



Folsom Cordova Unified School District

July 18, 2025

City of Folsom
Community Development
Attn: Pam Johns
50 Natoma Street
Folsom, CA 95630

**RE: Folsom Plan Area Specific Plan – Minor Administrative Modification
Folsom Cordova Unified School District Request**

Dear Pam:

The Folsom Cordova Unified School District (FCUSD) is requesting approval of a Minor Administrative Modification (MAM) to the Folsom Plan Area Specific Plan (FPASP) to accommodate a combined high school/middle school campus on Parcels 17A and 17B.

The project vision for a combined high school/middle school includes:

- Providing seamless transitions through middle and high school (a critical issue for student success)
- Improving communication for staff and articulation of instruction across grade levels
- Sharing facilities otherwise unavailable to middle school students
- Maintaining a safe and cohesive campus for students
- Separate schools with individual identities, while benefitting from shared resources and facilities
- The District's goal to deliver a timely and cost efficient school complex

To facilitate this change, the District respectfully requests the following modifications:

- **Parcel 165-A1**, currently designated as the middle school site, to be redesignated as **Single-Family Residential** (consistent with the current FPASP).
- **Parcel 17B**, which is adjacent to the west of Parcel 17A (the currently designated high school site), to be redesignated as **Special Planning – Public/Quasi-Public (SP-PQP)**.

FCUSD has engaged in discussions with Westland Development regarding this request, and they have expressed their support and assistance for the proposed modification.

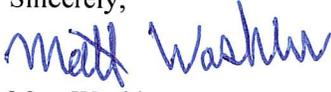
As referenced in the prior MAM approved by the City of Folsom in 2017, Section 13.3.1 of the FPASP permits minor administrative modifications that are “consistent with and do not substantially change its overall intent, such as minor adjustments to the land use locations and parcel boundaries.” The proposed combined school site remains entirely within the FPASP boundaries. The request does not reduce the size of the planned town center, and the overall land use pattern continues to align with the original intent and vision of the FPASP.

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We appreciate your consideration of this request and look forward to continuing our partnership with the City of Folsom in serving the educational needs of our growing community. Please let us know if any additional documentation or information is required to process this request.

Sincerely,



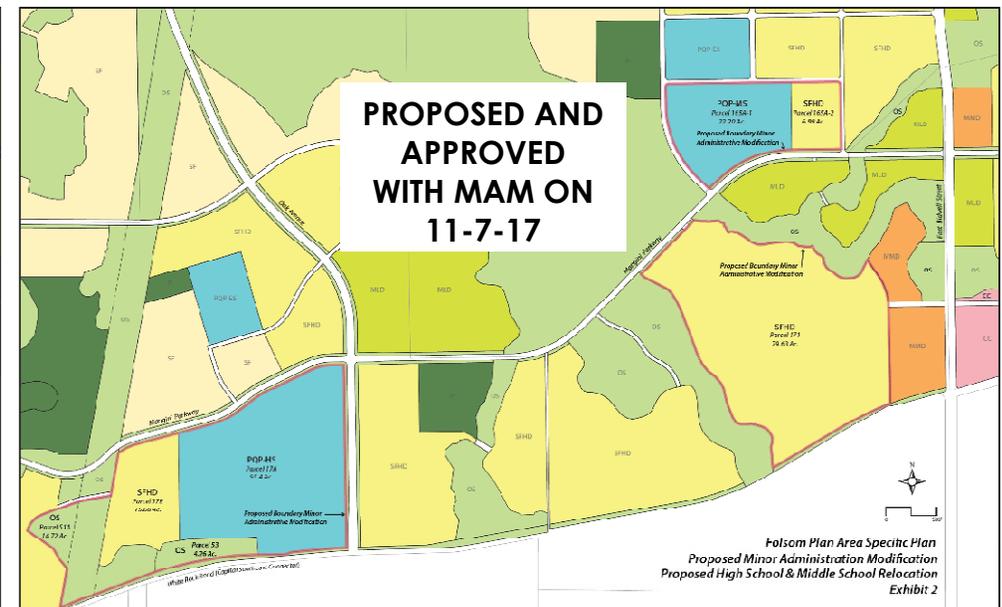
Matt Washburn
Chief Operations Officer

CC: File

**PROJECT NARRATIVE | FPASP PARCELS 17B + 165A-1
MINOR ADMINISTRATIVE AMENDMENT (MAM) & TRANSFER OF DEVELOPMENT RIGHTS (TDR):**

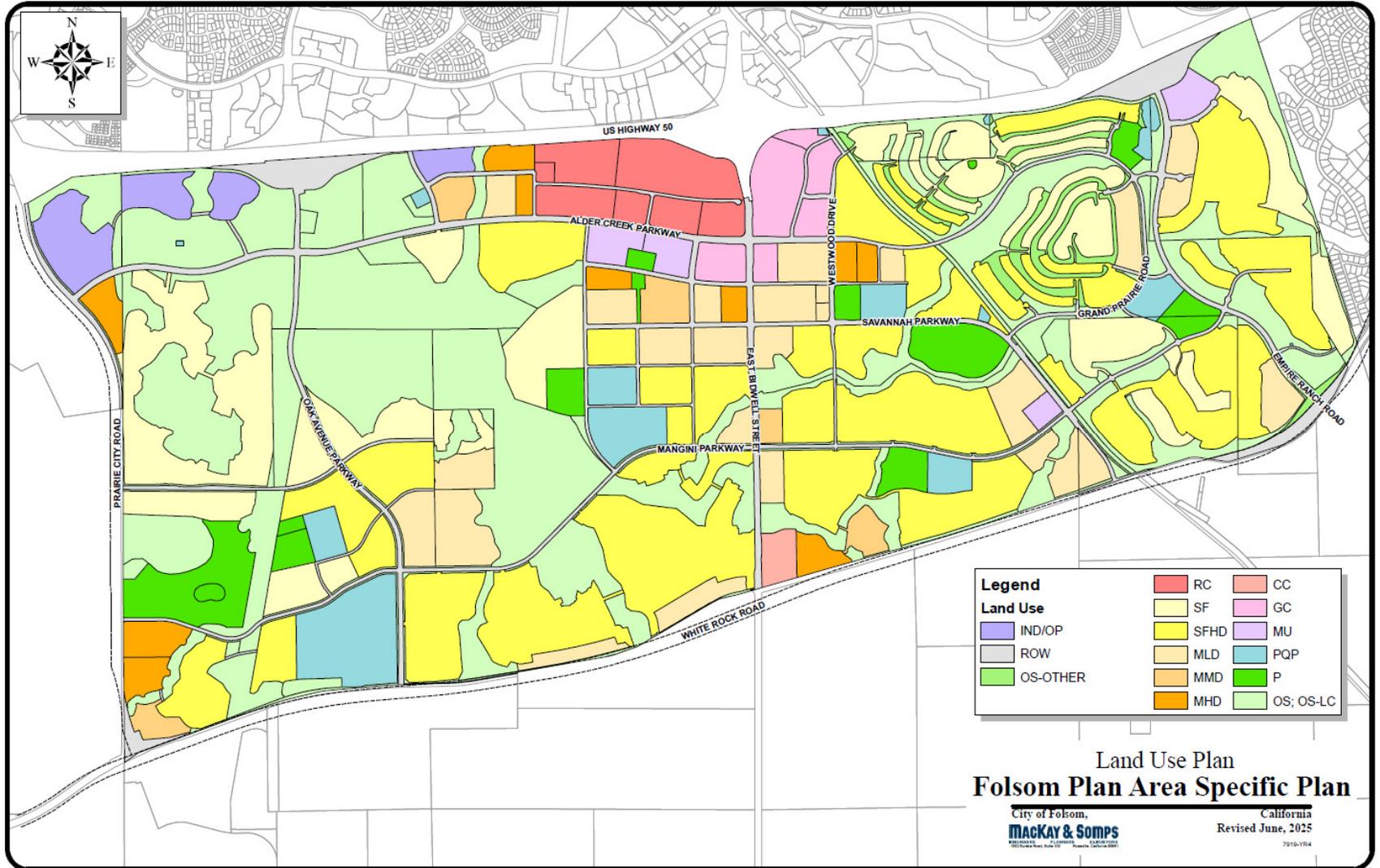
Background | The FPASP was adopted in 2011. At that time, the high school and middle school were combined into one site located east of the current high school site. In 2017, the Folsom Cordova School District needs changed, and a Minor Administrative Amendment (MAM) was sought and approved to split the high school and middle school into two sites and locate them in their current (approved) locations. *REFER TO ATTACHED HIGH SCHOOL/MIDDLE SCHOOL MAM LETTER, APPROVED 11-7-2017.*

Below are exhibits from that MAM in 2017.



Currently, the Folsom Cordova School District is planning the further development of school sites in the FPASP. To that end, the District would like to seek a Minor Administrative Amendment (MAM) to re-combine the high school and middle school into one large parcel where the high school site is currently located. This document describes that request and provides justification for compliance with the FPASP.

Background |
 For reference, shown here is the current and approved FPASP Land Use Plan.



The Request | A Minor Administrative Amendment (MAM) is sought for the modification of land use designation to essentially 'swap' land use designations between FPASP Parcels 17B and FPASP 165A-1. Correspondingly, a Transfer of Development Rights (TDR) is sought for the transfer of dwelling units from FPASP Parcel 17B to FPASP Parcel 165A-1. (Note: Parcel 17B would retain some SFHD land use and dwelling units.) In order to meet minimum density on donor and receiver parcels, an additional FPASP parcel, Parcel 12, is included in the unit transfer. Proposed parcels meet density range requirements for SFHD as set forth in the FPASP. The proposed transfer does not result in a change in Plan Area total units.

Justification for Request | This MAM/TDR is sought to further the desire of the Folsom-Cordova School District in siting the Middle School next to the High School site. The approval of this MAM will further the District's acquisition goals to deliver a timely and cost-efficient school complex to the Plan Area.

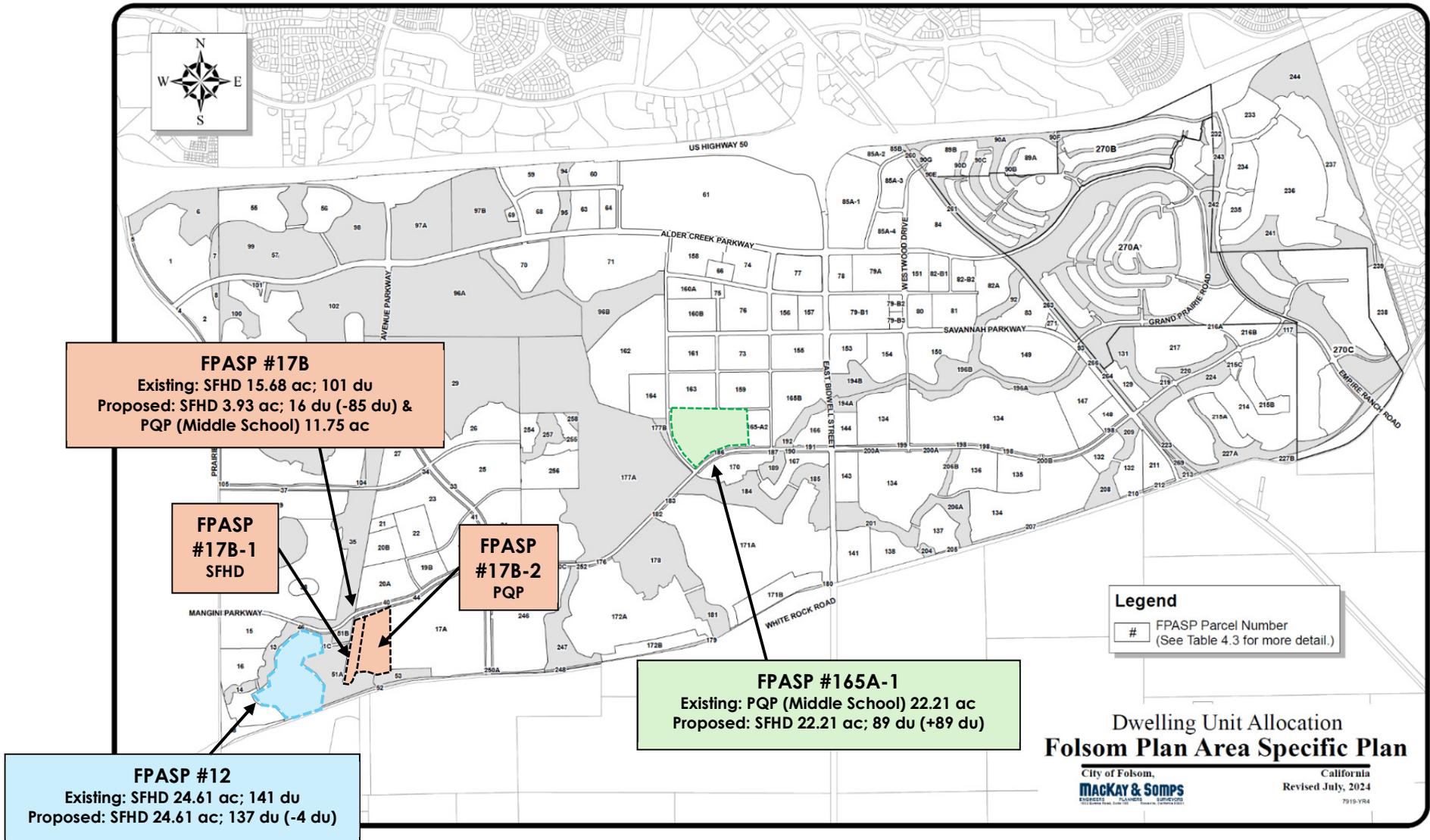
EXISTING DATA:

- Parcel 17B = SFHD 15.68ac; 101du
 - Parcel 12 = SFHD 24.61ac; 141du
 - Parcel 165A-1 = 22.21ac; PQP (Middle School)
- (242 total units)*

PROPOSED DATA:

- Parcel 17B = SFHD 3.93 ac; 16du (-85du)
 - Parcel 17B = PQP (Middle School) 11.75ac
 - Parcel 12 = SFHD 24.61ac; 137du (-4du)
 - Parcel 165A-1 = SFHD 22.21ac; 89du (+89du)
- (242 total units)*

A graphic depiction of this MAM/TDR is shown on the following page.



Justification Compliance | This MAM/TDR is sought to further the desire of the Folsom-Cordova School District in siting the Middle School next to the High School site.

Minor Administrative Amendment Compliance – LAND USE DESIGNATION MODIFICATION

The proposed entitlements seek a Minor Administrative Amendment (MAM) to the FPASP land use plan, as amended over time, for the minor land use refinements discussed above, as anticipated and permitted in the FPASP, Chapter 13 Implementation, Section 13.3.1 Minor Administrative Amendment. The FPASP anticipates that situations may arise necessitating changes to the Specific Plan Land Use diagram and text and outlines the basis for Minor Administrative Modifications and Specific Plan Amendments. Administrative Modifications do not have a significant impact on the Plan if they are deemed consistent with the objectives and policies of the FPASP and can be approved administratively by the Community Development Director.

Per the FPASP, Minor Administrative Amendments to the FPASP that are consistent with and do not substantially change its overall intent, such as minor amendments to the land use locations and parcel boundaries, be approved administratively by the Community Development Department, provided the following criteria (below) are met.

Minor Administrative Amendment compliance criteria are listed as follows. *(Justification for compliance FPASP Minor Administrative Modification criteria are shown are shown in blue italics.)*

- **The proposed modification is within the Plan Area.** *(The proposed modifications are within the FPASP Plan Area.)*
- **The modification does not reduce the size of the proposed Town Center.** *(The proposed Town Center is not a part of this project.)*
- **The modification maintains compliance with City Charter Article 7.08, previously known as Measure W.** *(The proposed modifications comply with Measure W. There is no acreage change to Measure W Open Space)*
- **The general land use pattern remains consistent with the intent and spirit of the FPASP.** *(The general land use pattern remains consistent with the intent and spirit of the FPASP.)*
- **The proposed changes do not substantially alter the backbone infrastructure network.** *(The proposed changes do not alter the backbone infrastructure network.)*
- **The proposed modification offers equal or superior improvements to development capacity or standards.** *(The proposed modifications do not alter development capacity or standards.)*
- **The proposed modification does not increase environmental impacts beyond those identified in the EIR/EIS.** *(The proposed modifications do not increase environmental impacts beyond those identified in the EIR/EIS.)*
- **Relocated park or school parcels continue to meet the standards for the type of park or school proposed.** *(There is no change to park locations and the District is in support of the proposed relocation of the Middle School.)*
- **Relocated park or school parcels remain within walking distance of the residents they serve.** *(There is no change to park locations and the Middle School remains in walking distance of the residents it serves.)*

Minor Administrative Amendment Compliance - TRANSFER OF DWELLING UNITS

The proposed entitlements seek a Minor Administrative Amendment (MAM) to the FPASP with a Transfer of Development Rights (TDR), as anticipated and permitted in the FPASP, Chapter 13 Implementation, Section 13.3.1 Minor Administrative Amendment. The FPASP permits flexibility in transferring residential unit allocations (and commercial building area allocations) to reflect changing market demand. Transfer of residential unit allocations are allowed as a MAM consistent with FPASP, Chapter 13 Implementation, Section 13.3.2 Transfer of Development Rights.

This proposed transfer of units does not add additional dwelling units to the FPASP, nor does a change in population result from this transfer of units. This proposed transfer of dwelling units does not change the land use designations/distributions of the units. The donor and receiver Parcels remain consistent with the density ranges allowed in the FPASP.

FPASP Section 4.7 describes the context in which transfer of residential units is expected or likely to occur. The FPASP permits adjustments to the residential land use mix to reflect sensitive natural features as well as changing market demand for a particular housing type. Transfer of units is permitted between residential parcels provided that the Plan Area maximum entitlement of 11,461 dwelling units is not exceeded except by amendment of the FPASP. Each residential development parcel is allocated a certain number of dwelling units. If a parcel is developed at less than its allocation number, the remaining un-built units may be transferred to another residential parcel or parcels. Increases or decreases in residential density resulting from unit transfers shall not be less than the minimum or exceed the maximum allowable density for each residential land use category unless a request to increase or decrease the density is accompanied with a Specific Plan Amendment application pursuant to Section 13.3.1.

In addition to the requirements as set forth in Section 4.7 of the FPASP (above), the City shall approve residential dwelling unit transfers or density adjustments between any Plan Area residential land use parcel or parcels, provided the following conditions are met (below). *(Justification for compliance with FPASP Minor Administrative Modification criteria are shown are shown in blue italics.)*

- **The transferor and transferee parcel or parcels are located within the Plan Area and are designated for residential use.** *(The transferor and transferee parcels are located within the Plan Area, are designated for residential use.)*
- **The transferor and transferee parcel or parcels conform to all applicable development standards contained in Appendix A.** *(The transferor and transferee parcels will conform to all applicable development standards contained in Appendix A.)*
- **The transfer of units does not result in increased impacts beyond those identified in the FPASP EIR/EIS.** *(The transfer of units does not result in increased impacts beyond those identified in the FPASP EIR/EIS.)*
- **The transfer of units does not adversely impact planned infrastructure, roadways, schools, or other public facilities; affordable housing agreements; or fee programs and assessment districts unless such impacts are reduced to an acceptable level through project-specific mitigation measures.** *(The transfer of units will not adversely impact planned infrastructure, roadways, schools, or other public facilities; affordable housing agreements; or fee programs and assessment districts.)*