California Environmental Quality Act (CEQA) under Section 15061(b)(3) (Review for Exemption) of the CEQA Guidelines. **(Project Planner: Principal Planner, Steve Banks / Applicant: Elliott Homes, Inc.)**

COMMISSIONER REYNOLDS MOVED TO RECOMMEND APPROVAL OF A SPECIFIC PLAN AMENDMENT TO INCREASE THE MAXIMUM NUMBER OF STORIES FOR SINGLE-FAMILY RESIDENCES FROM TWO-STORIES TO TWO AND ONE-HALF STORIES (WITHOUT CHANGING THE MAXIMUM BUILDING HEIGHT OF 35 FEET), TO INCREASE THE MAXIMUM LOT COVERAGE FOR ONE-STORY SINGLE-FAMILY RESIDENCES FROM 45% TO 50%, AND TO ALLOW ONE-STORY SINGLE-FAMILY RESIDENCES LOCATED ON DOWNSLOPE LOTS TO BUILD OUT THE LOWER LEVEL BASEMENT AREA TO A MAXIMUM OF 25% OF THE FLOOR AREA OF THE PRIMARY FLOOR AREA FOR SINGLE-FAMILY HOMES LOCATED WITHIN VILLAGES 31, 32, 36,

40C, 48, 49, AND 50 (HILLCREST AND LAKEVIEW OAKS ESTATE SUBDIVISIONS) OF THE EMPIRE RANCH SPECIFIC PLAN AREA FOR THE EMPIRE RANCH SPECIFIC PLAN AMENDMENT PROJECT (PN 19-308) SUBJECT TO THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B AND CEQA FINDINGS C & D.

COMMISSIONER GRANT SECONDED THE MOTION, WHICH CARRIED THE FOLLOWING VOTE:

AYES: LANE, GRANT, REYNOLDS, WEST, DUEWEL, LEARY, RAITHEL

NOES: NONE

ABSTAIN: NONE

ABSENT: NONE

## 2. PN 19-091, Toll Brothers at Folsom Ranch

A Public Hearing to consider a request from Toll Brothers, Inc. for approval of a General Plan Amendment, Specific Plan Amendment, Small-Lot Vesting Tentative Subdivision Map, Planned Development Permit, Development Agreement Amendments, and Inclusionary Housing Plan for development of a 1,225-unit residential project on a 314-acre site located within the central portion of the Folsom Plan Area at the northwest corner of the intersection of East Bidwell Street and White Rock Road. The Specific Plan classifications for the site are SP-SFHD-PD SP-MLD-PD, SP-MMD-PD, OS, and P, while the General Plan Land Use designations are SFHD, MLD, MMD, OS, and P. 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: Principal Planner, Steve Banks / Applicant: Toll Brothers, Inc.**)

COMMISSIONER DUEWEL MOVED TO RECOMMEND THAT THE CITY COUNCIL ADOPT AN ADDENDUM TO THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE FOLSOM PLAN AREA SPECIFIC PLAN, APPROVE AN AMENDMENT TO THE GENERAL PLAN AND THE FPASP TO CHANGE THE ARRANGEMENT AND LOCATIONS OF LAND USES, ROADWAYS, PUBLIC PARKLAND, OPEN SPACE, AND TRAILS, APPROVE A SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP CREATING 804 SINGLE-FAMILY RESIDENTIAL LOTS, APPROVE A PLANNED DEVELOPMENT PERMIT FOR CHANGES TO DEVELOPMENT STANDARDS AND RESIDENTIAL DESIGNS, APPROVE DEVELOPMENT AGREEMENT AMENDMENTS ASSOCIATED WITH THE EASTON VALLEY HOLDINGS, LLC, FOLSOM REAL ESTATE SOUTH LLC, OAK AVENUE HOLDINGS, LLC, AND WEST SCOTT ROAD LLC DEVELOPMENT AGREEMENTS, AND APPROVE AN INCLUSIONARY HOUSING PLAN FOR DEVELOPMENT OF THE TOLL BROTHERS AT FOLSOM RANCH PROJECT AS ILLUSTRATED ON ATTACHMENTS 6 THROUGH 33, WITH MODIFICATION TO ATTACHMENT 30 (DEVELOPMENT AGREEMENT AMENDMENTS):

NEW LANGUAGE FOR EASTON VALLEY HOLDINGS, LLC DEVELOPMENT AGREEMENT (SECTION 1(B) OF THE AMENDMENT, SECOND TO LAST SENTENCE):

**“When Landowner first submits a tentative large lot subdivision map application for any portion of the Property that includes the expanded park parcel described above, the map shall include the expanded 3.1-acre local park parcel described above, consistent with the Ancillary Land Use Changes, conditions of approval, and/or mitigation measures related to the development of the Other Affected Property imposed by the City as part of its approval of the Ancillary Land Use Changes, as well as any applicable Toll Project Conditions.”**

NEW LANGUAGE FOR OAK AVENUE HOLDINGS, LLC DEVELOPMENT AGREEMENT (SECTION 1(B) OF THE AMENDMENT, SECOND TO LAST SENTENCE):

**“When Landowner first submits a tentative large lot subdivision map application for any portion of the Property that includes the expanded park parcel described above, the map shall include the expanded 10.3-acre neighborhood park parcel described above, consistent with the Ancillary Land Use Changes, conditions of approval, and/or mitigation measures related to the development of the Other Affected Property imposed by the City as part of its approval of the Ancillary Land Use Changes, as well as any applicable Toll Project Conditions.”**

FOR THE TOLL BROTHERS AT FOLSOM RANCH PROJECT (PN 19-091) SUBJECT TO THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDINGS C-H, GENERAL PLAN AMENDMENT FINDINGS I-K, FOLSOM PLAN AREA SPECIFIC PLAN AMENDMENT FINDINGS L & M, TENTATIVE SUBDIVISION MAP FINDINGS N-U, DEVELOPMENT AGREEMENT AMENDMENT FINDINGS V-Z, PLANNED DEVELOPMENT PERMIT FINDINGS AA-HH, DESIGN REVIEW FINDINGS II-KK WITH MODIFICATION TO FINDING KK TO STATE:

“The building materials, textures, and colors of the project **Phase 1** will be compatible with surrounding development and consistent with the general design theme of the neighborhood.”

AND CONDITIONS OF APPROVAL NOS. 1-106 WITH MODIFICATION TO CONDITION NO. 1 TO STATE:

“1. The General Plan Amendment, Specific Plan Amendment, Development Agreement Amendments, Planned Development Permit, Design Review, and Inclusionary Housing Plan are approved for the development of a ~~1,225-unit~~ **804-unit** single-family residential subdivision (Toll Brothers at Folsom Ranch). Implementation of the project shall be consistent with the above referenced items and these conditions of approval.”

AND NEW CONDITION NO. 107 TO STATE:

**107. White Rock Road Shoulder Improvements**

**The owner/applicant shall construct shoulder improvements along the project’s entire frontage of westbound White Rock Road to the satisfaction of the City prior to approval of the first small lot final map. In lieu of constructing the aforementioned interim shoulder improvements, the owner/applicant may enter into a Deferred Improvement Agreement with the City and post adequate security to the City’s satisfaction to ensure construction of said improvements; the security shall be for a minimum period of 10 years.**

**If shoulder improvements are constructed and/or funded by the owner/applicant, then said costs may be included in any applicable fee program established and approved for the Folsom Plan Area subject to approval by the City and the actual costs expended by the owner/applicant may therefore be eligible for a credit and/or reimbursement.**

**If construction of the Capital Southeast Connector Project between East Bidwell Street and Oak Avenue Parkway has commenced during the term of the required Deferred Improvement Agreement, then the shoulder improvement condition will be deemed satisfied and the security shall be released to the owner/applicant.”**

COMMISSIONER REYNOLDS SECONDED THE MOTION, WHICH CARRIED THE FOLLOWING VOTE:

AYES: LANE, GRANT, REYNOLDS, WEST, DUEWEL, LEARY  
NOES: RAITHEL  
ABSTAIN: NONE  
ABSENT: NONE

**PLANNING MANAGER REPORT**

None

RESPECTFULLY SUBMITTED,

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Kelly Mullett, ADMINISTRATIVE ASSISTANT

**APPROVED:**

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Justin Raithel, CHAIR



## **Planning Commission Staff Report**

50 Natoma Street, Council Chambers  
Folsom, CA 95630

**Project:** Harvest Subdivision Golf Course Netting Planned Development Permit Modification  
**File #:** PN 19-451  
**Request:** Planned Development Permit Modification  
**Location:** 1400 Lancome Court  
**Parcel(s):** 071-2060-001  
**Staff Contact:** Brianna Gustafson, Assistant Planner, 916-461-6210  
bgustafson@folsom.ca.us

### **Property Owner**

Name: Harvest Community Association  
Address: 1731 East Roseville Parkway  
Roseville, Ca 95661

### **Applicant**

Name: CalAtlantic Group / Lennar Homes  
Address: 1420 Rocky Ridge Drive  
Roseville, CA 95661

**Recommendation:** Conduct a public hearing and upon conclusion approve a Planned Development Permit Modification application to allow for the extension of the golf course netting located at 1400 Lancome Court, subject to the findings (Findings A-M) and conditions of approval attached to this report (Conditions 1-4).

**Project Summary:** The proposed project includes modifying the existing Planned Development Permit (PN 14-273/Harvest Subdivision) that was approved in 2015 by the Planning Commission and the staff level Design Review approval (PN19-193/Harvest Subdivision Golf Netting) to allow for the golf course net extension located at 1400 Lancome Court. The previous project did not include a golf course netting but was later incorporated from a staff level Design Review Approval, which was consistent with the Folsom Municipal Code, to have a 60-foot-tall tapered netting barrier between 1400 Lancome Court and the golf course. The applicant is now proposing to extend the height of the existing golf course netting to be 80-foot-tall maximum and an additional length of 30-linear-feet.

### **Table of Contents:**

- 1 - Description/Analysis
- 2 - Background
- 3 - Conditions of Approval
- 4 - Project Narrative
- 5 - Vicinity Map



CITY OF  
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**AGENDA ITEM NO. 1**  
**Type: Public Hearing**  
**Date: March 4, 2020**

- 6 - Site Plan
- 7 - Netting Plans
- 8 - Photos

Submitted,

A handwritten signature in blue ink, appearing to read "Pam Johns", with a long horizontal flourish extending to the right.

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PAM JOHNS  
Community Development Director

## ATTACHMENT 1 DESCRIPTION/ANALYSIS

### APPLICANT'S PROPOSAL

The applicant, CalAtlantic Group / Lennar, is proposing to modify the existing Planned Development Permit (PN 14-273/Harvest Subdivision) and staff level Design Review Approval (PN19-193/Harvest Subdivision Golf Netting) that was approved in 2015 and 2019 respectively by the Planning Commission and City staff to allow for the extension of the existing golf netting and pole. Currently the golf netting and pole are at a maximum height of 60-feet and they have proposed to extend to 80-feet at maximum height, with tapering the net height down to 40-feet in height. The application also proposes to add 30-feet of additional linear feet of golf netting, totaling at 230-linear-feet.

### POLICY/RULE

Folsom Municipal Code (FMC) Section 17.38.050 states that the procedural requirements for a planned development permit hearing, action by the commission, expiration or extension of a planned development permit, or appeal of the commission's action with respect to the permit shall be governed, to the extent the provisions of this section are not in conflict, by the provisions of Chapter 17.60 of the FMC. Planning Commission review of planned development permit applications is governed by the criteria contained in FMC Section 17.38.100

### ANALYSIS

#### Planned Development Permit Modification

In order to approve this request for a Planned Development Permit Modification, the Commission must consider the criteria listed in FMC Section 17.38.100. Several of those criteria do not apply to proposed planned development permit modifications and others do not apply to the instant application. As relevant to this project, the Commission will be asked to find that the "that the proposed development will not be detrimental to health, safety and the general welfare of the persons or property within the vicinity of the proposed development and the City as a whole". (FMC section 17.38.100(H).) In addition, the Commission will be asked to consider the physical, functional and visual compatibility between the proposed planned development permit modification and neighboring uses and neighborhood characteristics. Under this analysis, the scope of compatibility for the Planned Development Permit modification shall be limited to project design considerations. (FMC section 17.38.100(C).) The Commission will also be asked to consider the project's compliance with the intent and purposes of the Planned Development Permit chapter of the FMC (Chapter 17.38), and the proposed PD permit modification's consistency with the objectives, policies, and requirements of the development standards of the City. (FMC section 17.38.100(A), (B).)



It should also be noted that in the context of PD permits, the regulations of the underlying zone related to height and similar considerations may be varied when the change will result in improved design and will allow desirable arrangements of features. Such variations may be provided for as a condition of the planned development permit (or modification thereof) and the findings necessary to support a variance under Chapter 17.62 of the FMC need not be made. (FMC Section 17.38.080.)

FMC Section 17.57.080 states that towers, spires, chimneys, machinery, penthouses, scenery lofts, cupolas, water tanks, radio aerials, television antennae and similar architectural and utility structures and necessary mechanical appurtenances may be built and used to a height not more than 25 feet above the height limit established for the district in which the structures are located and that additional height for public utility structures may be permitted upon approval of the Planning Commission. The existing Planned Development Permit (PN 14-273/Harvest Subdivision) that was approved in 2015 by the Planning Commission allowed for building heights up to 35-feet. Applying the described above provision within the FMC, staff concluded that incorporating a 60-foot-tall netting barrier between 1400 Lancome Court and the golf course was appropriate from a staff level Design Review Approval (PN19-193/Harvest Subdivision Golf Netting).

The request to extend the height and length of the golf course netting came originally from the homeowners within the Community, to which CalAtlantic / Lennar responded by applying for the modification. Residents are experiencing damage to homes and cars due to the golf balls going over the existing netting. The golf course netting is currently maintained by the Harvest Homeowners Association per the recorded CC&Rs. The request is not anticipated to have any impact to traffic/access/circulation, parking or noise than that of existing levels that are present at the project site. Accordingly, staff has determined that the proposed planned development permit modification will not be detrimental to the health, safety, or general welfare of the persons or property within the vicinity of the proposed development or the City as a whole.

As shown in the attached photos and site plans, the proposed increase to golf course netting will have an acceptable impact on the physical, functional, and visual compatibility between the golf course and the neighborhood. This assessment is strengthened by the fact that the request for increased netting came from residents in the vicinity of the project site.

In addition, the project complies with the intent and purposes of the Planned Development Permit chapter of the FMC (Chapter 17.38), in that it requests flexibility of existing standards, rather than their strict application, to encourage the creative and efficient use of land. (FMC Section 17.38.010.) Staff has determined that increasing the height and length of the golf course netting beyond what is allowed through strict application of the standards set forth in FMC section 17.57.080 will result in an efficient use of land and will generally have a positive effect on the neighborhood.

Finally, as noted above, the proposed PD permit modification is not directly consistent with the development standards of the City. However, staff has determined that the request is consistent with the objectives and policies of the FMC in that the PD Permit process is intended to allow variation in development standards and similar regulations without the need to approve a variance, so long as the change will result in improved design and will allow desirable arrangements of features. (FMC Section 17.38.080.) Here, staff has determined that variation in the applicable height standard will result in improved design and a desirable arrangement because the visual impact will not be significant, the increased height will help to protect neighboring residences and vehicles from golf balls that fly over the existing netting, and the request for increased netting came from the neighbors.

### **ENVIRONMENTAL REVIEW**

The project is categorically exempt under Section 15301 Existing Facilities of the California Environmental Quality Act (CEQA) Guidelines.

### **RECOMMENDATION/PLANNING COMMISSION ACTION**

Move to approve the Harvest Golf Netting Extension Planned Development Permit Modification (PN 19-451) to allow for the extension of net height and length located at 1400 Lancome Court subject to the findings (Findings A-M) and conditions of approval attached to this report (Conditions 1-4).

### **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 PLANNED DEVELOPMENT PERMIT MODIFICATION REQUEST IS CONSISTENT WITH THE GENERAL PLAN AND THE ZONING CODE OF THE CITY.

### **CEQA FINDINGS**

- C. THE PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW UNDER SECTION 15301 EXISTING FACILITIES OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.
- D. THE CUMULATIVE IMPACT OF SUCCESSIVE PROJECTS OF THE SAME TYPE IN THE SAME PLACE, OVER TIME IS NOT SIGNIFICANT IN THIS CASE.
- E. NO UNUSUAL CIRCUMSTANCES EXIST TO DISTINGUISH THE PROPOSED PROJECT FROM OTHERS IN THE EXEMPT CLASS.

**PLANNED DEVELOPMENT PERMIT MODIFICATION FINDINGS**

- F. THE PROPOSED PROJECT COMPLIES WITH THE INTENT AND PURPOSES OF CHAPTER 17.38 (PLANNED DEVELOPMENT DISTRICT) OF THE FOLSOM MUNICIPAL CODE AND OTHER APPLICABLE ORDINANCES OF THE CITY AND THE GENERAL PLAN.
- G. THE PROPOSED PROJECT IS CONSISTENT WITH THE OBJECTIVES, POLICIES, AND REQUIREMENTS OF THE DEVELOPMENT STANDARDS OF THE CITY IN THAT THE MODIFICATION TO DEVELOPMENT STANDARDS PROPOSED AS A PART OF THIS PROJECT WILL ENCOURAGE THE EFFICIENT USE OF LAND AND WILL RESULT IN A DEVELOPMENT THAT IS SUPERIOR TO THAT OBTAINED BY RIGID APPLICATION OF THE STANDARDS.
- H. THE PROPOSED PROJECT MAINTAINS PHYSICAL, FUNCTIONAL, AND VISUAL COMPATIBILITY BETWEEN THE GOLF COURSE AND NEIGHBORING USES AND NEIGHBORHOOD CHARACTERISTICS.
- I. THE PROPOSED PROJECT WILL HAVE NO EFFECT ON THE AVAILABILITY OF NECESSARY PUBLIC FACILITIES INCLUDING, BUT NOT LIMITED TO, WATER, SEWAGE, AND DRAINAGE, WHICH ALREADY EXIST ON THE PROJECT SITE.
- J. THE PROPOSED PROJECT WILL NOT CAUSE ADVERSE ENVIRONMENTAL IMPACTS WHICH HAVE NOT BEEN MITIGATED TO AN ACCEPTABLE LEVEL.
- K. THE PROPOSED DEVELOPMENT WILL NOT CAUSE UNACCEPTABLE VEHICULAR TRAFFIC LEVELS ON SURROUNDING STREETS AND WILL HAVE NO EFFECT ON INTERNAL TRAFFIC CIRCULATION, INCLUDING INGRESS AND EGRESS.
- L. THE PROPOSED PROJECT WILL HAVE NO EFFECT ON EXISTING SANITATION SERVICES AND EMERGENCY PUBLIC SAFETY SERVICES FOR THE PROJECT SITE.
- M. 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 OR THE CITY AS A WHOLE.

**ATTACHMENT 2  
BACKGROUND**

**BACKGROUND**

The 0.22-acre project site was developed as part of the Harvest Subdivision (PN14-273) that was approved in 2015 by the Planning Commission. In 2019, a staff level Design Review application (PN19-193/Harvest Subdivision Golf Netting) was submitted for the installation of golf course netting located at 1400 Lancome Court. The previous project did not include golf course netting but it was later incorporated from a staff level Design Review Approval to have a 60-foot-tall netting barrier between 1400 Lancome Court and the golf course. The applicant is now proposing to extend the height of the existing golf course netting to be 80-foot-tall maximum and an additional length of 30 linear feet.

**GENERAL PLAN DESIGNATION**

SF (Single Family)

**ZONING**

R-1-M (Single-Family Small Lot, Planned Development District)

**ADJACENT LAND USES/ZONING**

North: Empire Ranch Golf Course (SP 92-3/OSC) with Haddington Drive and Single-Family Residential Development Beyond

South: Hazel McFarland Park (SP 92-3/OSC) with Single-Family Residential Development (SP 92-3/R-1-M) with Empire Oaks Elementary and Single-Family Residential Development Beyond

East: Empire Ranch Golf Course (SP 92-3/OSC) with Single-Family Residential Development and Galston Drive Beyond

West: East Natoma Street with Single-Family Residential Development (SP 93-3) Beyond

**SITE CHARACTERISTICS**

The 0.22-acre project site is currently built out with an existing residential single-family home with an existing golf course net.

**APPLICABLE CODES**

FMC Chapter 17.13; R-1-M, Residential, Single-Family Dwelling, Small Lot District  
FMC Chapter 17.38; Planned Development

District  
FMC Chapter 17.58; General Provisions and  
Exceptions

**Attachment 3**  
**Conditions of Approval**

Planning Commission  
 Harvest Subdivision Golf Course Netting Planned Development Modification (PN 19-451)  
 March 4, 2020

<b>CONDITIONS OF APPROVAL FOR HARVEST SUBDIVISION GOLF COURSE NETTING PLANNED DEVELOPMENT MODIFICATION (PN 19-451)</b>			
<b>Cond. No.</b>	<b>Mitigation Measure</b>	<b>When Required</b>	<b>Responsible Department</b>
1.		OG	CD (P)
	The applicant shall submit final site development plans to the Community Development Department that shall be substantially compliant with the attached Site Plan and elevations, dated October 9, 2019. This Planned Development Permit Modification is approved to extend the maximum golf course netting height to be 80-feet-tall and extend an additional 30-linear-feet. The owner/applicant shall maintain the golf course netting for the life of the project to the satisfaction of the Community Development Department.		
2.		OG	CD(P)
	The project approvals granted under this staff report (Planned Development Permit Modification) shall remain in effect for two years from final date of approval (March 4, 2022). Failure to obtain a building permit within this time period, without the subsequent extension of this Planned Development Permit Modification, shall result in the termination of this Planned Development Permit approval.		
3.		OG	CD(P)
	All previous Conditions of Approval (PN14-273/Harvest Subdivision and PN17-110/Harvest Subdivision Design Review) for the Harvest Subdivision, unless modified by this report, shall apply.		
4.		I, B	CD (P)(E)
	Compliance with Noise Control Ordinance and General Plan Noise Element shall be required. Hours of construction operation shall be limited from 7:00 a.m. to 6:00 p.m. on weekdays and 8:00 a.m. to 5:00 p.m. on Saturdays. No construction is permitted on Sundays or holidays. In addition, construction equipment shall be muffled and shrouded to minimize noise levels.		

<b>RESPONSIBLE DEPARTMENT</b>	<b>WHEN REQUIRED</b>
CD	I
Community Development Department	Prior to approval of Improvement Plans
(P) Planning Division	M
(E) Engineering Division	Prior to approval of Final Map
(B) Building Division	B
(F) Fire Division	Prior to issuance of first Building Permit
PW	O
Public Works Department	Prior to approval of Occupancy Permit
PR	G
Park and Recreation Department	Prior to issuance of Grading Permit
PD	DC
Police Department	During construction
	OG
	On-going requirement

## **Attachment 4 Project Narrative**



## Harvest Subdivision Golf Course Netting

In May 9, 2019 CalAtlantic Group received planning approval PN-163 to install a golf course net on Lot 28 (1400 Lancome Court) and Lot A within the Harvest Subdivision in Folsom, CA. The existing golf course net consists of two 40' high poles located within an HOA easement on Lot 28, and three 60' high poles located on Lot A owned by the Harvest HOA.

The installation of the golf course netting was not part of the tentative map conditions of approval, CalAtlantic elected to install the netting for the community. The Harvest HOA is responsible for the maintenance of the golf course netting per the recorded CC&Rs.

Homeowners within the community have requested that we explore extending the golf course netting. We have reviewed their request and have agreed to attempt to extend the netting.

Enclosed is a Planned Development Permit Modification application to extend the height of three 60' existing poles and extend the length of the netting approximately 30' on Lot A. Our structural engineer has provided the maximum heights we can extend the existing poles. See the attached site plan showing the existing and proposed pole and netting extension.

We have also enclosed photos of the existing structure.

## **Attachment 5 Vicinity Map**



## **Attachment 6 Site Plan**



## **Attachment 7 Netting Plans**







## **Attachment 8 Photos**





Proposed Netting Change

