



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

PLANNING COMMISSION MINUTES
June 18, 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 6:34 p.m. with Chair Eileen Reynolds presiding.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

ROLL CALL

Commissioners Present: Daniel West, Vice Chair
William Barcellona, Commissioner
Justin Hurst, Commissioner
Eileen Reynolds, Chair

Commissioners Absent: Mathew Herrera, Commissioner
Dianna Laney, Commissioner
Tanya Morales, Commissioner

CITIZEN COMMUNICATION: None

MINUTES

COMMISSIONER BARCELLONA MOVED TO APPROVE THE MINUTES OF THE MAY 21, 2025, MEETING AS SUBMITTED.

COMMISSIONER HURST SECONDED THE MOTION.

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

MOTION PASSED

NEW BUSINESS

1. MSTR25-00074. SMUD Administrative Operations Building and Communications Tower Planned Development Permit and Conditional Use Permit, and Determination that No Further Environmental Review is Required

A Public Hearing to consider a Planned Development Permit and Conditional Use Permit for a 47,000-square-foot SMUD administrative operations building, an enclosed service yard, associated site improvements, and installation and operation of a 100-foot-tall communications tower designed to appear as a pine tree located at 102 Woodmere Road. The project site has a General Plan Land Use Designation of IND (Industrial) and is in the M-1 PD (Light Industrial Planned Development District) zoning district. An Initial Study and Mitigated Negative Declaration (ISMND) were previously prepared and adopted in accordance with California Environmental Quality Act (CEQA) Guidelines for the Folsom Administrative Operations Building project with SMUD as the lead agency. Staff determined that no further environmental review is required under CEQA Guidelines Section 15162(b). **[Project Planner: Josh Kinkade / Applicant: Jordan Kennedy (Hensel/Phelps)]**

COMMISSIONER REYNOLDS MOVED TO CERTIFY THAT THE PLANNING COMMISSION REVIEWED AND CONSIDERED THE INFORMATION CONTAINED IN THE MITIGATED NEGATIVE DECLARATION ON THE PROJECT AND MOVED TO CONFIRM STAFF'S DETERMINATION THAT NO FURTHER ENVIRONMENTAL REVIEW OF THE SMUD ADMINISTRATIVE OPERATIONS BUILDING AND COMMUNICATIONS TOWER PROJECT IS REQUIRED, AND APPROVE A PLANNED DEVELOPMENT PERMIT AND CONDITIONAL USE PERMIT FOR THE PROJECT LOCATED AT 102 WOODMERE ROAD (MSTR25-00074), BASED ON THE FINDINGS INCLUDED IN THIS REPORT (FINDINGS A-Q) AND SUBJECT TO THE ATTACHED CONDITIONS OF APPROVAL (CONDITIONS 1-55), WITH A MODIFICATION / AMENDMENT TO ATTACHMENT 9 TO INCLUDE THE UPDATED WEBSITE LINK.

- AMENDMENT OF ATTACHMENT NO. 9

THE APPROVED FOLSOM ADMINISTRATIVE OPERATIONS BUILDING PROJECT MITIGATED NEGATIVE DECLARATION IS AVAILABLE TO VIEW AT THE FOLLOWING LINKS:

<HTTPS://CEQANET.OPR.CA.GOV/2024070894>
<HTTPS://WWW.SMUD.ORG/CEQA>

COMMISSIONER HURST SECONDED THE MOTION.

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

MOTION PASSED

PRINCIPAL PLANNER'S REPORT

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

- The next meeting is scheduled for July 16th, with one item on the agenda:
 - Russell Ranch Townhomes
- In the last 2 months, staff approved 14 design reviews, including:
 - 2 custom homes
 - 7 residential additions
 - 3 residential accessory structures
 - 2 accessory dwelling units
- The Pending Projects webpage has been revamped. The updated page now includes information on major projects, including submittal materials for larger developments. This resource is available on the Planning

Division's website and can be a useful tool for individuals interested in projects coming before the Planning Commission.

- The Harrington Grove Apartments, an affordable housing complex, is scheduled to break ground in the coming weeks.
- Commissioners Hurst and West announced they will be absent from the July 16, 2025, Planning Commission meeting. Commissioner Barcellona indicated he may potentially be absent as well.

ADJOURNMENT

There being no further business to come before the Folsom Planning Commission, Chair Eileen Reynolds adjourned the meeting at 7:07 p.m.

RESPECTFULLY SUBMITTED,


Stephanie Hannum, ADMINISTRATIVE ASSISTANT

APPROVED:


Eileen Reynolds, CHAIR