



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

PLANNING COMMISSION AGENDA
May 17, 2017
CITY COUNCIL CHAMBERS
6:30 p.m.
50 Natoma Street
Folsom, California 95630

CALL TO ORDER PLANNING COMMISSION: Chair Ross Jackson, Vice Chair John Arnaz; Commissioners: Jennifer Lane, Thomas Scott, Justin Raithe, Aaron Ralls, and Kevin Mallory

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 May 3, 2017 will be presented for approval.

Commendation to be Presented to Brian Martell

CONTINUED ITEM

1. **PN 16-321, Prospect Ridge Subdivision, 535 Levy Road – General Plan Amendment, Rezone, Tentative Subdivision Map, Planned Development Permit, and Consideration of a Mitigated Negative Declaration – Continued from the May 3, 2017 Planning Commission Meeting**

A Public Hearing to consider a request from Stonebridge Properties for approval of a General Plan Amendment, Rezone, Tentative Subdivision Map, and Planned Development Permit for development of a 35-unit single-family residential subdivision on an 8.69-acre site located at 535 Levy Road. The zoning classification for the site is M-2 PD, while the General Plan land-use designation is IND. An Initial Study and Mitigated Negative Declaration have been prepared in accordance with the requirements of the California Environmental Quality Act. **(Project Planner: Principal Planner, Steve Banks / Applicant: Stonebridge Properties)**

NEW BUSINESS

2. PN 17-082, 683 Loomis Circle (Lot 18) - Planned Development Modification

A Public Hearing to consider a request from Colin Hammett for approval of an application for a Planned Development Permit Modification to reduce the side yard setback for Lot 18 within the Levy Road Estates Subdivision from 5 feet to 3.42 feet. The zoning designation for the site is R-4 PD (General Apartment, Planned Development District) and the General Plan designation is MHD (Multi-Family High Density). A Mitigated Negative Declaration and Mitigated Monitoring Program were previously approved for the Levy Road Estates Subdivision Project (PN 04-205) on December 14, 2004 in accordance with the California Environmental Quality Act (CEQA), and no new impacts have been identified that will result from the project that were not previously identified. **(Project Planner: Assistant Planner, Josh Kinkade / Applicant: Colin Hammett)**

3. PN 17-129, Mangini Ranch Subdivision – Small-Lot Vesting Tentative Subdivision Map Modification and Extension, and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from Mangini North Holdings, LLC and White Rock Land Investors, LLC, for approval of a Small-Lot Vesting Tentative Subdivision Map Modification and Small-Lot Vesting Tentative Subdivision Map Extension for development of a 833-unit single-family residential subdivision on a 418-acre site within the Folsom Plan Area. The project site is generally located north of White Rock Road, east of Scott Road and west of Placerville Road (APN 072-0060-083, 072-0060-082, 072-0060-084, 072-0060-085). The Project has been determined to be exempt from the California Environmental Quality Act (CEQA) by Section 15182 of the CEQA Guidelines. **(Project Planner: Principal Planner, Steve Banks / Applicant: Mangini North Holdings, LLC and White Rock Land Investors, LLC)**

4. PN 17-132, Enclave at Folsom Ranch Subdivision – Small-Lot Vesting Tentative Subdivision Map Modification and Extension, Planned Development Permit Extension, and Determination that the Project is Exempt from CEQA

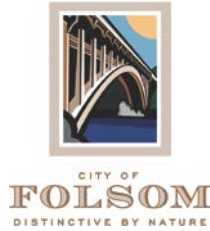
A Public Hearing to consider a request from Enclave at Folsom Ranch, LLC, for approval of a Small-Lot Vesting Tentative Subdivision Map Modification, a Small-Lot Vesting Tentative Subdivision Map Extension, and a Planned Development Permit Extension for development of a 111-unit single-family residential subdivision on a 14.7-acre site within the Folsom Plan Area. The project site is generally located south of Alder Creek Parkway, north of Street "1", east of New Placerville Road, and west of Scott Road (APN 072-3190-036). The Project has been determined to be exempt from the California Environmental Quality Act (CEQA) by Section 15182 of the CEQA Guidelines. **(Project Planner: Principal Planner, Steve Banks / Applicant: Enclave at Folsom Ranch, LLC)**

PLANNING COMMISSION / PLANNING MANAGER REPORT

The next Planning Commission meeting is scheduled for **May 17, 2017**. 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, 2nd Floor, 50 Natoma Street, Folsom, California, prior to the meeting. The phone number is 355-7222 and FAX number is 355-7274.

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
May 3, 2017
CITY COUNCIL CHAMBERS
6:30 P.M.
50 Natoma Street
Folsom, CA 95630

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

ABSENT: None

CITIZEN COMMUNICATION: None

MINUTES: The minutes of March 15, 2017 and April 19, 2017 were approved as submitted.

CONTINUED ITEM

1. PN 15-303, Folsom Heights Subdivision – Large Lot Tentative Vesting Subdivision Map, Small Lot Vesting Tentative Subdivision Map, Design Guidelines, and Development Agreement Amendment – Continued from the April 19, 2017 Planning Commission Meeting

A Public Hearing to consider a request from Folsom Heights, LLC, for approval of a Large-Lot Vesting Tentative Subdivision Map, Small-Lot Vesting Tentative Subdivision Map, Design Guidelines and Development Agreement Amendment for development of a 530-unit single-family residential subdivision on a 189.7-acre site located within the Folsom Plan Area. The project site is generally located south of U.S. Highway 50, north of White Rock Road, east of Empire Ranch Road, and west of the El Dorado County line. 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: Folsom Heights, LLC)**

COMMISSIONER JACKSON MOVED TO RECOMMEND TO THE CITY COUNCIL ADOPTION OF THE ADDENDUM TO THE FOLSOM PLAN AREA SPECIFIC PLAN EIR/EIS FOR THE FOLSOM HEIGHTS SUBDIVISION PROJECT;

AND

MOVE TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF AMENDMENT NO. 1 TO THE FIRST AMENDED AND RESTATED TIER 1 DEVELOPMENT AGREEMENT FOR THE FOLSOM HEIGHTS SUBDIVISION PROJECT;

AND

MOVE TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE LARGE-LOT VESTING TENTATIVE SUBDIVISION MAP CREATING TWENTY-FIVE (25) LARGE LOTS AS ILLUSTRATED ON ATTACHMENT 3 FOR THE FOLSOM HEIGHTS SUBDIVISION PROJECT;

AND

MOVE TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP CREATING FOUR HUNDRED AND SEVEN (407) SINGLE-FAMILY RESIDENTIAL LOTS AND ONE HUNDRED AND TWENTY-THREE (123) MULTI-FAMILY RESIDENTIAL LOTS AS ILLUSTRATED ON ATTACHMENT 4 FOR THE FOLSOM HEIGHTS SUBDIVISION PROJECT WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B; CEQA FINDINGS C – H; TENTATIVE SUBDIVISION MAP FINDINGS I – P; DEVELOPMENT AGREEMENT AMENDMENT FINDINGS Q – U; CONDITIONS OF APPROVAL LARGE-LOT VTSM NO. 1-17; CONDITIONS OF A PPROVAL SMALL-LOT VTSM NO. 1-180.

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

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

MOTION FAILED

COMMISSIONER RAITHEL MOVED TO CONTINUE THE ADDENDUM TO THE FOLSOM PLAN AREA SPECIFIC PLAN EIR/EIS FOR THE FOLSOM HEIGHTS SUBDIVISION PROJECT;

AND

MOVE TO CONTINUE AMENDMENT NO. 1 TO THE FIRST AMENDED AND RESTATED TIER 1 DEVELOPMENT AGREEMENT FOR THE FOLSOM HEIGHTS SUBDIVISION PROJECT;

AND

MOVE TO CONTINUE THE LARGE-LOT VESTING TENTATIVE SUBDIVISION MAP CREATING TWENTY-FIVE (25) LARGE LOTS AS ILLUSTRATED ON ATTACHMENT 3 FOR THE FOLSOM HEIGHTS SUBDIVISION PROJECT;

AND

MOVE TO CONTINUE THE SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP CREATING FOUR HUNDRED AND SEVEN (407) SINGLE-FAMILY RESIDENTIAL LOTS AND ONE HUNDRED AND TWENTY-THREE (123) MULTI-FAMILY RESIDENTIAL LOTS AS ILLUSTRATED ON ATTACHMENT 4 FOR THE FOLSOM HEIGHTS SUBDIVISION PROJECT WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B; CEQA FINDINGS C – H; TENTATIVE SUBDIVISION MAP FINDINGS I – P; DEVELOPMENT AGREEMENT AMENDMENT FINDINGS Q – U; CONDITIONS OF APPROVAL LARGE-LOT VTSM NO. 1-17; CONDITIONS OF A PPROVAL SMALL-LOT VTSM NO. 1-180 TO THE JUNE 7, 2017 PLANNING COMMISSION MEETING.

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

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

NEW BUSINESS

2. PN 16-171, Prospect Ridge Subdivision, 535 Levy Road – General Plan Amendment, Rezone, Tentative Subdivision Map, Planned Development Permit, and Consideration of a Mitigated Negative Declaration

A Public Hearing to consider a request from StoneBridge Properties for approval of a General Plan Amendment, Rezone, Tentative Subdivision Map, and Planned Development Permit for development of a 35-unit single-family residential subdivision on an 8.69-acre site located at 535 Levy Road. The zoning classification for the site is M-2 PD, while the General Plan land-use designation is IND. An Initial Study and Mitigated Negative Declaration have been prepared in accordance with the requirements of the California Environmental Quality Act. **(Project Planner: Principal Planner, Steve Banks / Applicant: StoneBridge Properties)**

COMMISSIONER JACKSON MOVED TO CONTINUE PN 16-171, PROSPECT RIDGE SUBDIVISION, 535 LEVY ROAD – GENERAL PLAN AMENDMENT, REZONE, TENTATIVE SUBDIVISION MAP, PLANNED DEVELOPMENT PERMIT, AND CONSIDERATION OF A MITIGATED NEGATIVE DECLARATION TO THE MAY 17, 2017 PLANNING COMMISSION MEETING, WHICH CARRIED THE FOLLOWING VOTE:

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

3. PN 17-096, The Island Subdivision, Phase 2 Street Names

A Public Hearing to consider proposed street names for The Island Subdivision Phase 2. The project is exempt from the California Environmental Quality Act by Section 15061 (B)(3), Review for Exemption, of the CEQA Guidelines. **(Project Planner, Associate Planner, Stephanie Henry / Applicant, Black Pine Communities)**

COMMISSIONER SCOTT MOVED TO APPROVE THE REQUEST BY BLACKPINE COMMUNITIES FOR APPROVAL OF THE STREET NAMES “FARMHOUSE WAY” AND “SILO STREET” FOR THE ISLAND SUBDIVISION PHASE 2.

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

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

4. PN 17-128, Harvest Subdivision, 1680 East Natoma Street – Planned Development Permit Extension

The applicant, Lewis Planned Communities, is requesting a two-year extension in time of the previously approved Vesting Tentative Subdivision Map and Planned Development Permit associated with development of the Harvest Subdivision project located at 1680 East Natoma Street. **(Project Planner: Principal Planner, Steve Banks / Applicant: Lewis Planned Communities)**

COMMISSIONER LANE MOVED TO APPROVE THE VESTING TENTATIVE SUBDIVISION MAP AND PLANNED DEVELOPMENT PERMIT EXTENSION FOR A PERIOD OF THREE YEARS (UNTIL APRIL 14, 2020) FOR DEVELOPMENT OF THE HARVEST SUBDIVISION PROJECT (PN 17-128) WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B; CEQA FINDINGS C & D; TENTATIVE SUBDIVISION MAP FINDINGS E – M; PLANNED DEVELOPMENT PERMIT EXTENSION FINDINGS N – P; CONDITIONS OF APPROVAL 1 – 86, MODIFYING

CONDITION NO. 53 TO READ AS FOLLOWS "THE OWNER/APPLICANT SHALL INCORPORATE THE WINERY BUILDING WITHIN THE BRODER RANCH COMPLEX IN THE DESIGN OF THE BRODER FAMILY HOMESTEAD PARK AND INTO THE DESIGN OF THE TWO PROJECT ENTRIES LOCATED ALONG EAST NATOMA STREET THROUGH CONSULTATION WITH THE HERITAGE PRESERVATION LEAGUE (HPL) AND TO THE SATISFACTION OF THE COMMUNITY DEVELOPMENT DEPARTMENT".

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

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

MOTION FAILED

COMMISSIONER ARNAZ MOVED TO APPROVE THE VESTING TENTATIVE SUBDIVISION MAP AND PLANNED DEVELOPMENT PERMIT EXTENSION FOR A PERIOD OF THREE YEARS (UNTIL APRIL 14, 2020) FOR DEVELOPMENT OF THE HARVEST SUBDIVISION PROJECT (PN 17-128) WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B; CEQA FINDINGS C & D; TENTATIVE SUBDIVISION MAP FINDINGS E – M; PLANNED DEVELOPMENT PERMIT EXTENSION FINDINGS N – P; CONDITIONS OF APPROVAL 1 – 86.

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

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

Planning Commission/Planning Manager Report:

None

RESPECTFULLY SUBMITTED,

Amanda Palmer, SECRETARY

APPROVED:

Ross Jackson, CHAIRMAN



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

COMMUNITY DEVELOPMENT DEPARTMENT

DATE: 5/12/17
TO: Planning Commission
FROM: Scott A. Johnson, AICP
SUBJECT: PN 16-321, Prospect Ridge Subdivision, 535 Levy Road – General Plan Amendment, Rezone, Tentative Subdivision Map, Planned Development Permit, and Consideration of a Mitigated Negative Declaration

Prospect Ridge Subdivision will be presented to the Planning Commission with the recommendation from City staff to continue the item to the June 7, 2017 Planning Commission.

Respectfully submitted,

A handwritten signature in blue ink that reads "Scott A. Johnson".

Scott A. Johnson, AICP
Planning Manager

PLANNING COMMISSION STAFF REPORT

| | |
|----------------------------------|---|
| PROJECT TITLE | 683 Loomis Circle (Lot 18) Planned Development Modification |
| PROPOSAL | To consider a request for approval of a Planned Development Permit Modification to reduce the side yard setback for Lot 18 within the Levy Road Estates Subdivision from 5 feet to 3.42 feet, and determination that the project is exempt from CEQA. |
| RECOMMENDED ACTION | Approve, based upon findings and subject to conditions of approval |
| OWNER/APPLICANT | Colin Hammett |
| LOCATION | 683 Loomis Circle (Levy Road Estates Subdivision) |
| SITE CHARACTERISTICS | The Levy Road Estates Subdivision is located on the 2.2-acre site located on the north side of Levy Road near the intersection of Levy Road and Sibley Street. All of the subdivision improvements have been constructed including underground utilities, retaining walls, two project driveways, drive aisles, curbs, gutters, sidewalks, and a noise barrier. To date, 20 of the 21 residential lots have been either developed with single-family homes or are currently in the Building Permit process. |
| GENERAL PLAN DESIGNATIONS | MHD (Multi-Family High Density) |
| ZONING | R-4 PD (General Apartment, Planned Development District) |
| ADJACENT LAND USES/ZONING | North: Single-Family Residential (R-1-M PD) Development with Gisler Court and Vierra Circle Beyond |

South: Levy Road (OSC) with Developed and Undeveloped Industrial-Zoned Property Beyond

East: Prairie City Recreation Vehicle Center (M-2 PD) with a Self-Storage Facility Beyond

West: Commercial Development (M-2 PD) with Sibley Street Beyond

PREVIOUS ACTION

City Council Approval of a General Plan Amendment and Rezone on January 28, 2002, City Council Approval of a Tentative Subdivision Map and Planned Development Permit for development of a 21-unit single-family residential subdivision on December 14, 2004, Planning Commission Approval of a Planned Development Permit Modification for reduced rear setbacks on Lot 15 of the Levy Road Estates Subdivision on August 17, 2016.

FUTURE ACTION

Approval of a Lot Line Adjustment, Issuance of Building Permits

APPLICABLE CODES

FMC 17.38, Planned Development District

ENVIRONMENTAL REVIEW

This project is categorically exempt from environmental review under Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines.

ATTACHED REFERENCE MATERIAL

1. Vicinity Map
2. Approved Site Plan
3. Proposed Plot Plan, Dated 9-21-16
4. Photographs of Project Site and Typical Site Layout

PROJECT PLANNER

Josh Kinkade, Assistant Planner

BACKGROUND

On January 28, 2002, the City Council approved a General Plan Amendment and Rezone to change the land use designation of the 2.2-acre site on Levy Road from IND (Industrial) to MHD (Multi-Family High Density) and to change the zoning from M-2 PD (General Industrial, Planned Development District) to R-4 PD (General Apartment, Planned Development District). On December 14, 2004, the City Council approved a Tentative Subdivision Map and Planned Development Permit for development of a 21-unit single-family residential subdivision (Levy Road Estates Subdivision) on the subject 2.2-acre site on Levy Road.

As described above, the Levy Road Estates Subdivision was approved by the City Council in 2004. As part of the approved Planned Development Permit for the subdivision, development standards were created including the establishment of minimum setback requirements. The minimum setback requirements for the subdivision include an 18-foot front yard setback, a 14-foot rear yard setback, a zero lot-line on one side yard, and a 5-foot setback on the other side yard.

On August 17, 2016, the Planning Commission approved a Planned Development Modification to reduce the rear yard setback for Lot 15 within the Levy Road Estates Subdivision from 14 feet to 7-foot 8-inches to accommodate a ten-foot public utility easement located along the front of the property, and to move the proposed residence outside of the drip-line of a protected oak tree.

In 2007, a residence was built on Lot 17 (679 Loomis Circle) within the Levy Road Estates Subdivision. This property was erroneously built over the property line of the neighboring Lot 18 by the original developer, which was discovered while the foundation for Lot 18 was being built. The encroachment was at an angle, between approximately 4 feet in the front of the residence and approximately 6 feet in the rear of the residence. As such, a lot line adjustment has been applied for to uniformly move the lot line 0.9 feet away from the existing residence (on that property's zero-lot-line side yard), thereby putting the 679 Loomis Circle property into conformity. However, doing so would reduce the distance of the proposed 683 Loomis Circle residence on Lot 18 to the side property line to less than the 5 feet required by the Levy Road Estates Subdivision. A lot line adjustment cannot be approved if the resulting lots do not meet the applicable zoning standards. Therefore a Planned Development Permit Modification is required to bring the resulting lots into zoning conformance.

APPLICANT’S PROPOSAL

The applicant is requesting approval of a Planned Development Permit Modification to reduce the side yard setback requirement for one lot (Lot 18) within the Levy Road Estates Subdivision from 5 feet to 3.42 feet. The applicant has indicated that the reduced side yard setback is necessary to complete their approved architectural plans, which has an identical floor plan to the existing homes within the Levy Road Estates Subdivision.

PLANNED DEVELOPMENT PERMIT

The purpose of the Planned Development Permit process is to allow greater flexibility in the design of integrated developments than possible through strict application of land use regulations. The Planned Development Permit process is also designed to encourage creative and efficient uses of land. The applicant’s intent, in this case, is to reduce the side yard setback requirement for one individual lot (Lot 18) within the Levy Road Estates Subdivision in order for the proposed home to match the physical, functional and visual attributes of all other existing homes in the subdivision.

As a point of reference, the following table outlines development standards that were previously approved for the Levy Road Estates Subdivision and the subject lot by the City Council in 2004:

| Single-Family Detached | Front Yard Setback | Rear Yard Setback | Side Yard Setback | Side Yard Setback |
|---|---------------------------|--------------------------|--------------------------|--------------------------|
| Levy Road Estates Subdivision Standard | 18 feet | 14 feet | Zero Lot-Line | 5 feet |
| Proposed Lot 18 Standard | 18 feet | 14 feet | Zero Lot-Line | 3.42 feet |

As noted within the background section of this staff report, the applicant has encountered a unique circumstance relative to an existing residence next door built over the property line, which has made it impossible to meet the side yard setback requirement while developing the single-family residential lot with the same floor plan and elevations as the surrounding development. The only way to build a home that matches the surrounding development is if the 5-foot side setback is reduced to 3.42 feet. As shown on the submitted plot plan, the porch on the front of the residence would be 3.74 feet from the proposed side property line (as submitted for a lot line adjustment), and the rear of the residence would be over 5 feet from the proposed side property line. Furthermore, while it is allowed to build up to the property line on one side of the property, the next door residence would be between 0.9 feet and 1.01 feet from the proposed property line, putting the closest actual distance between the two structures at 4.32 feet, which would be approximately 0.68 feet less than what is currently allowed throughout the subdivision. Finally, the adjacent residence does not have any windows facing the side property line.

Based on these factors, staff is supportive of the request to reduce the side yard setback for Lot 18 within Levy Road Estates Subdivision. It is important to acknowledge that the proposed project will not result in any other modifications relative to the standards for public facilities (water, sewer, and drainage); vehicular traffic; internal circulation; ingress and egress; or sanitation services and emergency public safety services.

ENVIRONMENTAL REVIEW

A Mitigated Negative Declaration and Mitigated Monitoring and Reporting Program were previously approved by the City Council for the Levy Road Estates Subdivision Project (PN 04-205) on December 14, 2004 in accordance with the California Environmental Quality Act (CEQA). Staff has determined that no new impacts will result from development of the subject project that was not already considered with the previous approval. No further environmental review is required.

RECOMMENDATION/PLANNING COMMISSION ACTION

MOVE TO APPROVE THE PLANNED DEVELOPMENT PERMIT MODIFICATION TO REDUCE THE SIDE YARD SETBACK REQUIREMENT FOR LOT 18 WITHIN THE LEVY ROAD ESTATES SUBDIVISION AS ILLUSTRATED ON ATTACHMENT 3 WITH THE FOLLOWING FINDINGS AND CONDITIONS (NOS 1-3);

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 PROJECT IS CONSISTENT WITH THE GENERAL PLAN AND ZONING CODE OF THE CITY.

CEQA FINDING

- C. THE PROJECT IS CATEGORICALLY EXEMPT FROM CEQA REQUIREMENTS UNDER SECTION 15303 (NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES)

PLANNED DEVELOPMENT PERMIT FINDINGS

- D. 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.
- E. THE PROPOSED PROJECT IS CONSISTENT WITH THE OBJECTIVES, POLICIES AND REQUIREMENTS OF THE DEVELOPMENT STANDARDS OF THE CITY, EXCEPT WITH RESPECT TO THE SIDE YARD SETBACK. A MINOR MODIFICATION OF THE SIDE YARD SETBACK IN THIS CASE 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.
- F. THE PHYSICAL, FUNCTIONAL AND VISUAL COMPATIBILITY BETWEEN THE PROPOSED PROJECT AND EXISTING AND FUTURE ADJACENT USES AND AREA CHARACTERISTICS IS ACCEPTABLE.
- G. THERE ARE AVAILABLE NECESSARY PUBLIC FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER, SEWER AND DRAINAGE AND THE PROJECT ADEQUATELY PROVIDES FOR THE FURNISHING OF SUCH FACILITIES.
- H. THE PROPOSED PROJECT WILL NOT CAUSE ADVERSE ENVIRONMENTAL IMPACTS WHICH HAVE NOT BEEN MITIGATED TO AN ACCEPTABLE LEVEL.
- I. THE PROPOSED PROJECT WILL NOT CAUSE UNACCEPTABLE VEHICULAR TRAFFIC LEVELS ON SURROUNDING ROADWAYS, AND THE PROPOSED PROJECT WILL PROVIDE ADEQUATE INTERNAL CIRCULATION, INCLUDING INGRESS AND EGRESS.
- J. THE PROPOSED PROJECT WILL NOT BE DETRIMENTAL TO THE HEALTH, SAFETY AND GENERAL WELFARE OF THE PERSONS OR PROPERTY WITHIN THE VICINITY OF THE PROJECT SITE, AND THE CITY AS A WHOLE.
- K. ADEQUATE PROVISION IS MADE FOR THE FURNISHING OF SANITATION SERVICES AND EMERGENCY PUBLIC SAFETY SERVICES TO THE DEVELOPMENT.

Submitted,



DAVID E. MILLER, AICP
Community Development Director

CONDITIONS OF APPROVAL

1. The applicant shall submit final site development plans to the Community Development Department that shall substantially conform to the attached Site Plan, dated September 21, 2016. This Planned Development Permit Modification is approved to reduce the side yard setback for Lot 18 within the Levy Road Estates Subdivision from 5 feet to 3.42 feet as shown on the above-referenced plan.
2. All development on Lot 18 of the Levy Road Estates Subdivision shall be subject to the previously approved conditions of approval for the Levy Road Estates Subdivision, dated December 14, 2004 (PN 04-205).
3. The project approvals granted under this staff report (Planned Development Permit Modification) shall remain in effect for two years from final date of approval (May 17, 2019). 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.

Attachment 1

Vicinity Map



708

530

704

684

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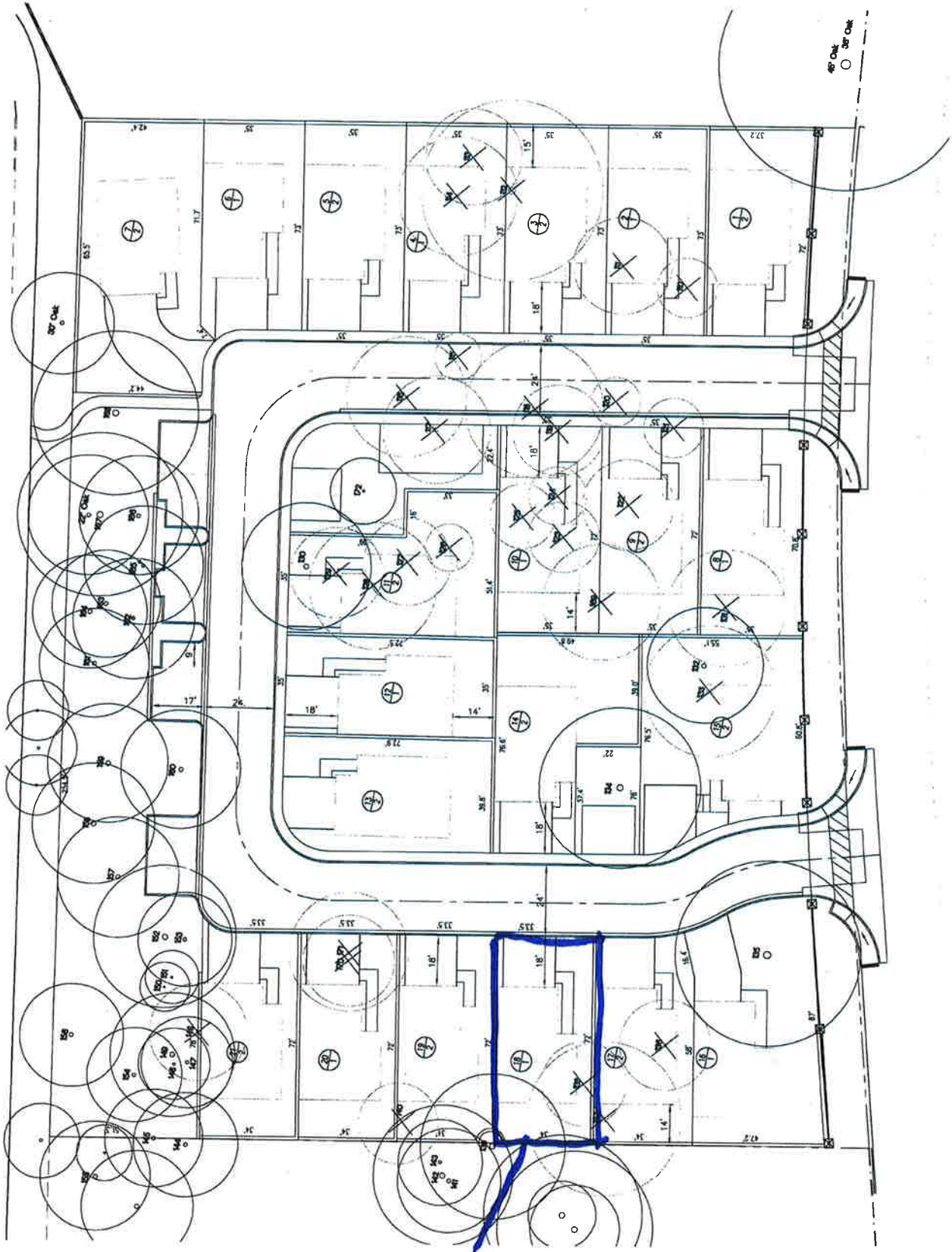
691

687

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Attachment 2
Approved Site Plan



Lot 18

Attachment 3

Proposed Plot Plan, Dated 9-21-16

PLANNED DEVELOPMENT PERMIT MODIFICATION EXHIBIT
683 & 679 LOOMIS CIRCLE



SITE INFORMATION

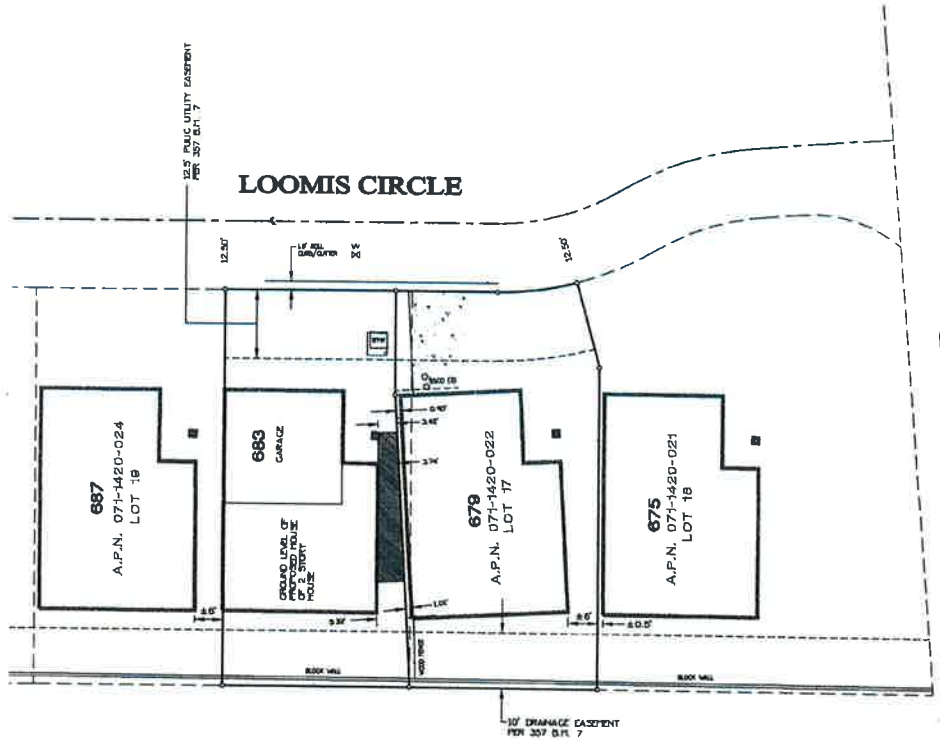
- 1) SUBMITTER/APPLICANT:
RAISING GROUP FUND
2100 J STREET
SACRAMENTO, CA 95825
CONTACT: COLIN HANNETT
TEL: (916) 893-4844
EMAIL: COLIN.HANNETT@RAISING.COM
- 2) OWNER:
LOOMIS LAND TRUST (A.P.N. 071-1420-022)
(A.P.N. 071-1420-025)
- 3) SURVEYOR:
WONG & ASSOCIATES
2100 J STREET, SUITE 217
SACRAMENTO, CA 95825
CONTACT: GARY TIMOTHY WONG
TEL: (916) 893-4844
EMAIL: GTW@WONGANDASSOCIATES.COM

NARRATIVE

WE ARE ASKING FOR A MODIFICATION FOR NOT MEETING SETBACK REQUIREMENT. THE EXISTING FOUNDATION WAS CONSTRUCTED IN 2002. DURING THE CONSTRUCTION OF THE FOUNDATION WE DISCOVERED THAT THE SOUTH SIDE OF OUR PROPERTY (679 LOOMIS CIRCLE) WAS CONSTRUCTED ON AN UNDEVELOPED LOT. THE FOUNDATION WAS CONSTRUCTED ON A 10' WIDE STRIP OF LAND THAT IS NOT OUR PROPERTY AND BELONGS TO THE ADJACENT LOT. THE ADJACENT LOT IS THE CORNER OF OUR FOUNDATION SETBACK IS APPROXIMATELY 10' SOUTH. THE CORNER OF OUR FOUNDATION SETBACK IS APPROXIMATELY 10' SOUTH. WE REFER TO SEPARATE EXHIBIT. THE HARBEST POINT ON THE SETBACK IS NEAR 679 LOOMIS CIRCLE AND 10' FROM THE SETBACK ON THE ADJACENT LOT. WE REQUEST THAT YOU APPROVE OUR SETBACK ON THE ADJACENT LOT. WE REQUEST THAT YOU APPROVE OUR SETBACK ON THE ADJACENT LOT. WE REQUEST THAT YOU APPROVE OUR SETBACK ON THE ADJACENT LOT.

LEGEND

- A.P.N. ASSESSOR'S PARCEL NUMBER
- XFORM TRANSFORMER
- INDICATES CONCRETE
- CENTRAL LINE
- AREA WHERE DISTANCE BETWEEN BUILDING AND PROPERTY LINE IS LESS THAN OR EQUAL TO 5'
- DIMENSION POINT, NOTHING FOUND OR SET

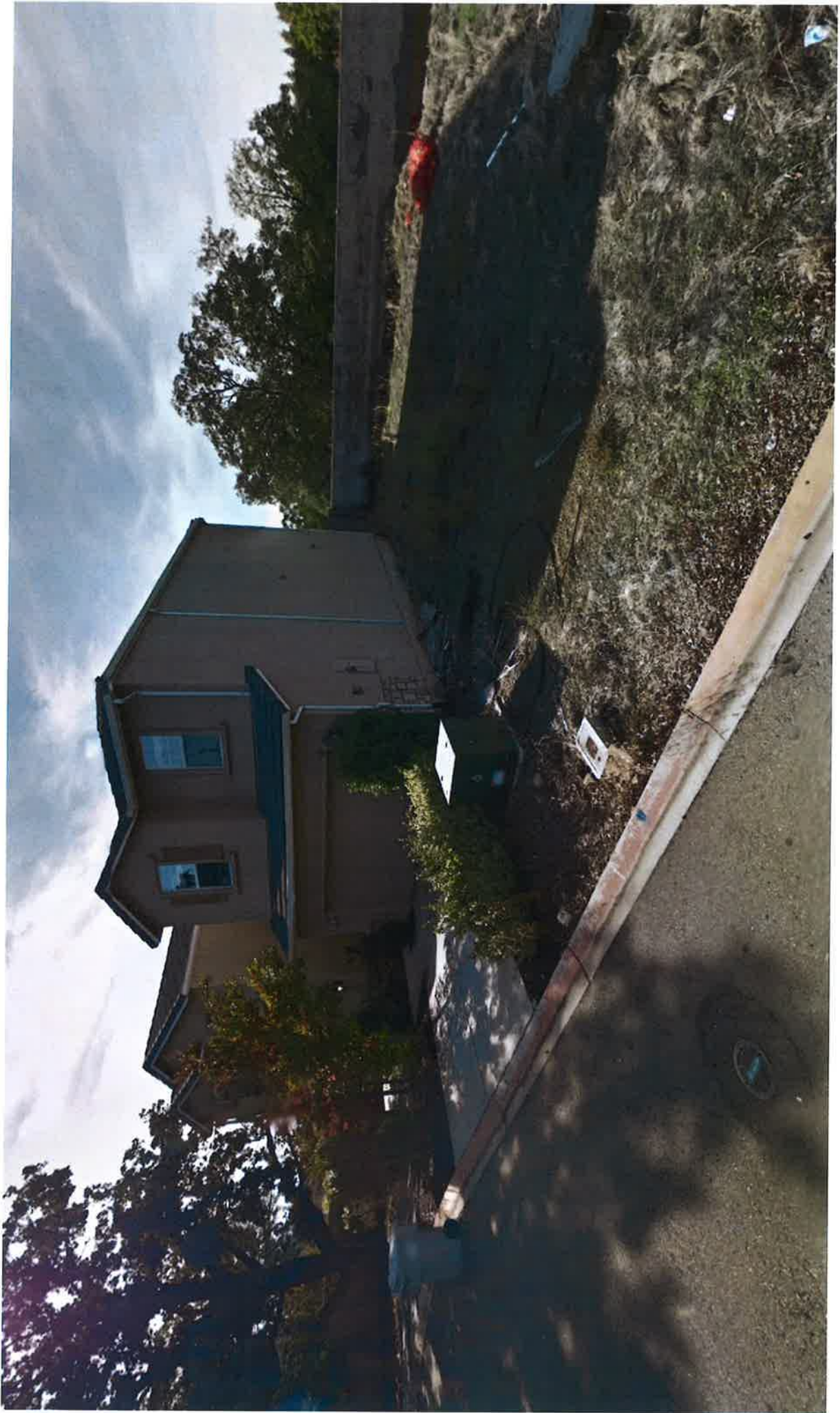


A.P.N. 071-1420-005
LOT 1

| | | |
|--|---|--|
| <p>SCALE: 1" = 10'</p> <p>DATE: 1/1/17</p> <p>BY: [Signature]</p> | <p>EXHIBIT</p> <p>OF</p> <p>679/683 LOOMIS CIRCLE</p> <p>A.P.N. 071-1420-022 AND 023</p> | <p>CITY OF SACRAMENTO</p> <p>COUNTY OF SACRAMENTO</p> <p>STATE OF CALIFORNIA</p> |
| <p>ENGINEER</p> <p>DATE</p> <p>PROJECT</p> <p>NO.</p> <p>DATE</p> <p>PROJECT</p> | <p>CITY OF FOLSOM</p> | |
| <p>WONG & ASSOCIATES</p> <p>ENGINEER</p> <p>2100 J STREET, SUITE 217</p> <p>SACRAMENTO, CALIFORNIA 95825</p> <p>TEL: (916) 893-4844 FAX: (916) 263-0838</p> | | |

Attachment 4

Photographs of Project Site and Typical Site Layout





728

PLANNING COMMISSION STAFF REPORT

| | |
|---------------------------------|--|
| PROJECT TITLE | Mangini Ranch Subdivision Modification to Condition of Approval and Vesting Tentative Subdivision Map Extension |
| PROPOSAL | Request to modify a condition of approval relative to project validity, request for approval of a Small-Lot Vesting Tentative Subdivision Map Extension for development of a 833-unit single-family residential subdivision, and a determination that the project is exempt from CEQA |
| RECOMMENDED ACTION | Recommend approval to City Council, based upon findings and subject to conditions |
| OWNER/APPLICANT | Mangini North Holding, LLC and White Rock Land Investors, LLC |
| LOCATION | The 418+ - acre project site is located south of the Alder Creek tributary, west of Placerville Road, north of White Rock Road and east of East Bidwell Street (formerly known as Scott Road) |
| ASSESSORS PARCEL NUMBER | APN: 072-0060-083, 072-0060-082, 072-0060-084, 072-0060-085 |
| SITE CHARACTERISTICS | The project site is situated near the base of the Sierra Nevada foothills. The topography is gently rolling hills covered in non-native and naturalized grasslands. A portion of a tributary to Alder Creek traverses the site. Historically, the site has been used for grazing, farming, and mining and is currently vacant. Construction of backbone improvements have recently commenced |
| GENERAL PLAN DESIGNATION | SFHD (Single Family High Density) MLD (Medium Low Density) MMD (Medium Density Multifamily) |

MHD (Medium High Density Multifamily)
MU (Mixed Use)
CC (Community Commercial)
OS (Open Space)
P (Park)
PQP (Public/Quasi Public)

SP DESIGNATIONS

SFHD (Single Family High Density)
MLD (Multifamily Low Density)
MMD (Multifamily Medium Density)
MHD (Multifamily High Density)
MU (Mixed Use)
CC (Community Commercial)
OS (Open Space)
P (Park)
PQP (Public/Quasi Public)

ADJACENT LAND USES

North: Undeveloped Property and Alder Creek Tributary. Property is Designated Multifamily Low Density Residential and Community Park.

South: Undeveloped Property South of White Rock Road within Sacramento County Designated for Agricultural Uses.

East: Undeveloped Property Designated Multifamily Low Density Residential, Medium Density Multifamily Residential and Open Space.

West: Undeveloped Property Designated Single Family High Density Residential, Multifamily Low Density Residential, and Open Space

PREVIOUS ACTION

City Council Approval of a Large Lot Vesting Tentative Subdivision Map, Small Lot Vesting Tentative Subdivision Map, and Amendment No. 1 to the ARDA for development of the Mangini Ranch Subdivision Project (PN 14-071) on June 23, 2015, Large-Lot Final Map Recorded in April, 2017, Phase I Grading and Construction Commenced in April, 2017

FUTURE ACTION

Recordation of the Final Small-Lot Subdivision Maps, Approval of the Improvement Plans, Design Review, and Issuance of Grading and Building Permits

APPLICABLE CODES

FMC 16.00, Subdivisions
FMC 17.37, Specific Plan District
Folsom Plan Area Specific Plan (SPFPA)
Subdivision Map Act

ENVIRONMENTAL REVIEW

An Environmental Impact Report has been certified for the Folsom Plan Area Specific Plan (FPASP) project in accordance with the California Environmental Quality Act (CEQA). This project is consistent with the FPASP. This project meets the criteria of CEQA Guidelines Section 15182, which makes it exempt from further review. This project is also eligible for the streamlined review and exemption under CEQA Guidelines section 15183.

ATTACHED REFERENCE MATERIAL

1. Vicinity Map
2. Conditions of Approval
3. Small-Lot Vesting Tentative Subdivision Map, dated May 8, 2015
4. Preliminary Site Plan, dated July 22, 2016
5. City Council Staff Report, dated June 23, 2015
6. Letter from Applicant, dated April 18, 2017

PROJECT PLANNER

Steve Banks, Principal Planner

BACKGROUND

On June 23, 2015, the City Council approved a Large Lot Vesting Tentative Subdivision Map, Small Lot Vesting Tentative Subdivision Map, and Amendment No. 1 to the ARDA for development of an 833-unit single-family residential subdivision known as Mangini Ranch on a 418-acre site generally situated south of an Alder Creek tributary, west of Placerville Road, north of White Rock Road, and east of East Bidwell Street (formerly Scott Road) within the Folsom Plan Area. A Large-Lot Vesting Tentative Subdivision Map was approved to subdivide the existing 418-acre site into thirty-seven (37) individual parcels for future sale and development. A Small-Lot Vesting Tentative Subdivision Map was approved to subdivide the newly created single-family residential large lots into an 833-unit single-family residential subdivision. Lastly, the Folsom Ranch Central District Design Guidelines and Development Regulations were approved for the orderly development of the proposed single family residential subdivision.

Subsequent to City Council approval of the Mangini Ranch Subdivision project, the applicant has been working with other landowners within the Folsom Plan Area in an effort to design and permit the infrastructure improvements to serve the project. On March 28, 2017, the City Council approved Resolution No. 9898 which approved the Large-Lot Final Map for the Mangini Ranch

Subdivision. In April, 2017, backbone infrastructure improvements for the Folsom Plan Area commenced and are expected to take 18-24 months to complete. On April 7, 2017, the Large-Lot Final Map was recorded by the applicant. In addition, two of the four Small-Lot Final Maps were filed with the City for development of the initial 387 single-family residential lots. On April 18, 2017, the applicant submitted a timely letter to the City requesting a three year extension of the Small-Lot Vesting Tentative Subdivision Map for the Mangini Ranch Subdivision project. It is important to note that Small-Lot Vesting Tentative Subdivision Map is eligible to be extended by the City for a period of 36 months in accordance with Section 16.16.120 of the Folsom Municipal Code.

POLICY/RULE

The Folsom Municipal Code (FMC) requires that applications for Tentative Subdivision Maps be forwarded to the City Council for final action. City Council actions regarding extension of Tentative Subdivision Maps are covered under section 16.16.120 of the Folsom Municipal Code.

APPLICANT'S PROPOSAL

At the request of the City, the applicant is seeking approval to: (1) modify a condition of approval (Condition No. 3) relative to the timing or validity of the entitlements (Small-Lot Vesting Tentative Subdivision Map) to correct an error in Condition No. 3 associated with the previously approved Mangini Ranch Subdivision project, as well as (2) requesting a three-year extension in time of the previously approved Small-Lot Vesting Tentative Subdivision Map associated with development of the Mangini Ranch Subdivision project.

ANALYSIS

As noted in the project description, the applicant is requesting modification to a condition of approval (Condition No. 3) for the Mangini Ranch Subdivision project in order to provide better clarity with respect to the timing or validity of the entitlements associated with the project. Listed below is the original condition of approval that was approved by the City Council on June 23, 2015:

Condition No. 3

This approval of the Vesting Small Lot Tentative Subdivision Map, Design Guidelines, and Inclusionary Housing Plan shall be valid for the term specified in Section 2.2 of Amendment No. 1 to Amended and Restated Tier 1 Development Agreement, and any amendments thereto, for the project, or for a period of twenty four months, whichever is longer, but in no event for a shorter period than the maximum period of time permitted by the Subdivision Map Act. Pursuant to Section 2.2 the term of the Planned Development shall track the term of the maps.

The aforementioned condition of approval created confusion and ambiguity in that it could be interpreted that the Small-Lot Vesting Tentative Subdivision Map would be valid concurrent with the term of Amendment No. 1 to the ARDA, which is set to expire on June 30, 2044. Amendment No. 1 to the ARDA does not provide that the maps may track the long life of the development agreement. To clarify this condition, staff recommends that Condition of Approval No. 3 be modified to the following language:

Modified Condition No. 3

This approval of the Vesting Small Lot Tentative Subdivision Map shall be valid for a period of twenty-four (24) months pursuant to Section 16.16.110A of the

Folsom Municipal Code and the Subdivision Map Act. The term of the approved Inclusionary Housing Plan shall track the term of the Vesting Small Lot Tentative Subdivision Map, as may be extended from time to time pursuant to Section 16.16.110A and 16.16.120 of the Folsom Municipal Code and the Subdivision Map Act. The term of the Project Design Guidelines shall track the term of the First Amended and Restated Tier 1 Development Agreement.

As described in the background section of this report, the City Council approved a Large Lot Vesting Tentative Subdivision Map, Small Lot Vesting Tentative Subdivision Map, and Amendment No. 1 to the ARDA for development of an 833-unit single-family residential subdivision on June 23, 2015. In this particular case, the Small-Lot Vesting Tentative Subdivision Map for the project was valid until June 23, 2017.

Additionally, on April 18, 2017, the project applicants (Mangini North Holdings, LLC and White Rock Ranch Land Investors, LLC) submitted a timely letter (Attachment 6) to the City requesting a three-year extension in time for the previously approved Small-Lot Vesting Tentative Subdivision Map from the initial day of approval of June 23, 2015. The applicant has made substantial progress towards development of the proposed project through working with other landowners within the Folsom Plan Area to finalize the design and obtain the permits to begin the backbone infrastructure improvements necessary to serve the proposed subdivision.

Staff has reviewed the proposed Small-Lot Vesting Tentative Subdivision Map Extension and recommends approval of a three year extension in time for the Small-Lot Vesting Tentative Subdivision Map associated with Mangini Ranch Subdivision project.

ENVIRONMENTAL REVIEW

The City, as lead agency, determined that the Mangini Ranch development proposal is entirely consistent with the Folsom Plan Area Specific Plan (FPASP). As a project that is consistent with existing plans and zoning and which would not result in any new or more severe environmental effects that are peculiar to the project or the parcels or which were not previously analyzed as significant effects in the FPASP EIR/EIS, the Mangini Ranch development is eligible for the exemption from review under the California Environmental Quality Act (CEQA) provided by Government Code section 65457 and CEQA Guidelines sections 15182 and 15183. Because the project is exempt from CEQA, the City is not required to prepare a negative declaration or an environmental impact report, or any specific type of environmental documentation. All of the recommended feasible mitigation measures previously adopted for the FPASP Final EIR/EIS are included as conditions of approval for this project. The City is not required to formally adopt any analysis under CEQA to make these determinations under Guidelines sections 15182 and 15183, except for a finding regarding the implementation of previously adopted mitigation measures.

RECOMMENDATION/PLANNING COMMISSION ACTIONS

MOVE TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF AMENDING
CONDITION NO. 3 FOR THE MANGINI RANCH SUBDIVISION PROJECT AS SHOWN ON
ATTACHMENT 2;

AND

MOVE TO RECOMMEND TO CITY COUNCIL APPROVAL OF THE SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP EXTENSION FOR A PERIOD OF THREE YEARS (UNTIL JUNE 23, 2020) FOR DEVELOPMENT OF THE MANGINI RANCH SUBDIVISION PROJECT (PN 17-129) WITH THE FOLLOWING FINDINGS AND CONDITION OF APPROVAL ATTACHED TO THIS REPORT (NO. 3);

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 PROJECT IS CONSISTENT WITH THE GENERAL PLAN, THE ZONING CODE OF THE CITY, AND THE FOLSOM PLAN AREA SPECIFIC PLAN AS AMENDED BY THE WESTLAND EAGLE SPECIFIC PLAN AMENDMENT.

CEQA FINDINGS

- C. THE PROPOSED PROJECT IS CONSISTENT WITH THE FOLSOM PLAN AREA SPECIFIC PLAN AS AMENDED BY THE WESTLAND EAGLE SPECIFIC PLAN AMENDMENT.
- D. A FINAL ENVIRONMENTAL IMPACT REPORT AND ENVIRONMENTAL IMPACT STATEMENT WAS PREVIOUSLY CERTIFIED FOR THE FOLSOM PLAN AREA SPECIFIC PLAN IN ACCORDANCE WITH CEQA AND NEPA AND AN ADDENDUM TO THE FPASP EIR FOR THE WESTLAND EAGLE SPECIFIC PLAN AMENDMENT WAS PREVIOUSLY ADOPTED.
- E. THE PROPOSED PROJECT IS CONSISTENT WITH THE FINAL EIR/EIS AND DOES NOT CONTAIN SUBSTANTIAL CHANGES TO THE FOLSOM PLAN AREA SPECIFIC PLAN.
- F. THE PROPOSED PROJECT IS CONSISTENT WITH THE DEVELOPMENT DENSITY ESTABLISHED BY THE FOLSOM PLAN AREA AS AMENDED BY THE WESTLAND EAGLE SPECIFIC PLAN AMENDMENT, FOR WHICH A FINAL EIR/EIS WAS CERTIFIED.
- G. NO PROJECT-SPECIFIC SIGNIFICANT EFFECTS WHICH ARE PECULIAR TO THE PROJECT OR ITS SITE EXIST.
- H. THE FEASIBLE MITIGATION MEASURES SPECIFIED IN THE FOLSOM PLAN AREA SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT WILL BE IMPLEMENTED FOR THE PROPOSED VESTING LARGE LOT AND VESTING SMALL LOT TENTATIVE SUBDIVISION MAPS, CONSISTENT WITH CEQA GUIDELINES SECTION 15183(e).

VESTING TENTATIVE SUBDIVISION MAP FINDINGS

- I. THE PROPOSED SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP IS CONSISTENT WITH THE CITY'S SUBDIVISION ORDINANCE 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.
- J. THE PROPOSED SUBDIVISION, TOGETHER WITH THE PROVISIONS FOR ITS DESIGN AND IMPROVEMENT, IS CONSISTENT WITH THE GENERAL PLAN AND ALL APPLICABLE PROVISIONS OF THE FOLSOM PLAN AREA SPECIFIC PLAN.
- K. THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED TYPE OF DEVELOPMENT.
- L. THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT.
- M. AS CONDITIONED, THE DESIGN OF THE SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.
- N. THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH OR SAFETY PROBLEMS.
- O. 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.

Submitted,



DAVID E. MILLER, AICP

Community Development Director

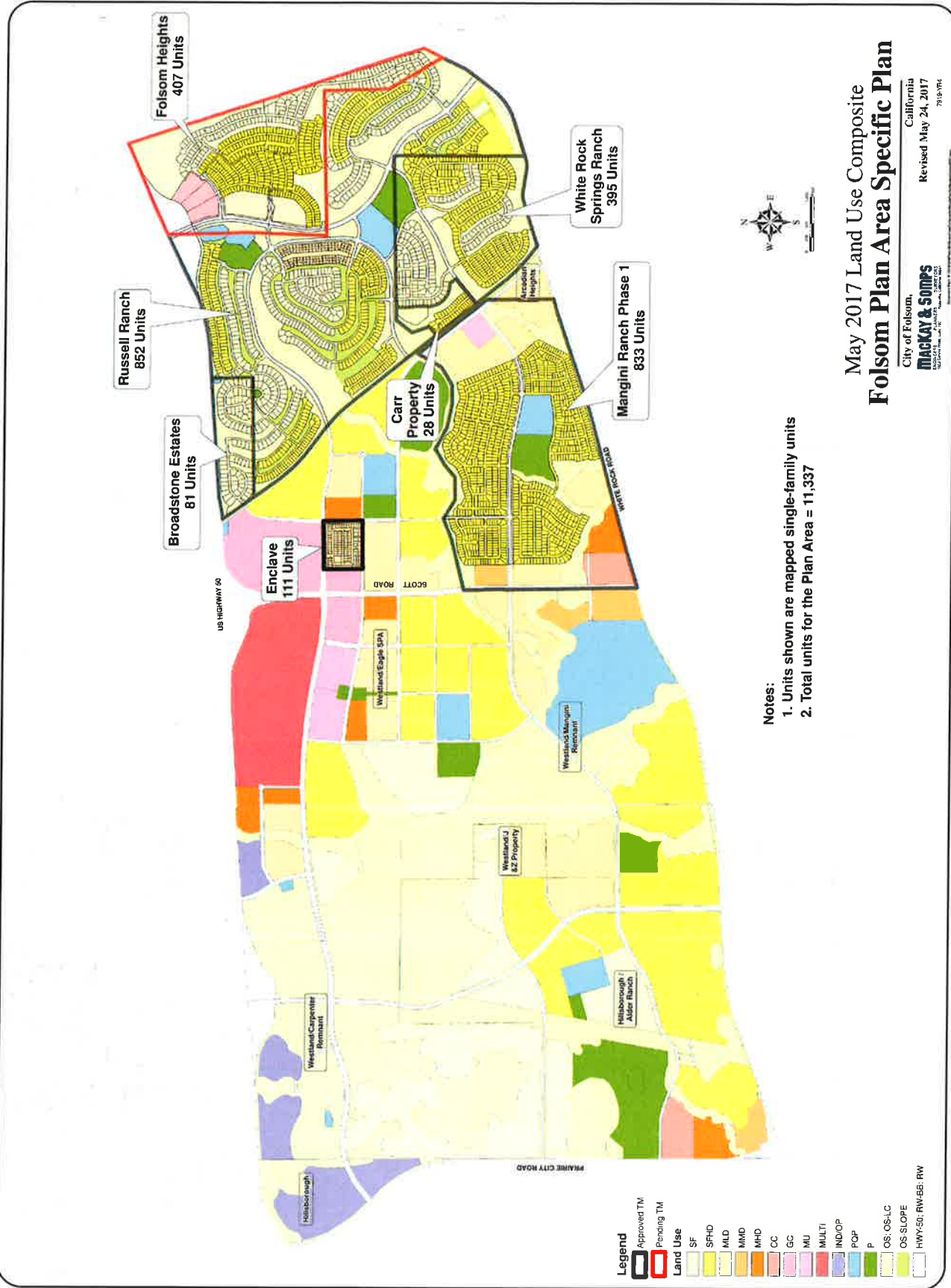
CONDITIONS

See attached tables of conditions for which the following legend applies.

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

Attachment 1

Vicinity Map



Folsom Heights
407 Units

Russell Ranch
852 Units

Broadstone Estates
81 Units

Enclave
111 Units

Carr Property
28 Units

White Rock
Springs Ranch
395 Units

Mangini Ranch Phase 1
833 Units

Notes:
 1. Units shown are mapped single-family units
 2. Total units for the Plan Area = 11,337

May 2017 Land Use Composite
Folsom Plan Area Specific Plan

City of Folsom, California
 Mackay & Soms
 Revised May 24, 2017
 7919-VH

- Legend**
- Approved TM
 - Pending TM
 - Land Use
 - SF
 - SFHD
 - MLD
 - MMD
 - MHD
 - CC
 - GC
 - MU
 - MULTI
 - IND/OP
 - POP
 - P
 - OS-OS-LC
 - OS-SLOPE
 - HWY-50; RW-BB; FW

Attachment 2
Conditions of Approval

**CONDITIONS OF APPROVAL FOR THE MANGINI RANCH PROJECT (PN14-071)
 WEST OF PLACERVILLE ROAD, NORTH OF WHITE ROCK ROAD, EAST OF SCOTT ROAD
 VESTING SMALL LOT TENTATIVE SUBDIVISION MAP, FOLSOM RANCH CENTRAL DISTRICT DESIGN GUIDELINES,
 AMENDMENT 1 TO THE AMENDED AND RESTATED DEVELOPMENT AGREEMENT, INCLUSIONARY HOUSING AGREEMENT**

| Mitigation Measure | Condition/Mitigation Measure | When Required | Responsible Department |
|--------------------|--|---------------|------------------------|
| 3. | <p><i>Validity</i> This approval of the Vesting Small Lot Tentative Subdivision Map, Design Guidelines, and Inclusionary Housing Plan shall be valid for the term specified in Section 2.2 of Amendment No. 1 to Amended and Restated Tier 1 Development Agreement, and any amendments thereto, for the project, or for a period of twenty-four months, whichever is longer, but in no event for a shorter period than the maximum period of time permitted by the Subdivision Map Act. Pursuant to Section 2.2 the term of the Planned Development shall track the term of the maps.</p> <p><u>This approval of the Vesting Small Lot Tentative Subdivision Map shall be valid for a period of twenty-four (24) months pursuant to Section 16.16.110A of the Folsom Municipal Code and the Subdivision Map Act. The term of the approved Inclusionary Housing Plan shall track the term of the Vesting Small Lot Tentative Subdivision Map, as may be extended from time to time pursuant to Section 16.16.110A and 16.16.120 of the Folsom Municipal Code and the Subdivision Map Act. The term of the Project Design Guidelines shall track the term of the First Amended and Restated Tire 1 Development Agreement.</u></p> | OG | CD (P) |

Attachment 3

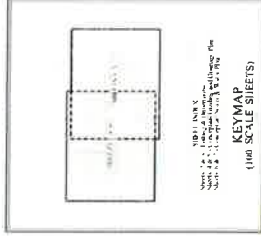
**Small-Lot Vesting Tentative Subdivision Map,
Dated May 8, 2015**

TENTATIVE MAP INFORMATION

| | |
|-------------|--|
| PROJECT | PHASED SMALL LOT VESTING TENTATIVE SUBDIVISION MAP |
| OWNER | MANGINI RANCH |
| PREPARED BY | MACKEY & SAMPSON, INC. |
| DATE | APRIL 15, 2014 |
| SCALE | 1" = 100' |
| PROJECT NO. | 14-001 |
| MAP NO. | 1 |
| SECTION | 1 |
| TOWNSHIP | 14N |
| RANGE | 10E |
| COUNTY | PLUMAS |
| STATE | CALIFORNIA |

NOTES

1. THIS TENTATIVE MAP IS PREPARED IN ACCORDANCE WITH THE SUBDIVISION MAP ACT, CHAPTER 4, DIVISION 4, OF THE CALIFORNIA GOVERNMENT CODE, AND THE SUBDIVISION MAP ACT, CHAPTER 4, DIVISION 4, OF THE CALIFORNIA GOVERNMENT CODE, AND THE SUBDIVISION MAP ACT, CHAPTER 4, DIVISION 4, OF THE CALIFORNIA GOVERNMENT CODE.
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9. THIS TENTATIVE MAP IS PREPARED IN ACCORDANCE WITH THE SUBDIVISION MAP ACT, CHAPTER 4, DIVISION 4, OF THE CALIFORNIA GOVERNMENT CODE, AND THE SUBDIVISION MAP ACT, CHAPTER 4, DIVISION 4, OF THE CALIFORNIA GOVERNMENT CODE, AND THE SUBDIVISION MAP ACT, CHAPTER 4, DIVISION 4, OF THE CALIFORNIA GOVERNMENT CODE.
10. THIS TENTATIVE MAP IS PREPARED IN ACCORDANCE WITH THE SUBDIVISION MAP ACT, CHAPTER 4, DIVISION 4, OF THE CALIFORNIA GOVERNMENT CODE, AND THE SUBDIVISION MAP ACT, CHAPTER 4, DIVISION 4, OF THE CALIFORNIA GOVERNMENT CODE, AND THE SUBDIVISION MAP ACT, CHAPTER 4, DIVISION 4, OF THE CALIFORNIA GOVERNMENT CODE.



**COVER SHEET
PHASED SMALL LOT
VESTING TENTATIVE SUBDIVISION MAP**

Mangini Ranch

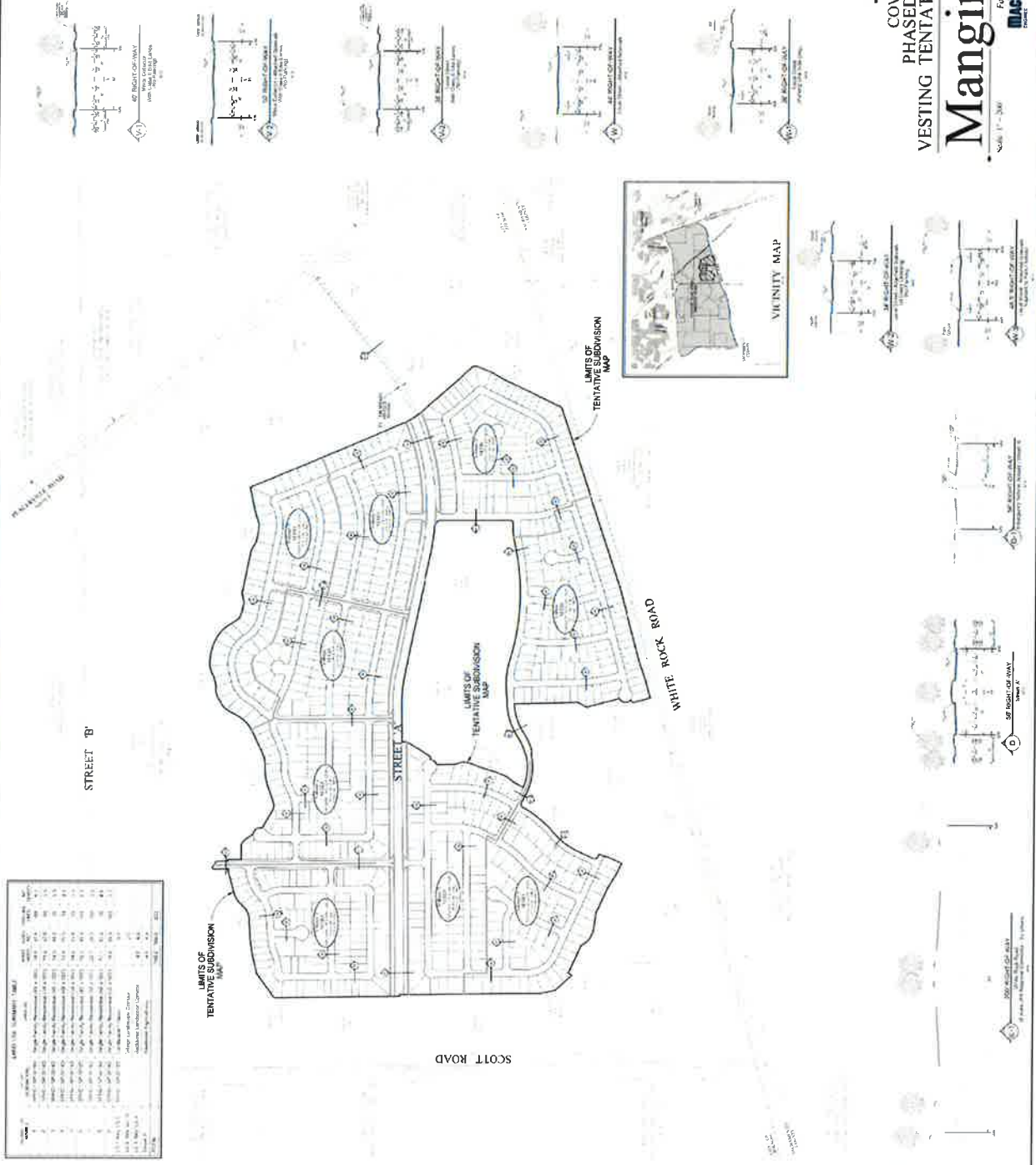
Plumas, California

MACKEY & SAMPSON, INC.

REGISTERED PROFESSIONAL LAND SURVEYORS

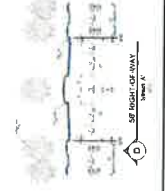
APPROVED 15, 2014
RECEIVED 15, 2014
COUNTY CLERK, PLUMAS COUNTY, CALIFORNIA

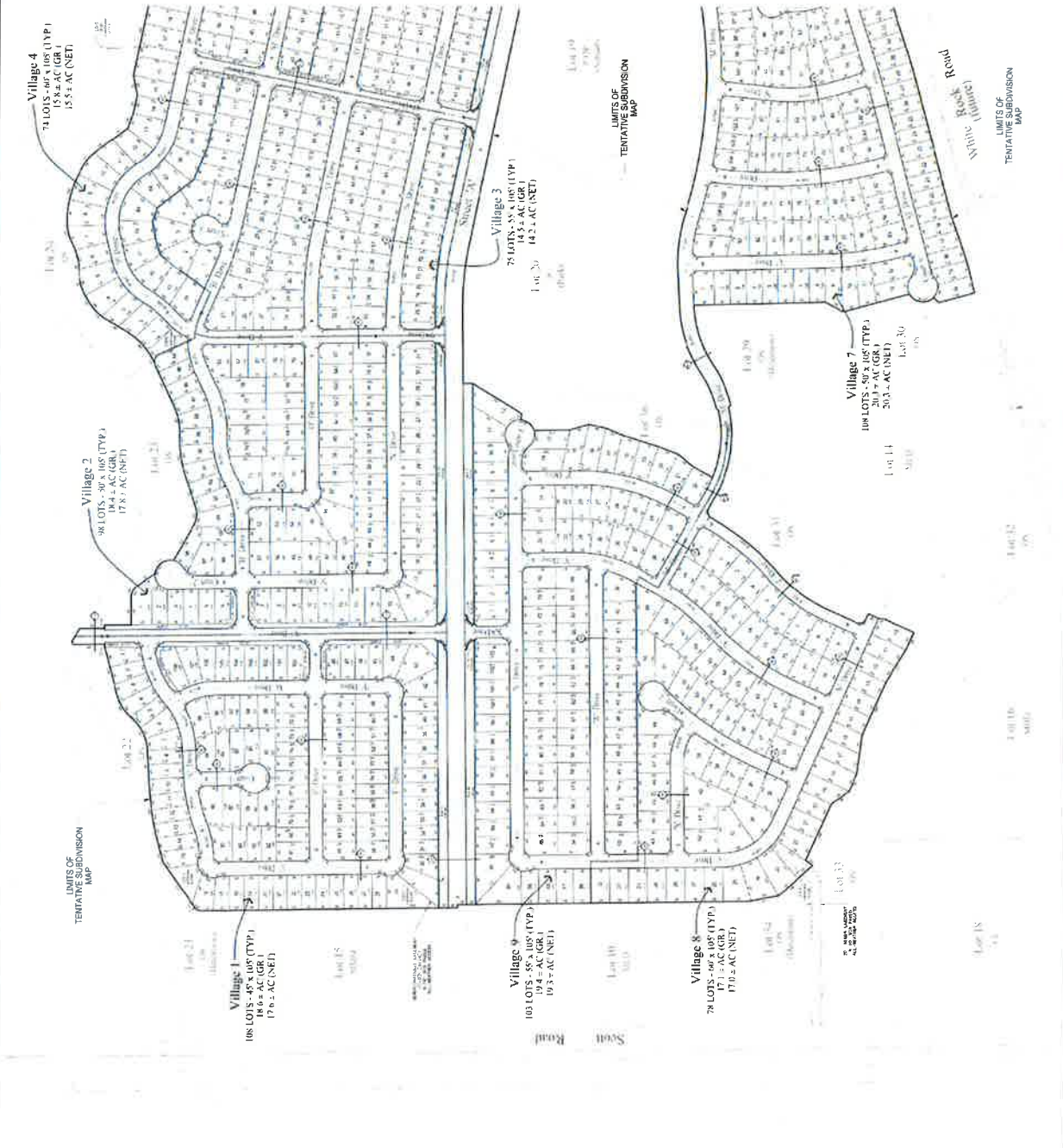
Scale 1" = 100'



AREAS TO BE SUBMITTED TO THE STATE

| AREA | ACRES | PERCENTAGE OF TOTAL |
|---|----------------|---------------------|
| 1. 1/4 SECTION 1, T14N, R10E, PLUMAS COUNTY, CALIFORNIA | 160.00 | 100.00% |
| 2. 1/4 SECTION 2, T14N, R10E, PLUMAS COUNTY, CALIFORNIA | 160.00 | 100.00% |
| 3. 1/4 SECTION 3, T14N, R10E, PLUMAS COUNTY, CALIFORNIA | 160.00 | 100.00% |
| 4. 1/4 SECTION 4, T14N, R10E, PLUMAS COUNTY, CALIFORNIA | 160.00 | 100.00% |
| 5. 1/4 SECTION 5, T14N, R10E, PLUMAS COUNTY, CALIFORNIA | 160.00 | 100.00% |
| 6. 1/4 SECTION 6, T14N, R10E, PLUMAS COUNTY, CALIFORNIA | 160.00 | 100.00% |
| 7. 1/4 SECTION 7, T14N, R10E, PLUMAS COUNTY, CALIFORNIA | 160.00 | 100.00% |
| 8. 1/4 SECTION 8, T14N, R10E, PLUMAS COUNTY, CALIFORNIA | 160.00 | 100.00% |
| 9. 1/4 SECTION 9, T14N, R10E, PLUMAS COUNTY, CALIFORNIA | 160.00 | 100.00% |
| 10. 1/4 SECTION 10, T14N, R10E, PLUMAS COUNTY, CALIFORNIA | 160.00 | 100.00% |
| TOTAL | 1600.00 | 100.00% |



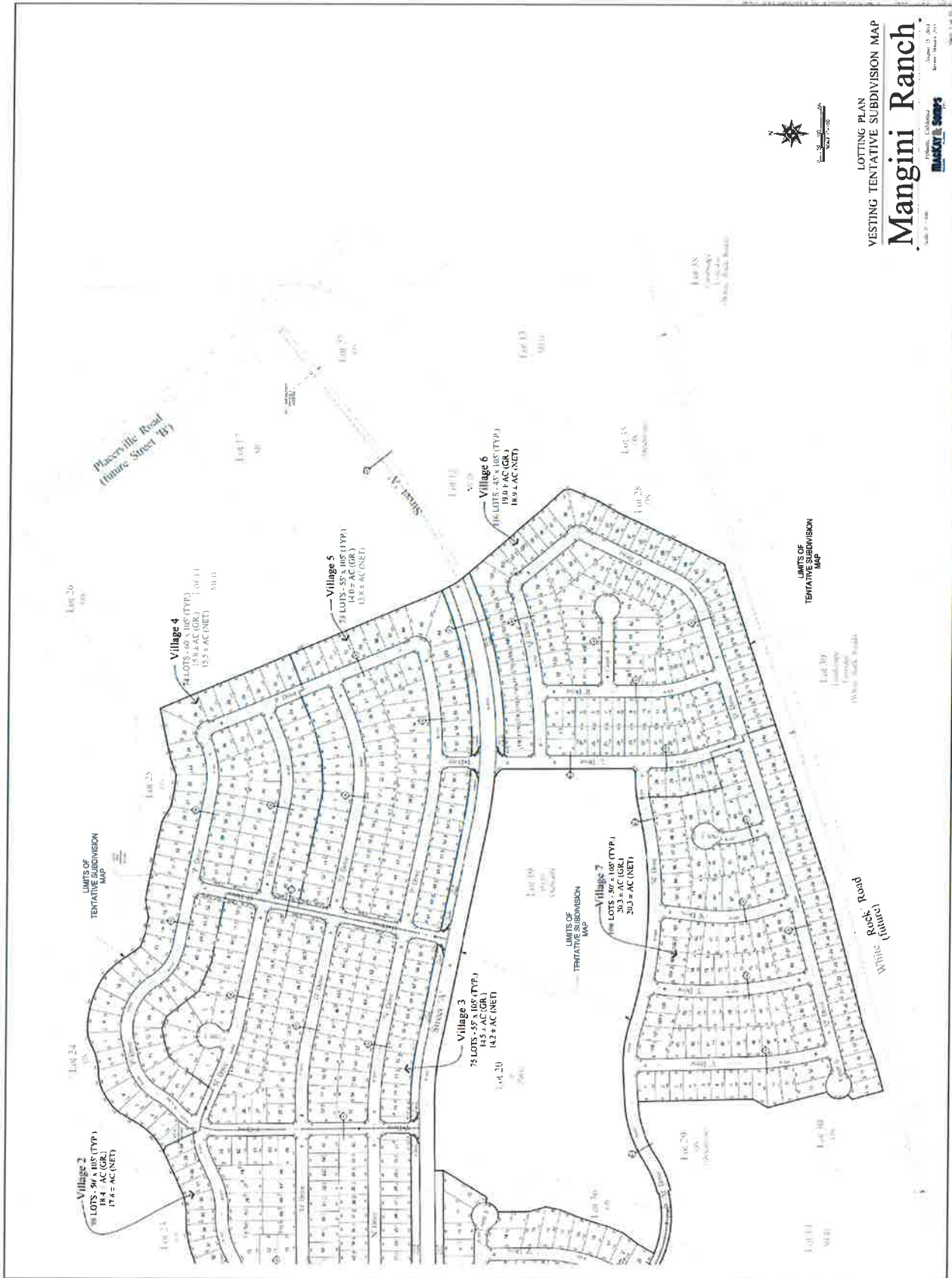


LOTTING PLAN
VESTING TENTATIVE SUBDIVISION MAP

Mangini Ranch

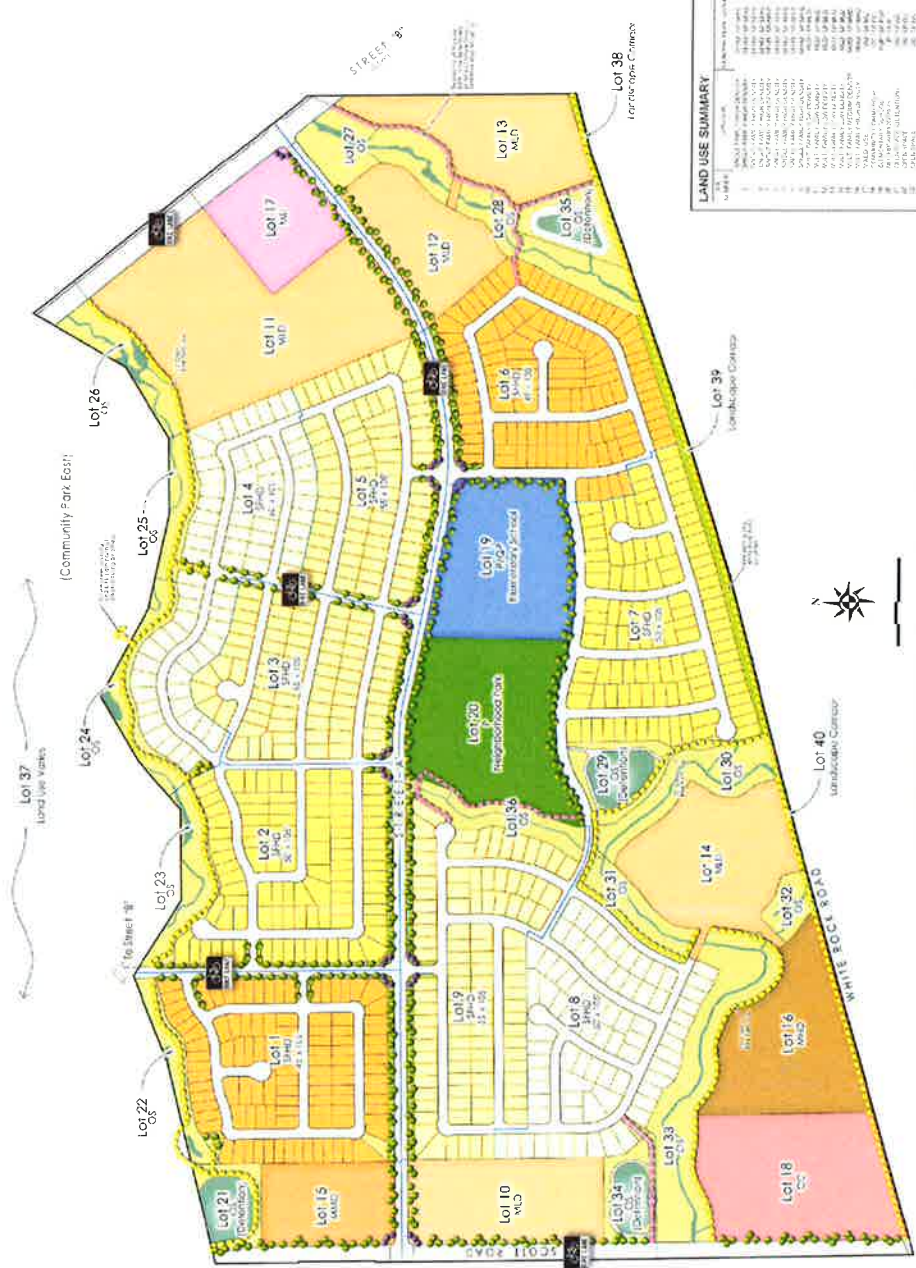


LIMITS OF TENTATIVE SUBDIVISION MAP



Attachment 4

Preliminary Site Plan, dated May 8, 2015



LAND USE SUMMARY

| Lot No. | Area (Acres) | Land Use | Notes |
|---------|--------------|-------------------|-------|
| 1 | 0.15 | Development | |
| 2 | 0.15 | VLD | |
| 3 | 0.15 | VLD | |
| 4 | 0.15 | VLD | |
| 5 | 0.15 | VLD | |
| 6 | 0.15 | VLD | |
| 7 | 0.15 | VLD | |
| 8 | 0.15 | VLD | |
| 9 | 0.15 | VLD | |
| 10 | 0.15 | VLD | |
| 11 | 0.15 | VLD | |
| 12 | 0.15 | VLD | |
| 13 | 0.15 | MUD | |
| 14 | 0.15 | VLD | |
| 15 | 0.15 | MUD | |
| 16 | 0.15 | VLD | |
| 17 | 0.15 | VLD | |
| 18 | 0.15 | CC | |
| 19 | 0.15 | VLD | |
| 20 | 0.15 | VLD | |
| 21 | 0.15 | Development | |
| 22 | 0.15 | VLD | |
| 23 | 0.15 | VLD | |
| 24 | 0.15 | VLD | |
| 25 | 0.15 | VLD | |
| 26 | 0.15 | VLD | |
| 27 | 0.15 | VLD | |
| 28 | 0.15 | VLD | |
| 29 | 0.15 | Development | |
| 30 | 0.15 | VLD | |
| 31 | 0.15 | VLD | |
| 32 | 0.15 | VLD | |
| 33 | 0.15 | Development | |
| 34 | 0.15 | Development | |
| 35 | 0.15 | Development | |
| 36 | 0.15 | Recreational Park | |
| 37 | 0.15 | VLD | |

ILLUSTRATIVE MASTER PLAN EXHIBIT

Mangini Ranch

Scale: 1" = 200'
 Max. S. 2015

MACKAY & SOMPS
 PLANNERS
 CONSULTANTS

Boundary Class: See Title per FFA-SP (2011)
 Additional Class: See Title

Attachment 5

City Council Staff Report, dated June 23, 2015

DATE: June 23, 2015

TO: Mayor and City Council Members

FROM: Community Development Department

SUBJECT: MANGINI RANCH SUBDIVISION: VESTING LARGE LOT TENTATIVE SUBDIVISION MAP, VESTING SMALL LOT TENTATIVE SUBDIVISION MAP, PROJECT DESIGN GUIDELINES, AMENDMENT NO. 1 TO THE FIRST AMENDED AND RESTATED DEVELOPMENT AGREEMENT, AND INCLUSIONARY HOUSING PLAN (PN 14-293)

RESOLUTION NO. 9588 - A RESOLUTION APPROVING VESTING LARGE LOT TENTATIVE SUBDIVISION MAP, VESTING SMALL LOT TENTATIVE SUBDIVISION MAP, PROJECT DESIGN GUIDELINES AND INCLUSIONARY HOUSING PLAN FOR THE DEVELOPMENT OF THE MANGINI RANCH PROJECT

ORDINANCE NO. 1228 - AN UNCODIFIED ORDINANCE OF THE CITY OF FOLSOM APPROVING AMENDMENT NO. 1 TO THE FIRST AMENDED AND RESTATED TIER 1 DEVELOPMENT AGREEMENT BETWEEN THE CITY OF FOLSOM AND MANGINI RANCH HOLDINGS, LLC RELATIVE TO THE MANGINI RANCH PROJECT (INTRODUCTION AND FIRST READING)

ORDINANCE NO. 1229 - AN UNCODIFIED ORDINANCE OF THE CITY OF FOLSOM APPROVING AMENDMENT NO. 1 TO THE FIRST AMENDED AND RESTATED TIER 1 DEVELOPMENT AGREEMENT BETWEEN THE CITY OF FOLSOM AND FOLSOM REAL ESTATE SOUTH, LLC RELATIVE TO THE MANGINI RANCH PROJECT (INTRODUCTION AND FIRST READING)

ORDINANCE NO. 1230 - AN UNCODIFIED ORDINANCE OF THE CITY OF FOLSOM APPROVING AMENDMENT NO. 1 TO THE FIRST AMENDED AND RESTATED TIER 1 DEVELOPMENT AGREEMENT BETWEEN THE CITY OF FOLSOM AND WHITE ROCK LAND INVESTORS, LLC RELATIVE TO THE MANGINI RANCH PROJECT (INTRODUCTION AND FIRST READING)

BACKGROUND

The subject site is located in the Folsom Plan Area and is generally located north of White Rock Road, east of Scott Road and west of Placerville Road. Mining is the dominant historical theme on the project site and in the surrounding lands. The region, later known as the Folsom Mining District, was extensively placer mined during the Gold Rush. Since the early 20th century, the property has been primarily used for grazing.

The proposed project site is part of the approved Folsom Plan Area Specific Plan (FPASP), which is a comprehensively planned community that proposes new development based upon principles of “Smart Growth” and Transit Oriented Development. The FPASP area is generally bounded by Prairie City Road on the west, Highway 50 (US 50) on the north, and White Rock Road on the south and the Sacramento County/El Dorado County boundary on the east. The FPASP includes 10,210 residential units at various densities on a total of 1,477.2 acres; 362.8 acres designated for commercial and industrial use, including a regional shopping center; public/quasi- public uses; elementary, middle, and high schools on 179.3 acres; 121.7 acres of community and neighborhood parks; stormwater detention basins; 1,053.1 acres of open-space areas and open- space preserves; and major roads with landscaping. The Mangini Ranch project site is included in the FPASP and is planned for 880 single family residential units, 676 multifamily residential units, 87,120 square feet of commercial, 18,469 square feet of commercial with 61 dwelling units in a mixed use project, an elementary school, and approximately 78 acres of open space and parks.

APPLICANT’S PROPOSAL

The applicant, Westland Capital Partners, is requesting approval of a Vesting Large Lot Tentative Subdivision Map, a Vesting Small Lot Tentative Subdivision Map, Project Design Guidelines, Inclusionary Housing Plan, and Amendment No. 1 to the First Amended and Restated Development Agreement for the development of an 833-unit single family residential subdivision on 418± acres. As mentioned above, the FPASP anticipated 880 lots in this area while the applicant is only proposing to create 833 lots (47 lots less than allowed by the FPASP).

The Vesting Large Lot Tentative Subdivision Map proposes to create 40 large lots, many of which will be further subdivided into the 833 single family lots via a Vesting Small Lot Tentative Subdivision Map. The Vesting Large Lot Tentative Subdivision Map creates 9 single family residential parcels, 7 multifamily residential parcels, 1 community commercial parcel, 1 mixed use parcel, 16 open space parcels, a school site, a neighborhood park, a detention basin site, and the street rights of way. Only the single family parcels are subject to development under the proposed project. The balance of the multifamily, commercial and mixed use parcels are subject to further discretionary review before any development will occur.

The Folsom Ranch Central District Design Guidelines (of which Mangini Ranch is a part) are proposed to establish design guidelines for the orderly development of the proposed single family residential subdivision. The primary purpose of these design guidelines is to articulate

the general architectural and design expectations for the proposed residential neighborhood, the landscapes, hardscapes, open spaces, fencing, entry features and site lighting. The goal of the design guidelines is to establish a regulatory framework for the design of individual homes on the residential lots. The final design details of the homes are subject to review and approval by the Planning Commission as part of a future Design Review application.

External access to the project site from both the north and south will be provided via Scott Road to Street A (which will traverse east and west through the subdivision). Internal vehicular circulation is accessed from Street A into each of the neighborhoods. Street A is planned to connect with Placerville Road (or Street B as it is referred to in the Folsom Plan Area Specific Plan). In the interim, the easterly 1,100 ± feet of Street A will be constructed as a 21 foot wide Emergency Vehicle Access (EVA), thereby making the only entrance to the project from Scott Road. When the final small lot subdivision map is recorded, the city will determine whether or not Street A needs to be extended to Placerville Road. The decision will be based largely upon whether Placerville Road has been improved enough to provide reasonable access to the subdivision. In addition, a future street connection will be provided across the Alder Creek Tributary to provide access to Large Lots 13, 14, and 37 and the future town center area.

Pedestrian circulation is provided by a combination of street separated sidewalks, open space trails, park trails and pathway connections. Proposed on-site improvements include: underground utilities, drainage improvements, retaining walls, driveways, on-street parking, curbs/gutters, sidewalks, pathways, trails, fencing, site lighting, site landscaping, and park enhancements. Sewer and water infrastructure will be extended to the project site from the westerly portion of the FPASP area.

The Planning Commission reviewed the project on May 20, 2015 and recommends City Council approval. Subsequent to the Planning Commission hearing on May 20, 2015, the City received a letter from the Sacramento Department of Transportation related to Small Lot Map Condition No. 87 regarding interim improvements to White Rock Road. In response, the City has revised this condition as follows as shown in ~~strikeout~~/**bold underline**:

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 Subdivision 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 shall may be included in ~~the SCTDF fee program or other~~ an 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 shall may therefore be eligible for a credit and/or reimbursement agreement.

If construction of the Capital Southeast Connector Project between Scott Road and the El Dorado County line has commenced during the term of the required Subdivision Improvement Agreement, then the shoulder improvement condition will be deemed satisfied and the security shall be released to the owner/applicant.

GENERAL PLAN / SPECIFIC PLAN

In 2011, the City of Folsom adopted a general plan amendment for the circulation and land use designations, as well as, the Folsom Plan Area Specific Plan (FPASP) which is designed to guide and regulate the development, for the area south of Highway 50. The zoning designations in the Specific Plan correspond with the General Plan designation boundary lines. The adopted General Plan and Specific Plan land use designations for the project site are SFHD (Single Family High Density Residential), MLD (Multifamily Low Density Residential), MMD (Multifamily Medium Density Residential), MHD (Multifamily High Density Multifamily), CC (Community Commercial), OS (Open Space), P (Park), and PQP (Public /Quasi Public). There are no changes to the adopted General Plan and Specific Plan land use designations for the proposed Mangini Ranch subdivision project, which is proposed to be developed consistent with the adopted General Plan and Specific Plan land use designations.

FPASP MINOR ADMINISTRATIVE MODIFICATIONS

The proposed project is consistent with the Folsom Plan Area Specific Plan except for the location of the Park and School sites which are relocated slightly to the east of their original locations in order to preserve a wetland swale on the eastern edge of the original Park and School sites. There have been no reductions to parkland or open space acreages in the project. The applicant/owner has requested that the City implement the Minor Administrative Modification provisions of the FPASP Section 13.3.1 in order to maintain overall consistency with the FPASP.

Section 13.3.1 of the Folsom Plan Area Specific Plan outlines the provisions of approving a Minor Administrative Modification to the Specific Plan. These modifications are evaluated against a specific set of criteria contained within the plan and may be approved by the Community Development Department. The Mangini Ranch project includes a Minor Administrative Modification to the Folsom Plan Area Specific Plan (FPASP) due to the fact that the Park and School sites have been slightly relocated to different locations within the same half-mile radius service area as the currently approved sites for school and park in the FPASP. The Park site was moved approximately 200 feet northwest, and the School site approximately 600 feet east from the locations shown in the Specific Plan without reducing the size of these sites. City Staff worked with both the Folsom Cordova Unified School District and the Parks and Recreation Department to achieve concurrence on these two new locations. Both are agreeable to the new locations.

The requested changes to the FPASP meet the requirements for the Minor Administrative Modification process (MAM) provided for and outlined in Section 13.3.1 of the FPASP. (See FPASP, pp. 13-8 to 13-13-9, 14-28 [“Consistent with park land use policy 4.17, park sites may be relocated from the locations shown on Figures 4.1 and 4.2 as a minor administrative modification of the FPASP.”], 14-28 to 14-29 [“public or quasi-public sites [e.g. schools] shown on Figures 4.1 and 4.2 may be relocated or abandoned as a minor administrative modifications of the FPASP.”].)

At the time the Specific Plan was adopted, a wetland swale that is located on the eastern edge of the Park and School site was proposed to be filled. Subsequently, the U.S. Army Corps of Engineers required that this swale be preserved. To ensure that the Park and School remain contiguous and a focal point of the proposed walkable community, the Park and School have been shifted to different locations that remain adjacent to each other and are still in the same vicinity as the currently approved sites for School and Park in the FPASP.

| MAM Criteria | Criteria met by requested applicant’s FPASP modification? |
|---|---|
| <i>The proposed modification is within the Plan Area.</i> | Yes. The modification affects a portion of the plan area north of White Rock Road and east of Scott Road. |
| <i>Relocated park or school parcels continue to meet the standards for the type of park or school proposed.</i> | <p>Yes. The relocated park and school parcels continue to meet the standards for the type of park and school proposed because the park and school sizes have not changed and are still sized to meet the needs of the project area.</p> <p>The FPASP includes the following descriptions of the school (ES3) and park (NP3) that will be relocated under the Mangini Ranch Project.</p> <p>“Elementary School 3 (Parcel 135): Located adjacent to Street A, in the south central portion of the Plan Area, this 9.9-acre school site is directly adjacent to Neighborhood Park 3 and serves residents in the area bounded by White Rock Road, Scott Road, an Open Space corridor and Placerville Road.” (FPASP, pp. 11-4, 11-5 [map].)</p> <p>“Neighborhood Park 3 (Parcel 136): Located in the south central portion of the Plan Area, adjacent to two Open Space corridors and an Elementary School, this Neighborhood Park site of 11.7 acres offers direct pedestrian access to an open space corridor and will provide recreational amenities for a nearby high density residential development.” (FPASP, pp. 9-7, 9-5 [map].)</p> <p>The new school site acreage has been refined to meet the school district’s needs with 10.0 acres net. This is larger than the FPASP’s projected acreage for ES3. The new park site</p> |

| | |
|--|---|
| | <p>acreage has been refined to meet the City’s needs with 11.8 acres net. This is also larger than the FPASP’s projected acreage for NP3.</p> <p>Moreover, the planned facilities for the park and school have not changed. The subdivision has been redesigned to meet the school district’s request for adequate access for student drop-offs. In the FPASP, student drop-offs were limited to access from “Street A” and in the school site’s internal circulation system. The Mangini Ranch project still provides Street A access, but also provides additional options for student drop-offs. The new school site would have three residential streets fronting the site in a loop, allowing for student drop-offs to occur in a clockwise fashion, which avoids traffic congestion. Similarly, the new park site will have two street frontages, thus increasing accessibility to the park site as well.</p> |
| <p><i>Relocated park or school parcels remain within walking distance of the residents they serve.</i></p> | <p>Yes. Both the relocated school and park are within the same half-mile radius service area as the FPASP-designated school (ES3) and park (NP3). (See FPASP, pp. 9-5, 11-5.)</p> <p>FPASP Policy 4.17 envisioned that slight modifications to the parks might occur during development of the tentative subdivision map as a result of the more detailed planning process. Policy 4.17 states that “[o]n future tentative subdivision maps . . . park sites shall be within 1/8 mile of the locations shown on Figure 4.1 [of the Specific Plan].” (FPASP, p. 4-4.) The new, relocated park is within 1/16 mile from the location for NP3 shown in the Specific Plan, thus Policy 4.17 will be met. Moreover, pursuant to FPASP Policy 4.17, the relocated school and park “remain adjacent” to each other.</p> |
| <p><i>The modification does not reduce the size of the proposed Town Center.</i></p> | <p>Yes. The Town Center size and design will not be affected by the proposed changes to location of the school and park sites in the Mangini Ranch Project.</p> |
| <p><i>The modification maintains compliance with City Charter Article 7.08, previously known as Measure W.</i></p> | <p>Yes. All provisions of Measure W remain.</p> |
| <p><i>The general land use pattern remains consistent with the intent and spirit of the FPASP</i></p> | <p>Yes. The Mangini Ranch Large Lot Tentative Map and Small Lot Tentative Map areas are fully consistent with the land uses shown in the Specific Plan.</p> <p>The Large Lot Map parcels are not being developed at this time and, thus, will not deviate from the general land use</p> |

| | |
|---|---|
| | <p>pattern in the FPASP.</p> <p>The Small Lot Map, or Mangini Ranch Phase 1 map, creates 833 single-family lots with a designation and zoning of SFHD, yielding a density of 5.13 du/ac. The density range for the SFHD in the FPASP is 4 to 7 du/ac. (FPASP, p. 4-14.) Therefore, the density and intensity of land use in the Small Lot Map area are consistent with the adopted Specific Plan.</p> |
| <p><i>The proposed changes do not substantially alter the backbone infrastructure network.</i></p> | <p>Yes. There will be no changes to the backbone infrastructure.</p> |
| <p><i>The proposed modification offers equal or superior improvements to development capacity or standards.</i></p> | <p>Yes. The modification will offer equal or superior improvements to development capacity or standards. The refinements made to the Specific Plan as a result of addressing the needs of the school district and parks department reflect an improvement on the adopted land plan. The school site will have better access, which will minimize congestion on Street A and result in increased public safety for the students. Additionally, the park site now has two access points, thus increasing the accessibility of the site by the residents of the community.</p> <p>As a result of the discussions with the City, additional Class I and II trails have been planned to increase non-vehicular accessibility to the park, school site, and areas outside of the project area. For instance, the minor collector street connecting the project area to the core commercial areas planned to the north now has a Class II bike lane planned in an effort to increase bicycle accessibility to the commercial areas.</p> <p>Finally, as the FPASP explains, the “land use and zoning of the [relocated park and school] sites will revert to the lowest adjacent residential land use and zoning (refer to Section 13.3.1 Minor Administrative Modifications and Amendments).” (FPASP, pp. 4-28 to 4-29.)</p> |
| <p><i>The proposed modification does not increase environmental impacts beyond those identified in the EIR/EIS.</i></p> | <p>The Specific Plan modification proposed does not increase environmental impacts beyond those identified in the EIR/EIS. In fact, the environmental impacts have been reduced because, while the approximate sizes of the park and school sites have not changed, the project area has approximately 50 fewer residential units proposed than what was approved in the Specific Plan. Additionally, no site-specific impacts were identified in the Mangini Ranch Phase 1 traffic study with respect to the school site access and student drop off, and the improved school site access will reduce congestion that is typically associated with school sites.</p> |

Properties with a SFHD land use designation are permitted to be developed with single-family residential homes at a density of 4 to 7-units per acre. As proposed, the SFHD portion of the Mangini Ranch Subdivision will be developed at an average residential density of 5.36 dwelling units per acre, which is consistent with the allowable density for properties with an SFHD land use designation.

LAND USE COMPATIBILITY

The 418+-acre project site is surrounded by vacant undeveloped property, White Rock Road to the south and Alder Creek tributary to the north. The surrounding land use designations are as follows;

| | |
|-------|---|
| North | Undeveloped property and Alder Creek Tributary. Property is zoned Multifamily Low Density Residential and Community Park. |
| East | Undeveloped property zoned Multifamily Low Density Residential, Medium Density Multifamily Residential and Open Space. |
| West | Undeveloped property zoned Single Family High Density Residential, Multifamily Low Density Residential, and Open Space |
| South | White Rock Road (Sacramento County) Undeveloped Property Agricultural |

It is important to note that the project includes 54.5 acres of open space, all of which will contribute to the 30% open space requirement included in Measure W. In Mangini Ranch, the open space is predominately preserved jurisdictional wetlands. The project site is located just to the south of the town center area. Persons residing in this area will be able to access the town center by a multitude of methods given its close proximity.

Generally speaking, the terrain of the project site is gently rolling hills with creeks traversing through them. There are no trees on this portion of the site. Given that the proposed project is consistent with the land use designations in the FPASP, that the project meets all of the policies and regulations contained therein, staff finds that the project is compatible with both the current and future planned land uses.

VESTING (LARGE LOT) TENTATIVE SUBDIVISION MAP

The applicant is requesting approval of a Vesting (Large Lot) Tentative Subdivision Map to subdivide the existing 418+-acre site into a total of 40 parcels including 9 single family parcels, 7 multifamily parcels, 1 mixed use parcel, 1 mixed zone parcel, 1 community commercial parcel, a school site, a park site, 16 open space parcels, and 3 landscaping parcels.

The purpose of the Vesting Large Lot Tentative Subdivision Map (VLLTSM) is to facilitate the land division, sale and potential development of a large parcel into some future development or smaller subdivided lots. In and of itself, the VLLTSM does not permit development of any of the parcels it creates. It does, however, create the necessary easements to allow for roads and utilities to be built to facilitate the development of those parcels subject to future approval of a small lot subdivision map or other discretionary entitlement. Only the single family parcels are

subject to development under the proposed project. The balance of the remaining multifamily, commercial and mixed use parcels are subject to further discretionary review before any development can occur. No specific development proposals have been made for those parcels yet.

All open space parcels created to preserve the natural habitat and drainage features on the site will be dedicated to the City via the VLLTSM. No phasing is permitted for the VLLTSM.

VESTING (SMALL LOT) TENTATIVE SUBDIVISION MAP

The applicant is also requesting approval of a Vesting Small Lot Tentative Subdivision Map (VSLTSM). The VSLTSM will further subdivide the 9 single-family residential parcels into 833 single family lots. The minimum lot size ranges from 4,725 square feet to 6,300 square feet per lot.

Open Space/Slopes

As noted earlier, the grading concept for the proposed Mangini Ranch subdivision project is to balance the soil on site, resulting in a fairly level subdivision. The grade differential between lots is typically only a few feet. In the worst case, the grade differential between two single family residential lots is 11± feet. Staff is supportive of the grading and drainage concept with the recommended conditions.

Collector Road Alignments / Road Connections

The proposed subdivision has been designed to provide connections to Scott Road to the west and Placerville Road (or Street B). There is one local street connection to the north into Large Lot 37. Staff is recommending that the creek crossing between Large Lots 1 and 2 and Large Lot 37 be built by the developer of Lot 37. Staff recommends that a Notice of Restriction be recorded against Lot 37 notifying the owner/applicant/developer of that parcel that the creek crossing will be a requirement of that entitlement. When the bridge is constructed, it will provide the connection to the town center envisioned by the FPASP.

Utilities

As provided for in the development agreement between the City and the Landowners south of Highway 50, each subdivision is required to build the portion of the offsite infrastructure system necessary to support the proposed project. In order to serve the proposed Mangini Ranch development, Staff recommends that the Mangini Ranch project build the sewer alignment shown in Alternative 1 of the VSLTSM exhibits. The sewer alignment will traverse southerly on Scott Road to the creek tributary at which point it will turn to the west following the alignment shown in Alternative 1 of the tentative subdivision map. The water line will come from the north, under Highway 50 along Placerville Road. Both of these alignments are compatible with the plans for Russell Ranch.

Traffic Safety Committee

The Traffic Safety Committee met on March 26, 2015 and discussed traffic safety issues associated with the proposed project. Staff explained how the project's traffic and circulation fit

within the larger FPASP, including future improvements to Highway 50 and White Rock Road. In particular, the Committee was interested in how the improvements to Street A would be phased and how the traffic and circulation would work around the school site. Upon reviewing the proposed project, the Traffic Safety Committee supported the proposal without recommending any modifications to the project.

Parks and Recreation Commission

The Parks and Recreation Commission, at its April 7, 2015 meeting, recommended approval of the proposed Mangini Ranch project with the following conditions:

1. The Owner/Applicant will provide and develop the proposed Class II bike lane alignments and connections consistent with the Illustrative Master Plan for Mangini Ranch Exhibit dated March 30, 2015.
2. Subject to a future credit / reimbursement agreement approved by the City Council, the Owner/Applicant will provide and develop the proposed Backbone Class I Bike Trails consistent with the Illustrative Master Plan for Mangini Ranch Exhibit dated March 30, 2015.
3. The Owner/Applicant will incorporate the design and grading for the proposed Additional Class I Bike Trails consistent with the Illustrative Master Plan for Mangini Ranch Exhibit dated March 30, 2015.

All of the recommended bike trails are included in the plans and required in the conditions of approval.

Water Supply

Under current conditions, reflecting a multiple-year drought, all environmental work for south of Highway 50 has appropriately and sufficiently disclosed, analyzed, and discussed information relating to the availability of water supplies to serve this project. In addition to the detailed information and analysis contained in the EIR relating to water supply, (including the studies and references cited and relied upon therein), which addresses questions as to whether supplying water to this project in the future would adversely impact existing water users in the City, the following summary of the City's water supply planning for the FPASP area dry years is provided in the interest of addressing the ongoing and expected continued interest in this issue.

The City is a party to the Water Forum Agreement, which represents a regional commitment by stakeholders in the long term health and sustainability of the American River to cooperate and fulfill two co-equal objectives: (1) to provide a reliable and safe water supply for the region's economic health and planned development to the year 2030; and (2) to preserve the fishery, wildlife, recreational, and aesthetic values of the lower American River. An EIR was prepared in 1999 that examined the effects of implementing the linked actions agreed to by the stakeholders to fulfill those objectives. As relevant to this project, these linked components include: actions to

meet water users' needs during dry years while reducing diversion impacts, increased water conservation, and improved groundwater management, among other actions.

The Water Forum Agreement contains provisions by which purveyors (including the City of Folsom) agree to reduce their diversions from the Lower American River by specified levels in defined drier years. When diversions from this source must be reduced, the City meets its customers' water demands through conservation measures applied City-wide and also by entering into agreements with other purveyors that have access to both surface water and groundwater for an equivalent exchange of the amount of reductions needed by the City.

Consistent with its commitments under the Water Forum Agreement and the Water Conservation Act of 2009, the City has undertaken several water conservation and management improvements in recent years, including approval of the Water System Optimization Review (SOR) Project in 2012, which provides for leak detection, repairs to the City's existing water transmission and distribution facilities. The SOR project is being implemented, and the water savings achievable through these repairs will make available a sufficient amount to supply the FPASP area with the 5,600 acre-feet per year that development within the plan area is currently estimated to require. The impacts of implementing these system improvements and applying the water savings to the FPASP area were reviewed in an Addendum to the FPASP EIR and considered and approved by the City Council in December 2012.

The proposed project would be served by the savings in existing City water supplies achieved through the SOR program described above, which may be used for all beneficial uses determined by the City, including developments south of U.S. 50. There is an existing Water Supply and Facilities Financing Plan and Agreement between the City and certain landowners in the FPASP, approved with the Addendum to the FPASP EIR in December 2012, which provides a framework for supplying water required in the Folsom Plan Area.

During multiple-dry years such as the current circumstances, the City has the authority to declare a water shortage condition under Chapter 13.26 of the Folsom Municipal Code, and implement increasingly more stringent stages of conservation, which limit many types of outdoor water use and water service in restaurants. Section 4.6 of the First Amended and Restated Development Agreement approved in May 2014, to which the Mangini Ranch project proponent is a party, makes clear that this project area and these landowners are subject to the same water use cut-backs and limitations imposed in the rest of the City during such water shortage conditions.

The City's most recent Urban Water Management Plan (2010) considered the effects of implementing these stages of conservation, as required by law, and still concluded that the City would have sufficient supplies to serve existing residents and planned new growth in multiple dry years.

Accordingly, the proposed project's water demand can be accommodated by the City's existing water supplies and dry-year plans, without imposing additional hardship or otherwise further limiting the supplies available to serve the rest of the City's residents.

Phasing and Improvements

The subdivision is expected to be constructed in multiple phases. Each phase will be required to stand on its own as it pertains to access and infrastructure supply and construction. Grading is expected and will occur as each phase develops.

Street cross sections with the FPASP were used as the basis for the design of the street cross sections within the proposed project. Slight alterations were made to some of the cross sections to better serve the project. For example, the two streets that connect Street A with the subdivisions to the north are designed with landscaped parkway, including separated sidewalks, and Class 2 bike lanes with no permitted parking. No future residences along those streets will face the streets with the bike lanes so there will be fewer potential conflicts between parked cars and bikes. All proposed street modifications from the adopted FPASP are shown on the VSLTSM.

The applicant has indicated a desire to use decorative street lighting in the subdivision. The City has inventoried its various types of decorative poles and has found a decorative light fixture that will compliment and work well for the proposed project. It is expected that the fixture will be used throughout the entire FPASP.

PROJECT DESIGN GUIDELINES

In reviewing the applicant's request for approval of the Project Design Guidelines, staff considered a variety of factors including walls/fencing, open space/parks, site landscaping, grading/drainage, and architecture/design. The applicant's intent with the subject application is to create a set of design guidelines that will accommodate the development of 833 single-family detached homes. The Folsom Ranch Central District Design Guidelines spell out the architectural guidelines that the future residences will be evaluated against. There are eight styles of architecture included in the plan. Each developer will have to submit plans for design review approval by the Planning Commission prior to construction of the homes. The Project Design Guidelines include a complete description of the process that will be followed to obtain said approvals.

In addition to architecture, the Project Design Guidelines also spell out the requirements for landscaping. There are various planting schemes called out throughout the project depending on the location within the subdivision. Finally, the Guidelines also address the streetscape and community design guidelines. This portion of the document spells out the provisions for street cross sections and landscaping. Sidewalks, trails and bikeways are also addressed in this document. Staff has determined that the proposed Project Design Guidelines meet the intent, purposes and standards set forth in the Specific Plan District (FMC Chapter 17.37).

DEVELOPMENT AGREEMENT MODIFICATIONS

This development is subject to the Amended and Restated Development Agreement (ARDA) recorded July 15, 2014. As a part of the Vesting Tentative Maps approval for the Mangini Ranch project, Amendment No. 1 to the ARDA is being proposed. The Amendment to the ARDA proposes to add or amend certain provisions relative to this specific project. This Amendment to the ARDA applies only to the Mangini Ranch project. For ease of review, the numbering in the Amendment tracks that of the ARDA.

The summarized specifics of the changes or amendments to the ARDA are listed below:

Section 2.5.3 Requirements for Subsequent Plans. This section changes the timing for approval of the Open Space Management and Financing Plan and the Drainage Facilities Maintenance and Financing Plan to prior to approval of first final small lot map.

Section 4.2.2.1 SPIF Reimbursement for Required Park Dedication . This section provides for the landowner in the FPA who over-dedicates land for the Community Park West to receive payment through a reimbursement mechanism (the SPIF) from funds that Russell Ranch paid for their share of the Community Park West.

Section 1.5.1.1 Consent to Amend PFFP for Additional Reclaimed/Recycled Water System in Backbone Infrastructure. This section requires the developer to consent to amending the PFFP to provide funding for additional reclaimed/recycled water system to serve zones 4, 5, and 6 of the FPASP.

Section 1.6. Anticipated Changes to the City's Inclusionary Housing Ordinance. This section acknowledges that the City intends to consider amending its inclusionary housing ordinance to eliminate second dwelling units as a means of meeting the inclusionary housing requirements. The landowner acknowledges that there is no vested right to use this alternative means and that it will not be available after approval of the amendment.

All other provisions of the Development Agreement for the Mangini Ranch mirror the ARDA for the Folsom Plan Area.

INCLUSIONARY HOUSING PLAN

As specified in Chapter 17.104 of the Folsom Municipal Code, the developer of the Mangini Ranch project (Project) is required to submit an Inclusionary Housing Plan pursuant to Folsom Municipal Code Chapter 17.104, Section 17.104.040 (Inclusionary Housing Plan). The Project includes the development of 833 market rate residential units. Pursuant to Folsom Municipal Code Section 17.104.030, the Project shall provide inclusionary housing units equal to ten (10) percent of the total number of units in the project, including very-low income units equal to three (3) percent of the market rate units within the subdivision and low-income units equal to seven (7) percent of the market rate units. In this particular case, the developer, Westland Capital Investors, would be required to provide 83 inclusionary housing units within the Mangini Ranch development. However, the Inclusionary Housing Ordinance also provides for use of alternative means by developers to satisfy their inclusionary housing requirement. Alternative means for satisfying the aforementioned requirement include: providing the units off site; dedicating land for other affordable development projects; acquisition, rehabilitation, and conversion of existing

market rate units; conversion of existing market rate units; paying an in-lieu fee, or other methods as approved by the City Council.

Hence, as an alternative means to constructing 83 affordable housing units on the project site, and as provided for by Folsom Municipal Code Section 17.104.060, the developer proposes an Inclusionary Housing Plan that complies with Chapter 17.104 by payment of an in-lieu fee (Folsom Municipal Code Section 17.104.060(G)). The in-lieu fee shall be calculated by multiplying one percent of the lowest priced for-sale residential unit within the Mangini Ranch subdivision by the total number of for-sale residential units within the proposed subdivision and shall be payable at the time of building permit issuance on a per-unit basis. An Inclusionary Housing Plan is attached to the Staff Report as Attachment No. 13.

ENVIRONMENTAL REVIEW

The City, as lead agency, has determined that the Mangini Ranch development proposal is entirely consistent with the Folsom Plan Area Specific Plan (FPASP). As a project that is consistent with existing plans and zoning, the Mangini Ranch development is eligible for the exemption from review under the California Environmental Quality Act (CEQA) provided by Government Code section 65457 and CEQA Guidelines sections 15182 and 15183. Because the project is exempt from CEQA, the City is not required to provide the following streamlined CEQA analysis. However, the attached checklist (Attachment No. 23) explores considerations raised by CEQA Guidelines Sections 15182 and 15183 and provides the best format for disclosing the City's consistency analysis. All of the recommended feasible mitigation measures previously adopted for the FPASP have been included as conditions of approval for this project.

ATTACHED REFERENCE MATERIAL

1. Resolution No. 9588 - A Resolution Approving Vesting Large Lot Tentative Subdivision Map, Vesting Small Lot Tentative Subdivision Map, Project Design Guidelines, and Inclusionary Housing Plan for the Mangini Ranch Project.
2. Ordinance No. 1228 - An Uncodified Ordinance of the City of Folsom Approving Amendment No. 1 to the First Amended and Restated Tier 1 Development Agreement Between The City Of Folsom and Mangini Ranch Holdings, LLC, Relative to the Mangini Ranch Project (Introduction And First Reading)
3. Ordinance No. 1229 - An Uncodified Ordinance of the City of Folsom Approving Amendment No. 1 to the First Amended and Restated Tier 1 Development Agreement Between the City of Folsom and Folsom Real Estate South, LLC, Relative to the Mangini Ranch Project (Introduction And First Reading)
4. Ordinance No. 1230 - An Uncodified Ordinance of the City of Folsom Approving Amendment No. 1 to the First Amended and Restated Tier 1 Development Agreement Between the City Of Folsom And White Rock Land Investors, LLC. Relative to the Mangini Ranch Project (Introduction And First Reading)
5. Mangini Ranch Location Map and Illustrative Master Plan Exhibit
6. Vesting Large Lot Subdivision Map, dated March 6, 2015
7. Cover Sheet Phased Small Lot Vesting Tentative Subdivision Map dated May 8, 2015
8. Lotting Plan, Vesting Tentative Subdivision Map dated Revised March 6, 2015

9. Conceptual Grading and Storm Drainage Plan, Vesting Tentative Subdivision Map dated Revised March 6, 2015
10. Conceptual Sanitary Sewer and Domestic Water Plan Vesting Tentative Subdivision Map dated Revised March 6, 2015
11. Conceptual Storm Drainage, Sanitary and Domestic Water Plan Composite Vesting Tentative Subdivision Map dated Revised March 6, 2015
12. Alternatives 1 & 2 Off Site Utility Connections Vesting Tentative Subdivision Map dated Revised March 6, 2015
13. Inclusionary Housing Plan
14. Letter from Sacramento County dated May 18, 2015
15. Response to Sacramento County Letter Dated May 18, 2015
16. Letter from Sacramento County dated May 20, 2015
17. Response to Sacramento County Letter Dated May 20, 2015
18. Letters from Sacramento County dated May 21 and revised May 26, 2015
19. Response to Sacramento County Letters dated May 21 and revised May 26, 2015
20. Mangini Ranch Street Names List
21. Letter from Remy Moose Manley dated June 16, 2015
22. Folsom Ranch Central District Design Guidelines, dated May 2015 (Bound Separately)
23. Mangini Ranch CEQA Exemption and Streamlining Analysis (Bound Separately)

RECOMMENDATION/CITY COUNCIL ACTION

MOVE TO ADOPT RESOLUTION NO. 9588 - A RESOLUTION APPROVING VESTING LARGE LOT TENTATIVE SUBDIVISION MAP, VESTING SMALL LOT TENTATIVE SUBDIVISION MAP, PROJECT DESIGN GUIDELINES AND INCLUSIONARY HOUSING PLAN FOR THE DEVELOPMENT OF THE MANGINI RANCH PROJECT AS ILLUSTRATED IN ATTACHMENTS 1 AND 5 THROUGH 13 WITH LARGE LOT CONDITIONS 1 THROUGH 14 AND SMALL LOT CONDITIONS 1 THROUGH 181

AND

MOVE TO INTRODUCE AND CONDUCT FIRST READING OF ORDINANCE NO. 1228 - AN UNCODIFIED ORDINANCE OF THE CITY OF FOLSOM APPROVING AMENDMENT NO. 1 TO THE FIRST AMENDED AND RESTATED TIER 1 DEVELOPMENT AGREEMENT BETWEEN THE CITY OF FOLSOM AND MANGINI RANCH HOLDINGS, LLC RELATIVE TO THE MANGINI RANCH PROJECT AS ILLUSTRATED IN ATTACHEMNT NO. 2 (INTRODUCTION AND FIRST READING)

AND

MOVE TO INTRODUCE AND CONDUCT FIRST READING OF ORDINANCE NO. 1229 - AN UNCODIFIED ORDINANCE OF THE CITY OF FOLSOM APPROVING AMENDMENT NO. 1 TO THE FIRST AMENDED AND RESTATED TIER 1

DEVELOPMENT AGREEMENT BETWEEN THE CITY OF FOLSOM AND FOLSOM REAL ESTATE SOUTH, LLC RELATIVE TO THE MANGINI RANCH PROJECT AS ILLUSTRATED IN ATTACHEMNT NO. 3 (INTRODUCTION AND FIRST READING)

AND

MOVE TO INTRODUCE AND CONDUCT FIRST READING OF ORDINANCE NO. 1230 - AN UNCODIFIED ORDINANCE OF THE CITY OF FOLSOM APPROVING AMENDMENT NO. 1 TO THE FIRST AMENDED AND RESTATED TIER 1 DEVELOPMENT AGREEMENT BETWEEN THE CITY OF FOLSOM AND WHITE ROCK LAND INVESTORS, LLC RELATIVE TO THE MANGINI RANCH PROJECT AS ILLUSTRATED IN ATTACHEMNT NO. 4 (INTRODUCTION AND FIRST READING)

Respectfully Submitted,

DAVID E. MILLER, AICP

Public Works and Community Development Director

Attachment 6

Letter from Applicant, dated April 18, 2017

MANGINI NORTH HOLDINGS, LLC
WHITE ROCK LAND INVESTORS, LLC

April 18, 2017

Mr. Scott Johnson, Planning Manager
Community Development Department
City of Folsom
50 Natoma Street
Folsom, CA 95630

Re: *Mangini Ranch Subdivision: Vesting Small Lot Tentative Subdivision Map (PN 14-293)*

Dear Mr. Johnson,

Mangini North Holdings, LLC and White Rock Land Investors, LLC are submitting this request for an extension to the subject Small Lot Tentative Map (PN- 14-293). The associated Large Lot Final Map was recorded on April 7, 2017 and we have filed small lot final maps the initial 387 lots. We anticipate recording the small lot final maps in early 2018 and request a 3-year extension to the June 23, 2017 expiration date.

If you have any questions or comments, please feel free to contact me.

Sincerely,



William B. Bunce
Manager
Mangini North Holdings, LLC
White Rock Land Investors, LLC

PLANNING COMMISSION STAFF REPORT

| | |
|---------------------------------|---|
| PROJECT TITLE | Enclave at Folsom Ranch Subdivision Modification to Condition of Approval and Entitlement Extension |
| PROPOSAL | Request to modify a condition of approval relative to project validity, request for approval of a Tentative Parcel Map Extension, Vesting Tentative Subdivision Map Extension, and Planned Development Permit Extension for development of a 111-unit single-family residential subdivision, and a determination that the project is exempt from CEQA |
| RECOMMENDED ACTION | Recommend approval to City Council, based upon findings and subject to conditions |
| OWNER/APPLICANT | Enclave at Folsom Ranch, LLC |
| LOCATION | The overall 75.3-acre project site, which is situated within the Folsom Plan Area, is located south of U.S. Highway 50, north of White Rock Road, east of East Bidwell Street (formerly Scott Road), and west of Placerville Road. The 14.7-acre Enclave at Folsom Ranch Subdivision site is located south of Alder Creek Parkway, north of Street "1", west of New Placerville Road, and east of East Bidwell Street. |
| ASSESSORS PARCEL NUMBER | APN: 072-3190-036 |
| SITE CHARACTERISTICS | The project site is situated near the base of the Sierra Nevada foothills. The topography is characterized by gently rolling hills covered in non-native and naturalized grasslands. Historically, the site has been used for grazing, farming, and mining and is currently vacant. |
| GENERAL PLAN DESIGNATION | GC (General Commercial and MLD (Multi- Family Low Density) |

SP DESIGNATION

SP GC (Folsom Plan Area Specific Plan, General Commercial) and SP MLD (Folsom Plan Area Specific Plan, Multi-Family Low Density)

ADJACENT LAND USES

North: Alder Creek Parkway with Undeveloped Commercial Land (SP GC) and U.S. Highway 50 Beyond

South: Street "1" with Undeveloped Multi-Family Residential Land (SP MLD) and Undeveloped Mixed-Use Land (SP MU) Beyond

East: New Placerville Road with Undeveloped Single-Family Residential Land (SP SFHD) and Undeveloped Parkland (SP P) Beyond

West: Undeveloped Commercial Land (SP GC) with East Bidwell Street Beyond

PREVIOUS ACTION

City Council Approval of a Tentative Parcel Map, Vesting Tentative Subdivision Map, and Planned Development Permit for development of the Enclave at Folsom Ranch Subdivision Project (PN 16-025) on November 8, 2016

FUTURE ACTION

Recordation of the Parcel Map, Recordation of the Final Subdivision Map, Approval of the Improvement Plans, Design Review, and Issuance of Grading and Building Permits

APPLICABLE CODES

FMC 16.00, Subdivisions
FMC 17.37, Specific Plan District
FMC 17.38, Planned Development District
Folsom Plan Area Specific Plan (SP FPA)
Subdivision Map Act

ENVIRONMENTAL REVIEW

An Environmental Impact Report has been certified for the Folsom Plan Area Specific Plan (FPASP) project in accordance with the California Environmental Quality Act (CEQA). This project is consistent with the FPASP and the Westland Eagle Specific Plan Amendment to the FPASP. This project meets the criteria in Government Code Section 65457 and CEQA Guidelines Section 15182, which exempts the

project from further review. The project also qualifies for streamlined environmental review under Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183

ATTACHED REFERENCE MATERIAL

1. Vicinity Map
2. Conditions of Approval
3. Tentative Parcel Map, dated October 14, 2016
4. Vesting Tentative Subdivision Map, dated October 10, 2016
5. Preliminary Site Plan, dated July 22, 2016
6. City Council Staff Report, dated November 8, 2016
7. Letter from Applicant, dated April 25, 2017

PROJECT PLANNER

Steve Banks, Principal Planner

BACKGROUND

On November 8, 2016, the City Council approved a Tentative Parcel Map, Vesting Tentative Subdivision Map, and Planned Development Permit for development of a 111-unit single-family residential subdivision (Enclave at Folsom Ranch) on a 14.7-acre site situated within a larger 75.3-acre project area generally located south of U.S. Highway 50, north of White Rock Road, east of East Bidwell Street, and west of Placerville Road. A Tentative Parcel Map was approved to subdivide the existing 75.3-acre parcel into four individual parcels for future sale and development. A Vesting Tentative Subdivision Map was approved to subdivide one of the four individual parcels of the approved Tentative Parcel Map into a 111-unit single-family residential subdivision. Lastly, a Planned Development Permit was approved to establish detailed design guidelines and development regulations for the residential subdivision.

Subsequent to City Council approval of the Enclave at Folsom Ranch Subdivision project, the applicant has been working with other landowners within the Folsom Plan Area in an effort to design and permit the infrastructure improvements to serve the project. In April, 2017, backbone infrastructure improvements for the Folsom Plan Area commenced and are expected to take 18-24 months to complete. On April 25, 2017, the applicant submitted a timely letter to the City requesting a two-year extension of the Tentative Parcel Map, Vesting Tentative Subdivision Map and Planned Development Permit for the Enclave at Folsom Ranch Subdivision project.

POLICY/RULE

The Folsom Municipal Code (FMC) requires that applications for Tentative Parcel Maps, Tentative Subdivision Maps, and Planned Development Permit Extensions be forwarded to the City Council for final action. City Council actions regarding extension of Tentative Parcel Maps are covered under section 16.24.060 of the Folsom Municipal Code. City Council actions regarding extension of Tentative Subdivision Maps are covered under section 16.16.120 of the Folsom Municipal Code. Expiration of the Planned Development Permit is covered by Section 17.38.110 of the Folsom Municipal Code. In addition, modification to Vesting Tentative Subdivision Map conditions of approval also requires City Council approval.

APPLICANT'S PROPOSAL

At the request of the City, the applicant is seeking approval to: (1) modify a condition of approval (Condition No. 3) relative to the timing or validity of the entitlements (Tentative Parcel Map, Vesting Tentative Subdivision Map, and Planned Development Permit) to correct an error in Condition No. 3 associated with the previously approved Enclave at Folsom Ranch Subdivision project, and (2) request a two-year extension in time of the previously approved Tentative Parcel Map, Vesting Tentative Subdivision Map, and Planned Development Permit associated with development of the Enclave at Folsom Ranch Subdivision project.

ANALYSIS

As noted in the project description, the applicant is requesting approval to modify a condition of approval (Condition No. 3) for the Enclave at Folsom Ranch Subdivision project in order to provide better clarity with respect to the timing or validity of the entitlements associated with the project. Listed below is the original condition of approval that was approved by the City Council on November 8, 2016:

Condition No. 3

This approval of the Tentative Parcel Map, Vesting Tentative Subdivision Map, and Planned Development Permit shall be valid for the term specified in Amendment No. 1 to ARDA, and any amendments thereto, for the project, or for a period of twenty four months from final date of approval (November 8, 2018), whichever is longer, but in no event for a shorter period than the maximum period of time permitted by the Subdivision Map Act. Pursuant to Section 2.2 of Amendment No. 1 to ARDA, the term of the Project Design Guidelines shall track the term of the maps.

The aforementioned condition of approval created confusion and ambiguity in that it could be interpreted that the Tentative Parcel Map, Vesting Tentative Subdivision Map, and Planned Development Permit would be valid concurrent with the term of Amendment No. 1 to the ARDA, which is set to expire on June 30, 2044. The Amendment No. 1 to the ARDA does not provide that the maps may track the long life of the development agreement. To clarify this condition, staff recommends that Condition of Approval No. 3 be modified to include the following language:

Modified Condition No. 3

This approval of the Tentative Parcel Map and Vesting Tentative Subdivision Map shall be valid for a period of twenty-four (24) months pursuant to Section 16.16.110A of the Folsom Municipal Code and the Subdivision Map Act. The term of the approved Planned Development Permit shall track the term of the Vesting Small Lot Tentative Subdivision Map, as may be extended from time to time pursuant to Section 16.16.110A and 16.16.120 of the Folsom Municipal Code and the Subdivision Map Act. The term of the Project Design Guidelines shall track the term of the First Amended and Restated Tire 1 Development Agreement.

As described in the background section of this report, the City Council approved a Tentative Parcel Map, Vesting Tentative Subdivision Map, and Planned Development Permit for development of the Enclave at Folsom Ranch Subdivision project on November 8, 2016. In this particular case, the Tentative Parcel Map, Vesting Tentative Subdivision Map, and Planned Development Permit for the project were valid until November 8, 2018.

Additionally, on April 25, 2017, the project applicant (Enclave at Folsom Ranch) submitted a timely letter (Attachment 6) to the City requesting a two-year extension in time for the previously approved Tentative Parcel Map, Vesting Tentative Subdivision Map, and Planned Development Permit. The applicant has made substantial progress towards development of the proposed project via working with other landowners within the Folsom Plan Area to finalize the design and obtain the permits to begin the backbone infrastructure improvements necessary to serve the proposed subdivision.

Staff has reviewed the proposed Tentative Parcel Map Extension, Vesting Tentative Subdivision Map Extension, and Planned Development Permit Extension and recommends approval of a two-year extension in time for the Tentative Parcel Map, Vesting Tentative Subdivision Map, and Planned Development Permit associated with Enclave at Folsom Ranch Subdivision project.

ENVIRONMENTAL REVIEW

The City, as lead agency, determined that the Enclave at Folsom Ranch development proposal is entirely consistent with the Folsom Plan Area Specific Plan (FPASP) and Westland Eagle Specific Plan Amendment. As a project that is consistent with existing plans and zoning and which would not result in any new or more severe environmental effects that are peculiar to the project or the parcels or which were not previously analyzed as significant effects in the FPASP EIR/EIS and/or the Addendum for the Westland Eagle Specific Plan Amendment, the Enclave at Folsom Ranch development is eligible for the exemption from review under the California Environmental Quality Act (CEQA) provided by Government Code section 65457 and CEQA Guidelines sections 15182. The project also qualifies for the streamlining provisions in Public Resources Code section 21083.3 and CEQA Guidelines section 15183. Because the project is exempt from CEQA, the City is not required to prepare a Negative Declaration or an Environmental Impact Report, or any specific type of environmental documentation. All of the recommended feasible mitigation measures previously adopted for the FPASP Final EIR/EIS and the Westland Eagle Addendum have been included as conditions of approval for this project. The City is not required to formally adopt any analysis under CEQA to make these determinations under Guidelines sections 15182 and 15183, except for a finding regarding the implementation of previously adopted mitigation.

RECOMMENDATION/PLANNING COMMISSION ACTIONS

MOVE TO RECOMMEND CITY COUNCIL APPROVAL AMENDING CONDITION OF APPROVAL NO. 3 FOR THE ENCLAVE AT FOLSOM RANCH SUBDIVISION PROJECT AS SHOWN ON ATTACHMENT 2;

AND

MOVE TO RECOMMEND TO CITY COUNCIL APPROVAL OF THE TENTATIVE PARCEL MAP, VESTING TENTATIVE SUBDIVISION MAP, AND PLANNED DEVELOPMENT PERMIT EXTENSION FOR A PERIOD OF TWO YEARS (UNTIL NOVEMBER 8, 2020) FOR DEVELOPMENT OF THE ENCLAVE AT FOLSOM RANCH SUBDIVISION PROJECT (PN 17-132) WITH THE FOLLOWING FINDINGS AND CONDITION OF APPROVAL ATTACHED TO THIS REPORT (NO. 3);

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 PROJECT IS CONSISTENT WITH THE GENERAL PLAN, THE ZONING CODE OF THE CITY, AND THE FOLSOM PLAN AREA SPECIFIC PLAN AS AMENDED BY THE WESTLAND EAGLE SPECIFIC PLAN AMENDMENT.

CEQA FINDINGS

- C. THE PROPOSED PROJECT IS CONSISTENT WITH THE FOLSOM PLAN AREA SPECIFIC PLAN AS AMENDED BY THE WESTLAND EAGLE SPECIFIC PLAN AMENDMENT.
- D. A FINAL ENVIRONMENTAL IMPACT REPORT AND ENVIRONMENTAL IMPACT STATEMENT WAS PREVIOUSLY CERTIFIED FOR THE FOLSOM PLAN AREA SPECIFIC PLAN IN ACCORDANCE WITH CEQA AND NEPA AND AN ADDENDUM TO THE FOLSOM PLAN AREA SPECIFIC PLAN EIR FOR THE WESTLAND EAGLE SPECIFIC PLAN AMENDMENT WAS PREVIOUSLY ADOPTED.
- E. THE PROPOSED PROJECT IS CONSISTENT WITH THE FINAL EIR/EIS AND DOES NOT CONTAIN SUBSTANTIAL CHANGES TO THE FOLSOM PLAN AREA SPECIFIC PLAN.
- F. THE PROPOSED PROJECT IS CONSISTENT WITH THE DEVELOPMENT DENSITY ESTABLISHED BY THE FOLSOM PLAN AREA AS AMENDED BY THE WESTLAND EAGLE SPECIFIC PLAN AMENDMENT, FOR WHICH A FINAL EIR/EIS WAS CERTIFIED.
- G. NO PROJECT-SPECIFIC SIGNIFICANT EFFECTS WHICH ARE PECULIAR TO THE PROJECT OR ITS SITE EXIST.
- H. THE FEASIBLE MITIGATION MEASURES SPECIFIED IN THE FOLSOM PLAN AREA SPECIFIC PLAN FINAL EIR/EIS AND WESTLAND EAGLE ADDENDUM WILL BE UNDERTAKEN FOR THE PROPOSED TENTATIVE PARCEL MAP, VESTING TENTATIVE SUBDIVISION MAP, AND PLANNED DEVELOPMENT PERMIT, CONSISTENT WITH CEQA GUIDELINES SECTION 15183(e).

TENTATIVE SUBDIVISION MAP FINDINGS

- I. THE PROPOSED VESTING TENTATIVE SUBDIVISION MAP IS CONSISTENT WITH THE CITY'S SUBDIVISION ORDINANCE 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.

- J. THE PROPOSED SUBDIVISION, TOGETHER WITH THE PROVISIONS FOR ITS DESIGN AND IMPROVEMENT, IS CONSISTENT WITH THE GENERAL PLAN AND ALL APPLICABLE PROVISIONS OF THE FOLSOM PLAN AREA SPECIFIC PLAN.
- K. THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED TYPE OF DEVELOPMENT.
- L. THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT.
- M. AS CONDITIONED, THE DESIGN OF THE VESTING TENTATIVE SUBDIVISION MAP AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.
- N. THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH OR SAFETY PROBLEMS.
- O. 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.

TENTATIVE PARCEL MAP FINDINGS

- P. THE PROPOSED TENTATIVE PARCEL MAP IS CONSISTENT WITH THE CITY'S SUBDIVISION ORDINANCE 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.
- Q. THE PROPOSED TENTATIVE PARCEL MAP, TOGETHER WITH THE PROVISIONS FOR ITS DESIGN AND IMPROVEMENT, IS CONSISTENT WITH THE GENERAL PLAN AND ALL APPLICABLE PROVISIONS OF THE FOLSOM PLAN AREA SPECIFIC PLAN.
- R. THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED TYPES OF DEVELOPMENT.
- S. THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITIES OF DEVELOPMENT.
- T. 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.

- U. THE DESIGN OF THE TENTATIVE PARCEL MAP AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH OR SAFETY PROBLEMS.
- V. 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.

PLANNED DEVELOPMENT PERMIT FINDINGS

- W. EXTENSION OF THE PLANNED DEVELOPMENT PERMIT FOR THE PROJECT COMPLIES WITH THE INTENT AND PURPOSES OF CHAPTER 17.38 (PLANNED DEVELOPMENT DISTRICT) OF THE FOLSOM MUNICIPAL CODE, THE FOLSOM PLAN AREA SPECIFIC PLAN, AND OTHER APPLICABLE ORDINANCES OF THE CITY AND THE GENERAL PLAN.
- X. EXTENSION OF THE PLANNED DEVELOPMENT PERMIT FOR THE PROJECT IS CONSISTENT WITH THE OBJECTIVES, POLICIES AND REQUIREMENTS OF THE DEVELOPMENT STANDARDS OF THE CITY.
- Y. THERE ARE NO CHANGES ON THE PROJECT SITE, OR IN THE VICINITY OF THE PROJECT, THAT WOULD REQUIRE MODIFICATION TO OR RECONSIDERATION OF ANY CONDITIONS OF APPROVAL FOR THIS PROJECT.

Submitted,

DAVID E. MILLER, AICP
Community Development Director

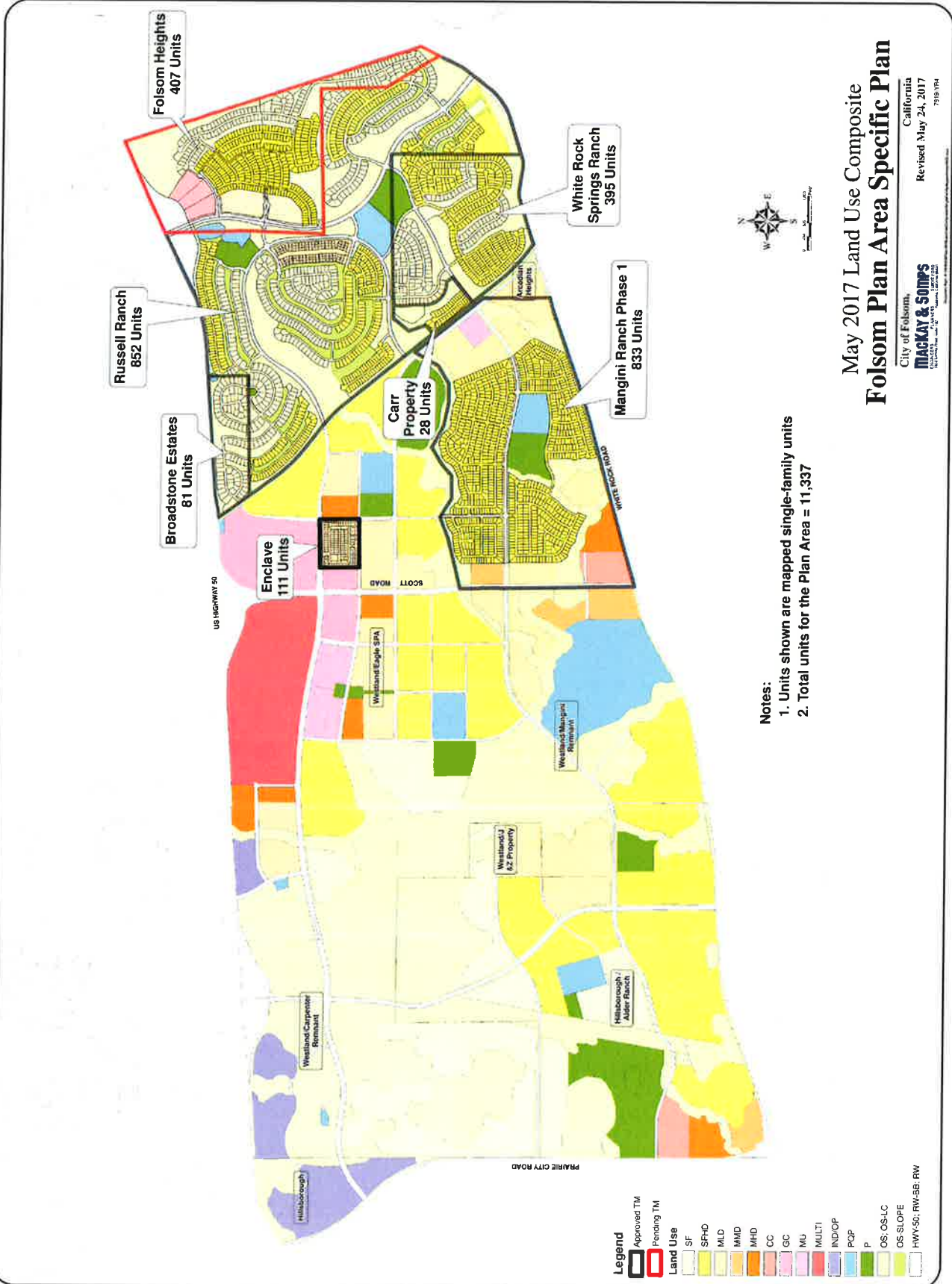
CONDITIONS

See attached tables of conditions for which the following legend applies.

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

Attachment 1

Vicinity Map



Notes:

1. Units shown are mapped single-family units
2. Total units for the Plan Area = 11,337

May 2017 Land Use Composite
Folsom Plan Area Specific Plan

City of Folsom, California
 Mackay & Somps
 Revised May 24, 2017
 719 PFA

- Legend**
- Approved TM
 - Pending TM
 - Land Use
 - SF
 - SFHD
 - MLD
 - MMD
 - JMD
 - CC
 - GC
 - MU
 - MULTI
 - IND/OP
 - POF
 - P
 - OS, OS-LC
 - OS-SLOPE
 - HWY-50; RW-BB; RW

Attachment 2

Conditions of Approval

**CONDITIONS OF APPROVAL FOR THE ENCLAVE AT FOLSOM RANCH SUBDIVISION PROJECT (PN 17-132)
WEST OF PLACERVILLE ROAD, EAST OF EAST BIDWELL STREET, NORTH OF WHITE ROCK ROAD, AND SOUTH OF U.S. HIGHWAY 50
TENTATIVE PARCEL MAP, VESTING TENTATIVE SUBDIVISION MAP, AND PLANNED DEVELOPMENT PERMIT**

| | | |
|-----------|---|-------------------------|
| <p>3.</p> | <p><i>Validity</i></p> <p>This approval of the Tentative Parcel Map, Vesting Tentative Subdivision Map, and Planned Development Permit shall be valid for the term specified in Amendment No. 1 to ARDA, and any amendments thereto, for the project, or for a period of twenty-four months from final date of approval (October 5, 2018), whichever is longer, but in no event for a shorter period than the maximum period of time permitted by the Subdivision Map Act. Pursuant to Section 2.2 of Amendment No. 1 to ARDA, the term of the Project Design Guidelines shall track the term of the maps.</p> | <p>OG</p> <p>CD (P)</p> |
| | <p><u>This approval of the Tentative Parcel Map and Vesting Tentative Subdivision Map shall be valid for a period of twenty-four (24) months pursuant to Section 16.16.110A of the Folsom Municipal Code and the Subdivision Map Act. The term of the approved Planned Development Permit shall track the term of the Vesting Small Lot Tentative Subdivision Map, as may be extended from time to time pursuant to Section 16.16.110A and 16.16.120 of the Folsom Municipal Code and the Subdivision Map Act. The term of the Project Design Guidelines shall track the term of the First Amended and Restated Tire 1 Development Agreement.</u></p> | |

Attachment 3

Tentative Parcel Map, dated October 14, 2016

Attachment 4

**Vesting Tentative Subdivision Map
Dated October 10, 2016**

PROJECT INFORMATION

PROJECT LOCATION: A PORTION OF PLOTS 17, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

NOTES

1. THE SUBDIVISION IS SHOWN ON THE PLAT OF THE FOLSOM RANCH SUBDIVISION, PLAT NO. 100-000-000, RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF SUTTER, CALIFORNIA, ON 08/15/2011.

2. THE SUBDIVISION IS SHOWN ON THE PLAT OF THE FOLSOM RANCH SUBDIVISION, PLAT NO. 100-000-000, RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF SUTTER, CALIFORNIA, ON 08/15/2011.

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SMALL LOT VESTING TENTATIVE SUBDIVISION MAP

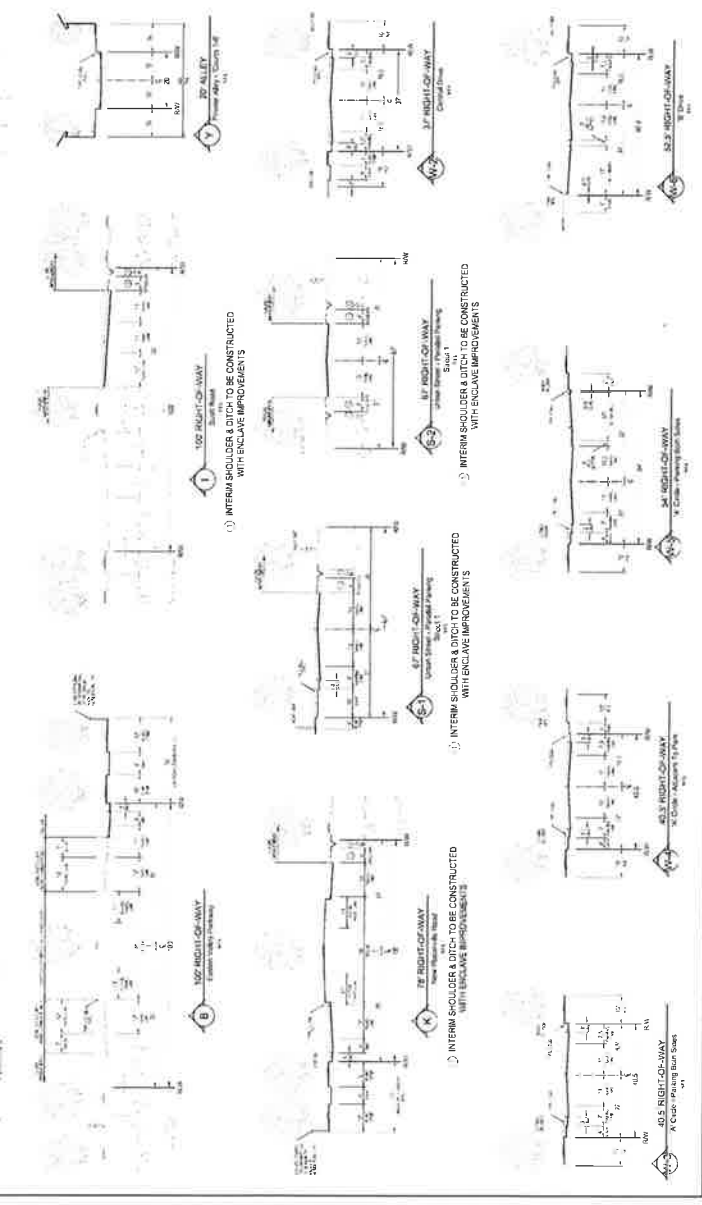
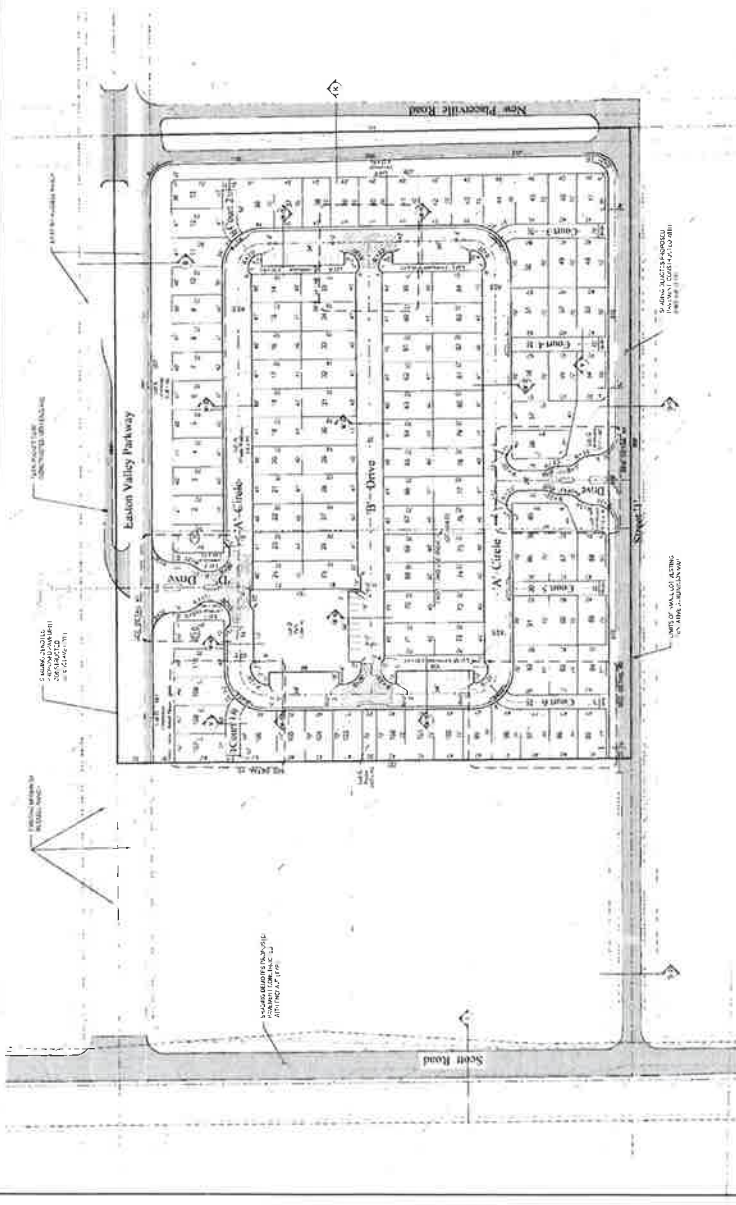
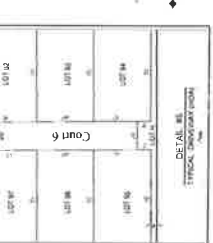
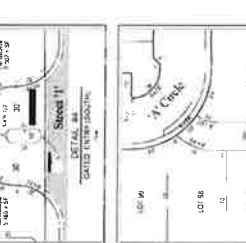
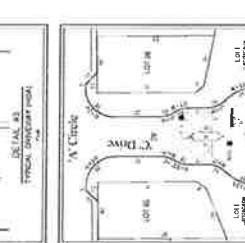
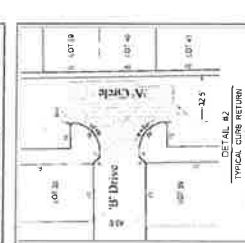
FOLSOM RANCH

Enclave at

Mackay & Somps

October 10, 2016

Scale: 1" = 60'



Attachment 5

Preliminary Site Plan, dated July 22, 2016

SFHD

GC

EASTON VALLEY PARKWAY



MHD

MLD

SCHOOL/PARK

ILLUSTRATIVE SITE PLAN
PLANNED DEVELOPMENT PERMIT (PD)

Enclave at FOLSOM RANCH

Folsom, California
July 27, 2018

MACKAY & SOMPS
LANDSCAPE ARCHITECTS

Attachment 6

City Council Staff Report, dated November 8, 2016

DATE: November 8, 2016

TO: Mayor and City Council Members

FROM: Community Development Department

SUBJECT: **TENTATIVE PARCEL MAP, VESTING TENTATIVE SUBDIVISION MAP, AND PLANNED DEVELOPMENT PERMIT REGARDING THE ENCLAVE AT FOLSOM RANCH SUBDIVISION PROJECT – SOUTHEAST CORNER OF SCOTT ROAD AND EASTON VALLEY PARKWAY (PN 14-375)**

- i. Resolution No. 9855 - A Resolution of the City Council Approving a Tentative Parcel Map Creating Four Individual Parcels, a Vesting Tentative Subdivision Map Creating 111 Single-Family Residential Lots, and a Planned Development Permit for the Development of a 111-Unit Single-Family Residential Development for the Enclave at Folsom Ranch Subdivision Project

BACKGROUND

The overall 75.3-acre project site is located in the Folsom Plan Area and is generally located south of U.S. Highway 50, north of White Road, east of Scott Road, and west of Placerville Road. The 14.7-acre Enclave at Folsom Ranch Subdivision site is located within the southern portion of the larger 75.3-acre area. Mining is the dominant historical theme in the project area and in the surrounding lands. The region, later known as the Folsom Mining District, was extensively placer mined during the Gold Rush. Since the early 20th century, the property has been primarily utilized for cattle grazing and associated activities.

The proposed project site is part of the approved Folsom Plan Area Specific Plan (FPASP), which is a comprehensively planned community that proposes new development based upon principles of “Smart Growth” and Transit Oriented Development. The FPASP area is generally bounded by U.S. Highway 50 on the north, White Rock Road on the south, Prairie City Road on the west, and the Sacramento County/El Dorado County boundary on the east. The FPASP, which was adopted in 2011, originally included 10,210 residential units at various densities on a total of 1,455.6 acres; 511.3 acres designated for commercial, mixed-use, and industrial use; 317 acres designated for public/quasi-public uses, elementary, middle, and high schools on 179.2 acres; 121.7 acres of community and neighborhood parks; stormwater detention basins; 1063.3 acres of open-space areas and open-space preserves; and major roads and landscaping.

In the intervening years since the 2011 adoption of the FPASP, a major change in land ownership occurred within the FPASP area. The new owners evaluated the approved land use plan and determined that many of the assumptions underlying the type and distribution of retail commercial and

residential land uses in the plan area needed to be reevaluated to respond to current and future market conditions for retail commercial and residential development. As a result, the property owners proposed changes to the adopted FPASP to significantly reduce the amount of retail commercial land use and increase the number of allowed residential dwelling units within the plan. On September 22, 2015, the Planning Commission approved the Westland Eagle Specific Plan Amendment project, which included approval of an Addendum to the Folsom Plan Area Specific Plan Final EIR/EIS, a General Plan Amendment, an Amendment to the Folsom Plan Area Specific Plan, and Amendment No. 1 to the First Amended and Restated Development Agreement. The approved project expanded the permitted uses in both the Regional Commercial and General Commercial land uses to allow low-, medium-, and high-density multifamily residential uses. The net result of these proposed land uses changes and other adjustments to the FPASP was a decrease of 1,445,710 square feet of commercial building area while in turn, permitting an increase of 922 residential units from the dwelling units originally contemplated for the Westland Eagle properties in the FPASP. Subsequent projects, including; Russell Ranch, Mangini Ranch, Westland/Eagle, White Rock Springs, Hillsborough, Carr Trust, Folsom Heights, and Broadstone Estates, further increased the overall dwelling unit count in the FPASP for a new grand total of 11,337 residential dwelling units plan wide. Other approved zoning changes included the elimination of the Entertainment District Overlay Combining Zone and the addition of its permitted uses to those allowed in the Regional Commercial zone.

PROPOSED PROJECT

The applicant, Enclave at Folsom Ranch, is requesting approval of a Tentative Parcel Map, Vesting Tentative Subdivision Map, and Planned Development Permit for development of a 111-unit single-family residential subdivision on a 14.7-acre site situated within a larger 75.3-acre project area generally located south of U.S. Highway 50, north of White Rock Road, east of Scott Road, and west of Placerville Road. A Tentative Parcel Map is proposed to subdivide an existing 75.3-acre parcel into four individual parcels for future sale and development. A Vesting Tentative Subdivision Map is proposed to subdivide a newly created 14.7-acre parcel into a 111-unit single-family residential subdivision. Lastly, a Planned Development Permit is proposed to establish detailed design guidelines and development regulations for the residential subdivision.

As part of this development application, the applicant has submitted a comprehensive set of design guidelines and development standards for the Enclave at Folsom Ranch Subdivision. The primary purpose of the design guidelines is to articulate the architectural and design expectations for a comprehensive vision of the proposed residential neighborhood; the common area landscapes, hardscapes, open spaces, fencing, entry features and site lighting; and the design character of individual homes. The goal of the development standards is to establish a regulatory framework for the design and placement of individual homes on the residential lots. It is important to note that the applicant has not submitted specific architectural and design details (building elevations, floor plans, color/materials board, etc.) for the proposed single-family homes at this time. The final design details are subject to review and approval by the Planning Commission as part of a future Design Review application.

The 14.7-acre subdivision site is located near the southeast corner of the intersection of Easton Valley Parkway and Scott Road. Primary vehicle access to the project site is provided by a gated- driveway on Easton Valley Parkway and a gated-driveway on Street "1". Internal circulation is facilitated by interior private streets that accommodate two-way vehicle traffic and also provide access to six individual alleys. Pedestrian circulation is accommodated by a combination of sidewalks and interior walkways. Street frontage improvements around the perimeter of the project site include landscaping,

lighting, sidewalks, and bicycle lanes. Sidewalk improvements and pedestrian connectivity outside of the project area will be constructed at a future date as other projects are developed. The proposed project includes a total of 333 parking spaces including 222 garage parking spaces and 111 on-street parking spaces within the gated community. Additional site improvements include: underground utilities, sidewalks, curbs, gutters, perimeter fencing, yard fencing, site lighting, site landscaping, and a private park.

The proposed project was considered by the Planning Commission at its October 19, 2016 meeting. At this meeting, the Commission expressed their full support for the project. The Commission engaged in a thorough review of the proposed project and debated a number of specific issues associated with the proposed project including pedestrian circulation and future land use conflicts. With respect to pedestrian circulation, the Commission debated whether the proposed subdivision could be modified to create a more open and walkable environment in and around the project site. In response to this question, the applicant noted that the proposed project already includes numerous pedestrian-friendly features including sidewalks, a pedestrian paseo, and pedestrian connections. The applicant also stated that there are a number of physical limitations including required noise barriers and grade differences that limit the potential for additional pedestrian connectivity. In relation to future land use conflicts, the Commission expressed a general concern regarding the placement of single-family residential land uses adjacent to multi-family and commercial land uses. Specifically, the Commission contemplated whether there was an effective means of alerting new home buyers that the proposed subdivision is located adjacent to commercial land uses and that they should expect a more intensive environment in terms of traffic, noise, lighting, etc. In response to this concern, City staff commented that it was the responsibility of the home builder to notify prospective buyers that the project is located in close proximity to future commercial development.

No residents or members of the public spoke regarding the proposed project. The Planning Commission adopted a motion (4-0-3-0) to recommend approval of the proposed project to the City Council, subject to the conditions of approval included with this report.

POLICY/RULE

The Folsom Municipal Code (FMC) requires that applications for Tentative Subdivision Maps be forwarded to the City Council for final action. City Council actions regarding Tentative Subdivision Maps are covered under Sections 17.68.050 of the Folsom Municipal Code.

ANALYSIS

General Plan and Zoning Consistency

In 2011, the City of Folsom adopted a General Plan Amendment for the circulation and land use designations, as well as, the Folsom Plan Area Specific Plan (FPASP) which is designed to guide and regulate the development, for the area south of U.S. Highway 50. The zoning designations in the Specific Plan correspond with the General Plan designation boundary lines. The adopted General Plan land use designations for the project site are GC (General Commercial) and MLD (Multifamily Low Density), while the Specific Plan zoning designations are SP GC (Folsom Plan Area Specific Plan, General Commercial) and SP MLD (Folsom Plan Area Specific Plan, Multi-Family Low Density). There are no changes to the adopted General Plan and Specific Plan land use designations for the proposed Enclave at Folsom Ranch project, which is proposed to be developed consistent with the adopted General Plan and Specific Plan land use designations.

The Westland Eagle Specific Plan Amendment, which was approved in 2015, allocated residential units in varying densities to certain specified commercial land use zones. In this particular case, the applicant is proposing to utilize some of the planned residential units (28 units) within an area on the western side of the project site that has a SP GC (Folsom Plan Area Specific Plan, General Commercial) specific plan zoning designation. As the allocation of residential units was contemplated and permitted by the Westland Eagle Specific Plan Amendment (provided that the maximum density was not exceeded), no General Plan or Specific Plan Amendments are required to accommodate the proposed residential development. It is important to note that the proposed project is being developed at a residential density of 7.5-units per acre whereas 7 to 11.9-units per acre are allowed under the SP MLD (Folsom Plan Area Specific Plan, Multifamily Low Density) specific plan zoning designation.

Land Use Compatibility

The 75.3-acre project site is surrounded by vacant and undeveloped property. As noted earlier within this report, the overall project site is located in the Folsom Plan Area and is generally located south of U.S. Highway 50 and Easton Valley Parkway, north of White Road, east of Scott Road, and west of Placerville Road. The proposed 111-unit single-family residential subdivision, which is located in the southern portion of the larger 75.3-acre site and is bounded by Easton Valley Road to the north with undeveloped commercial land beyond, Street "1" to the south with undeveloped residential and commercial land beyond, undeveloped commercial land with Scott Road to the west, and an undeveloped park site and residential land with Placerville Road beyond. Based on the fact that the proposed project is consistent with the land use designations in the FPASP, as amended by the Westland Eagle Specific Plan Amendment, and that the project meets all of the policies and regulations contained therein, staff has determined that the project is compatible with both the current and future planned land uses.

Tentative Parcel Map and Tentative Subdivision Map

A Tentative Parcel Map is proposed to subdivide an existing 75.3-acre parcel into four individual parcels. The resulting parcels will be 54-acres, 14.7-acres, 3.6-acres, and 3.0-acres in size respectively. The ultimate purpose of the Tentative Parcel Map is to facilitate the land division, sale and potential development of the individual parcels into some future development or smaller subdivided lots. In and of itself, the Tentative Parcel Map does not permit development of any of the parcels it creates. It does, however, create the necessary easements to allow for roads and utilities to be built to facilitate the development of those parcels subject to future approval of discretionary entitlements. Only the 14.7-acre parcel is subject to development under the proposed project. The balance of the remaining three parcels is subject to further discretionary review before any development can occur. No specific development proposals have been made for those parcels at this time.

The applicant is requesting approval of a Vesting Tentative Subdivision Map to subdivide a 14.7-acre site into a total of 130 lots including 111 single-family residential home lots, 10 landscape lots, 7 private roadway lots, 1 private park lot, and 1 paseo lot. The proposed residential lots range in size from 2,800 square feet to 4,270 square feet size. It is important to note that the proposed subdivision will be a private gated community; as a result all roadways (streets and courts) within the subdivision are proposed to be private streets. Staff has included a condition (Condition No. 113) that requires the applicant to dedicate easements for water and sewer within the private streets, as well as public utility easements for underground facilities on properties adjacent to the streets. Staff also recommends that owner/applicant form a homeowners association and establish CC & R's for the proposed subdivision (Condition No. 110). Staff has determined that the proposed tentative parcel map and vesting tentative subdivision map comply with all City requirements, as well as with the requirements of the State Subdivision Map Act.

Planned Development Permit

The purpose of the Planned Development Permit process is to allow greater flexibility in the design of integrated developments than otherwise possible through strict application of land use regulations. The Planned Development Permit process is also designed to encourage creative and efficient uses of land. The applicant’s intent, in this particular case, is to provide a product that fits into a niche between the single-family, large-lot category and the multi-family category. In reviewing the applicant’s request for approval of a Planned Development Permit, staff considered a variety of factors including existing/proposed development standards, traffic/access/circulation, parking requirements, noise impacts, walls/fencing, site lighting, site landscaping, trash/recycling, grading/drainage, and architecture/design.

Development Standards

The applicant’s intent with the subject application is to create a unique set of development standards that will accommodate development of 111 small-lot single family residences on the 14.7-acre project site. The following table outlines the existing and proposed development standards for the Enclave at Folsom Ranch Subdivision project:

| Enclave at Folsom Ranch Development Standards Table | | | | | | | |
|--|-----------------|------------------|--------------------------|---------------------------|--------------------------|---------------------------|------------------------------|
| | Lot Area | Lot Width | Building Coverage | Front Yard Setback | Rear Yard Setback | Side Yard Setbacks | Building Height limit |
| MLD Standard | 3,000 s.f. | 30 feet | 50% | 15/20 feet | 10 feet | 5 feet | 35 feet |
| Proposed Project | 2,800 s.f. | 40 feet | 60% | 12 feet 5 inches | 8 feet | 4 feet | 30 feet |

As shown on the development standards table, the proposed project is similar to the standards established for other recently-approved single-family small-lot residential projects with respect to lot area, lot width, building coverage, front yard setback, rear yard setback, and side yard setbacks. Examples of recently-approved subdivisions with similar development standard include; Addison Place Subdivision, Parkside Subdivision, Turnstone Subdivision, Parkway Trails Subdivision, Parkway and the Meadows Subdivision. Staff has determined that the development standards for the proposed project meet the intent, purposes, and standards set forth in the Folsom Plan Area Specific Plan.

Traffic/Access/Circulation

The 14.7-acre subdivision site is located near the southeast corner of the intersection of Easton Valley Parkway and Scott Road. Primary vehicle access to the proposed subdivision is provided by a gated-driveway on Easton Valley Parkway and a gated-driveway on Street “1”. Internal subdivision circulation is facilitated by interior private streets that accommodate two-way vehicle traffic and also provide access to six individual alleys. Pedestrian circulation is accommodated by a combination of sidewalks and interior walkways. Off-site pedestrian connections and connectivity will be established with future development of the adjacent and nearby properties. It is important to note that gated entries are proposed for both driveways to control access into and out of the proposed residential subdivision. To ensure the two gated vehicle entries function in a safe and effective manner, staff recommends that the two entry gates swing inward and away from the public streets. In addition, staff recommends the vehicle queuing at the two entry gates be monitored on an ongoing basis to verify that vehicles are not backing up into the adjacent public streets. In the event that vehicle queuing at the two entry gates becomes a public safety issue, the two vehicle entry gates will be required to remain open during the

AM (7:00 a.m. to 9:00 a.m.) and PM (4:00 p.m. to 6:00 p.m.) peak hours on weekdays. Condition No. 182 is included to reflect this requirement.

The Westland/Eagle Specific Plan Area Traffic Study was previously utilized to forecast travel demand within the project area including the project site. Trip generation estimates were generated utilizing the land uses in the project area and the proposed transportation network. Based on the changes in land use associated with the proposed project, trip generation rates were re-evaluated. The updated Study determined that the proposed project would result in a net decrease in daily vehicle trips (-447 trips) as well as a decrease in AM Peak Hour trips (-22 trips) and PM Peak Hour trips (-46). Based on this information, City staff does not anticipate any traffic-related impacts that were not previously identified in the Westland/Eagle Specific Plan Area Traffic Study.

Parking

The applicant proposes to provide a total of 333 parking spaces including 222 garage parking spaces and 111 on-street parking spaces. The Folsom Plan Area Specific Plan requires two off-street parking spaces for each single-family residential unit. In addition, City staff recommends that one on-street parking space (guest parking) is be provided for each single-family residential unit. As proposed, staff has determined that the project provides sufficient parking by providing 333 parking spaces whereas 333 parking spaces are required.

Noise

A supplemental Environmental Noise Assessment was prepared by Bollard Acoustical to verify that there would be no new noise-related impacts associated with the proposed project that were not contemplated by the Environmental Impact Report prepared for the Folsom Plan Area Specific Plan. The Noise Assessment determined that a portion of the proposed subdivision will be exposed to future traffic noise levels in excess of the City of Folsom interior and exterior noise level standard. To achieve compliance with the required interior and exterior noise level standards, staff recommends that the following measures be implemented (Condition No. 96):

- An 8-foot solid noise barrier would be required to reduce future Easton Valley Parkway traffic noise levels below the City of Folsom exterior criteria of 60 dB Ldn. This barrier is specified relative to backyard elevation unless the backyard elevation is below the roadway elevation, in which case the barrier height is specified relative to roadway elevation.
- A 7-foot solid noise barrier would be required to reduce future New Placerville Road traffic noise levels below the City of Folsom exterior criteria of 60 dB Ldn. This barrier is specified relative to backyard elevation unless the backyard elevation is below the roadway elevation, in which case the barrier height is specified relative to roadway elevation.
- Suitable materials for the traffic noise barriers include masonry and precast concrete panels. Other materials may be acceptable but should be reviewed by an acoustical consultant prior to use. The design of the noise barriers shall be consist with the Enclave at Folsom Ranch Design Guidelines
- Mechanical ventilation (air conditioning) should be provided for all residences in this development to allow the occupants to close doors and windows as desired to achieve compliance with the applicable interior noise level criteria.

- All second-floor bedroom windows of the lots located adjacent to Easton Valley Parkway from which the roadway is visible should have a minimum STC rating of 32.

Walls/Fencing/Gated Entries

The applicant is proposing to secure and screen the project site with a combination of walls, fences, and entry gates. The private yard areas for the individual lots are proposed to be screened by six-foot-tall wood fencing. The perimeter of the project site is proposed to be secured with a six to eight-foot-tall masonry wall interspersed with decorative pilasters. Open view fencing is proposed along the Street 1 frontage at the ends of the stub streets and extending generally to the front/side corner of the home sites to provide a friendlier interface. The two entry driveways are proposed to be secured with metal entry gates. Decorative metal pedestrian gates are proposed to provide access into the subdivision for pedestrians and bicyclists at both driveway locations. A call box will be located within a landscape median in front of the entry gates to provide access into the subdivision for residents and guests. Staff recommends that the final location, design, height, materials, and colors of the walls, fences, and gates be subject to review and approval by the Community Development Department to ensure consistency with the Enclave at Folsom Ranch Design Guidelines. Condition No. 184 is included to reflect this requirement.

Site Lighting

The applicant is proposing to use a combination of free-standing parking area lights, free-standing street lights, landscape and walkway lighting, and building-attached lights. To minimize potential lighting-related impacts, staff recommends that all free-standing parking area lights, free-standing street lights, landscape and walkway lights, and building attached lights be screened, shielded, and directed downward to minimize glare towards the surrounding properties. In addition, staff recommends that the final design of all exterior lighting be subject to review and approval by the Community Development Department. Condition No. 83 is included to reflect these requirements.

Water Supply

The Enclave at Folsom Ranch Subdivision project's water demand can be accommodated by the City's water supplies within the mandates of Measure W, which requires that the water supply for the Folsom Plan Area south of Highway 50: (1) not cause a reduction in the supply designated to serve existing water users north of Highway 50; and (2) not be paid for by Folsom residents north of Highway 50. Measure W is codified in Section 7.08 of the Folsom City Charter. The following discussion is provided in the interest of addressing issues relating to the City's water supply planning for the Folsom Plan Area, particularly during multiple years of drought condition.

Under the framework of Measure W, the environmental analysis for the Folsom Plan Area (where the Enclave at Folsom Ranch Subdivision project is located) relating to the availability of water supplies to serve this project, including under a multiple-year drought condition, was disclosed, studied and considered in great detail in an Addendum to the FPASP EIR, which was certified by the City Council on December 11, 2012 (Resolution No. 9096). Following certification of the Addendum, the City Council directed that a civil action be filed under Code of Civil Procedure Section 860 and Government Code Section 53511 to determine the validity of the FPA Water Supply Agreement (WSA) between the City and the landowners in the Folsom Plan Area, which forms the legal basis to secure water supplies for the Folsom Plan Area at no cost to existing City water users north of Highway 50. The validation action specifically sought judicial determination that the WSA is consistent with Measure W, and that the WSA is consistent with the City's intent to retain control of

conserved water under Resolution No. 8457 and California Water Code Section 1011 (which permits the City to retain and use water supplies resulting from its conservation efforts).

On October 16, 2013, Sacramento County Superior Court approved, confirmed, and validated the WSA. The Court specifically adjudged that the WSA is consistent with the Measure W water supply requirements (i.e., that the water supply for the Folsom Plan Area will not cause a reduction in the supply designated to serve existing water users north of Highway 50 and will not be paid for by Folsom residents north of Highway 50), that the WSA is consistent with Resolution No. 8457 protecting water conserved from the City's pre-1914 water rights and water supplies, and that the WSA is lawful, valid and enforceable. The Court's determination is valid and forever binding on matters pertaining to water supply to the Folsom Plan Area.

Additionally, the City is a party to the Water Forum Agreement, which represents a regional commitment by stakeholders in the long term health and sustainability of the American River to cooperate and fulfill two co-equal objectives: (1) to provide a reliable and safe water supply for the region's economic health and planned development to the year 2030; and (2) to preserve the fishery, wildlife, recreational, and aesthetic values of the lower American River. An EIR was prepared in 1999 that examined the effects of implementing the linked actions agreed to by the stakeholders to fulfill those objectives. As relevant to the Enclave at Folsom Ranch Subdivision project, these linked components include: actions to meet water users' needs during dry years while reducing diversion impacts, increased water conservation, and improved groundwater management, among other actions.

Consistent with the Water Conservation Act of 2009, the Addendum to the FPASP EIR approved by the City Council in December 2012, and the City's intent to retain control of conserved water under Resolution No. 8457 and California Water Code Section 1011 (affirmed by the Court in 2013), the City has undertaken several water conservation and management improvements in recent years, including approval of the Water System Optimization Review (SOR) Project that provides for leak and loss detection and repairs to the City's existing water transmission and distribution facilities. The SOR project is paid for by the landowners in the Folsom Plan Area (not Folsom residents north of Highway 50), and the water savings achievable through these repairs as well as other efforts will make available a sufficient amount (5,600 acre feet per year) to supply the Folsom Plan Area without causing a reduction in the supply designated to serve existing water users north of Highway 50. The implementation of these system improvements and application of the water savings to the Folsom Plan Area were discussed and analyzed in the Addendum to the FPASP EIR.

Notwithstanding the legal framework for securing and providing water supply to the Folsom Plan Area consistent with Measure W, during multiple-dry years the City has the authority to declare a water shortage condition under Chapter 13.26 of the Folsom Municipal Code, and implement increasingly more stringent stages of conservation, which limit many types of outdoor water use and water service in restaurants. A development agreement between the City and a majority of the landowners in the Folsom Plan Area adopted in May 2014, to which the Enclave at Folsom Ranch Subdivision project proponent is a party, makes clear that this project area and these landowners are subject to the same water use cut-backs and limitations imposed in the rest of the City during such water shortage conditions. The City's most recent Urban Water Management Plan (2015) considered the effects of implementing these stages of conservation, as required by law, and still concluded that the City would have sufficient supplies to serve existing residents and planned new growth in multiple dry years.

Accordingly, the proposed project's water supply is consistent with Measure W, has received judicial validation that is forever binding on matters pertaining to water supply to the Folsom Plan Area, and can be accommodated by the City's existing water supplies and dry-year plans without imposing additional hardship or otherwise further limiting the supplies available to serve the rest of the City's residents.

Utilities

As provided for in the Development Agreement between the City and the Landowners south of U.S. Highway 50, each individual subdivision within the Plan Area is required to build the portion of the off-site infrastructure system necessary to support the proposed project. The Enclave at Folsom Ranch Subdivision will be served by sewer infrastructure located within the Scott Road right-of-way. The sewer main will be extended along Street "1" from Scott Road to New Placerville Road in order to serve the proposed subdivision and to allow for future upstream sewer connections at New Placerville Road.

The Enclave at Folsom Ranch Subdivision is proposed to be served by two sources of water, Zone 3 water from the north via New Placerville Road and Zone 4 water from the east via Easton Valley Parkway. The proposed project is located within the Zone 3 water pressure zone, therefore a pressure reduction station will be required to reduce Zone 4 water pressure to acceptable levels for use within Zone 3. Water mains are proposed within the perimeter streets including Easton Valley Parkway, Street "1", and New Placerville Road in order to serve the project site. It is important to note that City staff has also determined that adequate provision has been provided by the proposed project for the furnishing of sanitation services and emergency public safety services.

Grading and Drainage

The grading concept for the proposed Enclave at Folsom Ranch subdivision project is to balance the soil on site, resulting in a fairly level subdivision. The grade differential between lots is typically only a few feet. In the worst case, the grade differential between residential lots is 3.5± feet. Overall, staff is supportive of the grading concept with the recommended conditions. Development of the project site is anticipated to require low to moderate movement of soils and the compaction of said materials. The applicant will be required to provide a complete geotechnical report before the design of interior road, parking lot areas, and building foundations are finalized. Condition No. 17 is included to reflect this requirement.

The Enclave at Folsom Ranch Subdivision will ultimately drain to a hydromodification basin (Basin No. 19) located to the south of the project site on the west side of Scott Road. In the future, storm drain pipes will be installed by other projects within the Scott Road right-of-way and will extend south to Hydromodification Basin No. 19. Until the aforementioned basin and associated storm drain infrastructure are in place, the project-related drainage is proposed to be captured in an interim detention basin. The detention basin will outfall into the public storm drain system which terminates at Scott Road. From there, flows will be conveyed within an interim drainage swale on the west side of Scott Road to an existing drainage channel approximately 200 feet south of Street "1". Once the hydromodification basin and related infrastructure are constructed, the temporary detention basin and swale will be abandoned.

Interim stormwater runoff from the west end of Easton Valley Parkway is proposed to flow into a temporary roadside drainage swale. Runoff from the east is collected by the proposed drain inlet and then into the 48-inch storm drain on the north side of Easton Valley Parkway. The storm drain has been preliminary sized for the ultimate build-out conditions. Both the roadside drainage swale and the

48-inch storm drain release into an interim outfall structure that connects into swales that are anticipated to be graded with the Russell Ranch project. Additionally, an interim inlet structure is proposed on the east side of New Placerville Road to collect stormwater runoff from adjacent properties on an interim basis. Water flows are directed north to the 48-inch storm drain within Easton Valley Parkway. Staff recommends the storm drain improvement plans provide for “Best Management Practices” that meet the requirements of the water quality standards of the City’s National Pollutant Discharge Elimination System Permit issued by the State Regional Water Quality Control Board. Condition No. 99 is included to reflect this requirement.

Architecture and Design

As mentioned earlier within this report, the applicant has not submitted specific architectural and design details (building elevations, floor plans, color/materials board, etc.) for approval at this time. However, the applicant has crafted a comprehensive set of design guidelines and development standards (Attachment 8) for implementation of the Enclave at Folsom Ranch Subdivision. The primary objective of the design guidelines is to articulate the architectural and design expectations for a comprehensive vision of the proposed subdivision; the common area landscapes, hardscapes, open spaces, fencing, entry features and site lighting; and the design character of individual homes. The goal of the development standards is to establish a regulatory framework for the design and placement of individual homes on the residential lots.

The Enclave at Folsom Ranch Design Guidelines and Development Standards identify up to four (4) unique architectural styles that are envisioned being implemented within the proposed subdivision including: Artesian Collection, Agrarian Collection, California Collection, and Cottage Collection. The Artesian Collection, which is inspired by the work of Frank Lloyd Wright, is rooted in nature with a focus on integrating design concepts, building materials, and colors. The Agrarian Collection, which highlights the agricultural history of the region, features styles that are reminiscent of farm buildings and exude a feeling of comfort and familiarity. The California Collection, which blends the cultures of early California residents with a Spanish influence, features a mixture of local building materials and colonial design detailing. The Cottage Collection, which is intended to be a true blend of European and traditional American architecture, showcases a variety of English Cottage, Tudor, and French Cottage styles.

In relation to architectural building design, the proposed design guidelines are focused on creating an interesting streetscape that will enhance the overall character of the subdivision. To assist in creating visual interest, the design guidelines provide specific guidance in terms of building forms, building massing, building height, roofscape, elevations, architectural details, entryways, door and windows, architectural lighting, building materials, building colors, and building finishes. With respect to building setbacks and siting, the proposed development standards provide the organization for determining how a residence will sit on a lot, which in turn impacts the pedestrian experience within the neighborhood. The development standards establish front yard setbacks, side yard setbacks, street side yard setback, rear yard setbacks, lot size, and building height. Staff has determined that the proposed design guidelines and development standards for the Enclave at Folsom Ranch Subdivision provide a comprehensive and thorough framework for establishment of a high quality residential subdivision. Staff recommends the final architectural and design details be submitted for review and approval by the Planning Commission as part of a future Residential Design Review application (Condition No. 129).

Inclusionary Housing Ordinance

As specified in the Folsom Municipal Code, Section 17.140.030, the applicant is required to provide inclusionary housing units equal to ten (10) percent of the total number of units in the project, including very-low income units equal to three (3) percent of the market rate units within the subdivision and low-income units equal to seven (7) percent of the market rate units. In this particular case, the applicant would be required to provide ten inclusionary housing units within the proposed development. However, the Inclusionary Housing Ordinance also provides for use of alternative means by developers to satisfy their inclusionary housing requirement. Alternative means for satisfying the aforementioned requirement include: providing the units off site; dedicating land for other affordable development projects; acquisition, rehabilitation, and conversion of existing market rate units; conversion of existing market rate units; paying an in-lieu fee, or other methods as approved by the City Council.

As an alternative means to constructing the affordable housing units on the project site, the applicant is proposing to meet their inclusionary housing requirement by providing an in-lieu fee payment. The in-lieu fee payment is calculated by multiplying one percent of the lowest priced for-sale residential unit within the proposed subdivision by the total number of for-sale residential units within the proposed subdivision. The in-lieu fee is payable at the time of the building permit on a per-unit basis. Staff recommends that the Final Inclusionary Housing Plan be subject to review and approval by the Community Development Department. In addition, staff recommends that the applicant prepare an Inclusionary Housing Agreement, which will be subject to review and approval by the City Council. Condition No. 109 is included to reflect these requirements.

Energy and Water Conservation

To reduce impacts in terms of energy and water consumption, the proposed project is required to meet the 2014 Title 24 Building Envelope Energy Efficiency Standards. The project will be allowed to achieve this performance standard through a combination of measures to reduce energy use for heating, cooling, water heating and ventilation. Because energy use for each different system type (i.e., heating, cooling, water heating, and ventilation) as well as appliances is defined, this method will also easily allow for application of individual measures aimed at reducing the energy use of these devices in a prescriptive manner.

In an effort to address water conservation, the proposed project includes a number of measures aimed at reducing on-site water usage. As outlined within the proposed Design Guidelines, the proposed project has been designed to achieve an overall water efficient landscape rating utilizing primarily low water use plant materials. The concepts of utilizing plant materials that are compatible in their water use requirements together within the same irrigation zones are to be applied with all planting and irrigation design. In addition, all proposed landscape areas will have automatically controlled irrigation systems that incorporate the use of spray, subsurface in-line emitters, and other high efficiency drip-type systems. To further ensure water conservation is being achieved, the proposed project is required to comply with all State and local rules, regulations, Governor's Declarations, and restrictions including but not limited to: Executive Order B-29-15 issued by the Governor of California on December 1, 2015 relative to water usage and conservation, requirements relative to water usage and conservation established by the State Water Resources Control Board, and water usage and conservation requirements established within the Folsom Municipal Code, (Section 13.26 Water Conservation), or amended from time to time. Condition No 106 is included to reflect these requirements.

ENVIRONMENTAL REVIEW

The City, as lead agency, has determined that the Enclave at Folsom Ranch development proposal is entirely consistent with the Folsom Plan Area Specific Plan (FPASP) and Westland Eagle Specific Plan Amendment. As a project that is consistent with existing plans and zoning and which would not result in any new or more severe environmental effects that are peculiar to the project or the parcels or which were not previously analyzed as significant effects in the FPASP EIR/EIS and/or the Addendum for the Westland Eagle Specific Plan Amendment, the Enclave at Folsom Ranch development is eligible for the exemption from review under the California Environmental Quality Act (CEQA) provided by Government Code section 65457 and CEQA Guidelines sections 15182. The project also qualifies for the streamlining provisions in Public Resources Code section 21083.3 and CEQA Guidelines section 15183. Because the project is exempt from CEQA, the City is not required to prepare a Negative Declaration or an Environmental Impact Report, or any specific type of environmental documentation. Nonetheless, the City provides the attached checklist (Attachment No. 13) exploring considerations raised by CEQA Guidelines sections 15182 and 15183 because the checklist provides a convenient vehicle for disclosing the City's evidence and reasoning for determining the project's consistency with the FPASP and eligibility for the claimed CEQA exemptions.

All of the recommended feasible mitigation measures previously adopted for the FPASP Final EIR/EIS and the Westland Eagle Addendum have been included as conditions of approval for this project. The City is not required to formally adopt any analysis under CEQA to make these determinations under Guidelines sections 15182 and 15183, except for a finding regarding the implementation of previously adopted mitigation.

ATTACHMENTS

1. Resolution No. 9855 – A Resolution of the City Council Approving a Tentative Parcel Map Creating Four Individual Parcels, a Vesting Tentative Subdivision Map Creating 111 Single-Family Residential Lots, and a Planned Development Permit for the Development of a 111-Unit Single-Family Residential Development for the Enclave at Folsom Ranch Subdivision Project
2. Vicinity Map
3. Tentative Parcel Map, dated October 14, 2016
4. Vesting Tentative Subdivision Map, dated October 10, 2016
5. Preliminary Site Plan, dated July 22, 2016
6. Preliminary Grading and Drainage Plan, dated October 10, 2016
7. Preliminary Off-Site Infrastructure Plan, dated October 10, 2016
8. Scott Road Interim Improvement Plans, dated October 10, 2016
9. Enclave at Folsom Ranch Design Guidelines, dated July 25, 2016
10. Inclusionary Housing Plan, dated December 22, 2015
11. Site Photographs
12. Planning Commission Staff Report, dated October 19, 2016
13. CEQA Exemption and Streamlining Analysis for Enclave at Folsom Ranch (Binder)

RECOMMENDATION /CITY COUNCIL ACTION

Move to adopt Resolution No. 9855 - A Resolution of the City Council Approving a Tentative Parcel Map Creating Four Individual Parcels, a Vesting Tentative Subdivision Map Creating 111 Single-Family Residential Lots, and a Planned Development Permit for the Development of a 111-Unit Single-Family Residential Development for the Enclave at Folsom Ranch Subdivision Project

Submitted,

DAVID E. MILLER, AICP
Public Works and Community Development Director

Attachment 7

Letter from Applicant, dated April 25, 2017

MACKEY & SOMPS

ENGINEERS

PLANNERS

SURVEYORS

April 25, 2017

Mr. Scott Johnson, Planning Manager
City of Folsom Community Development Department
50 Natoma Street
Folsom, CA 95630

RE: The Enclave at Folsom Ranch

(PN 14-375; approved by the City of Folsom City Council November 8, 2016)
Tentative Parcel Map and Small Lot Vesting Tentative Subdivision Map and PD

Dear Mr. Johnson,

Red Tail Acquisitions, LLC. (the Applicant) on behalf of The Enclave at Folsom Ranch, LLC. (the landowner) formally submits this request for time-extension of the three items listed, and referenced above.

The maps are currently valid for a period of twenty-four (24) months from the date of final approval of the City of Folsom City Council (until November 8, 2018). The time extension requested would be for a period of twenty-four (24) months or thirty-six (36) months, as allowable by the City of Folsom, and consistent with Subdivision Map Act.

Please contact me if you have questions and/or further needs.

Sincerely,



Tim Kihm
Red Tail Acquisitions, LLC.
2082 Michelson Drive, 4th Floor
Irvine, CA 92612

— SINCE 1953 —