



**Community Development Department
50 Natoma Street
Folsom, CA 95630**

**CITY OF
FOLSOM**
DISTINCTIVE BY NATURE

August 5, 2021

Donna Pasquantonio-Leslie
MacKay & Somps Civil Engineers
1025 Creekside Ridge Drive, Suite 150
Roseville, CA 95678

**SUBJECT: Folsom Plan Area Specific Plan Minor Administrative Modifications
associated with Russell Ranch Phase 2 Lots 24 through 32 (PN 21-175)**

Donna:

City staff has reviewed the proposed Minor Administrative Modification (MAM) described below and determined that it meets the Minor Administrative Evaluation Criteria established by the Folsom Plan Area Specific Plan (FPASP). As such, staff has approved the proposed Minor Administrative Modifications effective as of the date of this letter (August 5, 2021).

The proposed MAM to the Folsom Plan Area Specific Plan is within the Russell Ranch Phase 2 Subdivision. The MAM proposes to modify the land use for a small area in the northeastern portion of Russell Ranch that was the subject of a boundary line adjustment (BLA) between Russell Ranch and Folsom Heights. This BLA was sought to shift an east-facing slope bank area from Russell Ranch to Folsom Heights and minimize grading challenges. The proposed MAM is requested to marry the land use boundaries and the BLA linework such that the resulting parcels do not have dual land use designations. Measure W Open Space is increased with this MAM. In this case, 0.5 acres of land zoned SP-SFHD (PD) would be changed to 0.2 acres of land zoned SP-SF (PD) and 0.3 acres of land zoned SP-OS. The proposed SF and OS land is contiguous to existing SF and OS land. The MAM does not increase the total unit count in the Folsom Plan Area.

The Folsom Plan Area Specific Plan states that, “Minor Administrative Amendments (MAM) to the FPASP that are consistent with and do not substantially change its overall intent, such as minor amendments to the land use locations and parcel boundaries shown in FPASP Figures 4.1 and 4.3 and the land use acreages shown in FPASP Table 4.2 (Land Use Summary), may be approved administratively by the City of Folsom Community Development Department, provided that the following criteria are met.” The

MAM compliance criteria are listed below. The findings for this project that demonstrate compliance with the FPASP Minor Administrative Modification criteria are in the bulleted list below. The text in *italics* demonstrates how the proposed MAM addresses the criteria:

- The proposed modification is within the Plan Area.

The proposed modification is entirely located within the Folsom Plan Area and under the ownership of the applicant (AG Essential Housing CA 4, L.P.).

- The modification does not reduce the size of the Town Center.

The proposed modification is not located in the Town Center and will not reduce the size of the Town Center in any way.

- The modification maintains compliance with City Charter Article 7.08, previously known as Measure W.

Water Supply: *The previously approved Water Supply Agreement between the City and the landowners remains unchanged.*

Transportation: *The previously approved Infrastructure Funding and Phasing Plan approved by the Folsom City Council remains unchanged.*

Open Space: *The minimum acreage of Open Space in the Plan Area remains unchanged. The proposed project results in a net increase in Measure W open space.*

Schools: *Previous voter approval of Measure M in 2007 ensures that residents north of Highway 50 are not required to pay for the construction of new schools in the Plan Area; this approval remains unchanged.*

Development Plan: *The City Council-approved General Plan Amendments (including required environmental review) in 2011, 2015, 2016, 2017 and 2018 continue to serve as blueprints for the development of the FPASP.*

Public Notice: *The previously approved General Plan Amendments were adopted by the City Council after a comprehensive series of public meetings and hearings before the Planning Commission and the City Council.*

Implementation: *All existing City plans, policies, ordinances and other legislative acts have been amended to ensure consistency with between City Charter Article 7.08 and existing City plans, policies, ordinances and other legislative acts.*

- The general land use pattern remains consistent with the intent and spirit of the FPASP.

The proposed modification is consistent with the general land use pattern, spirit, and intent of the FPASP. No change in development capacity (units) is requested with or results from this MAM. Some residential lots will

become slightly larger and some will become slightly smaller as a result of the MAM and open space will be slightly increased, but all new zoning would be contiguous with land with the same zoning.

- The proposed changes do not substantially alter the backbone infrastructure network.

Backbone roadways nearby the Project Site include Mangini Parkway, and Empire Ranch Road. The proposed modification does not alter the backbone infrastructure network.

- The proposed modification offers equal or superior improvements to development capacity or standards.

No changes or modifications to improvements or development capacity or standards will occur with the proposed modification.

- The proposed modification does not increase environmental impacts beyond those identified in the EIR/EIS.

The proposed modification does not increase environmental impacts beyond those identified in the EIR.

- Relocated park or school parcels continue to meet the standards for the type of park or school proposed.

No parks or schools are being relocated as a result of this approval.

- Relocated park or school parcels remain within walking distance of the residents they serve.

No parks or schools are being relocated as a result of this approval.

Section 13 of the FPASP outlines specific criteria which must be met in order for a MAM to be approved. In accordance with CEQA Section 15.300.1, the proposed MAM is exempt from CEQA as it complies with all required criteria and is therefore considered a ministerial action.

As noted above, based on the findings identified in this letter, the request for a MAM has been approved. Should you have any questions please do not hesitate to call me at (916) 461-6205.

Sincerely,



Pam Johns
Community Development Director

Attachment: Minor Administrative Modification Exhibit

RR MAM | MINOR ADMINISTRATIVE AMENDMENT - Russell Ranch Land Use- 2021 - PROJECT NARRATIVE

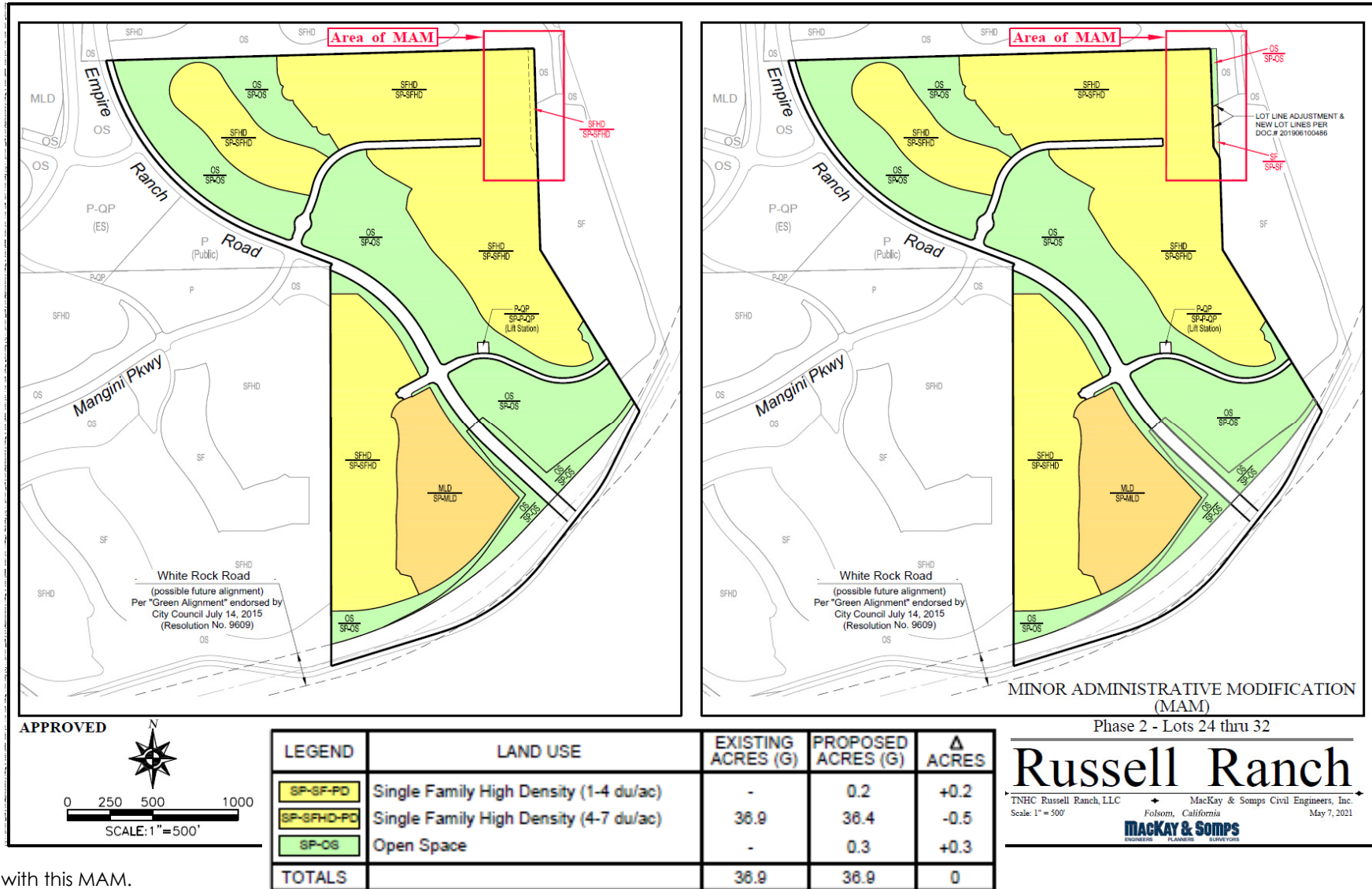
This application seeks Planning Director approval of a Minor Administrative Amendment (MAM) for land use refinements in the RUSSELL RANCH project, a part of the Folsom Plan Area Specific Plan (FPASP).

DESCRIPTION OF PROPOSED MAM:

The Minor Administrative Modification Exhibit is shown on this page.

A Minor Administrative Modification (MAM) is sought to modify the land use for a small area in the northeastern portion of Russell Ranch that was the subject of a boundary line adjustment (BLA) between Russell Ranch and Folsom Heights. This BLA was sought to shift east-facing slope bank area from Russell Ranch to Folsom Heights.

Measure W Open Space is increased with this MAM.



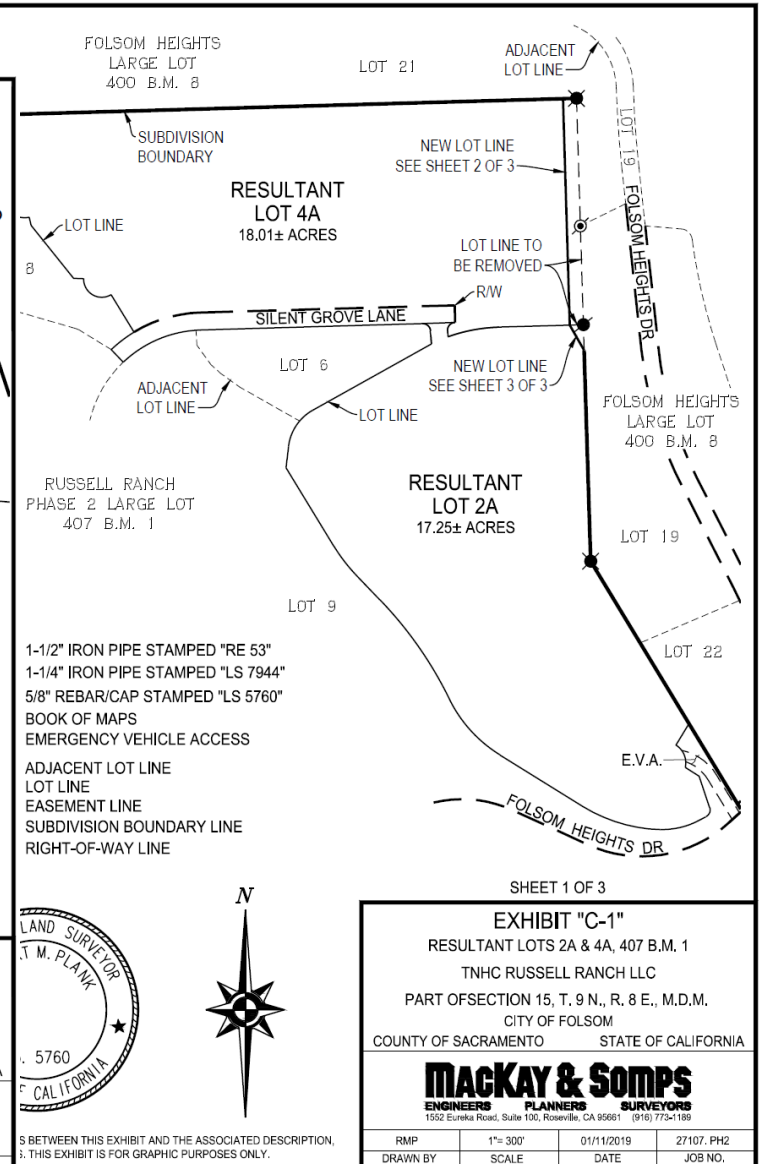
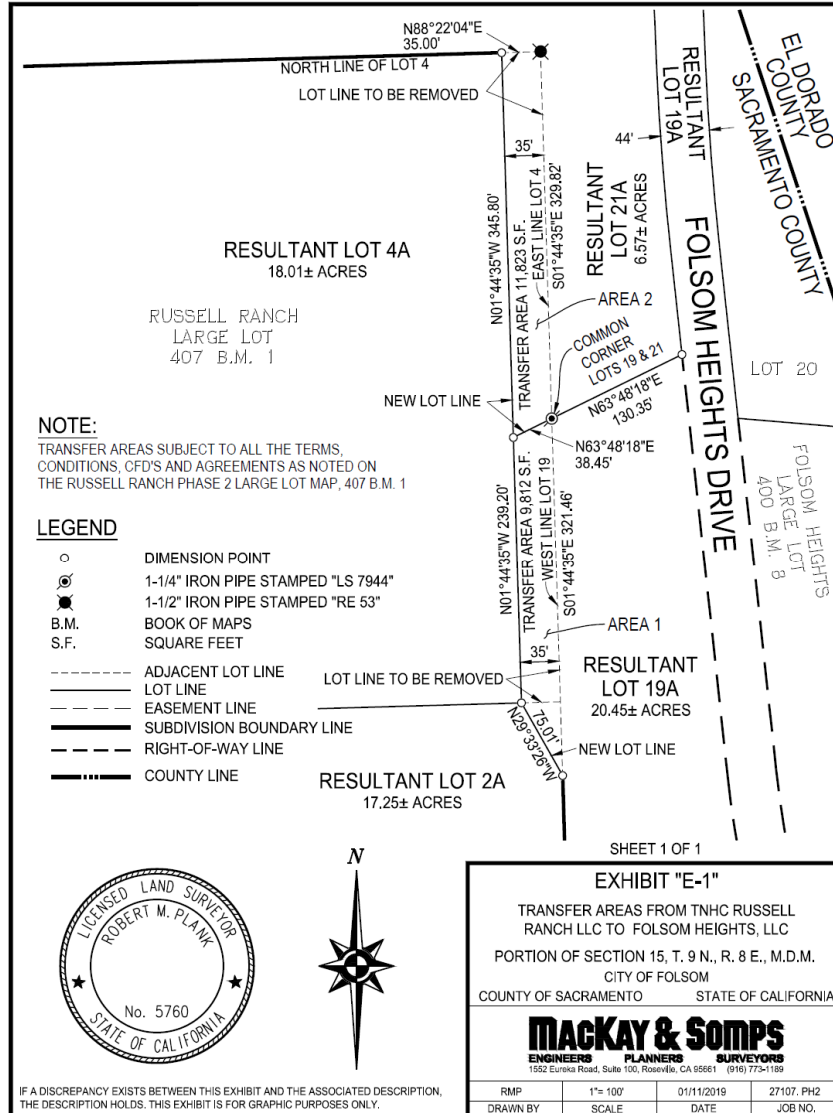
RR MAM | MINOR ADMINISTRATIVE AMENDMENT - Russell Ranch Land Use- 2021- PROJECT NARRATIVE

JUSTIFICATION FOR PROPOSED MAM:

RECORDED BOUNDARY LINE ADJUSTMENT (January 2019)

A boundary line adjustment was sought and approved on the east side of the Project to maximize efficiencies and minimize grading challenges.

The proposed MAM is requested to marry the land use boundaries and the BLA linework such that the resulting parcels do not have dual land use designations.



COMPLIANCE OF PROPOSED MAM WITH FPASP:

The proposed future entitlements seek a Minor Administrative Amendment (MAM) to the FPASP 2011 land use plan, as amended in June 2016, for the minor land use refinements discussed above, as anticipated and permitted in the FPASP 2011, Chapter 13 Implementation, Section 13.3.1 Minor Administrative Amendment.

The FPASP anticipates that situations may arise necessitating changes to the Specific Plan Land Use diagram and text and outlines the basis for Minor Administrative Modifications and Specific Plan Amendments. Administrative Modifications do not have a significant impact on the Plan if they are deemed consistent with the objectives and policies of the FPASP and can be approved administratively by the Community Development Director.

Per the FPASP 2011, "Minor Administrative Amendments to the FPASP that are consistent with and do not substantially change its overall intent, such as minor amendments to the land use locations and parcel boundaries shown in Figure 4.1 and 4.3 and the land use acreages shown in Table 4.1 may be approved administratively by the Community Development Department, provided the following criteria (below) are met."

Minor Administrative Amendment compliance criteria are listed as follows. *(Justification for compliance FPASP Minor Administrative Modification criteria are shown are shown in blue italics.)*

- **The proposed modification is within the Plan Area.** *(The proposed modifications are within the FPASP Plan Area.)*
- **The modification does not reduce the size of the proposed Town Center.** *(The proposed Town Center is not a part of this project.)*
- **The modification maintains compliance with City Charter Article 7.08, previously known as Measure W.** *(The proposed modifications comply with Measure W. There is a resulting increase to Measure W Open Space)*
- **The general land use pattern remains consistent with the intent and spirit of the FPASP.** *(The general land use pattern remains consistent with the intent and spirit of the FPASP.)*
- **The proposed changes so not substantially alter the backbone infrastructure network.** *(The proposed changes do not alter the backbone infrastructure network.)*
- **The proposed modification offers equal or superior improvements to development capacity or standards.** *(The proposed modifications do not alter development capacity or standards.)*
- **The proposed modification does not increase environmental impacts beyond those identified in the EIR/EIS.** *(The proposed modifications do not increase environmental impacts beyond those identified in the EIR/EIS.)*
- **Relocated park or school parcels continue to meet the standards for the type of park or school proposed.** *(There is no change to park or school locations.)*
- **Relocated Park or school parcels remain within walking distance of the residents they serve.** *(There is no change to park or school locations.)*