



**PLANNING COMMISSION MINUTES
SPECIAL MEETING
July 23, 2025
CITY COUNCIL CHAMBERS
6:30 P.M.
50 Natoma Street
Folsom, CA 95630**

CALL TO ORDER PLANNING COMMISSION

The regular Planning Commission Meeting was called to order at 6:30 p.m. with Chair Eileen Reynolds presiding. Chair Reynolds announced that Commissioner Tanya Morales had submitted her resignation and that recruitment to fill the balance of her term is underway.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

ROLL CALL

Commissioners Present: Mathew Herrera, Commissioner
Daniel West, Vice Chair
Dianna Laney, Commissioner
William Barcellona, Commissioner
Justin Hurst, Commissioner
Eileen Reynolds, Chair

Commissioners Absent: None

CITIZEN COMMUNICATION: None

MINUTES

COMMISSIONER BARCELLONA MOVED TO APPROVE THE MINUTES OF THE JUNE 18, 2025, MEETING AS SUBMITTED.

COMMISSIONER WEST SECONDED THE MOTION.

AYES: HERRERA, WEST, LANEY, BARCELLONA, HURST, REYNOLDS
NOES: NONE
RECUSED: NONE
ABSENT: NONE

MOTION PASSED

NEW BUSINESS

1. MSTR25-00094. Russell Ranch Phase 2, Village 5 Tentative Parcel Map Waiver (Residential Condominiums), Design Review, and Inclusionary Housing Plan, and Determination that No Further Environmental Review is Required

A Public Hearing to consider a Tentative Parcel Map Waiver (Residential Condominiums), Design Review, and Inclusionary Housing Plan for 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. The project site is within the SP-MLD-PD (Multi-Family Low Density Residential, Planned Development District) land use designation of the Folsom Plan Area Specific Plan and has a General Plan designation of MLD (Multi-Family Low Density Residential). An Addendum to the Folsom Plan Area Specific Plan EIR/EIS and Russell Ranch EIR was prepared and adopted in accordance with State California Environmental Quality Act (CEQA) Guidelines for the original Russell Ranch Lots 24 through 32 Subdivision ("Phase 2") project in 2018. Staff determined that no further environmental review of the proposed project is required under CEQA Guidelines Section 15162 – Subsequent EIRs and Negative Declarations. **(Project Planner: Josh Kinkade / Applicant: Lennar Homes)**

COMMISSIONER HURST MOVED 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), WITH THE FOLLOWING CONDITIONS AND CONDITIONS KEY MODIFIED TO REFLECT RECORDING OF A CERTIFICATE OF COMPLIANCE AND MODIFIED SOUND WALL DESIGN:

- **AMENDMENT OF CONDITION NO. 19**

DIGITAL COPY OF MAP

THE OWNER/APPLICANT SHALL PROVIDE A DIGITAL COPY OF THE RECORDED **CERTIFICATE OF COMPLIANCE** ~~PARCEL MAP~~ (IN AUTOCAD FORMAT) TO THE COMMUNITY DEVELOPMENT DEPARTMENT.

TIMING: **M B**

RESPONSIBLE DEPARTMENT: CD (E)

- **AMENDMENT OF CONDITION NO. 20**

PROVIDE FCUSD MAP

THE OWNER/APPLICANT SHALL PROVIDE THE FOLSOM-CORDOVA UNIFIED SCHOOL DISTRICT WITH A COPY OF THE RECORDED **CERTIFICATE OF COMPLIANCE** ~~PARCEL MAP~~.

TIMING: **M B**

RESPONSIBLE DEPARTMENT: CD (P)

- **AMENDMENT OF CONDITION NO. 21**

STREET NAMES

THE APPLICANT SHALL USE STREET NAMES AS SHOWN IN THE FOLSOM PLAN AREA SPECIFIC PLAN, AND IN THE CASE OF UNNAMED STREETS, SELECT STREET NAMES FROM THE CITY'S APPROVED LIST OR SUBSEQUENTLY APPROVED BY THE PLANNING COMMISSION FOR THE RECORDED **CERTIFICATE OF COMPLIANCE** ~~PARCEL MAP~~.

TIMING: M

RESPONSIBLE DEPARTMENT: CD (P)(E)

- AMENDMENT OF CONDITION NO. 22

PRIVATE EASEMENT DEDICATION

THE OWNER/APPLICANT SHALL DEDICATE PRIVATE EASEMENTS FOR UTILITIES, DRAINAGE, WATER, AND SANITARY SEWER ~~ON THE PARCEL MAP~~ **AS EXHIBITS ATTACHED TO THE CERTIFICATE OF COMPLIANCE** PRIOR TO ISSUANCE OF A BUILDING PERMIT.

TIMING: B

RESPONSIBLE DEPARTMENT: CD (E)

- AMENDMENT OF CONDITION NO. 35

DESIGN GUIDELINES COMPLIANCE – WALLS AND FENCING

THE FINAL LOCATION, DESIGN, HEIGHT, MATERIALS, AND COLORS OF THE SOUND WALLS AND FENCING SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE COMMUNITY DEVELOPMENT DEPARTMENT TO ENSURE CONSISTENCY WITH THE RUSSELL RANCH SPECIFIC PLAN DESIGN GUIDELINES. IN ADDITION, DECORATIVE PILASTERS ARE TO BE PLACED AT ALL CORNERS AND SHALL ALSO BE PLACED **APPROXIMATELY AT A DISTANCE APPROVED BY THE CITY ENGINEER (NO CLOSER THAN EVERY 50 300 FEET ON CENTER)** TO BREAK UP LONG EXPANSES OF THE WALLS ALONG THE PROPERTY BOUNDARIES.

TIMING: G, I, B

RESPONSIBLE DEPARTMENT: CD (P)(E), FD

- AMENDMENT OF CONDITION NO. 38

UTILITY AGENCY COORDINATION

THE OWNER / APPLICANT SHALL COORDINATE THE PLANNING, DEVELOPMENT, AND COMPLETION OF THIS PROJECT WITH THE VARIOUS UTILITY AGENCIES (I.E., SMUD, PG&E, ETC.). THE OWNER/APPLICANT SHALL PROVIDE THE CITY WITH WRITTEN CONFIRMATION OF PUBLIC UTILITY SERVICE PRIOR TO **RECORDATION OF THE CERTIFICATE OF COMPLIANCE APPROVAL OF THE PARCEL MAP**.

TIMING: ~~I~~ **M**

RESPONSIBLE DEPARTMENT: CD (P)(E)

RESPONSIBLE DEPARTMENT		WHEN REQUIRED	
CD (P) (E) (B) (A)	COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION ENGINEERING DIVISION BUILDING DIVISION CITY ARBORIST / URBAN FORESTER	I	PRIOR TO APPROVAL OF IMPROVEMENT PLANS
		M	PRIOR TO APPROVAL OF FINAL MAP <u>RECORDATION OF CERTIFICATE OF COMPLIANCE</u>
		B	PRIOR TO ISSUANCE OF FIRST BUILDING PERMIT
PW	PUBLIC WORKS DEPARTMENT	O	PRIOR TO APPROVAL OF OCCUPANCY PERMIT
PR	PARK AND RECREATION DEPARTMENT	G	PRIOR TO ISSUANCE OF GRADING PERMIT
PD	POLICE DEPARTMENT	DC	DURING CONSTRUCTION
FD	FIRE DEPARTMENT	OG	ON-GOING REQUIREMENT

AYES: HERRERA, WEST, LANEY, BARCELLONA, HURST, REYNOLDS

NOES: NONE

RECUSED: NONE

ABSENT: NONE

MOTION PASSED

PRINCIPAL PLANNER'S REPORT

Principal Planner, Jessica Brandt, shared the following with the Commission:

- The next meeting is scheduled for August 20th, with multiple items on the agenda:
 - Tattoo parlor conditional use permit
 - Vet clinic conditional use permit modification
 - Single family subdivision map in the Folsom Plan Area
 - Review of the Broadstone Crossing II development agreement as related to the pedestrian overcrossing – this item needs to return to the Planning Commission before it can be recommended to City Council
 - No anticipated Commissioner absences for August 20th
- In the last month, staff approved 7 design reviews, including:
 - 2 custom homes
 - 5 residential additions and modifications

ADJOURNMENT

There being no further business to come before the Folsom Planning Commission, Chair Eileen Reynolds adjourned the meeting at 6:54 p.m.

RESPECTFULLY SUBMITTED,

Stephanie Hannum, ADMINISTRATIVE ASSISTANT

APPROVED:

Eileen Reynolds, CHAIR