



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

PLANNING COMMISSION MINUTES
November 3, 2021
CITY COUNCIL CHAMBERS
6:30 P.M.
50 Natoma Street
Folsom, CA 95630

CALL TO ORDER PLANNING COMMISSION: Vice Chair Eileen Reynolds, Daniel West, Kevin Duewel, Bill Miklos, Ralph Peña, Barbara Leary, Chair Justin Raithel

ABSENT: Peña

CITIZEN COMMUNICATION: None

MINUTES: The minutes of October 6, 2021 were approved as submitted.

PUBLIC HEARING

1. PN 21-142, 7635 Baldwin Dam Road Tentative Parcel Map and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from Craig Whelan for approval of a Tentative Parcel Map to subdivide two existing parcels totaling 4.48-acres into four individual parcels for future sale and development. The zoning classification for the site is R-1-L A, while the General Plan land-use designation is SF. The project is exempt from environmental review under section 15315 (Minor Land Divisions) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Steve Banks/Applicant: Craig Whelan)**

1. Eric Forrest addressed the Planning Commission with concerns regarding sewer connection and EVA access on parcel 4.
2. Ryan Rawles addressed the Planning Commission with questions regarding the sewer connection, LLA's, and bridge weight.
3. Brian Martell addressed the Planning Commission in support of the project.
4. Jerome Merchant addressed the Planning Commission with questions regarding the permanency of the building envelopes.

COMMISSIONER DUEWEL MOVED TO APPROVE THE 7635 BALDWIN DAM ROAD TENTATIVE PARCEL MAP PROJECT, SUBJECT TO THE FINDINGS (FINDINGS A-K) AND CONDITIONS OF APPROVAL (CONDITIONS 1-28) WITH ADDITION OF CONDITION NO. 29 TO STATE:

"29. If the owner/applicant decides to construct the improvements associated with the Tentative Parcel Map prior to the City completing the Capital Improvement Project (approximately Spring/Summer 2022) in the Baldwin Dam area, the owner/applicant shall be required to install a cut-in tee with a valve on each leg of the existing 14-inch watermain (3 Valves in total) located in Baldwin Dam Road and install approximately 23 feet of 8-inch Ductile Iron Pipe across Baldwin Dam in order to provide water services to the future parcels. If the City

completes the improvements to Baldwin Dam Road prior to improvements associated with this Tentative Parcel Map, the owner/applicant shall connect to the newly installed 8-inch blind flange that shall be extended to private road."

COMMISSIONER MIKLOS SECONDED THE MOTION.

COMMISSIONER LEARY MADE A FRIENDLY AMENDMENT TO THE MOTION TO ADD A BULLET POINT TO CONDITION NO. 25 TO STATE:

"25.

- Future homebuilders shall consult with the City Arborist on the location of building footprints prior to the submittal of Design Review application."

COMMISSIONER DUEWEL DENIED THE FRIENDLY AMENDMENT.

COMMISSIONER LEARY THEN MOVED TO AMEND THE PENDING MOTION. SHE MOVED TO APPROVE THE 7635 BALDWIN DAM ROAD TENTATIVE PARCEL MAP PROJECT, SUBJECT TO THE FINDINGS (FINDINGS A-K) AND CONDITIONS OF APPROVAL (CONDITIONS 1-28) WITH ADDITION OF CONDITION NO. 29 TO STATE:

"29. If the owner/applicant decides to construct the improvements associated with the Tentative Parcel Map prior to the City completing the Capital Improvement Project (approximately Spring/Summer 2022) in the Baldwin Dam area, the owner/applicant shall be required to install a cut-in tee with a valve on each leg of the existing 14-inch watermain (3 Valves in total) located in Baldwin Dam Road and install approximately 23 feet of 8-inch Ductile Iron Pipe across Baldwin Dam in order to provide water services to the future parcels. If the City completes the improvements to Baldwin Dam Road prior to improvements associated with this Tentative Parcel Map, the owner/applicant shall connect to the newly installed 8-inch blind flange that shall be extended to private road."

AND THE ADDITION OF A BULLET POINT TO CONDITION NO. 25 TO STATE:

"25.

- Future homebuilders shall consult with the City Arborist on the location of building footprints prior to the submittal of Design Review application."

COMMISSIONER REYNOLDS SECONDED THE MOTION TO AMEND.

THE COMMISSION VOTED TO AMEND COMMISSIONER DUEWEL'S MOTION WITH COMMISSIONER LEARY'S MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: REYNOLDS, WEST, LEARY, RAITHEL

NOES: DUEWEL, MIKLOS

ABSTAINED: NONE

ABSENT: PENA

THE COMMISSION VOTED ON COMMISSIONER LEARY'S MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: REYNOLDS, WEST, DUEWEL, LEARY, RAITHEL

NOES: MIKLOS

ABSTAINED: NONE

ABSENT: PENA

2. PN 21-233, Folsom Heights Vesting Tentative Subdivision Map Extension

A Public Hearing to consider a request from Elliott Homes, Inc. for approval of a three-year extension in time for the previously approved Small-Lot Vesting Tentative Subdivision Map associated with the Folsom Heights

Subdivision project. The specific plan classifications for the site are SP-SF, SP-SFHD, SP-MLD, SP-GC, SP-P/QP, SP-OS1, and SP-OS2, while the General Plan land-use designations are SF, SFHD, MLD, GC, P-QP, and OS. An Addendum to the Folsom Plan Area Environmental Impact Report was previously approved for the Folsom Heights Subdivision project (PN 15-303) on July 11, 2017 in accordance with the California Environmental Quality Act (CEQA). **(Project Planner: Steve Banks/Applicant: Elliott Homes, Inc.)**

1. Ellen Post addressed the Planning Commission regarding the EVA access on the trail behind her home.

COMMISSIONER REYNOLDS MOVED TO RECOMMEND THE CITY COUNCIL APPROVAL OF A THREE-YEAR EXTENSION IN TIME FOR THE FOLSOM HEIGHTS SUBDIVISION SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP AS ILLUSTRATED ON ATTACHMENT 6 FOR THE FOLSOM HEIGHTS SUBDIVISION PROJECT (PN 21-233) SUBJECT TO THE FINDINGS (FINDINGS A-O) AND CONDITIONS OF APPROVAL (CONDITIONS 1-182) ATTACHED TO THIS REPORT.

COMMISSIONER LEARY SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: REYNOLDS, WEST, DUEWEL, MIKLOS, LEARY, RAITHEL
NOES: NONE
ABSTAINED: NONE
ABSENT: PENA

3. PN 21-234, Broadstone Estates Vesting Tentative Subdivision Map Extension

A Public Hearing to consider a request from Elliott Homes, Inc. for approval of a three-year extension in time for the previously approved Small-Lot Vesting Tentative Subdivision Map associated with the Broadstone Estates Subdivision project. The specific plan classifications for the site are SP-SF PD and SP-OS2, while the General Plan land-use designations are SF and OS. An Addendum to the Folsom Plan Area Environmental Impact Report was previously approved for the Broadstone Estates Subdivision project (PN 15-308) on June 28, 2016 in accordance with the California Environmental Quality Act (CEQA). **(Project Planner: Steve Banks/Applicant: Elliott Homes, Inc.)**

COMMISSIONER LEARY MOVED TO RECOMMEND THE CITY COUNCIL APPROVAL OF A THREE-YEAR EXTENSION IN TIME FOR THE BROADSTONE ESTATES SUBDIVISION SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP AS ILLUSTRATED ON ATTACHMENT 6 FOR THE BROADSTONE ESTATES SUBDIVISION PROJECT (PN 21-234) SUBJECT TO THE FINDINGS (FINDINGS A-O) AND CONDITIONS OF APPROVAL (CONDITIONS 1-189) ATTACHED TO THIS REPORT.

COMMISSIONER REYNOLDS SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: REYNOLDS, WEST, DUEWEL, MIKLOS, LEARY, RAITHEL
NOES: NONE
ABSTAINED: NONE
ABSENT: PENA

NEW BUSINESS

4. PN 21-204, Mangini Ranch Phase 2 Village 1 Subdivision Residential Design Review

A Public Meeting to consider a request from Tri-Pointe Homes for approval of a Design Review application for 88 single-family residential units for the Mangini Ranch Phase 2 Village 1 Subdivision. The zoning classification for the site is SP-SFHD (PD), while the General Plan land-use designation is SFHD. The project was previously determined to be exempt from the California Environmental Quality Act in accordance with Government Code section 65457 and section 15182 of the CEQA Guidelines. **(Project Planner: Josh Kinkade/Applicant: Tri-Pointe Homes)**

COMMISSIONER WEST MOVED TO APPROVE A RESIDENTIAL DESIGN REVIEW APPLICATION FOR 88 SINGLE-FAMILY RESIDENTIAL HOMES AS ILLUSTRATED ON ATTACHMENTS 6 THROUGH 10 FOR THE MANGINI RANCH PHASE 2 VILLAGE 1 PROJECT (PN 21-204) SUBJECT TO THE FINDINGS (FINDINGS A-J) AND CONDITIONS OF APPROVAL (CONDITIONS 1-15) WITH MODIFICATION TO CONDITION NO. 13 TO STATE:

"13. The building shall have illuminated addresses visible from the street or drive fronting the property. Size and location of address identification shall be reviewed and improved approved by the Fire Marshal.

COMMISSIONER REYNOLDS SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: REYNOLDS, WEST, DUEWEL, MIKLOS, LEARY, RAITHEL
NOES: NONE
ABSTAINED: NONE
ABSENT: PENA

5. PN 21-205, Mangini Ranch Phase 2 Village 2 Subdivision Residential Design Review

A Public Meeting to consider a request from Tri-Pointe Homes for approval of a Design Review application for 74 single-family residential units for the Mangini Ranch Phase 2 Village 2 Subdivision. The zoning classification for the site is SP-SFHD (PD), while the General Plan land-use designation is SFHD. The project was previously determined to be exempt from the California Environmental Quality Act in accordance with Government Code section 65457 and section 15182 of the CEQA Guidelines. (Project Planner: Josh Kinkade/Applicant: Tri-Pointe Homes)

COMMISSIONER WEST MOVED TO APPROVE A RESIDENTIAL DESIGN REVIEW APPLICATION FOR 74 SINGLE-FAMILY RESIDENTIAL HOMES AS ILLUSTRATED ON ATTACHMENTS 6 THROUGH 10 FOR THE MANGINI RANCH PHASE 2 VILLAGE 2 PROJECT (PN 21-205) SUBJECT TO THE FINDINGS (FINDINGS A-J) AND CONDITIONS OF APPROVAL (CONDITIONS 1-15) WITH MODIFICATION TO CONDITION NO. 13 TO STATE:

"13. The building shall have illuminated addresses visible from the street or drive fronting the property. Size and location of address identification shall be reviewed and improved approved by the Fire Marshal.

COMMISSIONER LEARY SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: REYNOLDS, WEST, DUEWEL, MIKLOS, LEARY, RAITHEL
NOES: NONE
ABSTAINED: NONE
ABSENT: PENA

PLANNING COMMISSION / PLANNING MANAGER REPORT

The next regularly scheduled Planning Commission meeting is tentatively scheduled for November 17, 2021.

RESPECTFULLY SUBMITTED,



Kelly Mullett, ADMINISTRATIVE ASSISTANT

APPROVED:


Justin Raithel, CHAIR