

CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

**PLANNING COMMISSION AGENDA**  
**December 4, 2019**  
**CITY COUNCIL CHAMBERS**  
**6:30 p.m.**  
**50 Natoma Street**  
**Folsom, California 95630**

**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)**

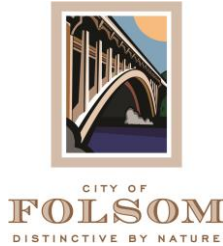
**PLANNING COMMISSION / PLANNING MANAGER REPORT**

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, 2<sup>nd</sup> 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](mailto: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**  
**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 LEARY MOVED TO APPROVE THE FOLSOM RV BOAT STORAGE FACILITY CONDITIONAL USE PERMIT MODIFICATION (PN 19-379) TO ALLOW FOR THE SALE OF RECREATIONAL VEHICLES LOCATED AT 560 LEVY ROAD SUBJECT TO THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDINGS C-F, CONDITIONAL USE PERMIT FINDING G, AND CONDITIONS OF APPROVAL NOS. 1-4.

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,

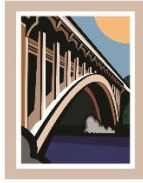
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Kelly Mullett, ADMINISTRATIVE ASSISTANT

**APPROVED:**

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Justin Raithel, CHAIR



CITY OF  
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## **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

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### Item #1

An overview of the Subdivision Map Act will be presented by Senior Civil Engineer, Dan Wolfe, PE.



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

**AGENDA ITEM NO. 1**  
**Type: Public Hearing**  
**Date: December 4, 2019**

## **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,  
4<sup>th</sup> 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



CITY OF  
**FOLSOM**  
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**AGENDA ITEM NO. 1**  
**Type: Public Hearing**  
Date: December 4, 2019

Submitted,

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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.

## **ATTACHMENT 2 BACKGROUND**

### **BACKGROUND**

The 54.30-acre project site, which is situated within the Folsom Plan Area, is located at the northeast 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.

<b>GENERAL PLAN DESIGNATION</b>	GC (General Commercial)
<b>SPECIFIC PLAN DESIGNATION</b>	SP-GC-PD (Specific Plan, General Commercial, Planned Development District)
<b>ADJACENT LAND USES/ZONING</b>	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
<b>SITE CHARACTERISTICS</b>	The undeveloped 54.30-acre project site features gently rolling mounds covered in non-native and naturalized grasslands.
<b>APPLICABLE CODES</b>	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 <b>FOLSOM PLAN AREA PARCEL 85A TENTATIVE PARCEL MAP (PN 19-389)          NORTHEAST CORNER OF EAST BIDWELL STREET AND ALDER CREEK PARKWAY</b>			
Cond. No.	Mitigation Measure	When Required	Responsible Department
1.	<p>The applicant shall submit final plans to the Community Development Department that shall substantially conform to the exhibits referenced below:</p> <ul style="list-style-type: none"> <li>• Tentative Parcel Map, dated October 16, 2019</li> </ul> <p>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.</p>	M	CD (P)(E)
2.	<p>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.</p>	M	CD (P)

3.		<p>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:</p> <ul style="list-style-type: none"> <li>• The City bears its own attorney's fees and costs; and</li> <li>• The City defends the claim, action or proceeding in good faith</li> </ul> <p>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.</p>	OG	CD (P)(E)(B) PW, PR, FD, PD
<b>DEVELOPMENT COSTS AND FEE REQUIREMENTS</b>				
4.		<p>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.</p>	M	CD (P)(E)
5.		<p>If applicable, the owner/applicant shall pay off any existing assessments against the property, or file necessary segregation request and pay applicable fees.</p>	M	CD (E)



6.		<p>The City, at its sole discretion, may utilize the services of outside legal counsel to assist in the implementation of this project, including, but not limited to, drafting, reviewing and/or revising agreements and/or other documentation for the project. If the City utilizes the services of such outside legal counsel, the applicant shall reimburse the City for all outside legal fees and costs incurred by the City for such services. The applicant may be required, at the sole discretion of the City Attorney, to submit a deposit to the City for these services prior to initiation of the services. The applicant shall be responsible for reimbursement to the City for the services regardless of whether a deposit is required.</p>	M	CD (P)(E)
7.		<p>If the City utilizes the services of consultants to prepare special studies or provide specialized design review or inspection services for the project, the applicant shall reimburse the City for actual costs it incurs in utilizing these services, including administrative costs for City personnel. A deposit for these services shall be provided prior to initiating review of the Final Map, improvement plans, or beginning inspection, whichever is applicable.</p>	M	CD (P)(E)
<b>MAP REQUIREMENTS</b>				
8.		<p>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.</p>	OG	CD (E)
9.		<p>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.</p>	OG	CD (E)
10.		<p>No development shall occur on the subject parcels without prior approval of required entitlements by the Planning Commission/City Council.</p>	OG	CD (P)

Planning Commission  
 Folsom Plan Area Parcel 85A Tentative Parcel Map (PN 19-389)  
 December 4, 2019

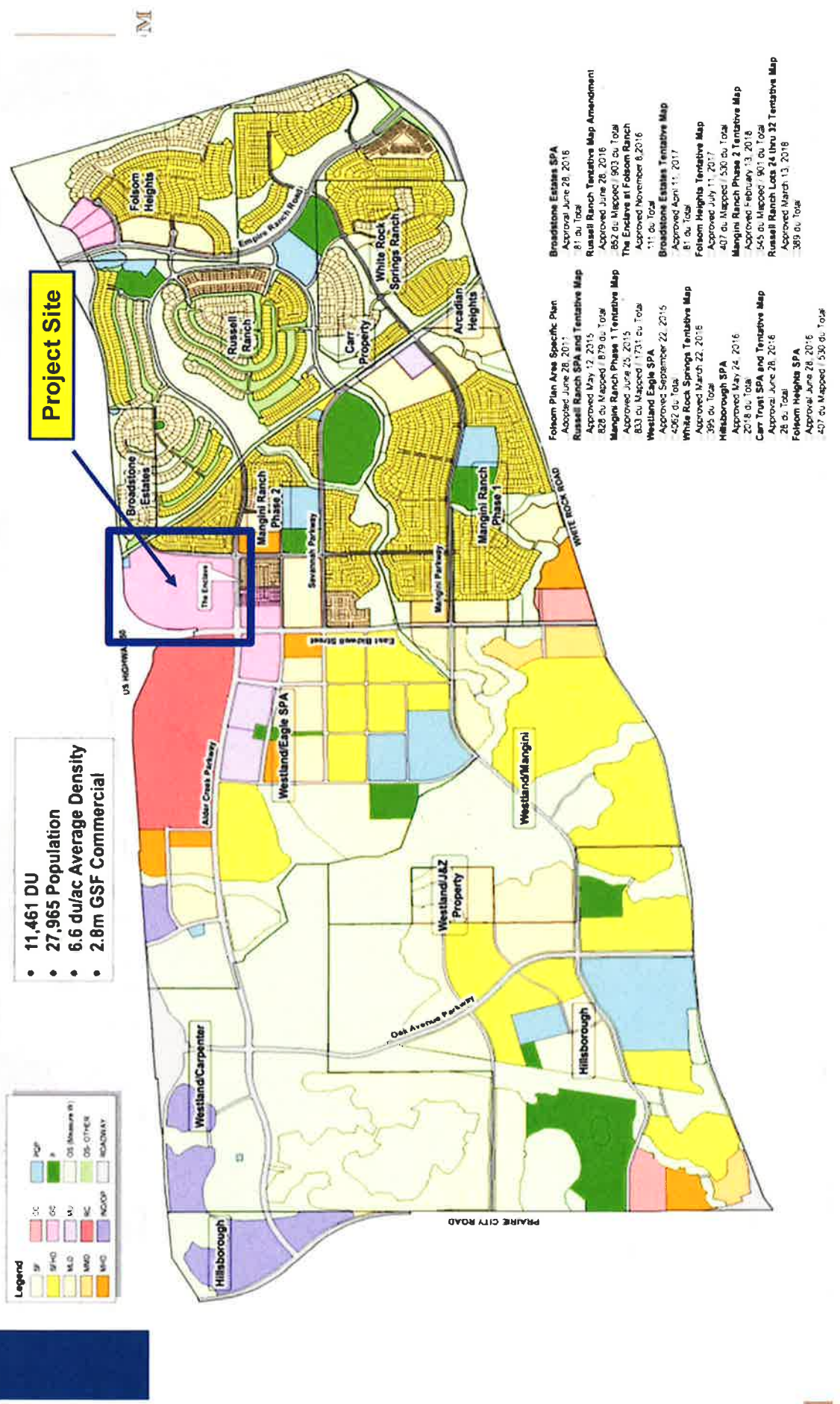
<b>RESPONSIBLE DEPARTMENT</b>		<b>WHEN REQUIRED</b>
CD	Community Development Department Planning Division Engineering Division Building Division Fire Division	I
(P)		M
(E)		B
(B)		O
(F)		G
PW	Public Works Department	DC
PR	Park and Recreation Department	OG
PD	Police Department	

## **Attachment 4 Vicinity Map**

# Vicinity Map



CITY OF  
**FOLSOM**



**Legend**

DC	OC	POP
SF	OC	P
SFHD	MV	R
MLD	MC	OC (Mature W)
MWD	INDOCP	OC-OTHER
MHC	ROADWAY	ROADWAY

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

- Folsom Plan Area Specific Plan**  
Approved June 28, 2011
- Broadstone Estates SPA**  
Approved June 28, 2016  
81 ac. Total
- Russell Ranch Tentative Map Amendment**  
Approved June 28, 2016  
828 ac. Mapped / 879 ac. Total
- Mangini Ranch Phase 1 Tentative Map**  
Approved June 28, 2015  
833 ac. Mapped / 731 ac. Total
- Westland Eagle SPA**  
Approved September 22, 2015  
4,582 ac. Total
- White Rock Springs Tentative Map**  
Approved March 22, 2016  
395 ac. Total
- Misabourgh SPA**  
Approved May 24, 2016  
2018 ac. Total
- Carr Trust SPA and Tentative Map**  
Approved June 28, 2016  
26 ac. Total
- Folsom Heights SPA**  
Approved June 28, 2016  
407 ac. Mapped / 530 ac. Total
- Broadstone Estates Tentative Map**  
Approved April 11, 2017  
81 ac. Total
- Folsom Heights Tentative Map**  
Approved July 11, 2017  
407 ac. Mapped / 530 ac. Total
- Mangini Ranch Phase 2 Tentative Map**  
Approved February 13, 2018  
565 ac. Mapped / 901 ac. Total
- Russell Ranch Lots 24 thru 32 Tentative Map**  
Approved March 13, 2018  
389 ac. Total

Planning Commission  
Folsom Plan Area Parcel 85A Tentative Parcel Map (PN 19-389)  
December 4, 2019

**Attachment 5**  
**Tentative Parcel Map, dated October 16, 2019**

**TENTATIVE MAP INFORMATION**

OWNER/DEVELOPER  
 EAGLE COMMERCIAL PARTNERS, LLC  
 335 California Street, Suite 200  
 San Francisco, CA 94104  
 (415) 774-1111  
 PROJECT MANAGER  
 MICHAEL J. BISHOP  
 1522 Evans Road, Suite 100  
 Redwood City, CA 94061  
 (650) 774-1111

ENGINEER  
 ASSASSORS PARCEL NO.  
 SITE ADDRESS  
 EXISTING LAND USE ZONE  
 NUMBER OF PARCELS  
 SERVICE PROVIDERS  
 SCHOOL DISTRICTS  
 POLICE & FIRE PROTECTION  
 WATER SUPPLY  
 DOMESTIC WATER  
 STORM DRAIN  
 CITY OF FOLSOM  
 TELEPHONE:  
 FAX:  
 E-MAIL:  
 CONTACT

PROJECT TITLE  
 PROJECT LOCATION  
 PROJECT AREA  
 PROJECT DATE  
 PROJECT STATUS

**NOTES**

1. All dimensions and acreages are approximate and subject to change.
2. Lot lines and lot areas may be adjusted at the time of the Final Map/Plan prepared for recording. The final map/plan shall be subject to the final survey conducted in accordance with the approved tentative map/plan and shall be subject to the final survey conducted in accordance with the approved tentative map/plan.
3. The Final Map/Plan and subsequent development of the site may be subject to the approval of the City of Folsom.
4. All lot numbers are for information only and do not indicate the order of development.
5. The City of Folsom, California, Code Section 16.04.01, requires that all development be reviewed and approved by the City of Folsom.
6. The City of Folsom, California, Code Section 16.04.01, requires that all development be reviewed and approved by the City of Folsom.
7. The City of Folsom, California, Code Section 16.04.01, requires that all development be reviewed and approved by the City of Folsom.
8. The City of Folsom, California, Code Section 16.04.01, requires that all development be reviewed and approved by the City of Folsom.
9. The City of Folsom, California, Code Section 16.04.01, requires that all development be reviewed and approved by the City of Folsom.
10. No development figures are shown with this Tentative Map/Plan.

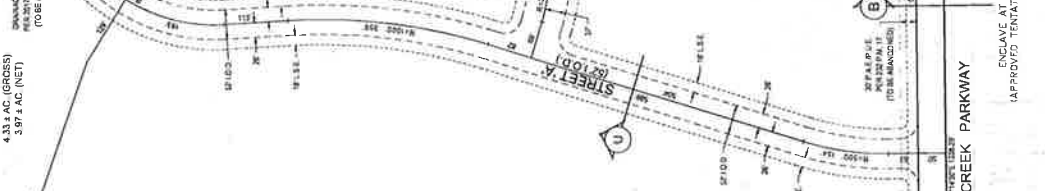
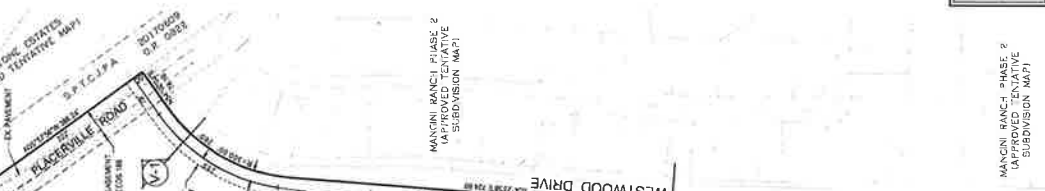
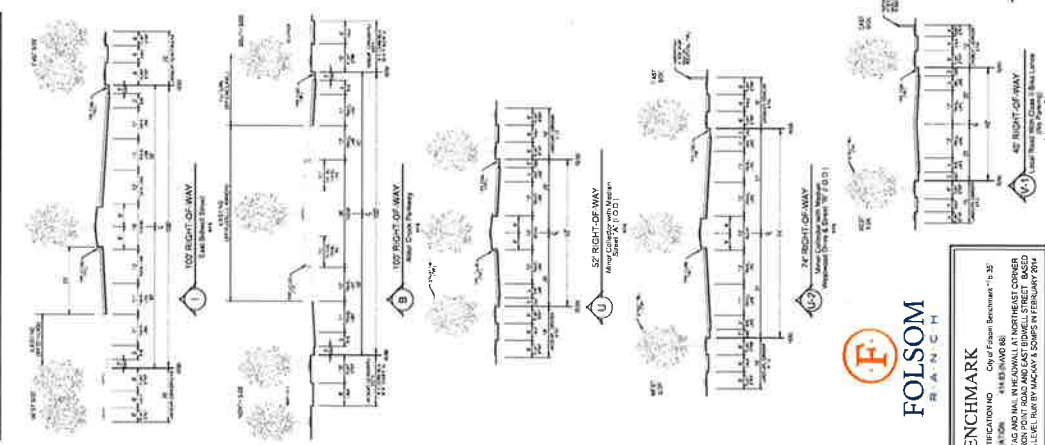
**PARCEL SUMMARY**

PARCEL NO.	GENERAL PLAN DESIGNATION	LAND USE DESIGNATION	LAND ACRES	NET ACRES
1	GC	General Commercial	30.03	27.44
2	GC	General Commercial	4.33	3.97
3	GC	General Commercial	10.41	9.39
4	GC	General Commercial	9.53	7.35
<b>TOTAL</b>			<b>54.30</b>	<b>51.15</b>

**MANCINI RANCH PHASE 2**  
 APPROVED TENTATIVE SUBDIVISION MAP

**ENCLAVE AT FOLSOM BANCH**  
 APPROVED TENTATIVE SUBDIVISION MAP

**THE SHOPS AT FOLSOM**  
 APPROVED TENTATIVE FINAL MAP



**TENTATIVE PARCEL MAP**

**PARCEL 85A**

Scale: 1" = 100'

October 16, 2019

**MAGNAY & SOMPS**  
 ENGINEERS & ARCHITECTS

Sheet 1 of 1

## **Attachment 6 Site Photographs**

