



FOLSOM
DISTINCTIVE BY NATURE

Planning Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: Russell Ranch Phase 2, Village 5
File #: MSTR25-00094
Request: Tentative Parcel Map Waiver (Residential Condominiums),
Design Review, and Inclusionary Housing Plan
Location: Southwest intersection of Empire Ranch Road and Trumpet Vine
Drive
Parcel(s): 072-3510-005-0000
Staff Contact: Josh Kinkade, Associate Planner, 916-461-6209
jkinkade@folsom.ca.us

Property Owner

Name: TPG AG EHC III (LEN) CA 5 Limited
Partnership
Address: 1025 Creekside Ridge Dr. Ste 240
Roseville, CA 95678

Applicant

Name: Lennar Homes
Address: 1025 Creekside Ridge Dr. Ste 240
Roseville, CA 95678

Recommendation: Conduct a public hearing and upon conclusion confirm staff's determination that no further environmental review of the Russell Ranch Phase 2, Village 5 project is required, and approve a Tentative Parcel Map Waiver (Residential Condominiums), Design Review, and Inclusionary Housing Plan for the Russell Ranch Phase 2, Village 5 project (MSTR25-00094), based on the findings included in this report (Findings A-O) and subject to the attached conditions of approval (Conditions 1-59).

Project Summary: The proposed project includes development of a 118-unit residential condominium project on a 12.39-acre site located at the southwest intersection of Empire Ranch Road and Trumpet Vine Drive in the SP-MLD-PD (Multi-Family Low Density Residential- Planned Development District) land use designation of the Folsom Plan Area Specific Plan. The project proposes utilizing the site layout from the previously approved Tentative Parcel Map for Russell Ranch Phase 2, Village 5, while changing the ownership type from fee simple lots to condominium ownership. A Residential Design Review is also requested for the architecture and design of the project.

APPROVED

CITY OF FOLSOM

PLANNING COMMISSION

BY ikinkade DATE 07/25/2025



**CITY OF
FOLSOM**
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 1

Type: Public Hearing

Date: July 23, 2025

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Submitted,

A handwritten signature in blue ink, appearing to read "Pam Johns", with a long horizontal flourish extending to the right.

PAM JOHNS

Community Development Director

**ATTACHMENT 1
BACKGROUND****BACKGROUND**

On May 15, 2015, the City Council approved a General Plan Amendment, Specific Plan Amendment, Large-Lot Vesting Tentative Subdivision Map, Small-Lot Vesting Tentative Subdivision Map, Planned Development Permit, Design Guidelines, Inclusionary Housing Plan, and Amended and Restated Development Agreement Amendment for development of an 879-unit single-family residential subdivision known as the Russell Ranch Subdivision within the eastern portion of the Folsom Plan Area. The Russell Ranch Design Guidelines were established to act as an implementation tool for residential development within the Russell Ranch Subdivision.

On June 28, 2016, the City Council approved an Amended Large-Lot Vesting Tentative Subdivision Map and an Amended Small-Lot Vesting Tentative Subdivision Map for development of the Russell Ranch Subdivision as an 852-unit single-family residential subdivision. Final maps for Phases 1 and 3 of the subdivision, located northwest of Grand Prairie Road, were recorded in 2019 and 2021 respectively, and development has occurred in both phases.

On March 27, 2018, the City Council approved a General Plan Amendment, Specific Plan Amendment, Design Guidelines Amendment, Large-Lot Vesting Tentative Subdivision Map, Small-Lot Vesting Tentative Subdivision Map, and Development Agreement Amendment for the development of a five-village, 389-unit residential subdivision commonly referred to as Russell Ranch Phase 2 (Russell Ranch Lots 24-32 Subdivision). The large lot final subdivision map for this area was recorded in 2018 (included in this staff report in Attachment 15). Small lot maps for Phase 2 Villages 1-4 were recorded in 2022 and residences have since been built in those villages. A small lot tentative subdivision map for Phase 2 Village 5 (included in this staff report in Attachment 14), was approved for 118 fee simple, multi-family townhome lots by the Planning Commission as part of the Russell Ranch Lots 24-32 Subdivision entitlement but was never recorded. The Design Guidelines Amendment approved by the Planning Commission in 2018 provided additional direction in terms of the architecture and design of the proposed townhome portion of the Russell Ranch Subdivision and remains applicable today.

Improvement plans for Phase 2 Village 5 were subsequently approved, and grading, utility and site improvement work is underway. However, when the applicant submitted for design review for this village, they requested that the village consist of one residential condominium parcel with 118 townhome units rather than the previously approved 118 fee simple townhome parcels. While the site and unit layout remain unchanged from what was previously approved, the map type has changed, and development standards for townhomes with condominium ownership differ from that of fee simple townhomes within the MLD designation of the Folsom Plan Area Specific Plan.

**ATTACHMENT 2
DESCRIPTION/ANALYSIS****POLICY/RULE**

Folsom Municipal Code section 16.24.080(A)(4) grants the Planning Commission the discretion to waive all or part of the requirements for a tentative and parcel map for the construction of a condominium project on a single parcel. To support such a decision, the Planning Commission must make a finding that the proposed division of land complies with the requirements of the Subdivision Map Act, the Folsom Municipal Code, the General Plan and the Folsom Plan Area Specific Plan as to area, improvement and design, floodwater drainage control, improved public roads, sanitary disposal facilities, water supply availability, environmental protection, and other applicable requirements. Such a waiver may be conditioned to provide for, among other things, payment by the subdivider of applicable fees and costs.

If the Planning Commission approves the waiver, the Community Development Department must report the same to City Council, which may decide to review the waiver and conditions at a public hearing within 30 days. If the Council does not review the waiver, it is deemed approved based on the Planning Commission action and subject to any conditions imposed by the Commission.

If such a waiver is ultimately approved, the City Engineer must file with the County Recorder a certificate of compliance confirming that the division and resulting parcel comply with the provisions of the Subdivision Map Act and the Folsom Municipal Code, as well as a plat map showing the division of land.

PROJECT DESCRIPTION

The applicant, Lennar Homes of California, requests approval of a Parcel Map Waiver (Residential Condominiums) and Design Review for the development of a 118-unit residential condominium community (referred to as Russell Ranch Phase 2, Village 5), on a 12.39-acre site located at the southwest intersection of Empire Ranch Road and Trumpet Vine Drive in the southeastern portion of the Folsom Plan Area Specific Plan (FPASP). The Project site is designated in the FPASP (FPASP Land Use Plan, Figure 1) as SP-MLD-PD (Multi Family Low Density Residential- Planned Development District).

Requested Entitlements

The first entitlement under consideration is a request for approval of a Parcel Map Waiver (Waiver) to permit establishment of a condominium project on a single parcel. The applicant requests the Waiver to create a residential condominium community of 118 units on the subject parcel. The second entitlement requested is for Design Review of the proposed condominiums to ensure compliance with existing development standards, review of the project site design, and to evaluate the architectural design of the buildings. The third entitlement requested is approval of an Inclusionary Housing Plan that proposes to meet the Inclusionary Housing Ordinance requirement with the payment of in-lieu fees.

The project does not require any deviations from applicable development standards.

Parcel Map Waiver and Condominium Plans

The applicant proposes to create a one-lot residential condominium map, as permitted under Folsom Municipal Code (FMC) Section 16.24.080 (Waiver of Parcel Map Requirements...for Condominium Project on Single Parcel). The proposed preliminary site plan is provided in Attachment 5. As shown on this exhibit, the map would consist of one lot (Lot 5) with 118 condominium dwelling units. FMC Section 16.24.080(A)(4) permits the Planning Commission to waive all or part of the requirements for a tentative and parcel map for construction of a condominium project on a single parcel, which is the applicant's request.

A waiver by the Planning Commission may be conditioned to provide for, among other things, payment by the subdivider of parkland dedication, drainage and other fees that are permitted by law. Planning staff have confirmed with Parks and Recreation Department staff that the parkland dedication requirement for the subject site was satisfied by the Russell Ranch Village 2 project with land dedicated for Neighborhood Park 6 in the Folsom Plan Area. Conditions have been included for this project that require payment of any other applicable fees.

Each residential unit within the proposed condominium project would be individually owned in fee title, with the areas below, surrounding, and above each unit owned by a common interest development entity of which each owner has a fractional interest. The applicant has provided a draft condominium plan showing how ownership and easements would be reflected, which is included in Attachment 6. They also provided a draft set of Covenants, Conditions, and Restrictions (CC&Rs) that, once finalized and approved by the California Department of Real Estate, will govern use, maintenance, assessments, and other operational aspects of the condominium community. The draft CC&Rs are included as Attachment 13 to this report.

Grading, utility, and roadway improvement plans were previously approved as part of the larger Russell Ranch Phase 2 project and have since then been permitted with work already underway on the project site.

Design Review

The project proposes the construction of 118 attached, for-sale dwelling units within 25 three-story three-plex, four-plex, and five-plex buildings. Each unit contains a two-car garage on the lower level and living space on all three levels. Units are proposed to contain four bedrooms and between three and a half and four bathrooms. The buildings are situated around a central private park site with a play area, shade sails, a garden, bench seating, a shade structure, picnic tables, grills, sports tables, and outdoor exercise areas. Garages will provide 236 parking spaces, and uncovered off-street parking will account for an additional 111 spaces, over half of which surround the park.

The project site contains one gated access point from Trumpet Vine Drive to the north and a secondary emergency vehicle access road via Elm Trail Court to the southwest. The units themselves will be accessed in the front via pedestrian pathways and in the rear via internal motor I-courts.

The building, private park, parking, access points, and internal roadway locations were previously approved by the Planning Commission with the prior Tentative Parcel Map for Russell Ranch Phase 2. The applicant is proposing to utilize the same site layout and unit count as what was previously approved but change the building ownership type from fee simple lots to condominium units. This requires a request for a Parcel Map Waiver, as discussed in more depth later in this report. The applicant has also provided proposed plans for landscaping, parking lot shading, building elevations, and floor plans for the Design Review.

Inclusionary Housing Plan

As permitted by the City's Inclusionary Housing Ordinance, the applicant is proposing to meet their inclusionary housing requirement by providing an in-lieu fee payment (Attachment 12). The in-lieu fee payment is calculated by multiplying one percent of the lowest priced for-sale residential unit within the proposed condominium project by the total number of for-sale residential units within the proposed project. The in-lieu fee is payable at the time of the building permit on a per-unit basis.

ANALYSIS

General Plan and Specific Plan Consistency

The 9.5-acre project site has a General Plan land use designation of MLD (Multifamily Low Density) and a Specific Plan designation of SP-MLD-PD (Specific Plan-Multi-Family Low Density-Planned Development District). The project is consistent with both the General Plan and the Specific Plan land use designations, as multi-family townhome units are identified as a permitted land use within the Folsom Plan Area Specific Plan (FPASP, Table A.1). The proposed project, which will be developed with 9.5 dwelling units per acre, is also consistent with the allowable density range (7-12 dwelling units per acre) established by the General Plan (Table LU-1: Residential Designations) and the FPASP. The proposed project meets the development requirements established in the FPASP (Table A.4) for lot area, building height, building setbacks, and parking, as described below.

Parcel Map Waiver

As discussed in the 'Project Description' section of this report, the applicant is requesting approval of a Parcel Map Waiver, pursuant to FMC Section 16.24.080 and supported by a draft Condominium Plan. This would allow the development of the project as a residential condominium project, once the waiver is processed by the City Engineer and recorded. Pursuant to FMC Section 16.24.080(B), the Planning Commission must find

that the proposed “division of land” (a term used generally by that Section for all types of tentative and final map waivers) complies with requirements as to area, improvement and design, floodwater drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, environmental protection and other requirements of the Subdivision Map Act, Title 16 of the FMC, the FMC in general, the General Plan and any applicable Specific Plan.

As discussed in this report, the project site meets all requirements listed above, as conditioned. As such, staff believe that the Planning Commission can find the proposed project compliant with the General Plan and FPASP. In addition, the applicant has provided a draft Condominium Plan and draft CC&Rs (Attachments 6 and 13) that govern the property ownership, operation, and maintenance on the site, ensuring that the project will not result in negative impacts to surrounding properties. The City Engineer’s filing of the certificate of compliance for the one-lot residential condominium map with the County Recorder will render the previous Village 5 Small Lot Vesting Tentative Subdivision Map for 118 fee simple lots null and void. Condition No. 27 has been added to reflect this.

Staff found that the two parcels located directly south of the project site (Lots 13 and 14 on the Russell Ranch Phase 2 Large Lot Map) were required to be deeded to the City in fee title for the future White Rock Road JPA Connector/Empire Ranch Road Interchange subject to compensation provided by the JPA Connector. While the requirement for this dedication has not been triggered yet, there are existing City drainage facilities and future pedestrian trails located within these parcels. As such, staff has provided Condition No. 26, which states that an easement shall be dedicated to the City for drainage and pedestrian trail access and maintenance on Lots 13 and 14 prior to filing of the certificate of compliance. This allows for the City facilities to continue as planned while allowing the actual dedication of that land to occur at a later time when the interchange moves forward.

FMC Section 16.24.080(E) requires that, if the Waiver is approved or conditionally approved, the Community Development Department make a written report to the City Council. Section 16.24.080(E) further states:

“If the city council, by a majority vote, decides to review the waiver and conditions, it shall conduct a public hearing after giving notice pursuant to Section 16.16.070 A. In addition, notice shall be given to the planning commission. The public hearing shall be held within 30 days after the date of the request for review. The city council may add, modify or delete conditions if the city council determines that such changes are necessary to ensure that the waiver conforms to the Subdivision Map Act and this code. The city council may deny the waiver on any of the grounds contained in this title. Within 10 days following the conclusion of the hearing, the city council shall render its decision. If the city council does not act within the time limits set forth in this section, the waiver shall be deemed to

have been approved or conditionally approved as last approved or conditionally approved by the planning commission insofar as it complies with all other applicable provisions of the Subdivision Map Act, this title, this code, the general plan and any applicable specific plan.”

Should the Planning Commission conditionally approve the Waiver, staff will follow the requirements of Section 16.24.080(E) for reporting to City Council and any further review.

Design Review

The purpose of the Design Review process is to ensure compliance with the established development standards for multi-family low density development, review the project site design, and evaluate the architectural design of the residential buildings.

Development Standards – SP-MLD-PD Designation

The project is subject to the development standards established in the Folsom Plan Area Specific Plan for Multi-Family Low Density Residential (SP-MLD-PD) parcels for townhomes under condominium ownership. Staff notes that while the Russell Ranch Planned Development Design Guidelines contain development standards for townhomes, these standards assumed that the townhomes were on fee simple lots rather than condominium lots (as stated in the PN 17-288- Russell Ranch Lots 24 through 32 Subdivision staff report). Since townhome lots with condominium ownership are not addressed in the Russell Ranch Design Guidelines, staff used the existing condominium ownership townhome development standards from the FPASP. Staff found that a Planned Development Modification or update to the Russell Ranch Design Guidelines would not be required for this change since townhomes with condominium ownership are allowed by right in the SP-MLD Specific Plan District and the applicant is using the existing standards from the FPASP for this type of housing product. The primary difference in development standards is that the condominium standards allow for greater building height (four floors, up to 50 feet versus two floors up to 35 feet). The table below outlines the development standards for the SP-MLD Specific Plan district for townhomes with condominium ownership and how the proposed project complies with those standards:

TABLE 1: DEVELOPMENT STANDARDS TABLE

Development Standards Russell Ranch Phase 2, Village 5						
	Lot Area	Lot Width	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Building Height
SP-MLD-Townhomes, Garden Apartments, Apartments (Rental or Condominium Ownership)	1.0-acre minimum	NA	30 ft. min. to back of sidewalk for primary structures, porches and courtyards	10 ft. min. to back of sidewalk	10 ft. min. (interior side yard) 20 ft. min. to back of sidewalk (street side yard- corner lot)	4 floors and 50 feet Max.
Proposed Project	12.39 acres	NA	33.8 ft. min. to back of sidewalk	21.9 ft. min. to back of sidewalk	16.7 ft. min. (interior side yards)	3 floors, 38 feet maximum

As shown on the development standards table, the proposed project meets or exceeds all development standards established for the SP-MLD-PD designation within the Folsom Plan Area Specific Plan for townhomes with condominium ownership.

Building Architecture and Design

The project is subject to the architectural guidelines from the *Russell Ranch Planned Development Design Guidelines (Design Guidelines)*, which were adopted to establish parameters that apply to all single- and multi-family land use categories within Russell Ranch. Specific to the townhomes, the Design Guidelines call for the following architectural features:

- An architectural style selected from the permitted architectural styles for Russell Ranch (California Wine Country, Monterey, Spanish Eclectic, California Cottage, Transitional Bungalow, California Prairie, Spanish Colonial Revival, California Craftsman, California Villa).
- The provision of vertical articulation at the front elevation to avoid dominant unbroken planes and create shadow lines.
- Varied setbacks for different portions of the home, such as garages, second floors, balconies, etc. are encouraged.
- Massing of forms must be established using the fundamental characteristics of the selected architectural style.
- Contemporary interpretations of the architectural styles permitted for The Townhomes are encouraged through the use of eclectic materials, such as metals

(must be anti-reflective) and variations on traditional siding, asymmetrical roof pitches, and playful massing and use of color.

The applicant proposes to utilize the California Prairie architectural style on the buildings, as defined in the *Design Guidelines*. The applicant states that principles from the *Design Guidelines* have been incorporated into the building designs including:

- Rectangular, straight-lined geometry and linear arrangements;
- Private covered decks;
- Low-pitched, concrete shingle hipped roofs with wide overhangs;
- Stucco and masonry exteriors;
- Rectangular windows with trim;
- Warm, earthy primary exterior colors with contrasting trim and accent colors;
- Ornamental railings;
- Style-specific lighting; and
- Metal awnings.

The Design Narrative and Architectural Compliance Letter provided by the applicant (included within Attachment 11) provides detailed descriptions of each design theme. The Design Review Submittal package (Attachment 8) provides the full architectural plans for the project, including elevations, floor plans, colors and materials.

Staff reviewed the project site and building design against the *Design Guidelines* and found that the project features a high-quality design consistent with that document and includes many elements of the California Prairie style. While each side elevation will feature the same architecture, the use of varied color schemes and mirrored facades will help establish a level of variety while maintaining a cohesive community style. As a result, staff recommends approval of the design with the following conditions (included in Condition No. 47):

- a. The approval is for three 3-story building plans (three unit-types with four color and material options providing 12 individual expressions). The applicant shall submit building plans that comply with this approval and the Russell Ranch Phase 2 Village 5 Design Review Submittal dated May 6, 2025, included in Attachment 8.
- b. The design, materials, and colors of the proposed project shall be consistent with the building elevations, color renderings, materials samples, and color scheme to the satisfaction of the Community Development Department.
- c. The Community Development Department shall approve the individual building permits to assure no duplication or repetition of the same color scheme side-by-side or across the street from each other.
- d. All mechanical equipment shall be ground-mounted and be shielded by

landscaping or trellis-type features. Equipment shall be properly ventilated and accessible for maintenance.

- e. Utility equipment such as transformers, electric and gas meters, electrical panels, and junction boxes shall be screened by walls and or landscaping.

Signage

The proposed project does not include a freestanding monument sign at the project entrance. Staff recommends that the final location, height, size, and design of any future monument sign be subject to review and approval by the Community Development Department to ensure consistency with the requirements of the Folsom Municipal Code (FMC, Section 17.59.040 D). Staff has provided Condition No. 50, which requires that the owner/applicant obtain a sign permit prior to installing the monument sign.

Walls and Fencing

Based on the proximity of the project site to Empire Ranch Road and White Rock Road, an acoustical analysis was prepared for the original Russell Ranch entitlement, and mitigation measures regarding noise were again reviewed when the Lots 24 through 32 subdivision map (Phase 2) were approved. This study determined that a six-foot solid barrier along the project site boundary for Village 5 facing White Rock Road, and a seven-foot solid barrier along the project boundary facing Empire Ranch Road were necessary. Staff has provided Condition No. 35, which states that the final design of the walls is subject to Community Development Department approval to ensure consistency with the Russell Ranch Specific Plan Design Guidelines. Condition No. 35 also states that decorative pilasters need to be placed at all corners and shall also be placed approximately every 50 feet on center to break up long expanses of the walls along the property boundaries.

Site Lighting

The lighting plan for pole mounted streetlights was previously approved as part of the civil improvements for the original project. As shown on the project elevations (Attachment 8), the applicant also proposes to utilize building-attached lighting. All lighting is designed to minimize light and glare impacts to the adjacent properties by shielding and directing light downward. Staff recommends that the final exterior building and site lighting plans be submitted for review and approval by the Community Development Department for location, height, aesthetics, illumination level, glare, and trespass before building permit issuance. In addition, staff recommend all lighting be designed to be shielded and directed downward onto the project site and away from adjacent properties and public rights-of-way. Condition No. 37 is included to reflect these requirements.

Waste Enclosures

The approved civil improvement plans for the original project include two waste enclosures to serve the project site. The applicant provided the waste enclosure locations and specifications to City Solid Waste and Recycling (Solid Waste) for review. The plan demonstrated that the enclosures would be accessible to standard trash collection vehicles. Staff have provided Condition No. 49, which states that the final location and

specifications of the enclosures shall be subject to review and approval by the City of Folsom Solid Waste Division. Per Condition No. 48, the final design, materials and colors of the waste enclosures are subject to review and approval by the Community Development Department and are required to be painted to match a primary building color of the residential units.

Landscaping

The proposed project will install landscaping bordering and interior to the project site. As shown on the preliminary landscape plan (Attachment 9), proposed landscaping will feature California-native and low water-use trees, shrubs, and groundcover selections intended to comply with the requirements of the Model Water Efficiency Landscape Ordinance (MWELO). Proposed landscape improvements include various drought-tolerant trees, shrubs, and groundcover. City staff worked with the applicant to place accent trees near the utility doors of each building facing interior streets to shield the view of those doors from public view.

The preliminary landscape plan meets the City's shade requirement (50%) by providing 51% shade in the parking lot area within fifteen (15) years. Staff recommend that the final landscape plans be reviewed and approved by the Community Development Department. Condition No. 51 is included to reflect this requirement.

Inclusionary Housing Plan

As permitted by the City's Inclusionary Housing Ordinance, the applicant is proposing to meet their inclusionary housing requirement by providing an in-lieu fee payment (Attachment 12). Staff supports payment of an in-lieu fee as the city has been successful in leveraging the inclusionary housing fund to obtain gap financing to support multifamily residential deed restricted housing projects. Staff recommends that the Planning Commission approve the Final Inclusionary Housing Plan and that subsequently the agreement be approved by the City Council in a form acceptable to the City Attorney and executed prior to recordation of Certificate of Compliance for the Condominium Map Waiver. Condition No. 24 is included to reflect these requirements.

Public Comments Received

Staff mailed notices for this project to property owners within a 300-foot radius of the project site and posted a notice in the Folsom Telegraph. At the time of this staff report, four public comments from nearby residents have been received, and are provided in Attachment 17. The letters expressed concern regarding construction impacts, safety, privacy, property values, increased traffic, and general lack of green space in multi-family developments. Staff notes that the applicant is required to comply with all conditions of approval and mitigation measures associated with the development of Russell Ranch Phase 2, which address construction noise and traffic impacts. The project site is within the MLD Specific Plan designation, which allows for townhomes under condominium ownership up to four floors and 50 feet in height by right. Furthermore, the project does not propose any additional units beyond the 118 units previously analyzed and approved

as a part of the Russell Ranch Phase 2 project. Regarding privacy concerns, staff notes that the nearest residential property site is approximately 50 feet from the nearest proposed multi-family residence with much of that area landscaped with trees. Finally, regarding green space, the project proposes landscaped areas both around the residences and interior to the site with the central private park site.

ENVIRONMENTAL REVIEW

An Addendum to the Folsom Plan Area Specific Plan Environmental Impact Report/Environmental Impact Statement (EIR/EIS) and Russell Ranch EIR was prepared and adopted in accordance with California Environmental Quality Act (CEQA) Guidelines for the original Russell Ranch Lots 24 through 32 Subdivision ("Phase 2") project in 2018. This document, a link to which has been provided in Attachment 16, considered development of 118 townhome units on individual lots on the project site.

Under CEQA Guidelines Section 15162(a), when an EIR or negative declaration has been adopted for a project, subsequent environmental review is only required if the lead agency determines that any of the following occur that require major modifications to the previous environmental document: (1) substantial project changes; (2) changes with respect to the circumstances under which the project is undertaken; or (3) new information of substantial importance, which was not known and could not have been known at the time the previous environmental document was certified or adopted. CEQA Guidelines Section 15162(b), states that if none of these circumstances occur, the lead agency shall determine whether to prepare a subsequent negative declaration, addendum or no further action.

The proposed project will not exceed the development area of the Russell Ranch Lots 24 through 32 Subdivision project. It is also proposed to include the same number of multifamily residential units (118). The only physical project change is the increase in building height from a maximum of 35 feet to 38 feet. Staff have confirmed that none of the events described in CEQA Guidelines 15162(a), which would require preparation of a subsequent EIR (substantial changes to the project, substantial changes in the circumstances under which the project is undertaken, or new information of substantial importance) have occurred. This project does not introduce any new environmental concerns beyond those already evaluated and will be subject to all applicable mitigation measures identified in the documents in Attachment 16 and, as applicable, the Russell Ranch EIR and FPASP EIR/EIS. Therefore, no further environmental review is required in association with this project in accordance with CEQA Guidelines Section 15162.

RECOMMENDED PLANNING COMMISSION ACTION

Move to confirm staff's determination that no further environmental review of the Russell Ranch Phase 2, Village 5 project is required, and to approve a Tentative Parcel Map Waiver (Residential Condominiums), Design Review, and Inclusionary Housing Plan for the Russell Ranch Phase 2, Village 5 project (MSTR25-00094), based on the findings included in this report (Findings A-O) and subject to the attached conditions of approval (Conditions 1-59).

GENERAL FINDINGS

- A. NOTICE OF HEARING HAS BEEN GIVEN AT THE TIME AND IN THE MANNER REQUIRED BY STATE LAW AND CITY CODE.
- B. THE PROJECT IS CONSISTENT WITH THE GENERAL PLAN, THE FOLSOM PLAN AREA SPECIFIC PLAN, THE RUSSELL RANCH DESIGN GUIDELINES, AND ALL APPLICABLE PROVISIONS OF THE FOLSOM MUNICIPAL CODE.

CEQA FINDINGS

- C. THE CITY, AS LEAD AGENCY, PREVIOUSLY CERTIFIED AN ADDENDUM TO THE FOLSOM PLAN AREA SPECIFIC PLAN EIR/EIS AND RUSSELL RANCH EIR FOR THE RUSSELL RANCH LOTS 24 THROUGH 32 SUBDIVISION PROJECT.
- D. THE CITY HAS DETERMINED THAT THE RUSSELL RANCH PHASE 2, VILLAGE 5 PROJECT IS CONSISTENT WITH THE DEVELOPMENT REVIEWED UNDER THE ADDENDUM TO THE FOLSOM PLAN AREA SPECIFIC PLAN EIR/EIS AND RUSSELL RANCH EIR FOR THE RUSSELL RANCH LOTS 24 THROUGH 32 SUBDIVISION PROJECT.
- E. THE CITY HAS DETERMINED THAT THE IMPACTS OF THE RUSSELL RANCH PHASE 2, VILLAGE 5 PROJECT ARE ADEQUATELY ADDRESSED BY THE ADDENDUM TO THE FOLSOM PLAN AREA SPECIFIC PLAN EIR/EIS AND RUSSELL RANCH EIR FOR THE RUSSELL RANCH LOTS 24 THROUGH 32 SUBDIVISION PROJECT AND ASSOCIATED MITIGATION MEASURES.
- F. THE CITY HAS DETERMINED THAT NONE OF THE EVENTS SPECIFIED IN SECTION 21166 OF THE PUBLIC RESOURCES CODE OR SECTION 15162(a) OF THE CEQA GUIDELINES HAVE OCCURRED.
- G. THE CITY HAS DETERMINED THAT THIS PROJECT REQUIRES NO FURTHER ENVIRONMENTAL REVIEW IN ACCORDANCE WITH SECTION 15162 OF THE CEQA GUIDELINES.

PARCEL MAP WAIVER (RESIDENTIAL CONDOMINIUM) FINDINGS

- H. THE PROPOSED PROJECT (PARCEL MAP WAIVER FOR RESIDENTIAL CONDOMINIUMS ON A SINGLE PARCEL) COMPLIES WITH REQUIREMENTS AS TO AREA, IMPROVEMENT AND DESIGN, FLOODWATER DRAINAGE CONTROL, APPROPRIATE IMPROVED PUBLIC ROADS, SANITARY DISPOSAL FACILITIES, WATER SUPPLY AVAILABILITY, ENVIRONMENTAL PROTECTION, AND OTHER APPLICABLE REQUIREMENTS OF THE

SUBDIVISION MAP ACT, THE FOLSOM MUNICIPAL CODE, THE GENERAL PLAN AND THE FOLSOM PLAN AREA SPECIFIC PLAN.

- I. THE PROJECT IS DESIGNED TO BE AND IS SUBJECT TO CONDITIONS OF APPROVAL THAT WILL ENSURE THAT THE PROJECT IS DEVELOPED IN COMPLIANCE WITH CITY STANDARDS.

DESIGN REVIEW FINDINGS

- J. THE PROJECT IS IN COMPLIANCE WITH THE GENERAL PLAN, THE FOLSOM PLAN AREA SPECIFIC PLAN AND THE APPLICABLE ZONING ORDINANCES.
- K. THE PROJECT IS IN CONFORMANCE WITH THE RUSSELL RANCH DESIGN GUIDELINES.
- L. THE BUILDING MATERIALS, TEXTURES, AND COLORS OF THE PROJECT WILL BE COMPATIBLE WITH SURROUNDING DEVELOPMENT AND CONSISTENT WITH THE GENERAL DESIGN THEME OF THE NEIGHBORHOOD.

INCLUSIONARY HOUSING PLAN

- M. THE INCLUSIONARY HOUSING PLAN MEETS THE REQUIREMENTS AND INTENT OF CHAPTER 17.104 – INCLUSIONARY HOUSING.
- N. THE PROJECT IS SUBJECT TO A CONDITION OF APPROVAL REQUIRING AN INCLUSIONARY HOUSING AGREEMENT THAT COMPLIES WITH ALL OF THE REQUIREMENTS OF FOLSOM MUNICIPAL CODE CHAPTER 17.104.
- O. THE PROPOSAL TO COMPLY WITH THE PROJECT'S INCLUSIONARY HOUSING REQUIREMENTS THROUGH PAYMENT OF IN LIEU FEES WILL FURTHER THE GOAL OF THE INCLUSIONARY HOUSING ORDINANCE CODIFIED IN CHAPTER 17.104 AND WILL PROVIDE NO LESS UNITS OR OPPORTUNITY FOR CREATION OF UNITS THAN IF THE UNITS HAD BEEN INCLUDED WITHIN THE PROPOSED DEVELOPMENT PROJECT.