

**CITY OF FOLSOM
PLANNING COMMISSION MINUTES
April 15, 2015
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: Kelley Butcher, Lance Klug, Jennifer Lane, Brian Martell, Thomas Scott

ABSENT: None

CITIZEN COMMUNICATION: None

MINUTES: The minutes of February 1, 2015 were approved as submitted.

NEW BUSINESS

1. Folsom Plan Area Community Design Guidelines (Charlie Torrence, Consultant)

COMMISSIONER JACKSON MOVED TO RECOMMEND TO THE CITY COUNCIL ADOPTION OF THE FOLSOM PLAN AREA SPECIFIC PLAN COMMUNITY DESIGN GUIDELINES

COMMISSIONER BUTCHER SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: JACKSON, SCOTT, MARTELL, KLUG, ARNAZ, BUTCHER
NOES: LANE
ABSTAIN: NONE
ABSENT: NONE

2. PN 14-139, Russell Ranch Residential Subdivision in the Folsom Plan Area

A Public Hearing to consider a request by the New Home Company for approval of the Russell Ranch Project located within the Folsom Plan Area Specific Plan (south of Highway 50, east of Placerville Road and north of White Rock Road). The project includes a General Plan Amendment, Specific Plan Amendment, Vesting Large Lot Tentative Subdivision Map, Vesting Small Lot Tentative Subdivision Map, Planned Development Permit Guidelines, a Development Agreement Amendment, and an Inclusionary Housing Agreement for development of an 878 unit single family residential subdivision on 437 acres. An Environmental Impact Report (SCH No. 2014062018) has been prepared for the project in accordance with the CEQA Guidelines. **(Project Planner: Sherri Metzker, Planning Consultant / Applicant: The New Home Company)**

COMMISSIONER SCOTT MOVED TO APPROVE MOVE TO RECOMMEND THAT THE CITY COUNCIL OF THE CITY OF FOLSOM CERTIFY THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE RUSSELL RANCH SUBDIVISION PROJECT, ADOPT FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, ADOPT A STATEMENT OF OVERRIDING CONSIDERATIONS, AND ADOPT A MITIGATION MONITORING AND REPORTING PROGRAM PREPARED FOR THE RUSSELL RANCH SUBDIVISION PROJECT (PN 14-139) PER ATTACHMENTS 4, 5 AND 19;

AND

MOVE TO RECOMMEND THAT THE CITY COUNCIL APPROVE THE PROPOSED AMENDMENT TO THE FOLSOM GENERAL PLAN AS ILLUSTRATED ON ATTACHMENT 2 FOR THE RUSSELL RANCH SUBDIVISION PROJECT;

AND

MOVE TO RECOMMEND THAT THE CITY COUNCIL APPROVE THE PROPOSED AMENDMENT TO THE FOLSOM PLAN AREA SPECIFIC PLAN AS ILLUSTRATED ON ATTACHMENT 3 FOR THE RUSSELL RANCH SUBDIVISION PROJECT;

AND

MOVE TO RECOMMEND THAT THE CITY COUNCIL APPROVE THE VESTING LARGE LOT TENTATIVE SUBDIVISION MAP CREATING 33 LARGE LOTS AS ILLUSTRATED ON ATTACHMENT 6 FOR THE RUSSELL RANCH SUBDIVISION PROJECT;

AND

MOVE TO RECOMMEND THAT THE CITY COUNCIL APPROVE THE VESTING SMALL LOT TENTATIVE SUBDIVISION MAP CREATING EIGHT HUNDRED AND SEVENTY EIGHT (878) SINGLE-FAMILY RESIDENTIAL LOTS AS ILLUSTRATED ON ATTACHMENTS 7 THROUGH 11 FOR THE RUSSELL RANCH SUBDIVISION PROJECT;

AND

MOVE TO RECOMMEND THAT THE CITY COUNCIL APPROVE THE INCLUSIONARY HOUSING AGREEMENT PLAN AND THE INCLUSIONARY HOUSING AGREEMENT FOR THE RUSSELL RANCH SUBDIVISION PROJECT PER ATTACHMENT NO. 16;

AND

MOVE TO RECOMMEND THAT THE CITY COUNCIL APPROVE THE PROPOSED AMENDMENT NO. 1 TO THE AMENDED AND RESTATED DEVELOPMENT AGREEMENT FOR THE RUSSELL RANCH SUBDIVISION PROJECT PER ATTACHMENT NO. 17;

AND

MOVE TO RECOMMEND THAT THE CITY COUNCIL APPROVE THE PLANNED DEVELOPMENT PERMIT AND PROJECT DESIGN GUIDELINES FOR DEVELOPMENT OF EIGHT HUNDRED AND SEVENTY EIGHT (878) SINGLE FAMILY RESIDENTIAL UNITS AS ILLUSTRATED ON ATTACHMENTS THROUGH 18 FOR THE RUSSELL RANCH SUBDIVISION PROJECT WITH THE FOLLOWING FINDINGS AND CONDITIONS (NOS. 1 THROUGH 189); GENERAL FINDINGS A & B; CEQA FINDINGS C – H; GENERAL PLAN AMENDMENT FINDING I – K; FOLSOM PLAN AREA SPECIFIC PLAN AMENDMENT FINDING L; TENTATIVE SUBDIVISION MAP FINDINGS M – P; PLANNED DEVELOPMENT PERMIT FINDINGS Q – W; DEVELOPMENT AGREEMENT AMENDMENT FINDINGS X & Y

COMMISSIONER MARTELL SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES:	JACKSON, SCOTT, MARTELL, KLUG, LANE, BUTCHER
NOES:	LANE
ABSTAIN:	NONE
ABSENT:	NONE

REPORTS:

Planning Commission/Planning Manager Report:

None

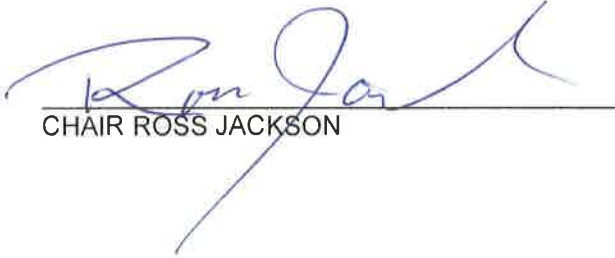
There being no further business, the meeting was adjourned at 10:37 p.m.

RESPECTFULLY SUBMITTED,



Amanda Palmer, Administrative Assistant

APPROVED:



CHAIR ROSS JACKSON