



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

PLANNING COMMISSION MINUTES
December 2, 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, Marci Embree, Jennifer Lane, Brian Martell, Thomas Scott

ABSENT: None

CITIZEN COMMUNICATION: None

MINUTES: The minutes of November 18, 2015 were approved.

NEW BUSINESS

1. PN 15-147, White Rock Springs Ranch Subdivision Folsom Plan Area Specific Plan Area

A Public Hearing to consider a request by Gragg Recovery Acquisition, LLC for approval of the White Rock Springs Ranch Subdivision located within the Folsom Plan Area Specific Plan (north of White Rock Road and east of Placerville Road). The project includes a Vesting Large Lot Tentative Subdivision Map, Vesting Small Lot Tentative Subdivision Map, a Development Agreement Amendment, and an Inclusionary Housing Agreement for development of a 395-unit single-family residential subdivision on 138.9 acres. An Environmental Impact Report has been certified for the Folsom Plan Area Specific Plan project in accordance with the California Environmental Quality Act. 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. **(Project Planner: Consultant, Sherri Metzker / Applicant: Gragg Recovery Acquisition, LLC)**

COMMISSIONER JACKSON MOVED TO RECOMMEND THAT THE CITY COUNCIL ADOPT THE ENVIRONMENTAL CHECKLIST CONTAINED IN ATTACHMENT 12 FOR THE WHITE ROCK SPRINGS RANCH SUBDIVISION PROJECT:

AND

MOVED TO RECOMMEND THAT THE CITY COUNCIL APPROVE THE VESTING LARGE LOT TENTATIVE SUBDIVISION MAP CREATING 18 LARGE LOTS AS ILLUSTRATED ON ATTACHMENT 1 FOR THE WHITE ROCK SPRINGS RANCH SUBDIVISION PROJECT;

AND

MOVED TO RECOMMEND THAT THE CITY COUNCIL APPROVE THE VESTING SMALL LOT TENTATIVE SUBDIVISION MAP CREATING THREE HUNDRED AND NINETY FIVE SINGLE-FAMILY RESIDENTIAL LOTS AS ILLUSTRATED ON ATTACHMENTS 2 THROUGH 7 FOR THE WHITE ROCK SPRINGS RANCH SUBDIVISION PROJECT;

AND

MOVED TO RECOMMEND THAT THE CITY COUNCIL APPROVE THE INCLUSIONARY HOUSING PLAN FOR THE WHITE ROCK SPRINGS SUBDIVISION PROJECT PER ATTACHMENT NO. 9;

AND

MOVED TO RECOMMEND THAT THE CITY COUNCIL APPROVE THE PROPOSED AMENDMENT NO. 1 TO THE AMENDED AND RESTATED TIER 1 DEVELOPMENT AGREEMENT FOR THE WHITE ROCK SPRINGS SUBDIVISION PROJECT PER ATTACHMENT NO.10;

AND

MOVED TO RECOMMEND THAT THE CITY COUNCIL APPROVE THE PROJECT DESIGN GUIDELINES FOR THE WHITE ROCK SPRINGS RANCH SUBDIVISION PROJECT AS ILLUSTRATED ON ATTACHMENT 11 WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B; CEQA FINDING C; TENTATIVE SUBDIVISION MAP FINDINGS D – G; DEVELOPMENT AGREEMENT AMENDMENT FINDINGS H & I; SMALL LOT CONDITIONS OF APPROVAL 1 – 202, WITH THE FOLLOWING MODIFICATIONS AND ADDITIONS: DELETING CONDITION NO. 202 AND REPLACING IT WITH "PRIVATE RECREATIONAL AMENITY - THE APPLICANT SHALL RESERVE LOT 10 OF THE LARGE LOT VESTING TENTATIVE SUBDIVISION MAP, A 1.8 NET ACRE SITE, FOR A PRIVATE RECREATIONAL AMENITY. AT THE TIME THE FIRST MODEL HOME IS SUBMITTED FOR DESIGN REVIEW, THE DEVELOPER (HOME BUILDER) SHALL ALSO SUBMIT THE PRIVATE RECREATION AMENITY FOR DESIGN REVIEW, AND TO DETERMINE THE TIMING FOR CONSTRUCTION OF THE AMENITY. IN ADDITION TO THE RESERVATION OF LAND, THE APPLICANT SHALL INCLUDE IN THE INFRASTRUCTURE CFD FOR WRSR A SERVICE TAX FOR THE MAINTENANCE OF THE PRIVATE AMENITY. "; MODIFYING CONDITION NO. 106, PARAGRAPH 4, IN PART, TO READ AS FOLLOWS, "...RATING OF 32."; ADDING CONDITION NO. 203 AS FOLLOWS "SOUTHEAST CAPITAL CONNECTOR IOD - THE OWNER/APPLICANT SHALL PROVIDE AN IRREVOCABLE OFFER OF DEDICATION (IOD) WITHOUT COMPENSATION FOR THE ADDITIONAL GRADING NECESSARY TO ACHIEVE THE FINAL GRADE TO ORIGINAL GRADE FOR THE FUTURE CAPITAL SOUTHEAST CONNECTOR MAINLINE (CONNECTOR). THE IOD WILL BE IN ADDITION TO THE IOD REQUIRED FOR THE CONNECTOR PURSUANT TO SECTION 3.7.1 OF AMENDMENT NO. 1 TO THE ARDA. THE PURPOSE OF THE ADDITIONAL IOD WILL BE TO PRESERVE THE LAND NECESSARY TO GRADE AND CONSTRUCT CUT SLOPES ALONG THE PROJECT'S BOUNDARY WITH THE CONNECTOR AS DETERMINED BY THE CITY AND THE CAPITAL SOUTHEAST CONNECTOR JPA (CONNECTOR JPA). THE LIMITS OF BOTH THE IOD FOR THE CONNECTOR AND THE IOD FOR THE PROPOSED CUT SLOPES FOR THE CONNECTOR SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE CITY AND THE CONNECTOR JPA. ANY LAND WITHIN THE LIMITS OF THE IOD FOR THE CUT SLOPES FOR THE CONNECTOR, IF NOT NECESSARY OR REQUIRED FOR THE AFOREMENTIONED PURPOSES, MAY BE REJECTED IN WHOLE OR IN PART BY THE

CITY AT THE CITY'S SOLE AND COMPLETE DISCRETION, AT SUCH TIME THE CONNECTOR IS COMPLETED TO THE SATISFACTION OF THE CITY AND THE CONNECTOR JPA. THE LIMITS OF THE IOD FOR THE CUT SLOPES SHALL BE DETERMINED BASED ON MAXIMUM CUT SLOPES OF 2H:1V. ANY PROPOSED CUT SLOPES THAT EXCEED THE MAXIMUM SLOPE OF 2H:1V SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE CITY AND THE CONNECTOR JPA BUT IN NO CASE SHALL THE LIMITS OF THE IOD BE REDUCED TO ACCOMMODATE A GREATER THAN 2H:1V SLOPE. THE REQUIRED IOD'S FOR BOTH THE CONNECTOR AND THE CUT SLOPES FOR THE CONNECTOR SHALL BE SHOWN ON THE FINAL MAP.”; LARGE LOT CONDITIONS OF APPROVAL 1 – 10, ADDING CONDITION NO. 11 AS FOLLOWS “SOUTHEAST CAPITAL CONNECTOR IOD - THE OWNER/APPLICANT SHALL PROVIDE AN IRREVOCABLE OFFER OF DEDICATION (IOD) WITHOUT COMPENSATION FOR THE ADDITIONAL GRADING NECESSARY TO ACHIEVE THE FINAL GRADE TO ORIGINAL GRADE FOR THE FUTURE CAPITAL SOUTHEAST CONNECTOR MAINLINE (CONNECTOR). THE IOD WILL BE IN ADDITION TO THE IOD REQUIRED FOR THE CONNECTOR PURSUANT TO SECTION 3.7.1 OF AMENDMENT NO. 1 TO THE ARDA. THE PURPOSE OF THE ADDITIONAL IOD WILL BE TO PRESERVE THE LAND NECESSARY TO GRADE AND CONSTRUCT CUT SLOPES ALONG THE PROJECT'S BOUNDARY WITH THE CONNECTOR AS DETERMINED BY THE CITY AND THE CAPITAL SOUTHEAST CONNECTOR JPA (CONNECTOR JPA). THE LIMITS OF BOTH THE IOD FOR THE CONNECTOR AND THE IOD FOR THE PROPOSED CUT SLOPES FOR THE CONNECTOR SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE CITY AND THE CONNECTOR JPA. ANY LAND WITHIN THE LIMITS OF THE IOD FOR THE CUT SLOPES FOR THE CONNECTOR, IF NOT NECESSARY OR REQUIRED FOR THE AFOREMENTIONED PURPOSES, MAY BE REJECTED IN WHOLE OR IN PART BY THE CITY AT THE CITY'S SOLE AND COMPLETE DISCRETION, AT SUCH TIME THE CONNECTOR IS COMPLETED TO THE SATISFACTION OF THE CITY AND THE CONNECTOR JPA. THE LIMITS OF THE IOD FOR THE CUT SLOPES SHALL BE DETERMINED BASED ON MAXIMUM CUT SLOPES OF 2H:1V. ANY PROPOSED CUT SLOPES THAT EXCEED THE MAXIMUM SLOPE OF 2H:1V SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE CITY AND THE CONNECTOR JPA BUT IN NO CASE SHALL THE LIMITS OF THE IOD BE REDUCED TO ACCOMMODATE A GREATER THAN 2H:1V SLOPE. THE REQUIRED IOD'S FOR BOTH THE CONNECTOR AND THE CUT SLOPES FOR THE CONNECTOR SHALL BE SHOWN ON THE FINAL MAP.”

COMMISSIONER MARTELL SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

2. PN 15-139, Iron Point Retirement Community, General Plan Amendment, Rezone, Planned Development Permit, Conditional Use Permit, and Consideration of Adoption of a Mitigated Negative Declaration

A Public Hearing to consider a request from RSC Engineering for approval of a General Plan Amendment, Rezone, Planned Development Permit, and Conditional Use Permit for development of a 126-unit senior retirement community on a 4.68-acre site located on the South side of Iron Point Road between Broadstone Parkway and Rowberry Drive. The zoning classification for the site is M-L PD and 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: Senior Planner, Steve Banks / Applicant: Bradville, Inc. & RSC Engineering, Inc.)**

COMMISSIONER JACKSON MOVED TO RECOMMEND CITY COUNCIL ADOPTION OF THE MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM PREPARED FOR THE IRON POINT RETIREMENT COMMUNITY PROJECT (PN 15-139) PER ATTACHMENT 14;

AND

MOVED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE DESIGNATION FOR THE 4.68-ACRE PROJECT SITE (APN NO. 072-3120-023) FROM IND (INDUSTRIAL/OFFICE PARK) TO CC (COMMUNITY COMMERCIAL) AS ILLUSTRATED ON ATTACHMENT 2 FOR THE IRON POINT RETIREMENT COMMUNITY PROJECT.

COMMISSIONER BUTCHER SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

COMMISSIONER JACKSON MOVED TO RECOMMEND TO THE CITY COUNCIL APPROVAL THE REZONE TO CHANGE THE ZONING DESIGNATION FOR THE 4.68-ACRE PROJECT SITE (APN NO. 072-3120-023) FROM M-L PD (LIMITED MANUFACTURING, PLANNED DEVELOPMENT DISTRICT) TO BP PD (BUSINESS AND PROFESSIONAL, PLANNED DEVELOPMENT DISTRICT) AS ILLUSTRATED ON ATTACHMENT 3 FOR THE IRON POINT RETIREMENT COMMUNITY PROJECT;

AND

MOVE TO APPROVE A PLANNED DEVELOPMENT PERMIT FOR DEVELOPMENT OF THE IRON POINT RETIREMENT COMMUNITY PROJECT, WHICH INCLUDES A THREE-STORY, 132,904-SQUARE-FOOT BUILDING AS ILLUSTRATED ON ATTACHMENTS 4 THROUGH 12;

AND

MOVE TO APPROVE A CONDITIONAL USE PERMIT TO ALLOW THE IRON POINT RETIREMENT COMMUNITY TO OPERATE AT THE SUBJECT PROPERTY LOCATED 2275 IRON POINT ROAD (APN NO. 072-3120-023) WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B; GENERAL PLAN AMENDMENT AND REZONE FINDING C; CEQA FINDINGS D - H; PLANNED DEVELOPMENT PERMIT FINDINGS I - O; CONDITIONAL USE PERMIT FINDING P; CONDITIONS OF APPROVAL 1 - 61, MODIFYING CONDITION NO. 45, BULLET NO. 3, TO READ AS FOLLOWS "A FOUR-WAY STOP-SIGN AND ASSOCIATED CROSSWALKS WITH PAVEMENT MARKINGS AND SIGNAGE SHALL BE INSTALLED AT THE INTERSECTION OF THE PROJECT ACCESS ROAD AND THE EAST ACCESS DRIVEWAY."

COMMISSIONER SCOTT SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: JACKSON, MARTELL, SCOTT, EMBREE, BUTCHER

NOES: ARNAZ, LANE
ABSTAIN: NONE
ABSENT: NONE

REPORTS:

Planning Commission/Planning Manager Report:

None

RESPECTFULLY SUBMITTED,



Amanda Palmer, SECRETARY

APPROVED:



Ross Jackson, CHAIRMAN