



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

PROJECT TITLE: Granite School Tentative Parcel Map and Conditional Use Permit Modification

FILE #: PN 22-072

OWNER/APPLICANT: Folsom Community Development Corporation (Joe Gagliardi)

PROJECT LOCATION: 909 Mormon Street

PROPOSED ENTITLEMENTS: Tentative Parcel Map and Conditional Use Permit Modification

PROJECT DESCRIPTION: The applicant, Joe Gagliardi on behalf of the Folsom Community Development Corporation, is requesting approval of a Tentative Parcel Map and Conditional Use Permit Modification. The Tentative Parcel Map is proposed to subdivide an existing 1.29-acre parcel located at 909 Mormon Street into three individual parcels (Parcels A, B, and C). Parcel A and Parcel C are 7,000 square feet in size and measure 50 feet wide by 140 feet long. Parcels A and C are anticipated to be individually sold and developed with single-family residential homes. Parcel B, which includes the Granite School Building, will be 0.97 acres in size. A Conditional Use Permit Modification (Granite School Conditional Use Permit PN 13-149) is being proposed to allow for site modifications including reconfiguring the existing parking lot and modifying the existing project driveways. No alterations or modifications are proposed to the existing Granite School Building, which currently is utilized for office uses.

ATTACHED REFERENCE MATERIAL: Site Demolition Plan, Site Plan, Tentative Parcel Map, Preliminary Grading Plan, and Preliminary Landscape Plan.

RETURN TO: Planner Steve Banks **Phone:** 916-461-6207 **Email:** sbanks@folsom.ca.us

City of Folsom
Community Development Department
50 Natoma Street
Folsom, CA 95630

RESPONSE REQUESTED BY: April 22 , 2022

Your review and written comments on the above-referenced project plan(s) is requested.