



**PLANNING COMMISSION AGENDA**  
**December 1, 2021**  
**CITY COUNCIL CHAMBERS**  
**6:30 p.m.**  
**50 Natoma Street**  
**Folsom, California 95630**

*Pursuant to Assembly Bill 361 and the Governor's proclamation of a State of Emergency due to the coronavirus (COVID-19) public health emergency, the Folsom Planning Commission, staff, and members of the public may participate in this meeting via teleconference.*

*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.*

**CALL TO ORDER PLANNING COMMISSION:** Ralph Peña, Barbara Leary, Vice Chair Eileen Reynolds, Daniel West, Bill Miklos, 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 November 17, 2021 will be presented for approval.

**Nomination of a Planning Commissioner to the Historic District Commission**

**PRESENTATIONS**

**1. Sacramento Metropolitan Air Quality Management District Presentation on Air Quality and Land Use (Paul Philley, Program Supervisor – CEQA & Land Use)**

## **PUBLIC HEARING**

### **2. PN 20-267, Toll Brothers at Folsom Ranch Phase 2 Subdivision Small-Lot Vesting Tentative Subdivision Map and Minor Administrative Modification**

A Public Hearing to consider a request from Toll Brothers, Inc. for approval of a Small-Lot Vesting Tentative Subdivision Map and Minor Administrative Modification for development of a 329-unit single-family residential subdivision on a 64.7-acre site located at the northwest corner of the intersection of East Bidwell Street and White Rock Road within the Folsom Plan Area (APN: 072-0060-103). The General Plan land use designations for the project site are SFHD, MLD, and OS (Open Space), while the Specific Plan land use designations are SP-SFHD-PD, SP-MLD-PD, and SP-OS. An Addendum to the Folsom Plan Area Specific Plan EIR/EIS has previously been approved for the Toll Brothers at Folsom Ranch project in accordance with the California Environmental Quality Act (CEQA). This Small-Lot Vesting Tentative Subdivision Map does not result in substantial changes to the Toll Brothers at Folsom Ranch project, and no additional environmental review is required. **(Project Planner: Steve Banks/Applicant: Toll Brothers, Inc.)**

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

The next Planning Commission meeting is scheduled for **December 15, 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