



**PLANNING COMMISSION AGENDA  
FURTHER AMENDED  
June 16, 2021  
CITY COUNCIL CHAMBERS  
6:30 p.m.  
50 Natoma Street  
Folsom, California 95630**

**Pursuant to Governor Newsom's Executive Order N-29-20, members of the Folsom Planning Commission and staff may participate in this meeting via teleconference.**

**Due to the coronavirus (COVID-19) public health emergency, the City of Folsom is allowing remote public input during Commission meetings. Members of the public are encouraged to participate by e-mailing comments to [kmullett@folsom.ca.us](mailto:kmullett@folsom.ca.us). E-mailed comments must be received no later than thirty minutes before the meeting and will be read aloud at the meeting during the agenda item. Please make your comments brief. Written comments submitted and read into the public record must adhere to the principles of the three-minute speaking time permitted for in-person public comment at Commission meetings. Members of the public wishing to participate in this meeting via teleconference may email [kmullett@folsom.ca.us](mailto:kmullett@folsom.ca.us) no later than thirty minutes before the meeting to obtain call-in information. Each meeting may have different call-in information. Verbal comments via teleconference must adhere to the principles of the three-minute speaking time permitted for in-person public comment at Planning Commission meetings.**

**Members of the public may continue to participate in the meeting in person at Folsom City Hall, 50 Natoma Street, Folsom CA while maintaining appropriate social distancing.**

**CALL TO ORDER PLANNING COMMISSION:** Vice Chair Eileen Reynolds, Daniel West, Kevin Duewel, Bill Miklos, Ralph Peña, Barbara Leary, 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 May 19, 2021 and June 2, 2021 will be presented for approval.

## **PUBLIC HEARING**

### **1. PN 21-004 City of Folsom 2021 Housing Element Update, Empire Ranch Specific Plan Amendment and Related Actions (Recommending Continuation to the July 21, 2021 PC Meeting)**

A Public Hearing will be held by the Planning Commission to consider and make recommendations to the City Council to amend the City of Folsom General Plan to update the Housing Element, as well as related updates to the Noise and Safety Element, Land Use Element and Implementation section. In addition, the PC will consider an amendment to the Empire Ranch Specific Plan (SP) and make recommendations to the City Council to adopt an amendment to the Empire Ranch SP. An Environmental Checklist and Addendum to the Folsom 2035 General Plan EIR has been prepared for this project in accordance with the California Environmental Quality Act (CEQA). **(Project Planner: Senior Planner, Stephanie Henry)**

### **2. PN 21-043, Folsom Plan Area Parcel 61 & 77; Addendum to the Folsom Plan Area Specific Plan EIR/EIS, Vesting Tentative Parcel Map, Planned Development Permit-Development Standard Deviation-Commercial Parcel Size and Design Guidelines**

A Public Hearing to consider approval of an Addendum to the existing Folsom Area Specific Plan EIR/EIS, a Vesting Tentative Parcel Map (VTPM) to subdivide 123.63-acres into four parcels and a remainder lot, a Planned Development Permit to reduce the minimum commercial parcel size to 0.25 acres to approve the Parcel 61 & 77 Commercial Design Guidelines. As part of the entitlements the Applicant proposes to mass grade the site and install backbone roadways and install utilities to prepare the parcels for individual site-specific development applications. The Project site (APN: 072-3190-030) is west of East Bidwell Street, south of Highway 50, with access via Alder Creek Parkway in the Folsom Plan Area Specific Plan. **(Project Planner: Kathy Pease, Contract Planner/Applicant: TK Consulting)**

## **PLANNING COMMISSION / PLANNING MANAGER REPORT**

The next Planning Commission meeting is scheduled for **July 21, 2021**. 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) 461-6231 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) 461-6231, (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