



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

PLANNING COMMISSION MINUTES
June 7, 2017
CITY COUNCIL CHAMBERS
6:30 P.M.
50 Natoma Street
Folsom, CA 95630

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

ABSENT: Jackson, Raithel

CITIZEN COMMUNICATION: None

MINUTES: The minutes of May 17, 2017 were approved as submitted.

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 17, 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)**

COMMISSIONER SCOTT MOVED TO CONTINUE PN 16-321, PROSPECT RIDGE SUBDIVISION, LOCATED AT 535 LEVY ROAD TO THE JUNE 21, 2017 PLANNING COMMISSION MEETING.

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

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

2. **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 May 3, 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 SCOTT 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 AS ILLUSTRATED ON ATTACHMENT 4 FOR THE FOLSOM HEIGHTS SUBDIVISION PROJECT;

AND

MOVE TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE PROJECT DESIGN GUIDELINES FOR THE FOLSOM HEIGHTS SUBDIVISION PROJECT AS ILLUSTRATED ON ATTACHMENT 12 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, MODIFYING CONDITION NO. 5 TO READ AS FOLLOWS: "Street Names - The street names identified below shall be used for the Final Small-Lot Map: Empire Ranch Road, Alder Creek Parkway, ~~Prima Drive~~, Summit Street, Bold Place, Highland Street, Folsom Heights Drive, Hillside Street, Hilltop Street, Paris Place, Deerfield Drive, Desmond Drive, Hillcrest Street, Cozy Court, Diego Court, Dakota Court, Skyview Drive, Rustic Ridge Drive, Iron Horse, Terrace Circle, Lone Leaf Drive, Hornet Street, and Mustang Street."; CONDITIONS OF APPROVAL SMALL-LOT VTSM NO. 1-181, MODIFYING CONDITION NO. 6 TO READ AS FOLLOWS: "Street Names - The street names identified below shall be used for the Final Small-Lot Map: Empire Ranch Road, Alder Creek Parkway, ~~Prima Drive~~, Summit Street, Bold Place, Highland Street, Folsom Heights Drive, Hillside Street, Hilltop Street, Paris

Place, Deerfield Drive, Desmond Drive, Hillcrest Street, Cozy Court, Diego Court, Dakota Court, Skyview Drive, Rustic Ridge Drive, Iron Horse, Terrace Circle, Lone Leaf Drive, Hornet Street, and Mustang Street.”; MODIFYING CONDITION NO. 172 TO READ AS FOLLOWS: “Project Phasing - The owner/applicant shall construct the portion of Empire Ranch Road from the southern project boundary to the intersection of Empire Ranch Road and Alder Creek Parkway to its ultimate horizontal and vertical alignment with the Phase 3A portion of the Folsom Heights Subdivision project. The owner/applicant shall construct the portion of Empire Ranch Road from Alder Creek Parkway to the border of Large Lot 11/Large Lot 25 to its ultimate horizontal and vertical alignment with the Phase 1 portion ~~4 portion~~ of the Folsom Heights Subdivision project. In addition, the owner/applicant shall construct the Prima Drive EVA and the “D’ Drive Temporary Emergency Turnaround to their ultimate horizontal and vertical alignment with the Phase 1 portion of the Folsom Heights Subdivision project. The aforementioned roadway improvements shall be constructed as shown on the Vesting Small-Lot Tentative Subdivision Map and in accordance with the phasing plan. In addition, all required utility and roadway improvements shall be constructed in coordination with the phasing of the construction of the Empire Ranch Road street segments as shown on the Small-Lot Vesting Tentative Subdivision Map to the satisfaction of the City.”; MODIFYING CONDITION NO. 173 TO READ AS FOLLOWS: “Alder Creek Parkway Improvements - The owner/applicant shall construct Alder Creek Parkway from the intersection of Empire Ranch Road and Alder Creek Parkway to the intersection of Alder Creek Parkway and “N” Drive as shown on the updated Phasing Exhibit (dated received June 7, 2017), the approved Small-Lot Vesting Tentative Subdivision Map, and the approved Off-Site Improvements Exhibit. In addition, the owner/applicant shall construct temporary turnarounds within “F” Drive and “G” Drive where the boundary of Phase I meets the boundary of Phase II as shown on the updated Phasing Exhibit. The aforementioned improvements shall be constructed with the Phase 1 portion ~~2 portion~~ of the Folsom Heights Subdivision project to the satisfaction of the Community Development Department.”; MODIFYING CONDITION NO. 174 TO READ AS FOLLOWS: “Prima Drive Improvements - The Prima Drive Extension from the project site to the intersection of Stonebriar Drive and Prima Drive in El Dorado County shall be limited to emergency vehicle access (EVA) only. The owner/applicant shall construct the Prima Drive EVA to its ultimate horizontal and vertical alignment from the project site to the intersection of Stonebriar Drive and Prima Drive-as shown on the approved Small-Lot Vesting Tentative Subdivision Map. ~~and the approved Off-Site Improvements Exhibit.~~ The aforementioned improvements shall be constructed with the Phase 1 portion of the Folsom Heights Subdivision project to the satisfaction of the Community Development Department and El Dorado County. The Prima Drive EVA shall be limited to twenty (20) feet in width to the satisfaction of the Community Development Department.”

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

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

PLANNING MANAGER REPORT

None

RESPECTFULLY SUBMITTED,



Amanda Palmer, SECRETARY

APPROVED:



Ross Jackson, CHAIRMAN