



**PLANNING COMMISSION MINUTES**  
**May 17, 2017**  
**CITY COUNCIL CHAMBERS**  
**6:30 P.M.**  
**50 Natoma Street**  
**Folsom, CA 95630**

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

**ABSENT:**

**CITIZEN COMMUNICATION:**

**MINUTES:** The minutes of May 3, 2017 were approved as submitted.

**CONTINUED ITEM**

- 1. PN 16-171, Prospect Ridge Subdivision, 535 Levy Road – General Plan Amendment, Rezone, Tentative Subdivision Map, Planned Development Permit, and Consideration of a Mitigated Negative Declaration**

A Public Hearing to consider a request from StoneBridge Properties for approval of a General Plan Amendment, Rezone, Tentative Subdivision Map, and Planned Development Permit for development of a 35-unit single-family residential subdivision on an 8.69-acre site located at 535 Levy Road. The zoning classification for the site is M-2 PD, while the General Plan land-use designation is IND. An Initial Study and Mitigated Negative Declaration have been prepared in accordance with the requirements of the California Environmental Quality Act. **(Project Planner: Principal Planner, Steve Banks / Applicant: StoneBridge Properties)**

COMMISSIONER ARNAZ MOVED TO CONTINUE PN 16-171, PROSPECT RIDGE SUBDIVISION, 535 LEVY ROAD – GENERAL PLAN AMENDMENT, REZONE, TENTATIVE SUBDIVISION MAP, PLANNED DEVELOPMENT PERMIT, AND CONSIDERATION OF A MITIGATED NEGATIVE DECLARATION TO THE JUNE 7, 2017 PLANNING COMMISSION MEETING.

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

AYES: LANE, MALLORY, RAITHEL, RALLS, SCOTT, ARNAZ,  
NOES: NONE  
ABSTAIN: NONE  
ABSENT: JACKSON

**NEW BUSINESS**

**1. PN 17-082, 683 Loomis Circle (Lot 18) - Planned Development Modification**

A Public Hearing to consider a request from Colin Hammett for approval of an application for a Planned Development Permit Modification to reduce the side yard setback for Lot 18 within the Levy Road Estates Subdivision from 5 feet to 3.42 feet. The zoning designation for the site is R-4 PD (General Apartment, Planned Development District) and the General Plan designation is MHD (Multi-Family High Density). A Mitigated Negative Declaration and Mitigated Monitoring Program were previously approved for the Levy Road Estates Subdivision Project (PN 04-205) on December 14, 2004 in accordance with the California Environmental Quality Act (CEQA), and no new impacts have been identified that will result from the project that were not previously identified. **(Project Planner: Assistant Planner, Josh Kinkade / Applicant: Colin Hammett)**

COMMISSIONER RAITHEL MOVED TO APPROVE THE PLANNED DEVELOPMENT PERMIT MODIFICATION TO REDUCE THE SIDE YARD SETBACK REQUIREMENT FOR LOT 18 WITHIN THE LEVY ROAD ESTATES SUBDIVISION AS ILLUSTRATED ON ATTACHMENT 3 WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B; CEQA FINDING C; PLANNED DEVELOPMENT PERMIT FINDINGS D – K; CONDITIONS OF APPROVAL NO. 1 – 3.

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

AYES: LANE, MALLORY, RAITHEL, RALLS, SCOTT, ARNAZ  
NOES: NONE  
ABSTAIN: NONE  
ABSENT: JACKSON

**2. PN 17-129, Mangini Ranch Subdivision – Small-Lot Vesting Tentative Subdivision Map Modification and Extension, and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from Mangini North Holdings, LLC and White Rock Land Investors, LLC, for approval of a Small-Lot Vesting Tentative Subdivision Map Modification and Small-Lot Vesting Tentative Subdivision Map Extension for development of a 833-unit single-family residential subdivision on a 418-acre site within the Folsom Plan Area. The project site is generally located north of White Rock Road, east of Scott Road and west of Placerville Road (APN 072-0060-083, 072-0060-082, 072-0060-084, 072-0060-085). The Project has been determined to be exempt from the California Environmental Quality Act (CEQA) by Section 15182 of the CEQA Guidelines. **(Project Planner: Principal Planner, Steve Banks / Applicant: Mangini North Holdings, LLC and White Rock Land Investors, LLC)**

COMMISSIONER ARNAZ MOVED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF AMENDING CONDITION NO. 3 FOR THE MANGINI RANCH SUBDIVISION PROJECT AS SHOWN ON ATTACHMENT 2;

AND

MOVED TO RECOMMEND TO CITY COUNCIL APPROVAL OF THE SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP EXTENSION FOR A PERIOD OF THREE YEARS (UNTIL JUNE 23, 2020) FOR DEVELOPMENT OF THE MANGINI RANCH SUBDIVISION PROJECT (PN 17-129) WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B MODIFIED AS FOLLOWS, "THE PROJECT IS CONSISTENT WITH THE GENERAL PLAN, THE ZONING CODE OF THE CITY, AND THE FOLSOM PLAN AREA SPECIFIC PLAN. AS AMENDED BY THE WESTLAND EAGLE SPECIFIC PLAN AMENDMENT"; CEQA FINDINGS C – H STICKEN AND REPLACED WITH C THAT READS AS FOLLOWS, "A FINAL ENVIRONMENTAL IMPACT REPORT AND ENVIRONMENTAL IMPACT STATEMENT WAS PREVIOUSLY CERTIFIED FOR THE FOLSOM

PLAN AREA SPECIFIC PLAN IN ACCORDANCE WITH CEQA AND NEPA. THE PROPOSED MANGINI RANCH RESIDENTIAL DEVELOPMENT PROJECT IS CONSISTENT WITH THE FEIR/EIS AND DOES NOT RESULT IN SUBSTANTIAL CHANGES TO THE FOLSOM PLAN AREA SPECIFIC PLAN. NO ADDITIONAL ENVIRONMENTAL REVIEW IS REQUIRED." AND D THAT READS AS FOLLOWS, "THE FEASIBLE MITIGATION MEASURES SPECIFIED IN THE FOLSOM PLAN AREA SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT WILL BE IMPLEMENTED FOR THE PROPOSED VESTING LARGE LOT AND VESTING SMALL LOT TENTATIVE SUBDIVISION MAPS, CONSISTENT WITH CEQA GUIDELINES SECTION 15183(e)."; VESTING TENTATIVE SUBDIVISION MAP FINDINGS E - K; CONDITIONS OF APPROVAL NO. 1 - 181.

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

AYES: LANE, MALLORY, RAITHEL, RALLS, SCOTT, ARNAZ  
NOES: NONE  
ABSTAIN: NONE  
ABSENT: JACKSON

3. **PN 17-132, Enclave at Folsom Ranch Subdivision – Small-Lot Vesting Tentative Subdivision Map Modification and Extension, Planned Development Permit Extension, and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from Enclave at Folsom Ranch, LLC, for approval of a Small-Lot Vesting Tentative Subdivision Map Modification, a Small-Lot Vesting Tentative Subdivision Map Extension, and a Planned Development Permit Extension for development of a 111-unit single-family residential subdivision on a 14.7-acre site within the Folsom Plan Area. The project site is generally located south of Alder Creek Parkway, north of Street "1", east of New Placerville Road, and west of Scott Road (APN 072-3190-036). The Project has been determined to be exempt from the California Environmental Quality Act (CEQA) by Section 15182 of the CEQA Guidelines. **(Project Planner: Principal Planner, Steve Banks / Applicant: Enclave at Folsom Ranch, LLC)**

COMMISSIONER SCOTT MOVED TO RECOMMEND CITY COUNCIL APPROVAL AMENDING CONDITION OF APPROVAL NO. 3 FOR THE ENCLAVE AT FOLSOM RANCH SUBDIVISION PROJECT AS SHOWN ON ATTACHMENT 2;

AND

MOVE TO RECOMMEND TO CITY COUNCIL APPROVAL OF THE TENTATIVE PARCEL MAP, VESTING TENTATIVE SUBDIVISION MAP, AND PLANNED DEVELOPMENT PERMIT EXTENSION FOR A PERIOD OF TWO YEARS (UNTIL NOVEMBER 8, 2020) FOR DEVELOPMENT OF THE ENCLAVE AT FOLSOM RANCH SUBDIVISION PROJECT (PN 17-132) WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B; CEQA FINDINGS C - H; TENTATIVE SUBDIVISION MAP FINDINGS I - O; TENTATIVE PARCEL MAP FINDINGS P - V; PLANNED DEVELOPMENT PERMIT FINDINGS W - Y; CONDITIONS OF APPROVAL NO. 1 - 211.

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

AYES: LANE, MALLORY, RAITHEL, RALLS, SCOTT, ARNAZ  
NOES: NONE  
ABSTAIN: NONE  
ABSENT: JACKSON

**Planning Commission/Planning Manager Report:**

None

RESPECTFULLY SUBMITTED,



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Amanda Palmer, SECRETARY

APPROVED:

 For

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Ross Jackson, CHAIRMAN