



Folsom City Council Staff Report

MEETING DATE:	8/12/2025
AGENDA SECTION:	Consent Calendar
SUBJECT:	Resolution No. 11441- A Resolution Receiving Report from the Community Development Department on the Approval of a Parcel Map Waiver for the Russell Ranch Phase 2, Village 5 Project
FROM:	Community Development Department

RECOMMENDATION / CITY COUNCIL ACTION

Staff recommends that the City Council approve Resolution No. 11441 to receive a report from the Community Development Department on the approval of a Parcel Map Waiver for a Residential Condominium Project by the Planning Commission pursuant to Folsom Municipal Code Section 16.24.080(E).

BACKGROUND / ISSUE

When an applicant is proposing to develop condominiums on a single parcel, they may request a Parcel Map Waiver from the Planning Commission. Folsom Municipal Code (FMC) Section 16.24.080(E) requires that, if the Planning Commission approves or conditionally approves a Parcel Map Waiver, the Community Development Department must make a written report to the City Council. The applicant, Lennar Homes, requested approval of a Parcel Map Waiver (Residential Condominiums) and Design Review for the development of a 118-unit residential condominium community, referred to as the Russell Ranch Phase 2, Village 5 project. The project is located on a 12.39-acre site at the southwest corner of the intersection of Empire Ranch Road and Trumpet Vine Drive in the Russell Ranch Subdivision portion of the Folsom Plan Area Specific Plan (FPASP), as shown in Exhibit A below. Approval of an Inclusionary Housing Plan was also requested.

Exhibit A: Project Vicinity



All requests were subject to review and approval by the Planning Commission, which considered the project at its July 23, 2025, meeting. The Planning Commission approved all requests unanimously. However, as noted above and further described in the “Policy/Rule” section of this report, the FMC requires the Community Development Department to make a written report to the City Council. Further, the City Council may vote to review the Parcel Map Waiver and conditions. Staff supports the Parcel Map Waiver granted by the Planning Commission, and recommends that the City Council approve the Resolution confirming the waiver.

POLICY / RULE

FMC Section 16.24.080(E) requires that, if a Parcel Map Waiver is approved or conditionally approved, the Community Development Department shall make a written report to the City Council. FMC 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)...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.”

ANALYSIS

Staff is providing this written report with a recommendation that the City Council confirm the Planning Commission’s approval of the Parcel Map Waiver through approval of Resolution No. 11441. In its action, the Planning Commission made all necessary findings for approving the Parcel Map Waiver, including that it is consistent with the City of Folsom 2035 General Plan, the Folsom Plan Area Specific Plan, the City’s Subdivision Ordinance, and the Subdivision Map Act. The Planning Commission further found that the site is physically suitable for the type and density of development proposed, and that project would not likely cause substantial environmental damage or serious public health or safety problems. If the Council follows staff’s recommendation, it will forego review of the Parcel Map Waiver, and the Planning Commission approval will stand consistent with FMC Section 16.24.080(E).

FINANCIAL IMPACT

No financial impact is anticipated with the approval of the Parcel Map Waiver as the project will not result in any changes to the total number of residential units within the FPASP.

ENVIRONMENTAL REVIEW

Staff is requesting that the City Council confirm the Planning Commission’s action approving the Parcel Map Waiver. There is no action pending before the City Council to approve the Parcel Map Waiver itself, therefore, the request is not considered a project under the California Environmental Quality Act (CEQA). Should the Council choose not to approve the proposed Resolution and request that the Parcel Map Waiver be added to a subsequent hearing calendar for review, further environmental review under CEQA may be required.

For context, an Addendum to the Folsom Plan Area Specific Plan EIR/EIS and Russell Ranch EIR was prepared and adopted in accordance with State CEQA Guidelines for the original Russell Ranch Lots 24 through 32 Subdivision project in 2018, which included development of the project site. It was found that none of the events described in CEQA Guidelines 15162 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) occurred. Therefore, the Planning Commission found that no further environmental review was required in association with this project in accordance with CEQA Guidelines Section 15162.

ATTACHMENTS

1. Resolution No. 11441- A Resolution Receiving Report from the Community Development Department on the Approval of a Parcel Map Waiver for the Russell Ranch Phase 2, Village 5 Project
2. Planning Commission Staff Report, dated July 23, 2025 (without attachments)
3. Draft Minutes from July 23, 2025, Planning Commission Meeting

4. Preliminary Site Plan for Map Waiver and Condominium Purposes, dated May 9, 2025
5. Draft Condominium Plan, dated March 20, 2025
6. Conditions of Approval

Submitted,

A handwritten signature in blue ink, appearing to read "Pam Johns", is written over a horizontal line.

PAM JOHNS
Community Development Director