



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

**PLANNING COMMISSION AGENDA**  
**March 7, 2018**  
**CITY COUNCIL CHAMBERS**  
**6:30 p.m.**  
**50 Natoma Street**  
**Folsom, California 95630**

**CALL TO ORDER PLANNING COMMISSION:** Vice Chair John Arnaz, Jennifer Lane, Kevin Mallory, Ross Jackson, Aaron Ralls, Thomas Scott, Chair Justin Raithe

*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 February 21, 2018 will be presented for approval.

**NEW BUSINESS**

1. **PN 18-046, Addition of Madeleine Moseley to the Historic Street Name List and Determination that the Project is Exempt from the California Environmental Quality Act (CEQA)**

The applicant, Ian Cornell, has proposed that the name "Madeleine Moseley" be added to the Historic Street Name list. The project is exempt from environmental review under Section 15061(b)(3) of the CEQA Guidelines (Review for Exemption). **(Project Planner, Stephanie Henry Traylor, Senior Planner)**

2. **PN 17-426, Syblon Reid Office Building – Commercial Design Review and Determination that the Project is Exempt from the California Environmental Quality Act (CEQA)**

A Public Hearing to consider a request from the Syblon Reid General Contracting Engineers for approval of a Design Review Application for development of a 6,815-square-foot single-story office building at 1130 Sibley Street. The General Plan land-use designation is IND (Industrial/Office Park) and the zoning classification for the site is M-1 (Light Industrial District). The project is categorically exempt from the California Environmental Quality Act (CEQA) under Section 15332 of the CEQA Guidelines, In-Fill

Development Projects. **(Project Planner: Principal Planner, Steve Banks / Applicant: Syblon Reid General Contract Engineers)**

3. **PN 17-420, Mangini Ranch Villages 8 and 9 Subdivision Planned Development Permit Modification and Residential Design Review**

A Public Hearing to consider a request from Lennar for approval of a Planned Development Permit Modification and Residential Design Review Application for 181 single-family residential units located within the Village 8 and 9 portion of the previously approved Mangini Ranch Phase 1 Subdivision. Specifically, the applicant is requesting approval of a Planned Development Permit Modification to increase the maximum lot coverage from 50% to 51% for 39 of the 181 lots within the subdivision. In addition, the applicant is requesting design review approval of seven (7) master plans for the Village 8 and Village 9 portions of the Mangini Ranch Phase 1 Subdivision. The Mangini Ranch Phase 1 Subdivision project was previously determined to be exempt from the Environmental Quality Act (CEQA) by Section 15182 of the CEQA Guidelines on June 23, 2015. **(Project Planner: Principal Planner, Steve Banks / Applicant: Lennar)**

4. **PN 17-160 Folsom Corporation Yard Sphere of Influence and Annexation Draft Environmental Impact Report Public Workshop**

The project includes a Sphere of Influence Amendment, General Plan Amendment, Prezone, and Annexations and Detachments from various jurisdictions. The 58-acre site includes 36.03 acres for the future corporation yard, 16.25 acres for SouthEast Connector right-of-way, and 5.12 acres to realign Scott Road. In addition, a 0.8-acre easement is included in the project but is not in the SOIA/annexation area. The project site is located, at the southeast corner of Prairie City Road and White Rock Road, just west of Scott Road in Sacramento County, California. The project is solely to facilitate the development of a new corporation yard for the City of Folsom which would be designated as Public and Quasi-Public Facility and prezoned Industrial (M-2). This is a public workshop on the Draft Environmental Impact Report and no action will be taken by the Planning Commission on this project at this meeting. (Project Planner, Scott A. Johnson, AICP, Planning Manager) **(Project Planner, Scott A. Johnson, AICP, Planning Manager)**

**PLANNING COMMISSION / PLANNING MANAGER REPORT**

The next Planning Commission meeting is scheduled for **March 21, 2018**. 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 [apalmer@folsom.ca.us](mailto:apalmer@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