

**PLANNING COMMISSION MINUTES**  
**December 1, 2021**  
**CITY COUNCIL CHAMBERS**  
**6:30 P.M.**  
**50 Natoma Street**  
**Folsom, CA 95630**

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

**ABSENT:** None

**CITIZEN COMMUNICATION:** None

**MINUTES:** The minutes of the November 17, 2021 meeting were approved as submitted.

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

COMMISSIONER REYNOLDS MOVED TO RECOMMEND JUSTIN RAITHEL TO SERVE ON THE HISTORIC DISTRICT COMMISSION.

COMMISSIONER MIKLOS SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

NOES: NONE

RECUSED: NONE

ABSENT: NONE

**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.)

COMMISSIONER RAITHEL MOVED TO RECOMMEND APPROVAL OF A SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP MINOR ADMINISTRATIVE MODIFICATION FOR THE TOLL BROTHERS AT FOLSOM RANCH PHASE 2 SUBDIVISION PROJECT TO THE CITY COUNCIL AS ILLUSTRATED ON ATTACHMENTS 6-16, SUBJECT TO THE FINDINGS (FINDINGS A-O) AND CONDITIONS OF APPROVAL (CONDITIONS 1-71) ATTACHED TO THIS REPORT.

COMMISSIONER REYNOLDS SECONDED THE MOTION.

COMMISSIONER LEARY MADE A FRIENDLY AMENDMENT TO CONDITION NO. 51 TO ADD "Russell Ranch Phase 2 Master Plans shall not include turf except for model homes."

COMMISSIONER RAITHEL ACCEPTED THE FRIENDLY AMENDMENT WHICH CARRIED THE FOLLOWING VOTE:

AYES: LEARY, RAITHEL  
NOES: PEÑA, REYNOLDS, WEST, MIKLOS  
RECUSED: NONE  
ABSENT: NONE

FRIENDLY AMENDMENT FAILED.

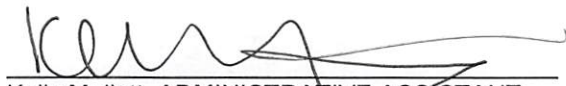
THE COMMISSION VOTED ON COMMISSIONER RAITHEL'S ORIGINAL MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: PEÑA, REYNOLDS, WEST, MIKLOS, RAITHEL  
NOES: LEARY  
RECUSED: NONE  
ABSENT: NONE

**PLANNING COMMISSION / PLANNING MANAGER REPORT**

The next Planning Commission meeting is scheduled for December 15, 2021.

RESPECTFULLY SUBMITTED,



Kelly Mullett, ADMINISTRATIVE ASSISTANT

APPROVED:



Justin Raithel, CHAIR