



**PLANNING COMMISSION MINUTES
FURTHER AMENDED
May 19, 2021
CITY COUNCIL CHAMBERS
6:30 P.M.
50 Natoma Street
Folsom, CA 95630**

CALL TO ORDER PLANNING COMMISSION: Kevin Duewel, Bill Miklos, Ralph Peña, Barbara Leary, Vice Chair Eileen Reynolds, Daniel West, Chair Justin Raithel

ABSENT: None

CITIZEN COMMUNICATION: None

MINUTES: The minutes of May 5, 2021 were approved as submitted.

PUBLIC HEARING

2. PN 20-254, Mangini Ranch Phase 3 Large Lot Vesting Tentative Subdivision Map, Small Lot Vesting Tentative Subdivision Map, and Minor Administrative Modifications

A Public Hearing to consider a request from TCS Improvement Company, LLC for approval of a Large Lot Vesting Tentative Subdivision Map and a Small Lot Vesting Tentative Subdivision Map to allow the development of 260-single family homes on a 52-acre portion of a 173-acre project site. The Project also includes Minor Administrative Modifications (MAMs) to transfer of development rights (25-unit transfer) and minor land use boundary refinements. The site is located west of the future Savannah Parkway and north and south of Mangini Parkway in the Folsom Plan Area Specific Plan (APNS 072-0060-077 & 100). An Environmental Checklist prepared determined that the Project qualifies for the exemption provided in CEQA Guidelines 15182(c), since it is consistent with the Folsom Plan Area Specific Plan. **(Project Planner: Kathy Pease, Contract Planner/Applicant: TCS Improvement Company LLC)**

COMMISSIONER DUEWEL MOVED TO RECOMMEND THE CITY COUNCIL:

- APPROVE THE CEQA EXEMPTION FOR THE PROPOSED PROJECT PURSUANT TO CEQA GUIDELINES SECTION 15182(C).
- APPROVE THE MANGINI RANCH PHASE 3 LARGE LOT VESTING TENTATIVE SUBDIVISION MAP CREATING FOURTEEN LARGE LOT PARCELS.
- APPROVE THE MANGINI RANCH PHASE 3 SMALL LOT VESTING TENTATIVE SUBDIVISION MAP CREATING 260 SINGLE-FAMILY RESIDENTIAL LOTS, THREE OPEN SPACE PARCELS, EIGHT LETTERED LANDSCAPE LOTS, AND ONE PASEO LOT.
- APPROVE A MINOR ADMINISTRATIVE MODIFICATION TO TRANSFER 25 ALLOCATED DWELLING UNITS AMONG PARCELS WITHIN THE PROJECT.
- APPROVE A MINOR ADMINISTRATIVE MODIFICATION TO REFINE LAND USE BOUNDARIES FOR THE PURPOSE OF MAXIMIZING DEVELOPMENT EFFICIENCIES, AVOIDING NATURAL RESOURCES, AND ACCOMODATING A CLASS I TRAIL.

THESE APPROVALS ARE SUBJECT TO THE PROPOSED FINDINGS (FINDINGS A-W) AND THE RECOMMENDED CONDITIONS OF APPROVAL FOR THE LARGE LOT VESTING TENTATIVE SUBDIVISION (CONDITIONS 1-11) WITH MODIFICATIONS TO CONDITION NO. 8:

~~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.**~~

AND THE CONDITIONS FOR THE SMALL LOT VESTING TENTATIVE SUBDIVISION MAP (CONDITIONS 1-55) WITH THE FOLLOWING MODIFICATIONS:

~~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).~~

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 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.**

- 44(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.~~
52. The following conditions of approval are related to roadway and traffic related improvements for the Mangini Phase 3 Subdivision Project:
- The Project shall construct two-way vehicle circulation along the surrounding roadways, namely the Northern Connector Road (A Drive), D Drive, and C Drive (see Exhibit 1 of Traffic and Circulation Analysis dated May 4, 2021). The Project shall provide these two-way roadway facilities to allow for adequate circulation directly related to the Project.
 - The access on the north end of E Drive at East Bidwell Street shall be an emergency vehicle access (EVA).
 - A full access, side street stop-controlled intersection shall be constructed at E Drive and Mangini Parkway.
 - The northbound East Bidwell Street left-turn to the Northern Connector Road shall be constructed with at least 315-feet (255-foot deceleration plus 60-foot bay taper).
 - A southbound deceleration taper/flare or lane (subject to City specification) shall be constructed at the East Bidwell Street intersection with the Northern Connector Road.
 - The B Drive intersection with the Northern Connector Road is anticipated to operate adequately with side street stop controlled and without dedicated turn pockets. Adequate sight distance shall be provided and maintained.
 - **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.**

COMMISSIONER MIKLOS SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: DUEWEL, MIKLOS, PEÑA, LEARY, REYNOLDS, WEST, RAITHEL

NOES: NONE

ABSTAINED: NONE

ABSENT: NONE

PUBLIC MEETING

3. PN 21-066, 4803 White Pine Court Detached Garage Design Review and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from JMC Homes for approval of a Design Review application for a 924-square-foot detached garage located at 4803 White Pine Court. The zoning classification for the site is SP-SF, while the General Plan land-use designation is SF. The project is exempt from the California Environmental Quality Act in accordance with Government Code section 65457 and sections 15303 and 15182 of the CEQA Guidelines and CEQA Guidelines section 15303 (construction of small structures). **(Project Planner: Josh Kinkade/Applicant: JMC Homes)**

COMMISSIONER REYNOLDS MOVED TO APPROVE A RESIDENTIAL DESIGN REVIEW APPLICATION FOR 924-SQUARE-FOOT DETACHED GARAGE LOCATED AT 4803 WHITE PINE COURT AS ILLUSTRATED ON ATTACHMENTS 5 AND 6 FOR THE 4803 WHITE PINE DETACHED GARAGE DESIGN REVIEW PROJECT (PN 21-066) SUBJECT TO THE FINDINGS (A-M) AND CONDITIONS OF APPROVAL (1-11) ATTACHED TO THE REPORT.

COMMISSIONER DUEWEL SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: DUEWEL, MIKLOS, PEÑA, LEARY, REYNOLDS, WEST, RAITHEL

NOES: NONE

ABSTAINED: NONE

ABSENT: NONE

PUBLIC HEARING

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

A Public Hearing to consider a request from Dignity Health for approval of a Planned Development Permit, Conditional Use Permit, and Development Agreement Amendment for development of a 530,000-square-foot medical center (Folsom Ranch Medical Center) on a 27.44-acre site located at the northeast corner of the intersection of East Bidwell Street and Alder Creek Parkway within the Folsom Plan Area (APN 072-3190-047). The zoning classification for the site is SP-GC-PD, while the General Plan land-use designation is GC. An Environmental Checklist and Addendum to the Final Environmental Impact Report for the Folsom Plan Area Specific Plan has been prepared for the project in accordance with the requirements of the California Environmental Quality Act (CEQA Guidelines Section 15164). **(Project Planner: Steve Banks/Applicant: Dignity Health)**

1. Lynn LePage addressed the Planning Commission in support of the changes made to condition no. 38 regarding the trail system.
2. Mary and Eric James submitted a Public Comment letter to be read into the record for the Planning Commission requesting the Class 1 Bicycle Path not be delayed to 2034.
3. Robert Goss submitted a Public Comment letter to be read into the record for the Planning Commission requesting the Class 1 Bicycle Path not be delayed to 2034.
4. Maynard Johnson submitted a Public Comment letter to be read into the record for the Planning Commission requesting the Class 1 Bicycle Path not be delayed to 2034.

COMMISSIONER DUEWEL MOVED TO:

- ADOPT AN ADDENDUM TO THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE FOLSOM PLAN AREA SPECIFIC PLAN PREPARED FOR THE FOLSOM RANCH MEDICAL CENTER PROJECT (PN 20-193) PER ATTACHMENT 22; AND
- APPROVE A PLANNED DEVELOPMENT PERMIT WHICH CONTAINS DETAILED DEVELOPMENT AND ARCHITECTURAL STANDARDS FOR THE PROPOSED 530,000-SQUARE-FOOT MEDICAL CENTER; AND
- APPROVE A CONDITIONAL USE PERMIT FOR THE DEVELOPMENT AND OPERATION OF A PRIVATE-USE HOSPITAL HELIPORT FACILITY AT THE MEDICAL CENTER; AND
- RECOMMEND THAT THE CITY COUNCIL APPROVE AMENDMENT NO. 2 TO THE FIRST AMENDED AND RESTATED TIER 1 DEVELOPMENT AGREEMENT RELATIVE TO THE FOLSOM SOUTH SPECIFIC PLAN FOR THE FOLSOM RANCH MEDICAL CENTER PROJECT

THESE APPROVALS ARE SUBJECT TO THE PROPOSED FINDINGS (A-W) AND THE RECOMMENDED CONDITIONS OF APPROVAL (CONDITIONS 1-51) WITH MODIFICATIONS:

- "38. 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.

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- Phase 4 Roadway Improvements (Anticipated 2034 **or sooner**)
 - Should the owner/applicant desire to construct a traffic signal at the Alder Creek Parkway/McCarthy Way intersection as an element of Phase 4 development, the owner/applicant shall first be required to perform a supplemental traffic analysis to assess the operational impacts associated with signalization of the intersection.

46. A minimum of ~~56~~ **99** on-site bicycle parking spaces shall be provided for the project **to the satisfaction of the Community Development Department inclusive of** ~~the individual secured locations as identified on the preliminary site plan (attachment 6) In addition, the owner/applicant shall provide additional~~ **and** secured locations (bicycle storage room, bicycle storage locker, etc.) within or adjacent to the medical office and hospital buildings to provide for long-term bicycle storage for employees to the satisfaction of the Community Development Department.

- Attachment 14. Planned Development Guidelines

- Remove references to the 'Pylon Sign' in all text and graphic images, including but not limited on pages 157-162 of the Packet (Pages 41-46 of the Planned Development Guidelines)

- Attachment 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.

COMMISSIONER MIKLOS SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: DUEWEL, MIKLOS, PEÑA, LEARY, REYNOLDS, WEST, RAITHEL

NOES: NONE

ABSTAINED: NONE

ABSENT: NONE

PLANNING COMMISSION / PLANNING MANAGER REPORT

The next regularly scheduled Planning Commission meeting will be held June 2, 2021.

RESPECTFULLY SUBMITTED,



Kelly Mullett, ADMINISTRATIVE ASSISTANT

APPROVED:



Justin Raitchel, CHAIR