

May 19, 2021
CHANGES/MODIFICATIONS TO
PLANNING COMMISSION AGENDA

Agenda Item No. 1

PN 20-193, Folsom Ranch Medical Center Addendum to Final EIR for the FPASP, Planned Development Permit, Conditional Use Permit, and Development Agreement Amendment

Modification to Conditions of Approval

Condition No. 38 Modification

The owner/applicant shall be responsible for rough grading and installation of the necessary retaining wall to accommodate the Class I Bicycle Path on the northern portion of the subject property as shown in Figure 7.32 of the Specific Plan ~~prior to~~ **no later than the** issuance of a building permit on the second expansion of the hospital (Phase 4/2034). **The owner/applicant and City will cooperate on timing of the grading for the proposed Class I Bicycle Path and construction of the retaining wall to coincide with phased construction of the project, which may occur earlier than Phase 4 if the City has identified funding (as defined below) for the Class I Bicycle Path prior to Phase 4.** However, the City agrees that the owner/applicant shall be relieved of the aforementioned obligation should the City amend the Specific Plan to re-locate the Class 1 Bicycle Path, or if the City has not identified funding for construction of the Class 1 Bicycle Path across the Property and the connection to East Bidwell Street at the time of issuance of a building permit on the second expansion of the hospital for Phase 4. "Identified funding" shall mean either: (1) the Class 1 Bicycle Path is incorporated into a subsequent project to widen the East Bidwell Overcrossing structure of US Highway 50 or (2) the submission or application for federal, state or other grants which, together with the City's available matching funds, would be sufficient to construct the Class 1 Bicycle Path across the Property and the connection to East Bidwell Street.

Modification to Attachment No. 16 (Amendment No. 2 to First Amended and Restated Development Agreement Relative to Folsom South Specific Plan (Dignity Health))

Section 2.2.10 – Class 1 Bicycle Path. Landowner acknowledges that it is responsible for rough grading and installation of the necessary retaining wall at its sole cost and expense to accommodate the Class 1 Bicycle Path on the northern portion of the Property as shown in Figure 7.32 of the Specific Plan, and that said work shall be completed ~~prior to~~ **no later than the** issuance of a building permit on the second expansion of the hospital, identified as Phase 4 and is anticipated to occur in approximately 2034. **The owner/applicant and City will cooperate on timing of the grading for the proposed Class I Bicycle Path and construction of the retaining wall to coincide with phased construction of the project, which may occur earlier than Phase 4 if the City has identified funding (as defined below) for the Class I Bicycle Path prior to Phase 4.** The City agrees that the design of the Class 1 Bicycle Path shall impact no more than five (5) parking spaces, and further that Landowner shall be relieved of the aforementioned obligation should the City amend the Specific Plan to relocate the Class 1

Bicycle Path, or if the City shall not have identified funding for construction of said the Class 1 Bicycle Path across the Property and the connection to East Bidwell Street at the time of issuance of a building permit on the second expansion of the hospital for Phase 4. For purpose of this section, "identified funding" shall mean either: (1) the Class 1 Bicycle Path is incorporated into a subsequent project to widen the East Bidwell Overcrossing structure of US Highway 50 or (2) the submission or application for federal, state or other grants which, together with the City's available matching funds, would be sufficient to construct the Class 1 Bicycle Path across the Property and the connection to East Bidwell Street.

Agenda Item No. 2

PN 20-254, Mangini Ranch Phase 3 Large Lot Vesting Tentative Subdivision Map, Small Lot Vesting Tentative Subdivision Map, and Minor Administrative Modifications to Conditions of Approval

Large Lot Map Conditions

Modify Condition No. 8:

The following measure shall be implemented to the satisfaction of the Parks and Recreation Department: 1. P&R 295 Planning Commission Mangini Ranch Phase 3 Subdivision (PN 20-254) May 19, 2021 1. The Owner/Applicant will dedicate the proposed neighborhood park site NP-4 (Lot 10) consistent with the provisions of the Amended Restated Development Agreement for the Folsom Plan Area; however, the Owner/Applicant will receive no parkland dedication credit for land with development constraints (per FMC Chapter 16.32.040 Paragraph G). Any deficiency in the proposed parkland dedication per the FMC shall require modification to Tentative and Final Subdivision Maps to provide an 11.4 acre (net) park site to the satisfaction of the Parks and Recreation Director. 2. Preparation of an NP-4 conceptual site diagram utilizing programmed elements from the Parks and Rec Master Plan to the satisfaction of the Parks and Recreation Director. 3. Rough grading of the NP-4 Park parcel consistent with the conceptual site diagram. 4. Applicant shall provide to the City an "As Built" topographic survey in an electronic file compatible with AutoCAD upon completion of the rough grading. 5. All subdivision utilities shall be brought into the park site by the Applicant at a location coordinated with Parks and Recreation staff and approved by the Parks and Recreation Director. 1. 9. Schools

The Owner/Applicant shall ensure the proposed neighborhood park site NP-4 (Lot 10) is dedicated to the City to the satisfaction of the Community Development Department and the Parks & Recreation Department.

Small Lot Tentative Map Conditions

Delete Condition No. 28:

SMUD Requirements

1. Structural setbacks less than 14 feet shall require the Applicant to conduct a pre-engineering meeting with all utilities to ensure property clearances are maintained.
2. Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property.
3. In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal.
4. SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs.

5. ~~The Applicant shall not place any building foundations within 5 feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.).~~
6. ~~In the event the City requires an Irrevocable Offer of Dedication (IOD) for future roadway improvements, the Applicant shall dedicate a 12.5 foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances adjacent to the City's IOD.~~
7. ~~The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors).~~

Modify/Addition to Condition No. 41 as follows:

1. At the time specific development is proposed, detailed landscape improvements along the Class 1 Trail (Lot A) shall be provided **and rough graded** subject to the satisfaction of the City including the placement of the trail, fencing, benches or other amenities.
2. A pedestrian connection linking Road "F" to Mangini Parkway shall be provided in Lot B, at the time specific development is proposed.
3. **Open view fencing shall be provided in Villages 3 and 4 for any homes that back up to Lot A (Open Space).**
4. **Lot L shall be landscaped, and a pedestrian connection provided from "J" Drive to the Class 1 Trail in Lot A to the satisfaction of the Community Development Department.**

Delete Condition No. 44(2):

2. ~~Future Fire and Police stations are located adjacent to the Project site and may include facilities and equipment that generate noise and light impacts during various times, including but not limited to evening and nighttime hours.~~

Addition to Condition No. 52:

The E and B Drive intersections with Mangini Parkway shall be full access and provide left turn pockets to the satisfaction of the Community Development Department where applicable.