



March 31, 2023

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

**SUBJECT: FPA MAM Transfer of Developmental Rights- Folsom Plan Area  
Specific Plan Minor Administrative Modification associated with the  
Parcels 17B, 19A, 23, and 25 (MAMN23-00003)**

Dear Ms. Pasquantonio Leslie:

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 Modification (MAM) effective as of the date of this letter (March 30, 2023).

The proposed MAM to the Folsom Plan Area Specific Plan impacts property originally APN No. 072-0060-082, known as Parcel 134, and located within the Mangini Ranch Phase 1 area of the Specific Plan Area. The other properties are APN No. 072-0060-093 (Parcel 25), 072-0060-091 (Parcel 17B), 072-0060-098 (Parcel 19A and Parcel 23), owned by Hillsborough North, LLC, West Hillsborough Investors LLC, and Oak Avenue Holdings LLC, respectively. The intent is to shift 39 dwelling units (du) from Parcel 134 to Parcels 17B, 19A, 23, and 25 as shown on the FPASP Parcel ID Map. The breakdown is as shown below:

- Parcel 17B is currently projected to be 90 dwelling units. This MAM proposes to increase this by 8 dwelling units, which will bring the total to 98 dwelling units. This is consistent with the Single-Family High-Density Zoning Designation as the density will be 6.25 dwellings per acre.
- Parcel 19A is currently projected to be 59 dwelling units. This MAM proposes to increase this by 7 dwelling units, which will bring the total to 66 dwelling units.

This is consistent with the Single-Family High-Density Zoning Designation as the density will be 6.42 dwellings per acre.

- Parcel 23 is currently projected to be 123 dwelling units. This MAM proposes to increase this by 17 dwelling units, which will bring the total to 140 dwelling units. This is consistent with the Single-Family High-Density Zoning Designation as the density will be 6.3 dwellings per acre.
- Parcel 25 is currently projected to be 141 dwelling units. This MAM proposes to increase this by 7 dwelling units, which will bring the total to 148 dwelling units. This is consistent with the Single-Family High-Density Zoning Designation as the density will be 6.05 dwellings per acre.

The proposed MAM will not result in any change to the overall number of dwelling units (1,285 dwelling units) or allocated to the subject parcels by the Folsom Plan Area Specific Plan as modified by the Westland-Eagle Specific Plan Amendment. The attached narrative illustrates the changes and modifications associated with the proposed MAM.

The FPASP permits flexibility in transferring residential unit allocations and commercial building area allocations to reflect changing market demand. Transfer of residential unit allocations and commercial, industrial/office park and commercial portions of mixed-use building area allocations shall be allowed as a Minor Administrative Modification (MAM) subject to review and approval by the Community Development Department.

The City shall approve residential unit allocation transfers or density adjustments between any Plan Area residential land use parcel or parcels, provided the following conditions are met: The text in *italics* demonstrates how the proposed MAM addresses the criteria:

- The transferor or transferee parcel or parcels are located within the Plan Area and are designated for residential use.

*The subject parcels are located within the Folsom Plan Area and are designated for residential use.*

- The modification does not reduce the size of the proposed town center.

*The subject parcels are not located in the town center.*

- 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 proposed project does not result in any changes to 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. All new zoning would be contiguous to land with the same zoning.*

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

*Backbone roadways near the Project Site include Mangini Parkway and East Bidwell Street. The proposed modification does not alter the backbone infrastructure network.*

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

*The proposed modifications would not result in an improvement in capacity for the sewer lift station as a result of this approval.*

- 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.*

- The transfer of units does not result in increased impacts beyond those identified in the FPAS EIR/EIS.

*The proposed density transfer will not result in any new impacts above and beyond those anticipated by the FPASP EIR/EIS as there will be no change in the gross dwelling units.*

- The transfer of units does not adversely impact planned infrastructure, roadways, schools, or other public facilities; affordable housing agreements; or fee programs and assessment districts; unless such impacts are reduced to an acceptable level through project-specific mitigation measures.

*The proposed density transfer will not result in any new impacts to planned infrastructure, roadways, schools, public facilities, affordable housing agreements, fee programs, or assessment districts as there will no change in the gross number of dwelling units.*

Staff also reviewed the MAM in accordance with the California Environmental Quality Act (CEQA). Since there are no changes to commercial square footage, residential units, density or population resulting from this MAM, it is consistent with the FPASP. As a result, this project meets the criteria of CEQA Guidelines Section 15182, which makes it exempt from further review since an EIR was previously certified for the Specific Plan.

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.

Best regards,



Scott A. Johnson, AICP  
Planning Manager

*Attachment: Minor Administrative Modification Exhibits and Project Narrative*



December 21, 2022

Mr. Scott Johnson, AICP, Planning Manager  
**City of Folsom, Community Development  
 Department**  
 50 Natoma Street, Folsom, CA 95630

## COVER LETTER / PROJECT NARRATIVE

We are pleased to submit the enclosed materials for Planning Director Review and Approval for a Minor Administrative Modification for the Transfer of Development Rights (MAM-TDR). **Proposed herein is a transfer of unutilized dwelling units from FPASP Parcel 134 to various other parcels within the FPASP.**

### The requested Planning Entitlements include:

1. Minor Administrative Modification/Transfer of Development Rights

### Items submitted include:

1. Project Narrative
2. Fees



### PARCEL 134 MAM-TDR FEES

Entitlement	city fee item	base fee	fee per net/net devel. resid. ac.	affected acres	fee per residential lot	number of residential lots	total fee
Site Design Review- (MAM/TDR)	V	\$ 280					\$ 280
						DEPOSIT	\$ 280

Please contact me if you have questions and/or need anything further.

**Donna Pasquantonio-Leslie ASLA, LEED AP**

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## PROPOSED ENTITLEMENTS SOUGHT WITH THIS APPLICATION

### MINOR ADMINISTRATIVE AMENDMENT (MAM) – Transfer of Development Rights (TDR):

A Transfer of Development Rights (TDR) is sought for the transfer of 39 unutilized dwelling units (within the fully mapped Mangini Ranch Phase 1 area) to various parcels as shown below.

#### EXISTING DATA:

- Parcel 134 – SFHD 872du
  - Parcel 25 – SFHD 141du
  - Parcel 23 – SFHD 123du
  - Parcel 19A – SFHD 59du
  - Parcel 17B – SFHD 90du
- 1,285 total units contained in the above Parcels.

#### PROPOSED DATA:

- Parcel 134 – SFHD 833du (+39du)
  - Parcel 25 – SFHD 148du (+7du)
  - Parcel 23 – SFHD 140du (+17du)
  - Parcel 19A – SFHD 66du (+7du)
  - Parcel 17B – SFHD 98du (+8du)
- 1,285 total units contained in the above Parcels.

Proposed parcels meet density range requirements as set forth in the FPASP. **The proposed transfer does not result in an increase or decrease in Plan Area total units.**

