CALL TO ORDER PLANNING COMMISSION: Kevin Mallory, Vice Chair Eileen Reynolds, Daniel West, Kevin Duewel, Barbara Leary, Jennifer Lane, Chair Justin Raithel

Any documents produced by the City and distributed to the Planning Commission regarding any item on this agenda will be made available at the Community Development Counter at City Hall located at 50 Natoma Street, Folsom, California and at the table to the left as you enter the Council Chambers. The meeting is available to view via webcast on the City’s website the day after the meeting.

PLEDGE OF ALLEGIANCE

CITIZEN COMMUNICATION: The Planning Commission welcomes and encourages participation in City Planning Commission meetings, and will allow up to five minutes for expression on a non-agenda item. Matters under the jurisdiction of the Commission, and not on the posted agenda, may be addressed by the general public; however, California law prohibits the Commission from taking action on any matter which is not on the posted agenda unless it is determined to be an emergency by the Commission.

MINUTES

The minutes of November 20, 2019 will be presented for approval.

PRESENTATION

1. **Subdivision Map Act Overview Presentation (Senior Civil Engineer, Dan Wolfe, PE)**

NEW BUSINESS

2. **PN 19-389, Folsom Plan Area Parcel 85A Tentative Parcel Map and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from TK Consulting for approval of a Tentative Parcel Map to subdivide an existing 54.30-acre property located at the northeast corner of East Bidwell Street and Alder Creek Parkway into four new individual parcels for future sale and development. The Specific Plan designation for the site is SP-GC-PD and the General Plan land use designation is GC. The project is categorically exempt under Section 15315 (Minor Land Divisions) of the California Environmental Quality Act (CEQA) Guidelines. *(Project Planner: Principal Planner, Steve Banks / Applicant: TK Consulting)*
The next Planning Commission meeting is scheduled for December 18, 2019. Additional non-public hearing items may be added to the agenda; any such additions will be posted on the bulletin board in the foyer at City Hall at least 72 hours prior to the meeting. Persons having questions on any of these items can visit the Community Development Department during normal business hours (8:00 a.m. to 5:00 p.m.) at City Hall, 2nd Floor, 50 Natoma Street, Folsom, California, prior to the meeting. The phone number is (916) 461-6203 and FAX number is (916) 355-7274.

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in the meeting, please contact the Community Development Department at (916) 461-6203, (916) 355-7274 (fax) or kmullett@folsom.ca.us. Requests must be made as early as possible and at least two-full business days before the start of the meeting.

### NOTICE REGARDING CHALLENGES TO DECISIONS

The appeal period for Planning Commission Action: Any appeal of a Planning Commission action must be filed, in writing with the City Clerk’s Office no later than ten (10) days from the date of the action pursuant to Resolution No. 8081. Pursuant to all applicable laws and regulations, including without limitation, California Government Code Section 65009 and or California Public Resources Code Section 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the City at, or prior to, the public hearing.
Planning Commission Minutes
November 20, 2019
Page 1 of 2

PLANNING COMMISSION MINUTES
November 20, 2019
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, Barbara Leary, Jennifer Lane, Kevin Mallory, Chair Justin Raithel

ABSENT: Lane, Mallory

CITIZEN COMMUNICATION: None

MINUTES:

The minutes of October 16, 2019 were approved as submitted.

NEW BUSINESS

1. PN 19-379 Folsom RV Boat Storage Conditional Use Permit Modification and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from Glen Williams for a Conditional Use Permit Modification application to allow for the sale of used recreational vehicles at the existing 2.17-acre Folsom RV Boat Storage facility located at 560 Levy Road. The project site is zoned M-2 (PD) and the General Plan designation is IND. The project is categorically exempt under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA). (Project Planner: Assistant Planner, Brianna Gustafson / Applicant: Glen Williams)


COMMISSIONER REYNOLDS SECONDED THE MOTION, WHICH CARRIED THE FOLLOWING VOTE:

AYES: REYNOLDS, WEST, DUEWEL, LEARY, RAITHEL
NOES: NONE
ABSTAIN: NONE
ABSENT: LANE, MALLORY
PLANNING MANAGER REPORT

None

RESPECTFULLY SUBMITTED,

Kelly Mullett, ADMINISTRATIVE ASSISTANT

APPROVED:

______________________________
Justin Raithel, CHAIR
COMMUNITY DEVELOPMENT

DATE: 12/4/19 Planning Commission Meeting

TO: Chairman and Planning Commissioners

FROM: Community Development Director, Pam Johns

SUBJECT: Subdivision Map Act Overview Presentation

Item #1

An overview of the Subdivision Map Act will be presented by Senior Civil Engineer, Dan Wolfe, PE.
Planning Commission Staff Report
50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: Folsom Plan Area Parcel 85A Tentative Parcel Map
File #: PN 19-389
Request: Tentative Parcel Map Approval
Location: Northeast Corner of East Bidwell Street and Alder Creek Parkway
Parcel(s): 072-3190-046
Staff Contact: Steve Banks, Principal Planner, 916-461-6207
sbanks@folsom.ca.us

Property Owner
Name: Eagle Commercial Partners
Address: 555 California Street, Suite 3450
San Francisco, CA 94150

Applicant
Name: TK Consulting
Address: 2082 Michelson Drive,
4th Floor, Irvine, CA 92612

Recommendation: Conduct a public hearing and upon conclusion recommend approval of a Tentative Parcel Map Application (PN 19-389) to subdivide an existing 54.30-acre property located at the northeast corner of the intersection of East Bidwell Street and Alder Creek Parkway into four new individual parcels for future sale and development, subject to the findings (Findings A-I) and conditions of approval (Conditions 1-10) attached to this report.

Project Summary: The proposed project includes a Tentative Parcel Map (PN 19-389) to subdivide an existing 54.30-acre property (known as Folsom Plan Area Parcel 85A) into four individual parcels for future sale and development. The proposed four parcels are 27.44 acres (Parcel 1), 3.97 acres (Parcel 2), 8.39 acres (Parcel 3), and 7.35 acres (Parcel 4) in size respectively. The Tentative Parcel Map also includes dedication of 7.15 acres of land as public right-of-way. No development of the subject parcels is proposed with this particular application. Any future development of the site will require subsequent approvals.

Table of Contents:
1 - Description/Analysis
2 - Background
3 - Proposed Conditions of Approval
4 - Vicinity Map
5 - Tentative Parcel Map, dated October 16, 2019
6 - Site Photographs
Submitted,

[Signature]

PAM JOHNS
Community Development Director
ATTACHMENT 1
DESCRIPTION/ANALYSIS

APPLICANT'S PROPOSAL
The applicant, TK Consulting, is requesting approval of a Tentative Parcel Map to subdivide an existing 54.30-acre property into four individual parcels for future sale and development. The subject parcel, which is currently known as Parcel 85A within Folsom Plan Area, is located at the northeast corner of the intersection of East Bidwell Street and Alder Creek Parkway. The four proposed new parcels are 27.44 acres (Parcel 1), 3.97 acres (Parcel 2), 8.39 acres (Parcel 3), and 7.35 acres (Parcel 4) in size respectively. The Tentative Parcel Map also includes dedication of 7.15-acres of land as public right-of-way for future development of public roadways and associated improvements. No development of the subject parcels is proposed with this particular application. Any future development of the site will require subsequent approvals.

POLICY/RULE
Tentative Parcel Map review for the Planning Commission is covered by Section 16.24 of the Folsom Municipal Code. Tentative Parcel Map entitlements require public hearing and decision by the Planning Commission consistent with the Subdivision Map Act and FMC, Sections 16.12 (Maps Required) and 16.24 (Parcel Maps).

ANALYSIS
General Plan and Specific Plan Consistency
The General Plan land use designation of the site is GC (General Commercial) and the Specific Plan classification for the site is SP-GC-PD (Specific Plan, General Commercial, Planned Development District). The Specific Plan classification corresponds with the General Plan land use designation. The project is subject to the development standards established by the Folsom Plan Area Specific Plan (GC-General Commercial category) including minimum lot area, maximum building area, building setbacks, minimum landscape coverage, minimum distance between buildings, maximum building height, and parking. As no development is proposed with this particular application, the only relevant development standard applicable to the parcel map is minimum lot area. The minimum required lot area for these properties is .25 acres. Staff has determined that the proposed project meets the minimum lot area requirement as all four of the newly created parcels are larger than .25 acres in size. In addition, staff has determined that the proposed project will not conflict with any known applicable plans or policies by agencies with jurisdiction over the project or the project site.
Tentative Parcel Map
As referenced earlier within this report, the applicant is requesting approval of a Tentative Parcel Map to subdivide the 54.30-acre property into four individual parcels with the intent of allowing each parcel to be sold and operated independently from the other parcel.

As shown on the submitted Tentative Parcel Map (Attachment 5), general access to the project area is provided by East Bidwell Street, Alder Creek Parkway, Placerville Road, and future Westwood Drive. Direct access into the project site will be provided by two new future public streets, "Street A" and "Street B". "Street A" as shown on the Tentative Parcel Map, is a future north-south minor collector street that will provide access from Placerville Road to Alder Creek Parkway. "Street B" as shown on the Tentative Parcel Map, is a future east-west minor collector street that will provide access from future Westwood Drive to Alder Creek Parkway. Staff has determined that the location, orientation, and design of the two future streets conforms to the street standards established within the Folsom Plan Area Specific Plan.

As shown on the submitted Tentative Parcel Map, the proposed project also includes dedication of 7.15 acres of land as public right-of-way for future development of public roadways and associated improvements. Specifically, proposed Tentative Parcel Map includes dedication of land as public right-of-way for the two interior future roadways ("Street A" and "Street B"). The proposed Tentative Parcel Map also includes establishment of a 20-foot-wide public utility easement along East Bidwell Street, an 18-foot-wide public utility easement along Alder Creek Parkway, a 15 to 18-foot-wide public utility easement along future Westwood Drive, an 18-foot-wide landscape easement along both sides of "Street A" and an 18-foot-wide landscape easement along both sides of "Street B". Staff has determined that the proposed Tentative Parcel Map is consistent with the requirements of the Folsom Municipal Code (FMC, Chapter 16.24) and the Subdivision Map Act.

Public Comments
The required public notification efforts (an advertisement in the Folsom Telegraph and direct mailing to all property owners within 300 feet of the project site) has not resulted in any input from Folsom property owners, residents or special interest groups as of the date of this report.

ENVIRONMENTAL REVIEW
This property was not involved in a division of a larger parcel in the last two years. The property does not have an average slope greater than 20 percent. The property division is in conformance with the General Plan and Specific Plan, and no variances or exceptions are required. In addition, all services and access to the proposed parcels are provided to local standards. Therefore, the project is exempt from environmental review under section 15315 (Minor Land Divisions) of the California Environmental Quality Act (CEQA) Guidelines. Based on staff's analysis of this project, none of the
exceptions in Section 15300.2 of the CEQA Guidelines apply to the use of the
categorical exemption in this case.

RECOMMENDATION/PLANNING COMMISSION ACTION
Move to approve the Folsom Plan Area Parcel 85A Tentative Parcel Map Application
(PN 19-389) to subdivide an existing 54.30-acre property located at the northeast corner
of the intersection of East Bidwell Street and Alder Creek Parkway into four new
individual parcels for future sale and development, subject to the findings (Findings A-I)
and conditions of approval (Conditions 1-10) attached to this report.

GENERAL FINDINGS

A. NOTICE OF HEARING HAS BEEN GIVEN AT THE TIME AND IN THE
   MANNER REQUIRED BY STATE LAW AND CITY CODE.

B. THE PROJECT IS CONSISTENT WITH THE GENERAL PLAN OF THE CITY,
   AND THE FOLSOM PLAN AREA SPECIFIC PLAN.

CEQA FINDINGS

C. THE PROJECT IS EXEMPT FROM ENVIRONMENTAL REVIEW UNDER
   SECTION 15315 (MINOR LAND DIVISIONS) OF THE CALIFORNIA
   ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.

D. THE CUMULATIVE IMPACT OF SUCCESSIVE PROJECTS OF THE SAME
   TYPE IN THE SAME PLACE; OVER TIME IS NOT SIGNIFICANT IN THIS
   CASE.

E. NO UNUSUAL CIRCUMSTANCES EXIST TO DISTINGUISH THE PROPOSED
   PROJECT FROM OTHERS IN THE EXEMPT CLASS.

TENTATIVE PARCEL MAP FINDINGS

F. THE PROPOSED TENTATIVE PARCEL MAP IS CONSISTENT WITH THE
   GENERAL PLAN, THE FOLSOM PLAN AREA SPECIFIC PLAN, THE CITY’S
   SUBDIVISION ORDINANCE, OTHER APPLICABLE PROVISIONS OF THE
   FOLSOM MUNICIPAL CODE, AND THE SUBDIVISION MAP ACT IN THAT THE
   PROJECT IS SUBJECT TO CONDITIONS OF APPROVAL THAT WILL
   ENSURE THAT THE PROJECT IS DEVELOPED IN COMPLIANCE WITH CITY
   STANDARDS.

G. THE DESIGN OF THE TENTATIVE PARCEL MAP IS NOT LIKELY TO CAUSE
   ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY AND UNAVOIDABLY
   INJURE FISH OR WILDLIFE OR THEIR HABITAT.
H. THE DESIGN OF THE TENTATIVE PARCEL MAP IS NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH OR SAFETY PROBLEMS.

I. THE DESIGN OF THE TENTATIVE PARCEL MAP WILL NOT CONFLICT WITH EASEMENTS FOR ACCESS THROUGH OR USE OF, PROPERTY WITHIN THE PROPOSED TENTATIVE PARCEL MAP.
BACKGROUND
The 54.30-acre project site, which is situated within the Folsom Plan Area, is located at the northeastern corner of the intersection of East Bidwell Street and Alder Creek Parkway. When construction of the Phase 1 Backbone Infrastructure Improvement project commenced within the Folsom Plan Area in April of 2017, the southern and western borders of the project site were disturbed by grading activities to allow for construction of Alder Creek Parkway and reconstruction/realignment of East Bidwell Street. In March of 2019, Alder Creek Parkway was closed to allow for construction of improvements associated with the Mangini Ranch Phase 2 Subdivision and the Enclave at Folsom Ranch Subdivision. Alder Creek Parkway is anticipated to reopen in January of 2020. The remainder of the project site that was not disturbed by the aforementioned construction activities features gently rolling mounds covered in non-native and naturalized grasslands.

On September 22, 2015, the City Council approved an Addendum to the Folsom Plan Area Specific Plan EIR/EIS, a General Plan Amendment, a Specific Plan Amendment, and Amendment No. 1 to the First Amended and Restated Tier 1 Development Agreement for the Westland-Eagle project. The Westland-Eagle project included a significant reduction in the amount of retail commercial land area and an increase in the number of allowed residential dwelling units within the Folsom Plan Area. The net result of the aforementioned land use modifications was a decrease of 1,445,710 square feet of commercial building area and an increase of 922 residential units within the Plan Area. In addition, the Westland-Eagle project contained modifications to the FPASP including: elimination of the Entertainment Overlay Zone, relocation of more intense land uses toward Alder Creek Parkway, strengthening focus of the town center, relocation of Alder Creek Parkway, and realignment of Old Placerville Road. The proposed project is located within the previously approved Westland-Eagle project area.

On November 8, 2016, the City Council approved a Tentative Parcel Map, Vesting Tentative Subdivision Map, and Planned Development Permit for development of a 111 unit single-family residential subdivision (Enclave at Folsom Ranch) on a 14.7 acre site situated within a larger 75.3 acre portion of the Westland-Eagle project area generally located south of U.S. Highway 50, north of White Rock Road, east of East Bidwell Street, and west of Placerville Road. The aforementioned Tentative Parcel Map subdivided an existing 75.3 acre parcel into four individual parcels for future sale and development including the subject parcel. The Tentative Subdivision Map associated with the Enclave at Folsom Ranch Subdivision was extended for a period of two years in 2017. On June 29, 2018, a Parcel Map creating the four aforementioned parcels (including the subject parcel) was recorded with Sacramento County. As referenced above, the improvements associated with the Enclave at Folsom Ranch Subdivision are currently in the process of being constructed.
GENERAL PLAN DESIGNATION  GC (General Commercial)

SPECIFIC PLAN DESIGNATION  SP-GC-PD (Specific Plan, General Commercial, Planned Development District)

ADJACENT LAND USES/ZONING  
North:  U.S. Highway 50 with Commercial Development Beyond

South:  Alder Creek Parkway with Undeveloped Commercial (SP-GC-PD) and Residential (SP-MLD-PD) Property Beyond

East:  Westwood Drive with Undeveloped Residential Property (SP-SFHD-PD) Beyond

West:  East Bidwell Street with Undeveloped Commercial Property (SP-RC-PD) Beyond

SITE CHARACTERISTICS  The undeveloped 54.30-acre project site features gently rolling mounds covered in non-native and naturalized grasslands.

APPLICABLE CODES  
FMC Chapter 16.12: Maps Required
FMC Chapter 16.24: Parcel Maps
FMC Chapter 17.37; Specific Plan District
Folsom Plan Area Specific Plan (FPASP)
Subdivision Map Act
Attachment 3
Conditions of Approval
## CONDITIONS OF APPROVAL FOR
FOLSOM PLAN AREA PARCEL 85A TENTATIVE PARCEL MAP (PN 19-389)
NORTHEAST CORNER OF EAST BIDWELL STREET AND ALDER CREEK PARKWAY

<table>
<thead>
<tr>
<th>Cond. No.</th>
<th>Mitigation Measure</th>
<th>GENERAL REQUIREMENTS</th>
<th>When Required</th>
<th>Responsible Department</th>
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<tbody>
<tr>
<td>1.</td>
<td></td>
<td>The applicant shall submit final plans to the Community Development Department that shall substantially conform to the exhibits referenced below:</td>
<td>M</td>
<td>CD (P)(E)</td>
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<td>• Tentative Parcel Map, dated October 16, 2019</td>
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<td>The project is approved for the Folsom Plan Area Parcel 85A Tentative Parcel Map, which includes subdividing an existing 54.30-acre property located at the northeast corner of the intersection of East Bidwell Street and Alder Creek Parkway into four new individual parcels for future sale and development. Implementation of the project shall be consistent with the above-referenced items as modified by these conditions of approval.</td>
<td>M</td>
<td>CD (P)</td>
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<td>2.</td>
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<td>The project approval granted under this staff report shall remain in effect for two years from final date of approval (December 4, 2021). Failure to obtain the relevant building (or other) permits within this time period, without the subsequent extension of this approval, shall result in the termination of this approval.</td>
<td>M</td>
<td>CD (P)</td>
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3. The owner/applicant shall defend, indemnify, and hold harmless the City and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul any approval by the City or any of its agencies, departments, commissions, agents, officers, employees, or legislative body concerning the project. The City will promptly notify the owner/applicant of any such claim, action or proceeding, and will cooperate fully in the defense. The City may, within its unlimited discretion, participate in the defense of any such claim, action or proceeding if both of the following occur:

- The City bears its own attorney’s fees and costs; and
- The City defends the claim, action or proceeding in good faith

The owner/applicant shall not be required to pay or perform any settlement of such claim, action or proceeding unless the settlement is approved by the owner/applicant.

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<tr>
<th>DEVELOPMENT COSTS AND FEE REQUIREMENTS</th>
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<td>4. The owner/applicant shall pay all applicable taxes, fees and charges at the rate and amount in effect at the time such taxes, fees and charges become due and payable.</td>
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<td>5. If applicable, the owner/applicant shall pay off any existing assessments against the property, or file necessary segregation request and pay applicable fees.</td>
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**MAP REQUIREMENTS**

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<td>8.</td>
<td>Upon recordation of the Parcel Map, the owner/applicant shall provide the Folsom-Cordova Unified School District with a copy of the recorded Parcel Map.</td>
<td>OG</td>
<td>CD (E)</td>
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<td>9.</td>
<td>Upon recordation of the Parcel Map, the owner/applicant shall provide a digital copy of the recorded Final Map (in AutoCAD format) to the Community Development Department.</td>
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<td>CD (E)</td>
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<td>10.</td>
<td>No development shall occur on the subject parcels without prior approval of required entitlements by the Planning Commission/City Council.</td>
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<td>CD (P)</td>
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<td>RESPONSIBLE DEPARTMENT</td>
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<td>CD (P) Community Development Department</td>
<td>I Prior to approval of Improvement Plans</td>
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<td>Planning Division</td>
<td>M Prior to approval of Final Map</td>
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<td>Engineering Division</td>
<td>B Prior to issuance of first Building Permit</td>
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<td>O Prior to approval of Occupancy Permit</td>
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<td>Fire Division</td>
<td>G Prior to issuance of Grading Permit</td>
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<td>PW Public Works Department</td>
<td>DC During construction</td>
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<td>PR Park and Recreation Department</td>
<td>OG On-going requirement</td>
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Attachment 4
Vicinity Map
Vicinity Map

- 11,461 DU
- 27,965 Population
- 6.6 du/acre Average Density
- 2.8m GSF Commercial

Project Site

Legend:
- SF: Single Family
- MF: Multi-Family
- CON: Commercial
- GOV: Government
- IND: Industrial
- OTH: Other
- RD: Roadway
Attachment 5
Tentative Parcel Map, dated October 16, 2019
Attachment 6
Site Photographs