



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

PLANNING COMMISSION MINUTES
February 21, 2018
CITY COUNCIL CHAMBERS
6:30 P.M.
50 Natoma Street
Folsom, CA 95630

CALL TO ORDER PLANNING COMMISSION: Thomas Scott, Vice Chair John Arnaz, Jennifer Lane, Kevin Mallory, Ross Jackson, Chair Justin Raithel

ABSENT: Ralls

CITIZEN COMMUNICATION: None

MINUTES: The minutes of February 7, 2018 were approved as submitted.

CONTINUED ITEM

1. **PN 17-288, Russell Ranch Lots 24-32 Subdivision - General Plan Amendment, Specific Plan Amendment, Design Guidelines Amendment, Large-Lot Vesting Tentative Subdivision Map, Small-Lot Vesting Tentative Subdivision Map, and Development Agreement Amendment - Continued from the February 7, 2018 Planning Commission Meeting**

A Public Hearing to consider a request from the New Home Company for approval of a General Plan Amendment, Specific Plan Amendment, Design Guidelines Amendment, Large-Lot Vesting Tentative Subdivision Map, Small-Lot Vesting Tentative Subdivision Map, and Development Agreement Amendment for the development of a 389-unit residential subdivision on a 135-acre site located within the Folsom Plan Area. The Specific Plan designations are SP-SF-PD, SP-SFHD-PD, and SP-OS1, and SP-OS2, while the General Plan land use designations are SF, SFHD, and OS. An Environmental Checklist and Addendum to the Folsom Plan Area Specific Plan EIR/EIS and Russell Ranch EIR has been prepared for this project in accordance with the California Environmental Quality Act (CEQA).
(Project Planner: Principal Planner, Steve Banks / Applicant: The New Home Company)

COMMISSIONER SCOTT MOVED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE ADDENDUM TO THE FOLSOM PLAN AREA SPECIFIC PLAN EIR/EIS AND THE RUSSELL RANCH EIR; MOVE TO RECOMMEND THAT THE CITY COUNCIL APPROVE THE GENERAL PLAN AMENDMENT FOR THE RUSSELL RANCH LOTS 24 THROUGH 32 PROJECT; MOVE TO RECOMMEND THAT THE CITY COUNCIL APPROVE AN AMENDMENT TO THE FOLSOM PLAN AREA SPECIFIC PLAN FOR THE RUSSELL RANCH LOTS 24 THROUGH 32 SUBDIVISION PROJECT; MOVE TO RECOMMEND THAT THE CITY COUNCIL APPROVE THE LARGE-LOT VESTING TENTATIVE SUBDIVISION MAP AS ILLUSTRATED ON ATTACHMENT NO. 6 FOR THE RUSSELL RANCH LOTS 24 THROUGH 32 SUBDIVISION PROJECT; MOVE TO RECOMMEND THAT THE CITY COUNCIL APPROVE THE SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP AS ILLUSTRATED ON ATTACHMENTS 7 THROUGH 16 FOR THE RUSSELL RANCH

SUBDIVISION LOTS 24 THROUGH 32 PROJECT; MOVE TO RECOMMEND THAT THE CITY COUNCIL APPROVE THE RUSSELL RANCH DESIGN GUIDELINES AMENDMENT; AND MOVE TO RECOMMEND THAT THE CITY COUNCIL APPROVE AMENDMENT NO. 2 TO THE FIRST AMENDED AND RESTATED DEVELOPMENT AGREEMENT BETWEEN THE CITY OF FOLSOM AND THE NEW HOME COMPANY WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B, CEQA FINDINGS C & D, GENERAL AMENDMENT FINDINGS E & F, FOLSOM PLAN AREA SPECIFIC PLAN AMENDMENT FINDING G, DEVELOPMENT AGREEMENT AMENDMENT FINDINGS H – L, AND TENTATIVE SUBDIVISION MAP FINDINGS M – P.

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

AYES: SCOTT, ARNAZ, LANE, JACKSON, RAITHEL
NOES: MALLORY
ABSTAIN: NONE
ABSENT: RALLS

PLANNING MANAGER REPORT

None

RESPECTFULLY SUBMITTED,



Kelly Mullett, OFFICE ASSISTANT

APPROVED:



Justin Raithel, CHAIRMAN