

PLANNING COMMISSION MINUTES
June 1, 2016
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: Marci Embree, Jennifer Lane, Brian Martell, Thomas Scott

ABSENT: Jackson

CITIZEN COMMUNICATION: None

MINUTES: The minutes of May 18, 2016 were approved as submitted.

NEW BUSINESS

1. PN 16-122, Amended Russell Ranch Large Lot and Small Lot Tentative Subdivision Map in the Folsom Plan Area Specific Plan Area

A Public Hearing to consider a request by The New Home Company for an amendment to the approved Vesting Large Lot Tentative Subdivision Map to reconfigure the approved 33 large lots and for an amendment to the approved Vesting Small Lot Tentative Subdivision Map to increase the number of small lots in Phase 1 by 24 lots to create a 396 lot phase in the subdivision and to redesign Phase 2 to allow local street connections with the property to the north, otherwise known as Broadstone Estates. The project is located easterly of Placerville Road and south of Highway 50. An Environmental Impact Report was certified for the project pursuant to the California Environmental Quality Act Guidelines (Russell Ranch EIR, SCH # 2014062018), by the Folsom City Council on May 12, 2015. **(Project Planner: Sherri Metzker, Consultant / Applicant: The New Home Company)**

COMMISSIONER SCOTT MOVED TO RECOMMEND THAT THE CITY COUNCIL APPROVE AN AMENDMENT TO THE VESTING LARGE LOT TENTATIVE SUBDIVISION MAP AS ILLUSTRATED ON ATTACHMENT NO. 2 FOR THE RUSSELL RANCH SUBDIVISION PROJECT WITH CONDITIONS 1 THROUGH 13;

AND

MOVE TO RECOMMEND THAT THE CITY COUNCIL APPROVE AN AMENDMENT TO THE VESTING SMALL LOT TENTATIVE SUBDIVISION MAP CREATING EIGHT HUNDRED AND

FIFTY TWO (852) SINGLE-FAMILY RESIDENTIAL LOTS AS ILLUSTRATED ON ATTACHMENTS 3 THROUGH 17 FOR THE RUSSELL RANCH SUBDIVISION PROJECT WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B; CEQA FINDINGS C – E; TENTATIVE SUBDIVISION MAP FINDINGS F –I; SMALL LOT CONDITIONS OF APPROVAL 1 – 197;

COMMISSIONER ARNAZ SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES:	SCOTT, ARNAZ, MARTELL, LANE, EMBREE
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	JACKSON

REPORTS:

Planning Commission/Planning Manager Report:

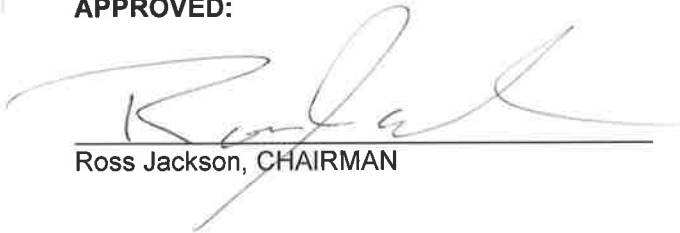
None

RESPECTFULLY SUBMITTED,



Amanda Palmer, SECRETARY

APPROVED:



Ross Jackson, CHAIRMAN