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