



**PLANNING COMMISSION MINUTES**  
**June 16, 2021**  
**CITY COUNCIL CHAMBERS**  
**6:30 P.M.**  
**50 Natoma Street**  
**Folsom, CA 95630**

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

**ABSENT:** Peña

**CITIZEN COMMUNICATION:** None

**MINUTES:** The further amended minutes of May 19, 2021 and the minutes from June 2, 2021 were approved.

**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)**

COMMISSIONER RAITHEL MOVED TO CONTINUE ITEM NO. 1 TO THE JULY 21, 2021 PLANNING COMMISSION MEETING.

COMMISSIONER REYNOLDS SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

NOES: NONE

ABSTAINED: NONE

ABSENT: PEÑA

**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)

COMMISSIONER DUEWEL MOVED TO:

- REVIEW AND CONSIDER THE ADDENDUM TO THE FINAL ENVIRONMENTAL IMPACT REPORT/ENVIRONMENTAL IMPACT STATEMENT (EIR/EIS) FOR THE FOLSOM PLAN AREA SPECIFIC PLAN (FPASP) AND THE PARCEL 61 & 77 PROJECT ADDENDUM AND APPROVE THE ADDENDUM TO THE EIR/EIS FOR THE FPASP FOR THE PROPOSED PROJECT
- APPROVE THE PARCELS 61 & 77 VESTING TENTATIVE PARCEL MAP CREATING FOUR PARCELS, AND ONE REMAINDER PARCEL AS SHOWN ON ATTACHMENT 6, VESTING TENTATIVE PARCEL MAP
- APPROVE THE PLANNED DEVELOPMENT PERMIT TO ALLOW REDUCTION IN THE MINIMUM LOT SIZE DEVELOPMENT STANDARDS FOR THE REGIONAL COMMERCIAL AND GENERAL COMMERCIAL PARCELS TO ~~0.25~~ **0**-ACRES WITHIN THE PROJECT AREA
- APPROVE THE PARCEL 61 & 77 COMMERCIAL DESIGN GUIDELINES

THESE APPROVALS ARE SUBJECT TO THE PROPOSED FINDINGS (FINDINGS A-X) AND THE RECOMMENDED CONDITIONS OF APPROVAL (CONDITIONS 1-42) WITH MODIFICATIONS TO CONDITIONS:

"1. The owner/applicant shall submit final site development plans to the Community Development Department that shall substantially conform to the exhibits referenced below:

1. Vesting Tentative Parcel Map, dated May 25, 2021.
2. Preliminary Grading and Drainage Plan, dated May 19, 2021.
3. Access and Circulation Analysis, dated June 4, 2021.
4. Folsom Ranch **Parcel 61 & 77** Commercial Design Guidelines, dated May 28, 2021.
5. Addendum to the Folsom Area Specific Plan for Parcels 61 & 77, dated May 28, 2021.

The Vesting Tentative Parcel Map, Planned Development Permit-Development Standard Deviations (parcel size reduction to **0-acre minimum**) and Commercial Design Guidelines, are approved for Parcels 61 and 77. Implementation of the Project shall be consistent with the above referenced items and these conditions of approval. Grading **and installation of backbone improvements** on Parcels 1 through 4 shall be allowed with approval of this project. Any subsequent development (improvements and buildings) is required to obtain approval of a Planned Development Permit Modification or **Design Review Approval**."

COMMISSIONER REYNOLDS SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

NOES: NONE

ABSTAINED: NONE

ABSENT: PEÑA

**PLANNING COMMISSION / PLANNING MANAGER REPORT**

The next regularly scheduled Planning Commission meeting will be held July 21, 2021.

RESPECTFULLY SUBMITTED,



Kelly Mullett, ADMINISTRATIVE ASSISTANT

APPROVED:



Justin Raithe, CHAIR