



Folsom City Council Staff Report

MEETING DATE:	4/14/2026
AGENDA SECTION:	Consent Calendar
SUBJECT:	Resolution No. 11593 – A Resolution Approving the Alder Creek West Large Lot Final Map and Authorizing the City Manager to Accept Offers of Dedication Associated with Said Map
FROM:	Public Works Department

RECOMMENDATION / CITY COUNCIL ACTION

The Public Works Department recommends that the City Council pass and adopt Resolution No. 11593 – A Resolution Approving the Alder Creek West Large Lot Final Map and Authorizing the City Manager to Accept Offers of Dedication Associated with Said Map

BACKGROUND / ISSUE

The Alder Creek Large Lot Tentative Subdivision Map (LLTSM) was approved by the City Council per Resolution No. 11318 on January 14, 2025. The map proposed to subdivide two (2) parcels totaling 362.8 acres in size into nine (9) individual parcels for future sale and development. The existing parcels are located north of White Rock Road and both east and west of Oak Avenue Parkway in the Folsom Plan Area Specific Plan (FPASP or Specific Plan).

No development rights are sought with the proposed Large Lot Subdivision Map. During the review process, and at the request of the Folsom Cordova Unified School District (FCUSD) a Minor Administrative Modification was approved under Resolution No. 11512 at the regularly scheduled City Council meeting held on December 9, 2025. This modification accommodated the relocation of a planned middle school site to Lot 2, adjacent to Lot 3, which is currently planned as a future high school site. Most proposed large lots correspond with the boundaries of the Specific Plan Land Use Plan (FPASP Figure 4.3), except for proposed Lot 1, which encompasses multiple Specific Plan Land Use designations, as shown in Table 1, below.

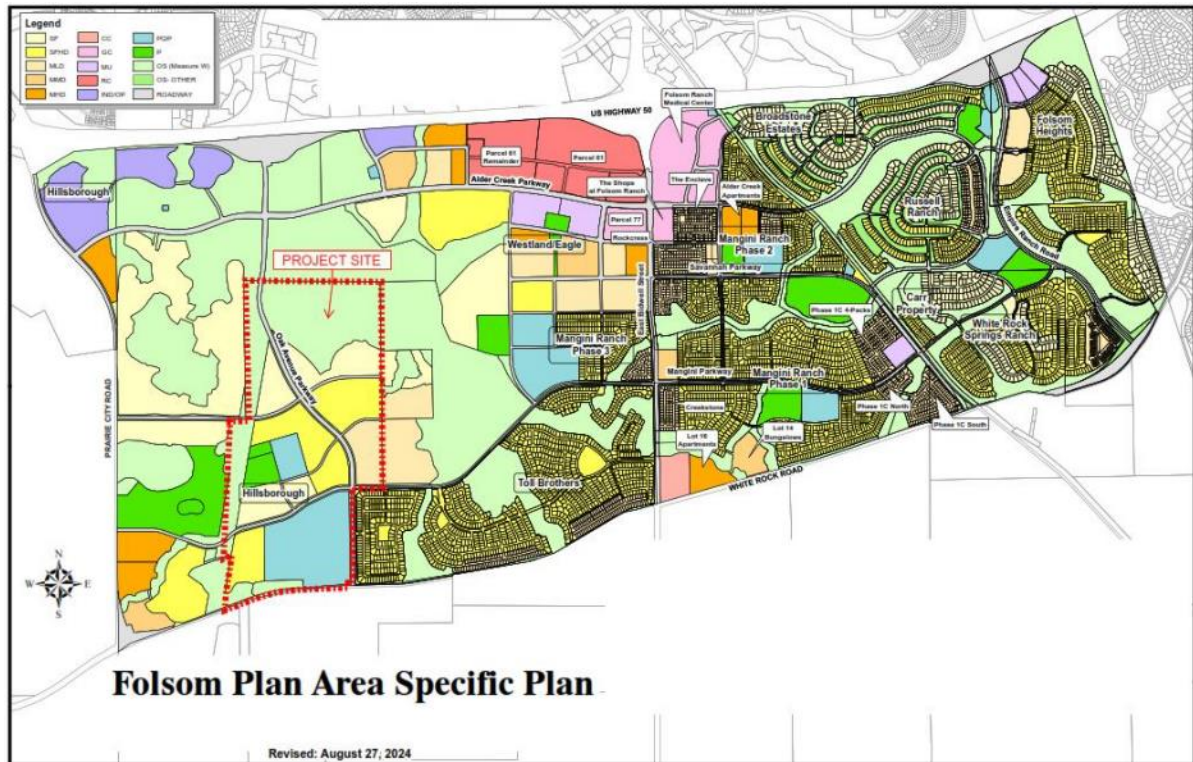
Future small lot maps will be consistent with the approved Land Use Plan, and any future General Plan and/or Specific Plan Amendments will be addressed as part of that future application effort.

TABLE 1: Land Use Summary

Project Summary		
Parcel #	Land Use	Acres (Net)
1	SP-SF/ SP-SFHD/ SP-MLD/ SP-PQP/ SP-P	169.1
2	SP-PQP	16.5
3	SP-PQP	60.6
4	SP-OS	4.8
5	SP-OS	4.2
6	SP-OS	88.7
7	SP-OS	17.5
8	SP-OS	1.2
9	SP-P	0.2
Total		362.8

The location of the project is shown in Figure 1 below, and the Large Lot Map is provided in Attachment 2.

FIGURE 1: Project Vicinity Map



POLICY / RULE

The Subdivision Map Act of the State of California and the City's Subdivision Ordinance require that the City Council approve Final Maps.

ANALYSIS

The Final Map and conditions of approval for the Alder Creek West Large Lot Map have been reviewed by the Public Works and Community Development Departments and other City departments. The Final Map has been found to be in substantial compliance with the approved Tentative Subdivision Map, and all conditions pertaining to the map have been satisfied.

Attachment 4 includes the conditions of approval for the Alder Creek West Large Lot Map. Portions and future parcels associated with the recording of this map will be coming forward through current applications in review for small lot vesting tentative subdivision maps.

ENVIRONMENTAL REVIEW

The City, as lead agency, determined that the proposed land use does not differ from the development scenario described in the Final Environmental Impact Report/Environmental Impact Statement (EIR/EIS) for the adopted FPASP. The California Environmental Quality Act (CEQA) provides that Projects which are consistent with an approved Specific Plan for which an EIR was prepared are exempt from the requirement to prepare additional environmental analysis. CEQA Guidelines section 15182 (c) provides specific criteria to determine whether this exemption applies. The City has reviewed the analysis and concurs that the Project is exempt from additional environmental review as provided in CEQA Guidelines 15182 (c).

ATTACHMENTS

1. Resolution No. 11593 – A Resolution Approving the Alder Creek West Large Lot Final Map and Authorizing the City Manager to Accept Offers of Dedication Associated with Said Map
2. Alder Creek West Large Lot Final Map
3. Alder Creek West Large Lot Tentative Subdivision Map
4. Table of Conditions of Approval for the Alder Creek West Tentative Subdivision Map

Submitted,

A handwritten signature in blue ink that reads "Rebecca Neves". The signature is fluid and cursive, with the first name being more prominent.

Rebecca Neves, PUBLIC WORKS DIRECTOR/CITY ENGINEER

ATTACHMENT 1

A Resolution Approving the Alder Creek West Large Lot Map and
Authorizing the City Manager to Accept Offers of Dedication associated
with Said Map

RESOLUTION NO. 11593

A RESOLUTION APPROVING THE ALDER CREEK WEST LARGE LOT FINAL MAP AND AUTHORIZING THE CITY MANAGER TO ACCEPT OFFERS OF DEDICATION ASSOCIATED WITH SAID MAP

WHEREAS, the Final Map for the Alder Creek West Large Lot Subdivision Map has been reviewed and approved by the City Engineer and City Surveyor as complying with the approved or conditionally approved Vesting Tentative Subdivision Map; and

WHEREAS, the City Council has reviewed the Final Map for the Alder Creek West Large Lot Map; and

WHEREAS, the City Council agrees to accept, any and all offers of dedication as shown on the Final Map for the Alder Creek West Large Lot Subdivision Map.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Folsom that the Alder Creek West Large Lot Final Map is hereby approved.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Manager is hereby authorized to accept the offers of dedication for the Alder Creek West Large Lot Final Map as applicable.

PASSED AND ADOPTED this 14th day of April, 2026, by the following roll-call vote:

AYES: Councilmember(s):

NOES: Councilmember(s):

ABSENT: Councilmember(s):

ABSTAIN: Councilmember(s):

Justin Raithel, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

ATTACHMENT 2

Alder Creek West Large Lot Final Map

OWNER'S STATEMENT

THE UNDERSIGNED DOES HEREBY STATE THAT I AM THE ONLY PARTY HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE BOUNDARIES OF THIS FINAL MAP OF "ALDER CREEK WEST LARGE LOT" AND THE CONSENT FROM NO OTHER PERSON IS NECESSARY, AND I CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP, AND DO HEREBY DEDICATE AS PUBLIC RIGHTS-OF-WAY, AND AS UTILITY EASEMENTS, OAK AVENUE PARKWAY, MANGINI PARKWAY, AND HAVEN PARKWAY.

I DO HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

1. A PUBLIC EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF DRAIN, GAS, SEWER AND WATER PIPES, AND FOR UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEVISION AND COMMUNICATIONS SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "PUBLIC UTILITY EASEMENT" (PUE).
2. A PUBLIC EASEMENT FOR PEDESTRIAN ACCESS ON, OVER AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "PEDESTRIAN ACCESS EASEMENT" (PAE).
3. A PUBLIC EASEMENT AND RIGHT OF WAY FOR THE INSTALLATION, REPAIR, REMOVAL OR REPLACEMENT OF LANDSCAPING TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER, ACROSS AND ABOVE THOSE STRIPS OF LANDS SHOWN HEREON AND DESIGNATED "LANDSCAPE EASEMENT" (LE).
4. A PUBLIC EASEMENT FOR THE INGRESS AND EGRESS TO THE CITY OF FOLSOM FOR VEHICLES ON, OVER AND ACROSS THOSE STRIPS OF LAND SHOWN HERON AND DESIGNATED AS "ACCESS EASEMENT".

ALDER CREEK WEST IMPROVEMENT COMPANY, LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____
ITS: _____
BY: _____
NAME: _____
TITLE: _____

NOTARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

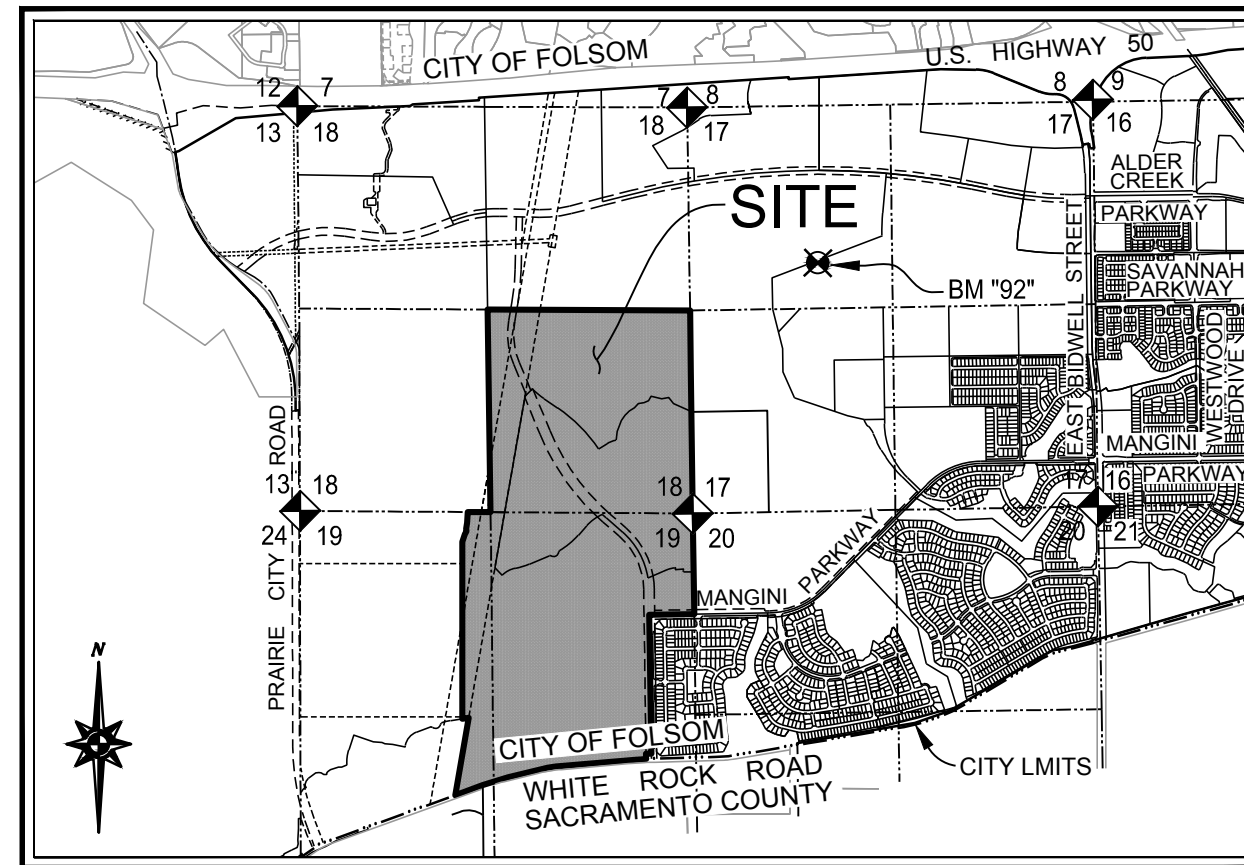
STATE OF CALIFORNIA
COUNTY OF _____
ON _____ BEFORE ME, _____, A NOTARY PUBLIC

PERSONALLY APPEARED _____
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE _____ PRINTED NAME _____
MY PRINCIPAL PLACE OF BUSINESS IS _____ COUNTY
MY COMMISSION EXPIRES: _____ MY COMMISSION NUMBER: _____

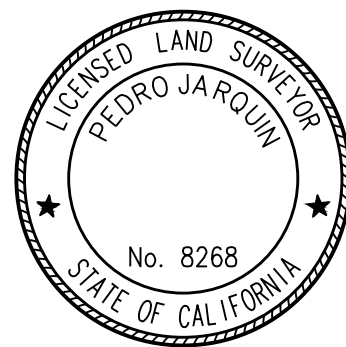


VICINITY MAP
N.T.S.

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF ALDER CREEK WEST IMPROVEMENT COMPANY, LLC IN APRIL 2024. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP; THAT THE MONUMENTS WILL BE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS AS INDICATED AND WILL BE SET BY DECEMBER 31, 2028; AND THAT SAID MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

MACKAY & SOMPS CIVIL ENGINEERS, INC.



Preliminary
03/13/2026 12:03:31 PM

PEDRO JARQUIN, PLS 8268
EXPIRATION DATE: DECEMBER 31, 2027

DATE: _____

NAVD88 BENCHMARK-CITY OF FOLSOM

BENCHMARK "92" ELEVATION = 347.53 NAVD88

2" BRASS DISK STAMPED "CITY OF FOLSOM BM "92" ON THE SOUTHWEST CORNER OF THE CONCRETE OUTFALL AT HYDRO-MODIFICATION BASIN #8. THE LOCATION OF SITE IS APPROXIMATELY 1200 FEET+/- SOUTH OF ALDER CREEK PARKWAY AND 3,600 FEET+/- WEST OF EAST BIDWELL STREET. APPROXIMATE LATITUDE: N38° 38' 08.74" LONGITUDE: W121° 07' 36.61"

THE BASIS FOR LEVELS WERE RUN FROM COUNTY BENCHMARK U01B-009 STAMPED "K-856" IN FEBRUARY 2014 BY MACKAY AND SOMPS CIVIL ENGINEERS, INC.

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "ALDER CREEK WEST LARGE LOT" AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP APPROVED BY THE CITY COUNCIL OF THE CITY OF FOLSOM, AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH.

REBECCA J. NEVES, RCE 71920
CITY ENGINEER
CITY OF FOLSOM
LICENSE EXPIRES: 12/31/2027

DATE: _____

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "ALDER CREEK WEST LARGE LOT" AND I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

GERALD A. YOUNG, L.S. 3852
CITY SURVEYOR
LICENSE EXPIRES: 6/30/2028

DATE: _____

CITY CLERK'S STATEMENT

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF FOLSOM HAS APPROVED THIS FINAL MAP OF "ALDER CREEK WEST LARGE LOT", AND HAS ACCEPTED, ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENTS, ALL IRREVOCABLE OFFERS OF DEDICATION OFFERED HEREON FOR DEDICATION IN ACCORDANCE WITH THE TERMS OF THAT OFFER AND HAS APPROVED THE ABANDONMENT OF THE EASEMENTS LISTED HEREON.

CHRISTA FREEMANTLE
CITY CLERK

DATE: _____

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2026, AT _____ M. IN BOOK _____ OF MAPS, AT PAGE _____ AT THE REQUEST OF MACKAY & SOMPS CIVIL ENGINEERS, INC. TITLE TO THE LAND INCLUDED IN THIS FINAL MAP BEING VESTED AS PER CERTIFICATE NO. _____ ON FILE IN THIS OFFICE.

DOCUMENT NO.: _____
DONNA ALLRED
SACRAMENTO COUNTY RECORDER
STATE OF CALIFORNIA

BY: _____ FEE: \$ _____
DEPUTY

SUBPM24-00233
FINAL MAP
**ALDER CREEK WEST
LARGE LOT**

A MERGER AND RESUBDIVISION OF PARCEL 4 AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON MAY 28, 2015 IN BOOK 223 OF PARCEL MAPS, AT PAGE 5, SACRAMENTO COUNTY RECORDS, AND RESULTANT PARCEL 3A AS SHOWN AND DESCRIBED IN THAT CERTAIN LOT LINE ADJUSTMENT RECORDED MAY 30, 2019 IN DOCUMENT NUMBER 201905301373, OFFICIAL RECORDS OF SACRAMENTO COUNTY, SITUATE IN SECTIONS 18 AND 19, TOWNSHIP 9 NORTH, RANGE 8 EAST, MOUNT DIABLO MERIDIAN

CITY OF FOLSOM • SACRAMENTO COUNTY • CALIFORNIA

Mackay & Somps
ENGINEERS PLANNERS SURVEYORS
1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1189

MARCH 2026

SHEET 1 OF 9

OPTIONEE'S STATEMENT

TOLL WEST COAST LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OPTIONEE UNDER MEMORANDUM OF PURCHASE AGREEMENT RECORDED ON NOVEMBER 25, 2024, IN DOCUMENT NUMBER 202411250788, OFFICIAL RECORDS OF SACRAMENTO COUNTY, CALIFORNIA, HEREBY CONSENTS TO THE RECORDATION OF THIS MAP AND THE SUBDIVISION OF THE LANDS SHOWN HEREON.

TOLL WEST COAST LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: _____ DATE _____

NAME: GREGORY S. VAN DAM
TITLE: VICE PRESIDENT

BY: _____ DATE _____

NAME: SCOTT ESPING
TITLE: ASSISTANT SECRETARY

NOTARY'S ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA

COUNTY OF _____

ON _____ BEFORE ME, _____, A NOTARY PUBLIC

PERSONALLY APPEARED _____

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE PRINTED NAME

MY PRINCIPAL PLACE OF BUSINESS IS _____ COUNTY

MY COMMISSION EXPIRES: _____ MY COMMISSION NUMBER: _____

NOTARY'S ACKNOWLEDGMENT

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STATE OF CALIFORNIA

COUNTY OF _____

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PERSONALLY APPEARED _____

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE PRINTED NAME

MY PRINCIPAL PLACE OF BUSINESS IS _____ COUNTY

MY COMMISSION EXPIRES: _____ MY COMMISSION NUMBER: _____

TRUSTEE'S STATEMENT

FIRST AMERICAN TITLE INSURANCE COMPANY, A NEBRASKA CORPORATION, AS TRUSTEE UNDER DEED OF TRUST RECORDED ON NOVEMBER 25, 2024, IN DOCUMENT NUMBER 202411250789, OFFICIAL RECORDS OF SACRAMENTO COUNTY, CALIFORNIA, HEREBY CONSENTS TO THE RECORDATION OF THIS MAP AND THE SUBDIVISION OF THE LANDS SHOWN HEREON.

FIRST AMERICAN TITLE INSURANCE COMPANY,
A NEBRASKA CORPORATION

BY: _____ DATE _____

NAME: _____
TITLE: _____

NOTARY'S ACKNOWLEDGMENT

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STATE OF CALIFORNIA

COUNTY OF _____

ON _____ BEFORE ME, _____, A NOTARY PUBLIC

PERSONALLY APPEARED _____

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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MY COMMISSION EXPIRES: _____ MY COMMISSION NUMBER: _____

TRUSTEE'S STATEMENT

FIRST AMERICAN TITLE INSURANCE COMPANY, A NEBRASKA CORPORATION, AS TRUSTEE UNDER DEED OF TRUST RECORDED ON NOVEMBER 25, 2024, IN DOCUMENT NUMBER 202411250794, OFFICIAL RECORDS OF SACRAMENTO COUNTY, CALIFORNIA, HEREBY CONSENTS TO THE RECORDATION OF THIS MAP AND THE SUBDIVISION OF THE LANDS SHOWN HEREON.

FIRST AMERICAN TITLE INSURANCE COMPANY,
A NEBRASKA CORPORATION

BY: _____ DATE _____

NAME: _____
TITLE: _____

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STATE OF CALIFORNIA

COUNTY OF _____

ON _____ BEFORE ME, _____, A NOTARY PUBLIC

PERSONALLY APPEARED _____

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE PRINTED NAME

MY PRINCIPAL PLACE OF BUSINESS IS _____ COUNTY

MY COMMISSION EXPIRES: _____ MY COMMISSION NUMBER: _____

SUBPM24-00233
FINAL MAP
**ALDER CREEK WEST
LARGE LOT**

A MERGER AND RESUBDIVISION OF PARCEL 4 AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON MAY 28, 2015 IN BOOK 223 OF PARCEL MAPS, AT PAGE 5, SACRAMENTO COUNTY RECORDS, AND RESULTANT PARCEL 3A AS SHOWN AND DESCRIBED IN THAT CERTAIN LOT LINE ADJUSTMENT RECORDED MAY 30, 2019 IN DOCUMENT NUMBER 201905301373, OFFICIAL RECORDS OF SACRAMENTO COUNTY, SITUATE IN SECTIONS 18 AND 19, TOWNSHIP 9 NORTH, RANGE 8 EAST, MOUNT DIABLO MERIDIAN

CITY OF FOLSOM • SACRAMENTO COUNTY • CALIFORNIA

Mackay & Soms
ENGINEERS PLANNERS SURVEYORS
1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1189

MARCH 2026

SHEET 2 OF 9

NOTES

1. ALL CURVE DIMENSIONS ARE RADIUS, ARC LENGTH AND DELTA. ALL DISTANCES SHOWN ARE GROUND DISTANCES AND ARE IN FEET AND DECIMALS THEREOF. DUE TO ROUNDING THE SUM OF INDIVIDUAL DIMENSIONS MAY NOT EQUAL THE OVERALL DIMENSION.
2. THIS FINAL MAP CONTAINS 362.838± ACRES OF LAND GROSS CONSISTING OF 9 LARGE LOTS.
3. PROPERTY SUBJECT TO COMMUNITY FACILITIES DISTRICT 2013-1 (WATER FACILITIES AND SUPPLY) PER 20131230 OR 0311.
4. THE LAND LIES WITHIN THE BOUNDARIES OF PENDING SCHOOL FACILITIES IMPROVEMENT DISTRICT NO. 2.
5. PROPERTY SUBJECT TO COMMUNITY FACILITIES DISTRICT NO. 17 (WILLOW HILL PIPELINE) PER 20150224 OR 0424 AND 20150325 OR 0353.
6. THE LAND LIES WITHIN THE BOUNDARIES OF PROPOSED SCHOOL FACILITIES IMPROVEMENT DISTRICT NO. 3 PER 20060707 OR 662.
7. PROPERTY SUBJECT TO COMMUNITY FACILITIES DISTRICT NO. 18 (FOLSOM PLAN AREA - AREA-WIDE IMPROVEMENTS AND SERVICES) PER 20151209 OR 0427 AND DN 201811160465.
8. PROPERTY SUBJECT TO THE EASEMENTS, COVENANTS AND CONDITIONS CONTAINED IN 20150529 OR 1403. RE-RECORDED IN 20150709 OR 1404 AND 20150714 OR 0683.
9. PROPERTY SUBJECT TO THE EASEMENTS, COVENANTS AND CONDITIONS CONTAINED IN 20150529 OR 1402. RE-RECORDED IN 20150709 OR 1403 AND 20150714 OR 0682.
10. PROPERTY SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THOSE DOCUMENTS ENTITLED "TIER 1 DEVELOPMENT AGREEMENT" PER 20110803 OR 0422; "FIRST AMENDED AND RESTATED TIER 1 DEVELOPMENT AGREEMENT" PER 20140715 OR 0552; "ASSIGNMENT AND ASSUMPTION AGREEMENT RELATIVE TO THE FOLSOM SOUTH SPECIFIC PLAN AMENDED AND RESTATED TIER 1 DEVELOPMENT AGREEMENT" PER 20150529 OR 1409, 20150529 OR 1410, 20150709 OR 1409, AND 20150709 OR 1410; "AMENDMENT NO. 1 TO FIRST AMENDED AND RESTATED TIER 1 DEVELOPMENT AGREEMENT" PER DN 201707110163 AND DN 201707110164; "ASSIGNMENT AND ASSUMPTION AGREEMENT RELATIVE TO THE FIRST AMENDED AND RESTATED TIER 1 DEVELOPMENT AGREEMENT" PER DN 202411250781 AND DN 202411250783.
11. PROPERTY SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THOSE DOCUMENTS ENTITLED "WATER SUPPLY AND FACILITIES FINANCING PLAN AND AGREEMENT BETWEEN THE CITY OF FOLSOM AND CERTAIN LANDOWNERS IN THE FOLSOM PLAN AREA" PER 20130124 OR 1382; "ASSIGNMENT AND ASSUMPTION AGREEMENT RELATIVE TO WATER SUPPLY AND FACILITIES FINANCING PLAN AND AGREEMENT BETWEEN THE CITY OF FOLSOM AND CERTAIN LANDOWNERS IN THE FOLSOM PLAN AREA" PER 20130326 OR 1516; "AMENDMENT TO THE WATER SUPPLY AND FACILITIES FINANCING PLAN AND AGREEMENT BETWEEN THE CITY OF FOLSOM AND CERTAIN LANDOWNERS IN THE FOLSOM PLAN AREA" PER 20140603 OR 0959 AND 20140603 OR 0960; AND "SECOND AMENDMENT TO THE WATER SUPPLY AND FACILITIES FINANCING PLAN AND AGREEMENT BETWEEN THE CITY OF FOLSOM AND CERTAIN LANDOWNERS IN THE FOLSOM PLAN AREA" PER 20151211 OR 0142.
12. PROPERTY SUBJECT TO A PERPETUAL, NONEXCLUSIVE EASEMENT FOR AVIGATION AND INCIDENTAL PURPOSES IN FAVOR OF COUNTY OF SACRAMENTO AND CITY OF FOLSOM PER 20140715 OR 0553.
13. PROPERTY SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN DOCUMENT ENTITLED "CONSENT TO COMMON USE AGREEMENT" PER DN 201912270956.
14. FOUND SECTION AND QUARTER CORNERS SHOWN AND DESTROYED BY CONSTRUCTION WILL BE REPLACED AFTER IMPROVEMENTS ARE COMPLETED.
15. OPEN SPACE LOTS 4, 5, 6, 7 AND 8 SHALL BE DEEDED IN FEE TO THE CITY OF FOLSOM BY SEPARATE DOCUMENT.
16. LOT 9 SHALL BE DEEDED IN FEE TO THE CITY OF FOLSOM BY SEPARATE DOCUMENT FOR A PARK SITE.
17. LOT 3 SHALL BE DEEDED IN FEE TO THE FOLSOM CORDOVA UNIFIED SCHOOL DISTRICT FOR A SCHOOL SITE.
18. THE LOTS SHOWN ON THIS MAP DO NOT HAVE ANY DEVELOPMENT RIGHTS. SUBSEQUENT DISCRETIONARY APPROVALS ARE REQUIRED PRIOR TO ANY DEVELOPMENT ACTIVITY ON SAID LOTS.
19. PURSUANT TO SECTION 66434(G) OF THE SUBDIVISION MAP ACT, THE FILING OF THIS FINAL MAP SHALL CONSTITUTE ABANDONMENT OF THE EASEMENTS LISTED BELOW, NOT SHOWN HEREON WITHIN THE BOUNDARY OF THIS SUBDIVISION:
 - A. IRREVOCABLE OFFER OF DEDICATION (ROAD RW) PER 20170329 OR 0531 (NEW RIGHT OF WAY DEDICATED WITH THIS MAP)
 - B. IRREVOCABLE OFFER OF DEDICATION (ROAD RW) PER 20170329 OR 0533 (NEW RIGHT OF WAY DEDICATED WITH THIS MAP)
 - C. DRAINAGE EASEMENT PER 20170329 OR 0532
 - D. PUBLIC UTILITY, PEDESTRIAN ACCESS AND LANDSCAPE EASEMENT (MANGINI PARKWAY & FUTURE OAK AVENUE) PER DN 202203251662
 - E. RIGHT-OF-WAY PER DN 202212210663 (NEW RIGHT OF WAY DEDICATED WITH THIS MAP)
 - F. 69-FOOT IRREVOCABLE OFFER OF DEDICATION IN OAK AVENUE PARKWAY AS SHOWN ON "PN 14-329 PARCEL MAP" PER 223 PM 5
20. THIS MAP IS SUBJECT TO THE REQUIREMENTS OUTLINED IN THE FOLSOM SPECIFIC PLAN AS AMENDED AUGUST 27, 2024, AND THE HILLSBOROUGH SPECIFIC PLAN AMENDMENT PER ORDINANCE NOS. 1254-1258.
21. THIS MAP AND FUTURE MAPS OF THIS AREA ARE SUBJECT TO THE REQUIREMENTS AND PROVISION OF THE COMMUNITY FACILITIES DISTRICT 18.

LEGEND

	FOUND SECTION CORNER AS NOTED
	FOUND ONE-QUARTER SECTION CORNER AS NOTED
	FOUND CENTER ONE-QUARTER CORNER AS NOTED
	FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "LS 4533" PER (2)
	FOUND 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED "LS 7944" PER (1)
	FOUND 3" BRASS DISC IN MONUMENT WELL STAMPED "LS 9265" PER (4)
	STANDARD CITY OF FOLSOM MONUMENT WELL TO BE SET PER (4)
	FOUND MAG NAIL WITH WASHER STAMPED "PLS 8409" PER (5)
	FOUND MONUMENT AS NOTED
	SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS 8268"
	SET 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED "LS 8268"
	SET STANDARD CITY OF FOLSOM MONUMENT WELL STAMPED "LS 8268"
	DIMENSION POINT
	RECORD DATA PER REFERENCE
AC	ACRES
BM	BOOK OF MAPS
BNDY	BOUNDARY
C/L	CENTER LINE
DE	DRAINAGE EASEMENT
DN	DOCUMENT NUMBER, OR
ESMT	EASEMENT
(G)	GROSS
IOD	IRREVOCABLE OFFER OF DEDICATION
LE	LANDSCAPE EASEMENT
LL	LOT LINE
(N)	NET
OS	OPEN SPACE
(OA)	OVERALL
OR	OFFICIAL RECORDS OF SACRAMENTO COUNTY
P/L	PROPERTY LINE
PM	PARCEL MAP
PAE	PEDESTRIAN ACCESS EASEMENT
PG&E	PACIFIC GAS & ELECTRIC
PUE	PUBLIC UTILITY EASEMENT
(R)	RADIAL BEARING
R/W	RIGHT-OF-WAY
SEC	SECTION
SF	SQUARE FEET
SMUD	SACRAMENTO MUNICIPAL UTILITY DISTRICT
SE	SEWER EASEMENT
	SHEET INDEX
	BOUNDARY
	LOT LINE
	ADJACENT PROPERTY
	PROPOSED RIGHT-OF-WAY
	EASEMENT
	SECTION LINE
	EXISTING IOD/RIGHT-OF-WAY
	CENTERLINE
	NO INGRESS/EGRESS RIGHTS
	SHEET INDEX LINE
	CITY LIMITS

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE BEARING OF N 89°43'17" W, BETWEEN FOUND EAST ONE-QUARTER CORNER AND THE CENTER ONE-QUARTER CORNER OF SECTION 18, TOWNSHIP 9 NORTH, RANGE 8 EAST, AS SHOWN ON THE PARCEL MAP FILED IN BOOK 223 OF PARCEL MAPS, AT PAGE 5, SACRAMENTO COUNTY RECORDS.

REFERENCES

- (1) 223 PM 5
- (2) 236 PM 10
- (3) DN 201908080993
- (4) 445 BM 8 (TOLL PHASE 3A) AND COC DN 202409100972
- (5) 107 RS 1
- (6) 219 PM 9
- (7) 218 PM 17
- (8) 224 PM 14
- (9) 461 BM 2

SUBPM24-00233
FINAL MAP
**ALDER CREEK WEST
LARGE LOT**

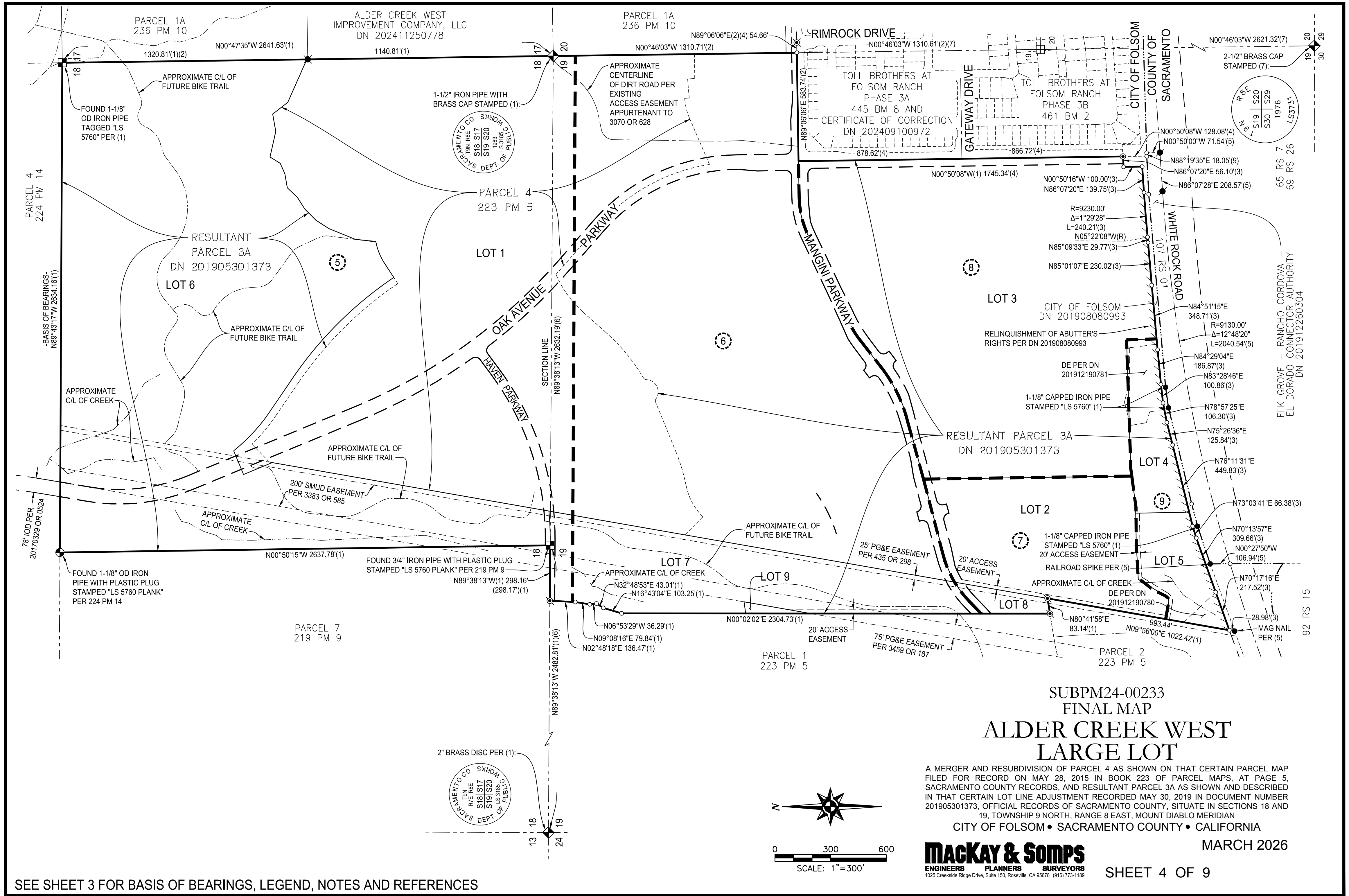
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MARCH 2026

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SHEET 3 OF 9

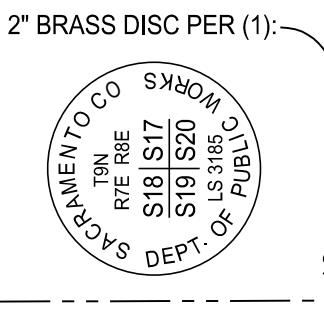
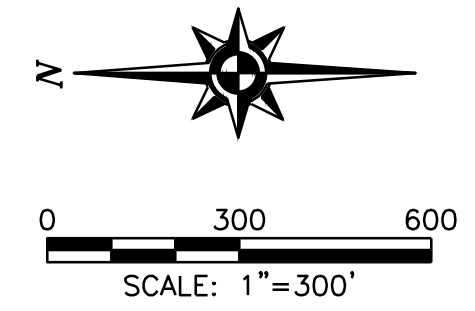


SUBPM24-00233
 FINAL MAP
**ALDER CREEK WEST
 LARGE LOT**

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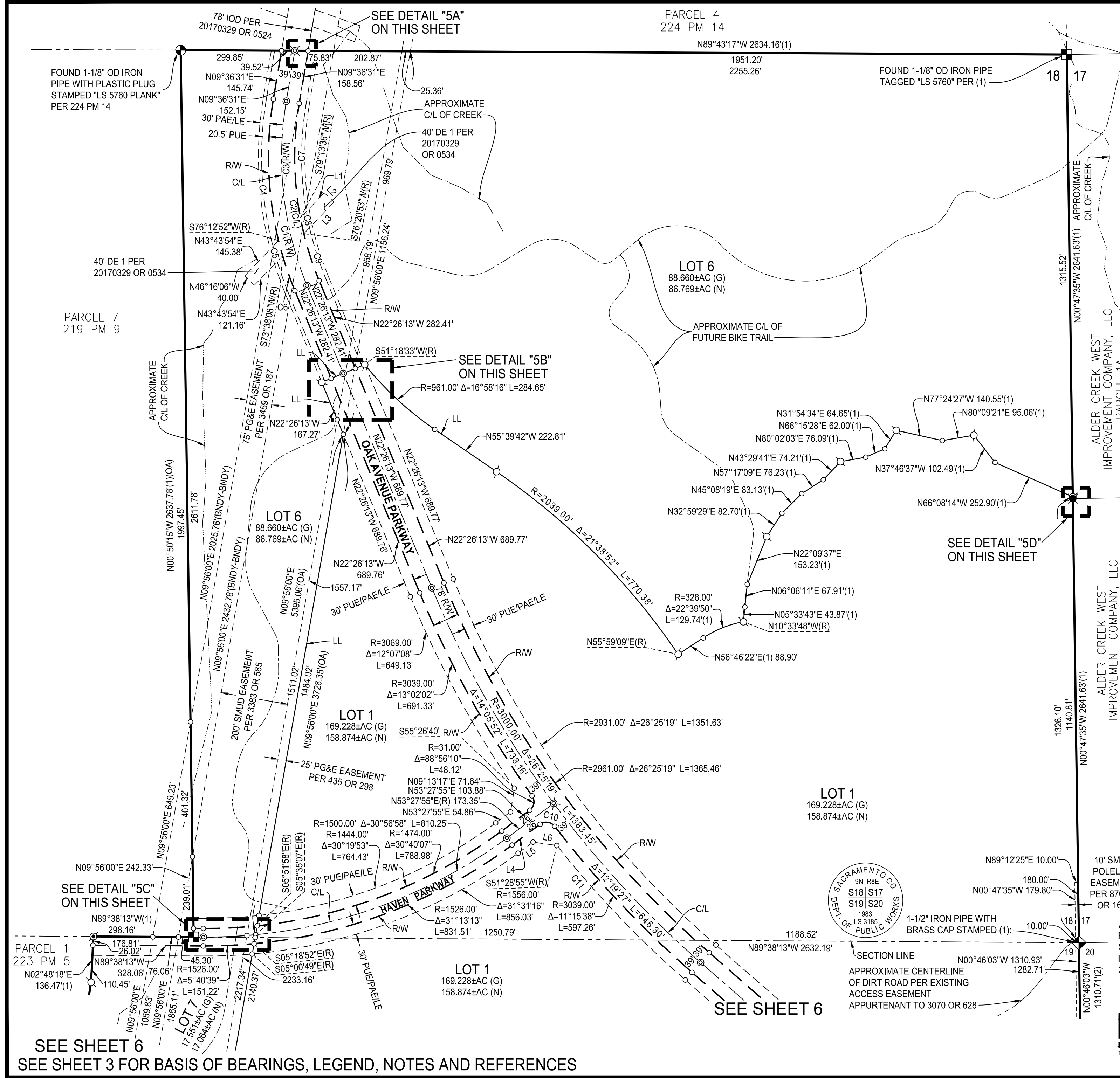
MARCH 2026



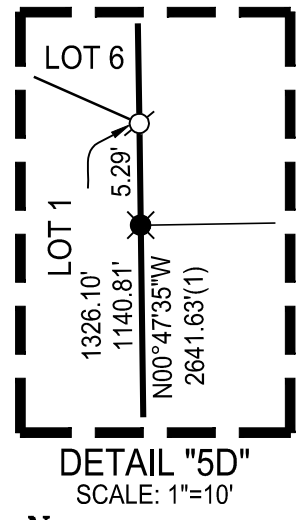
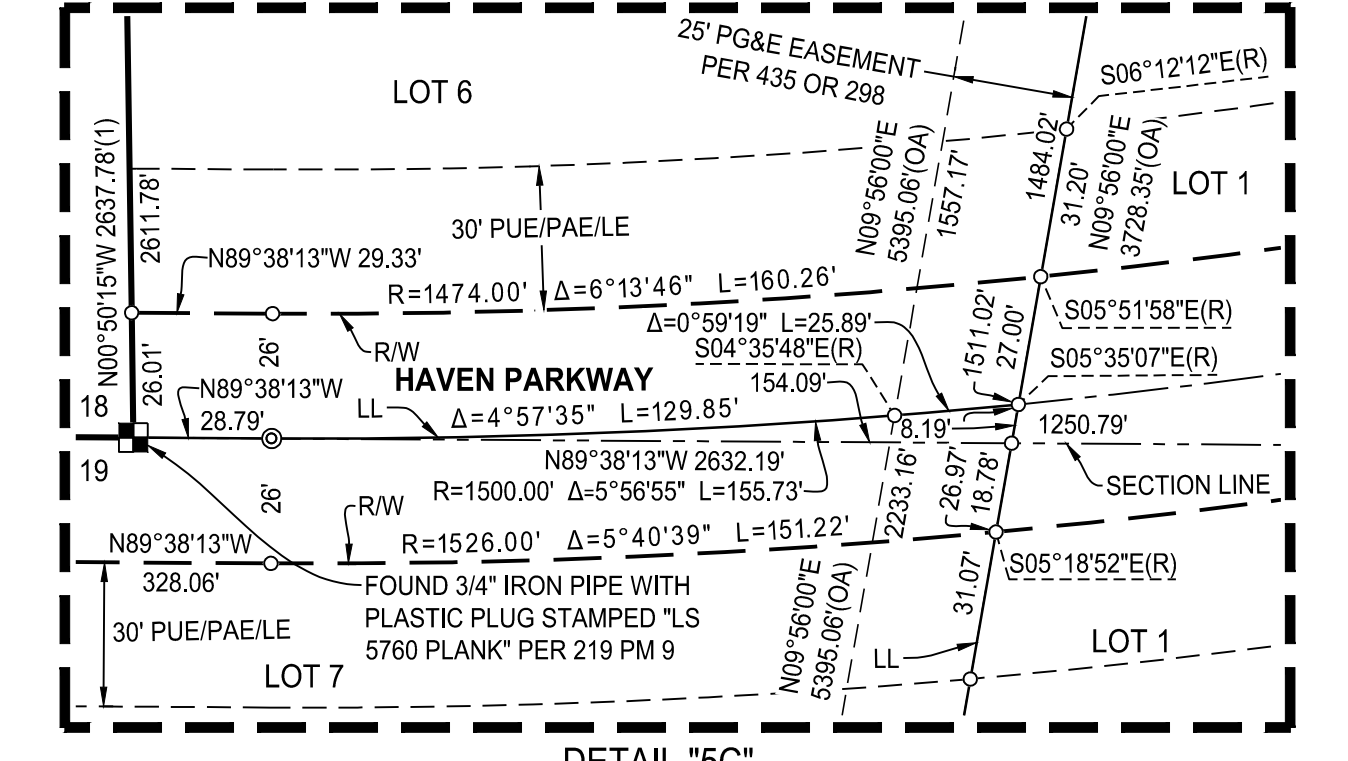
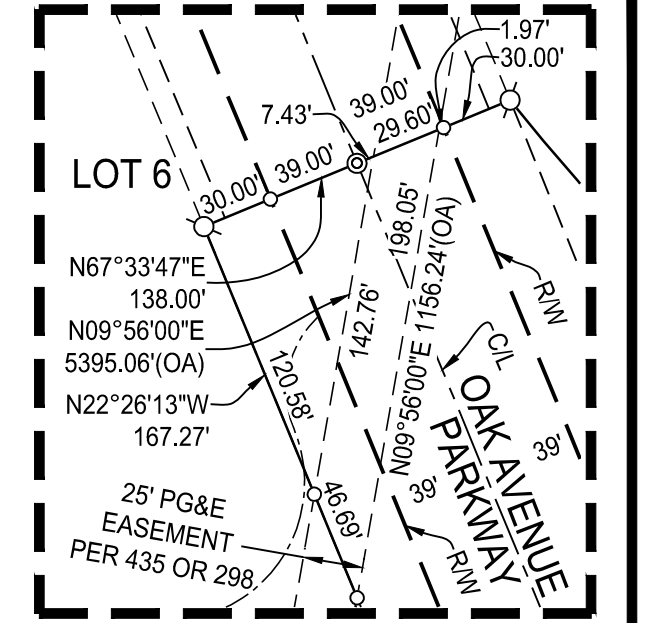
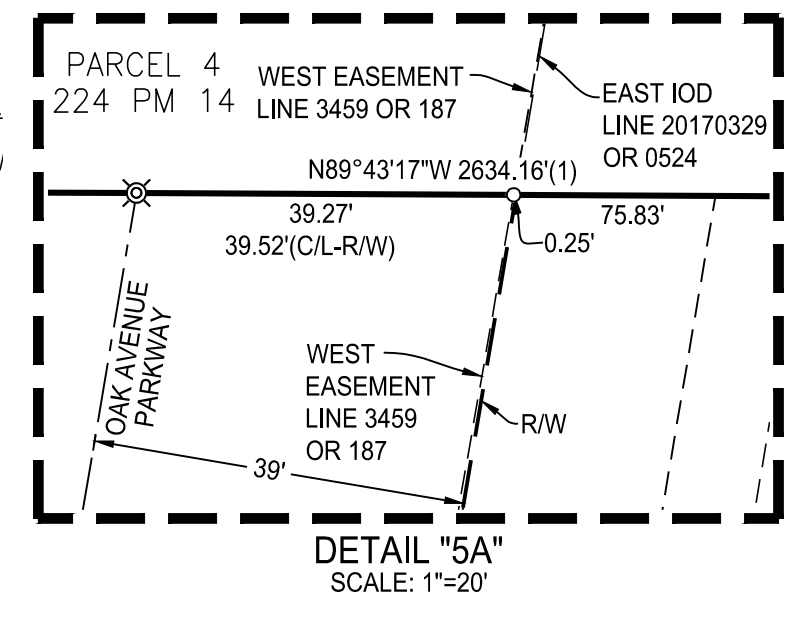
SEE SHEET 3 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES

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SHEET 4 OF 9



PARCEL 4
224 PM 14
N89°43'17"W 2634.16'(1)
1951.20'
2255.26'

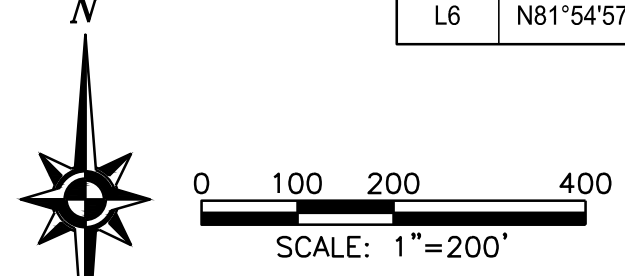


Line Table

Line #	Bearing	Length
L1	N43°43'54"E	102.75'
L2	N46°16'06"W	40.00'
L3	N43°43'54"E	129.79'
L4	N53°27'55"E	103.88'
L5	N53°27'55"E	55.30'
L6	N81°54'57"W	71.49'

Curve Table

Curve #	Radius	Delta	Length
C1	1039.00'	32°02'44"	581.11'
C2	1000.00'	32°02'44"	559.30'
C3	961.00'	32°02'45"	537.49'
C4	1039.00'	23°23'40"	424.23'
C5	1039.00'	2°34'44"	46.76'
C6	1039.00'	6°04'21"	110.12'
C7	961.00'	20°22'55"	341.86'
C8	961.00'	2°52'44"	48.29'
C9	961.00'	8°47'06"	147.35'
C10	31.00'	88°56'10"	48.12'
C11	3069.00'	10°20'27"	553.90'



SUBPM24-00233
FINAL MAP
**ALDER CREEK WEST
LARGE LOT**

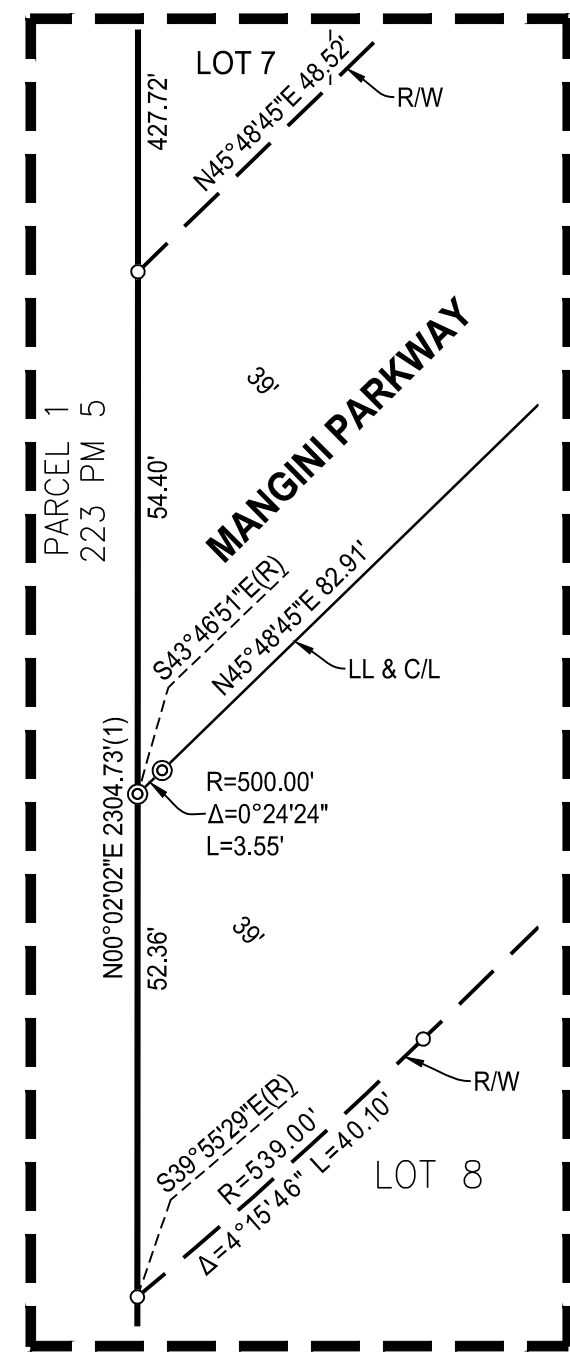
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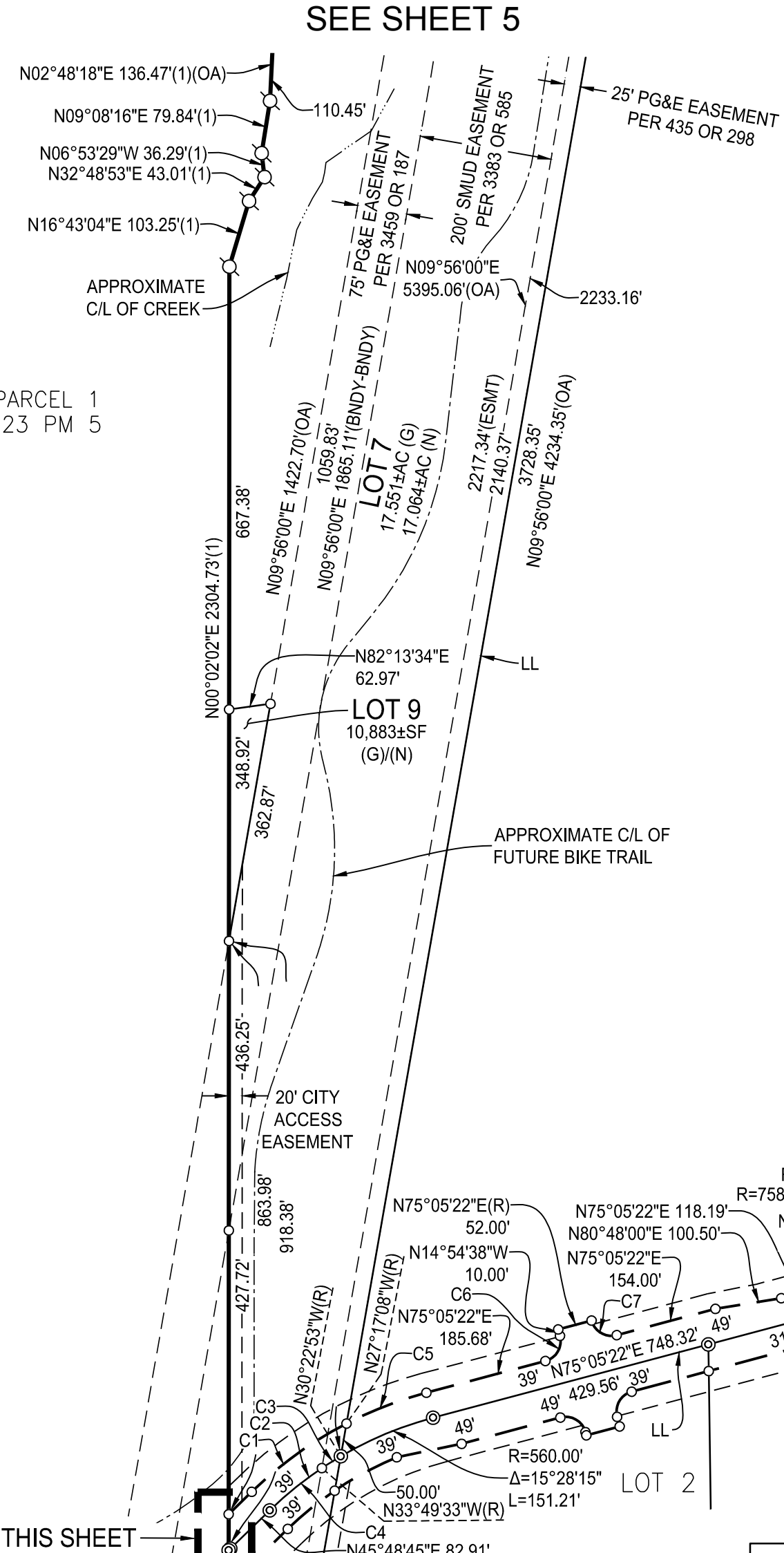
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SHEET 5 OF 9



PARCEL 1
223 PM 5

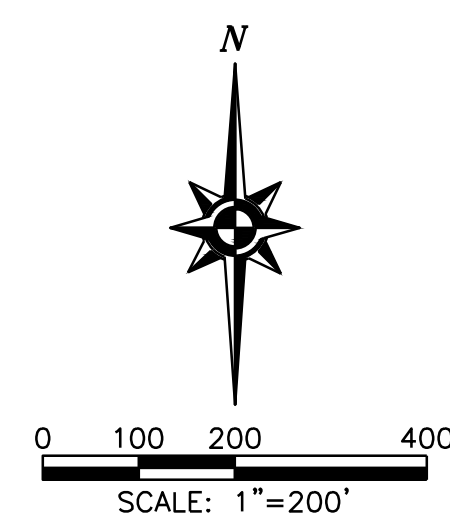


Line Table

Line #	Bearing	Length
L1	N66°10'50"E	109.26'
L2	N64°37'23"E	29.61'
L3	N66°03'19"E	120.04'

Curve Table

Curve #	Radius	Delta	Length
C1	599.00'	16°54'08"	176.70'
C2	560.00'	10°21'43"	101.27'
C3	560.00'	3°26'40"	33.67'
C4	560.00'	13°48'23"	134.94'
C5	599.00'	12°22'30"	129.37'
C6	31.00'	90°00'00"	48.69'
C7	31.00'	90°00'00"	48.69'
C8	31.00'	90°00'00"	48.69'

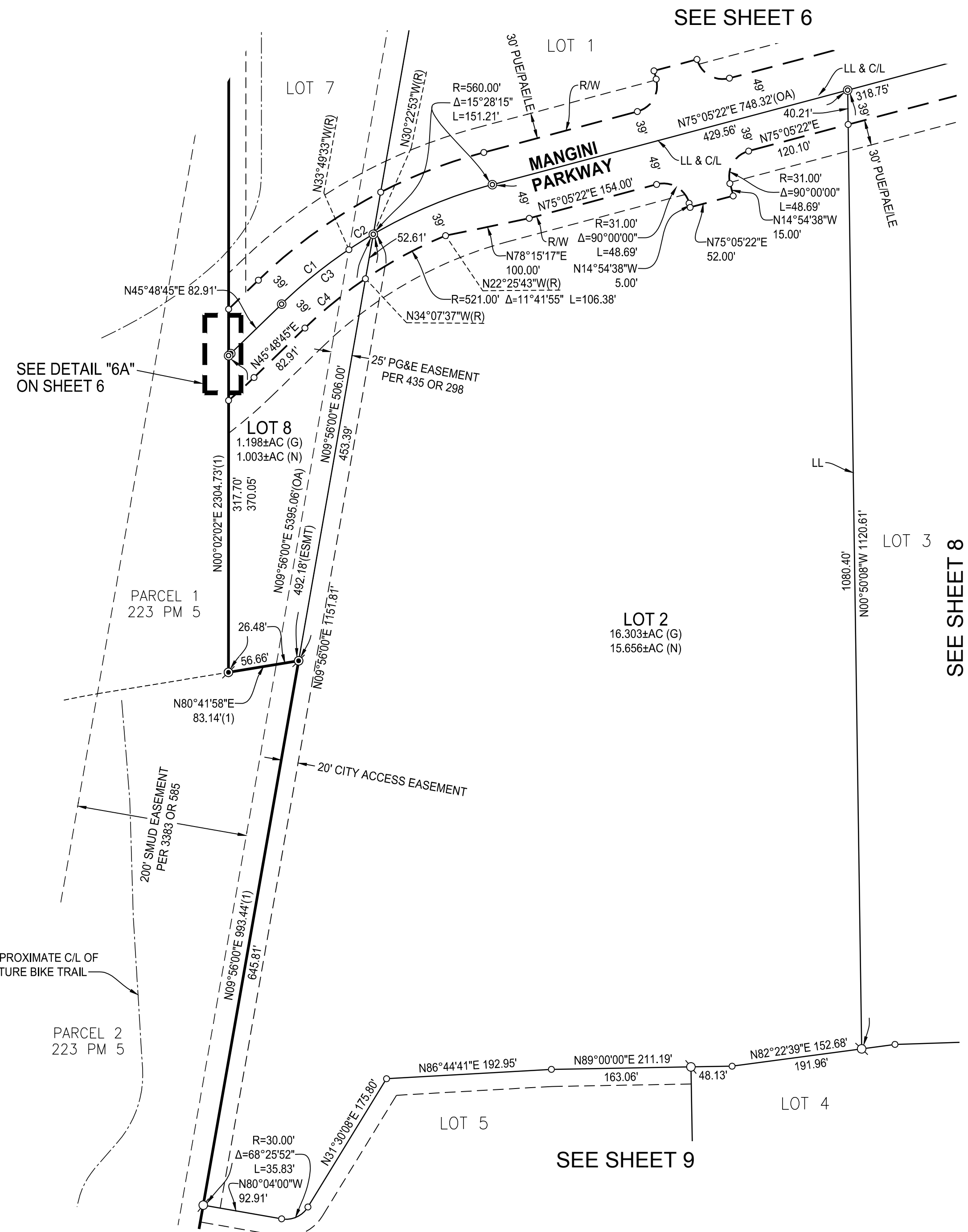


SUBPM24-00233
FINAL MAP
**ALDER CREEK WEST
LARGE LOT**

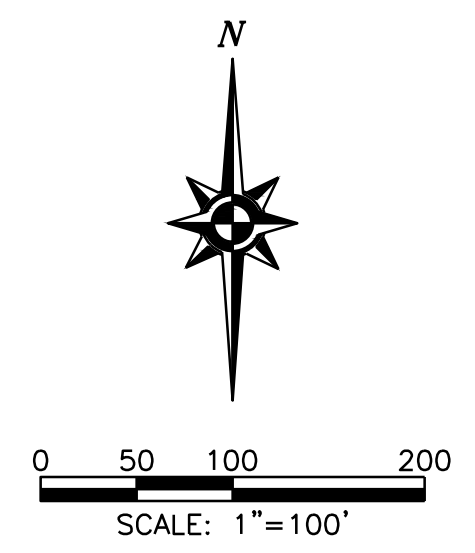
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MARCH 2026
SHEET 6 OF 9



Curve Table			
Curve #	Radius	Delta	Length
C1	560.00'	10°21'43"	101.27'
C2	560.00'	3°26'40"	33.67'
C3	560.00'	13°48'23"	134.94'
C4	521.00'	10°03'38"	91.48'



SUBPM24-00233
 FINAL MAP
**ALDER CREEK WEST
 LARGE LOT**

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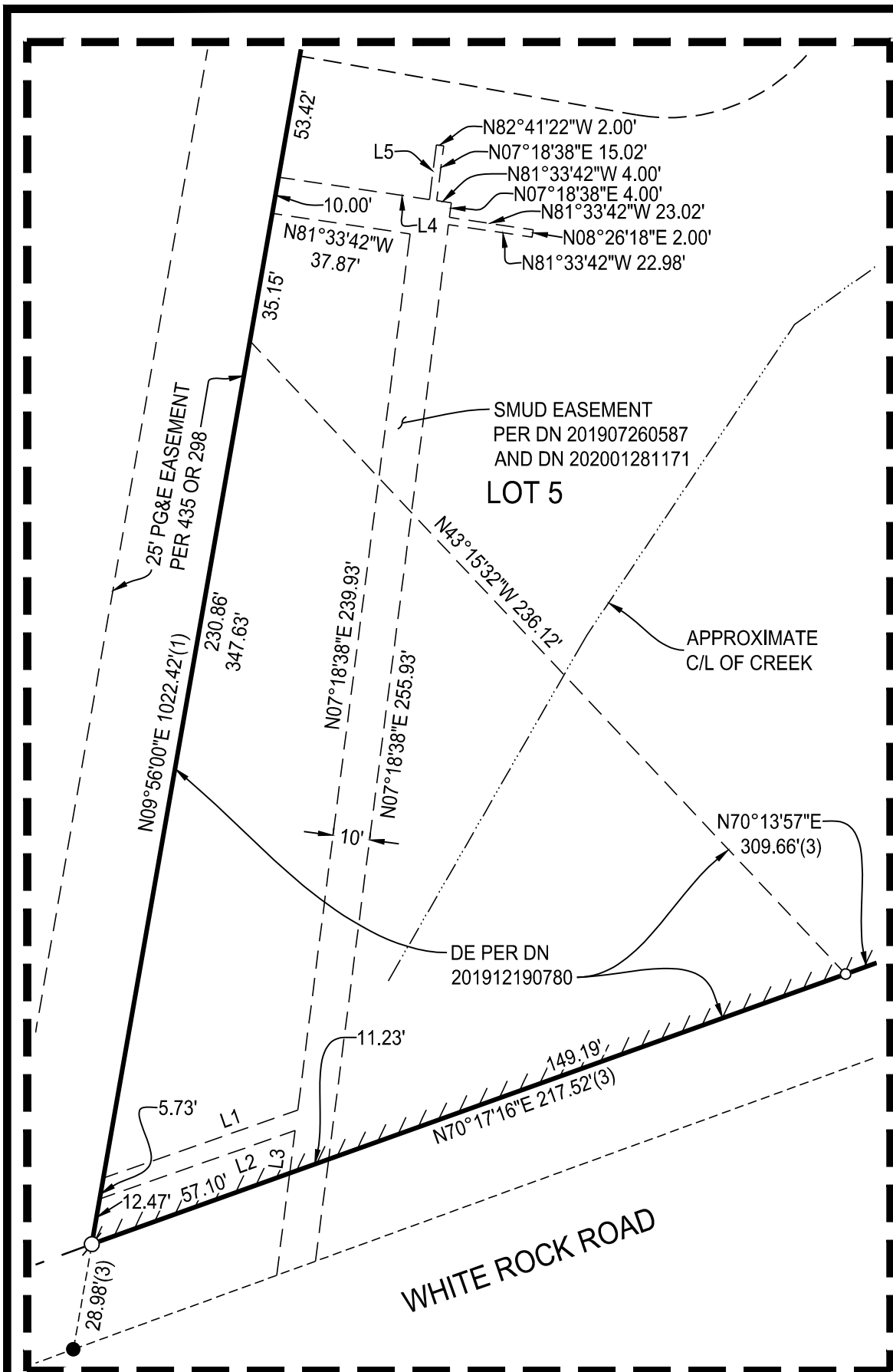
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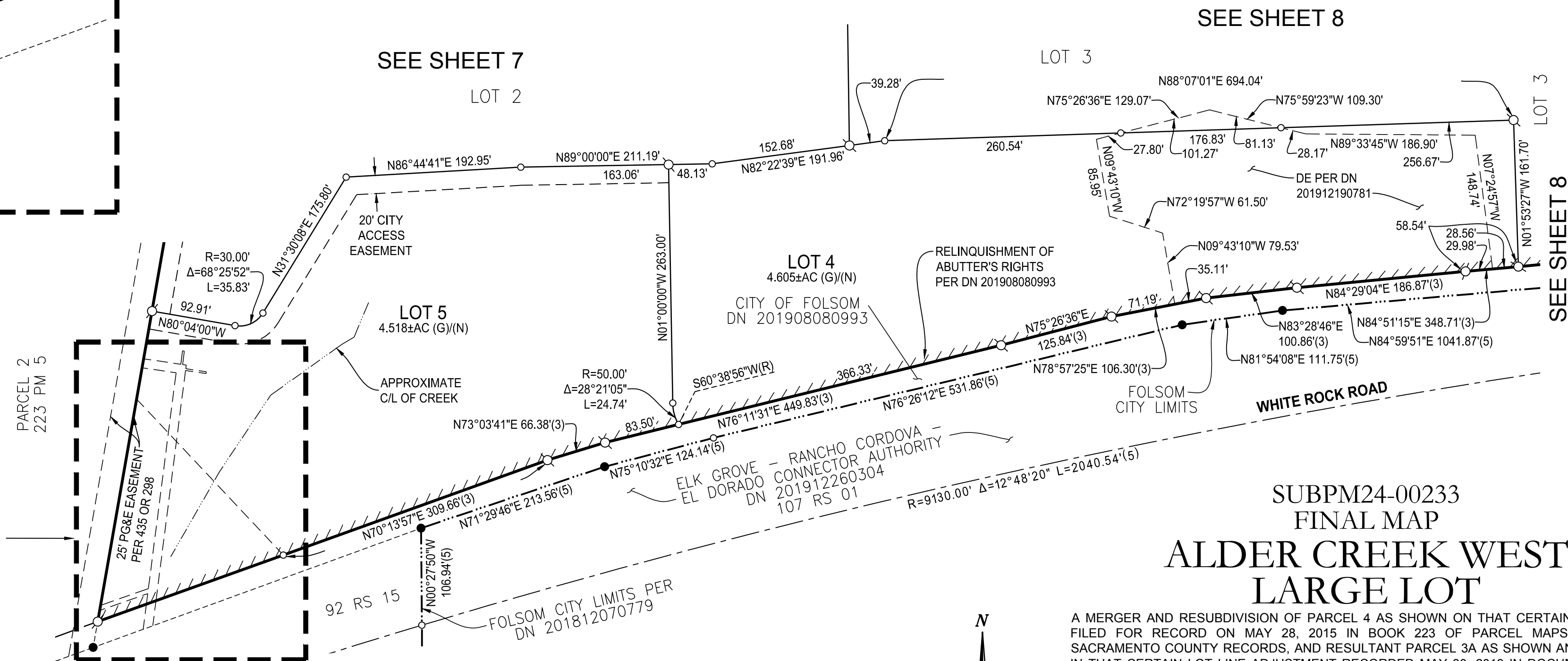
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SHEET 7 OF 9

Line Table		
Line #	Bearing	Length
L1	N70°42'28"E	55.96'
L2	N70°42'28"E	56.25'
L3	N07°18'38"E	11.70'
L4	N81°33'42"W	41.41'
L5	N07°18'38"E	14.98'



DETAIL "9A"
SCALE: 1"=40'

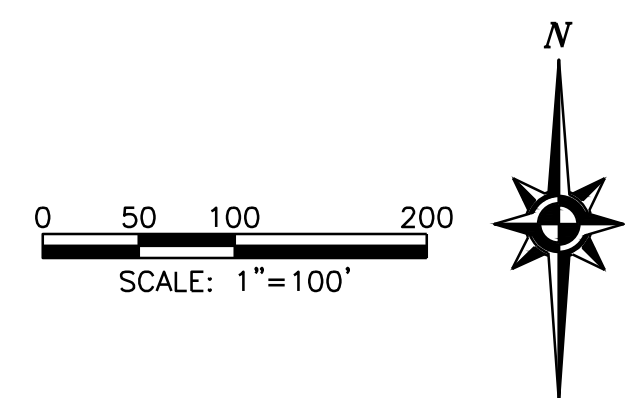


SEE DETAIL "9A"
ON THIS SHEET

SUBPM24-00233
FINAL MAP
ALDER CREEK WEST
LARGE LOT

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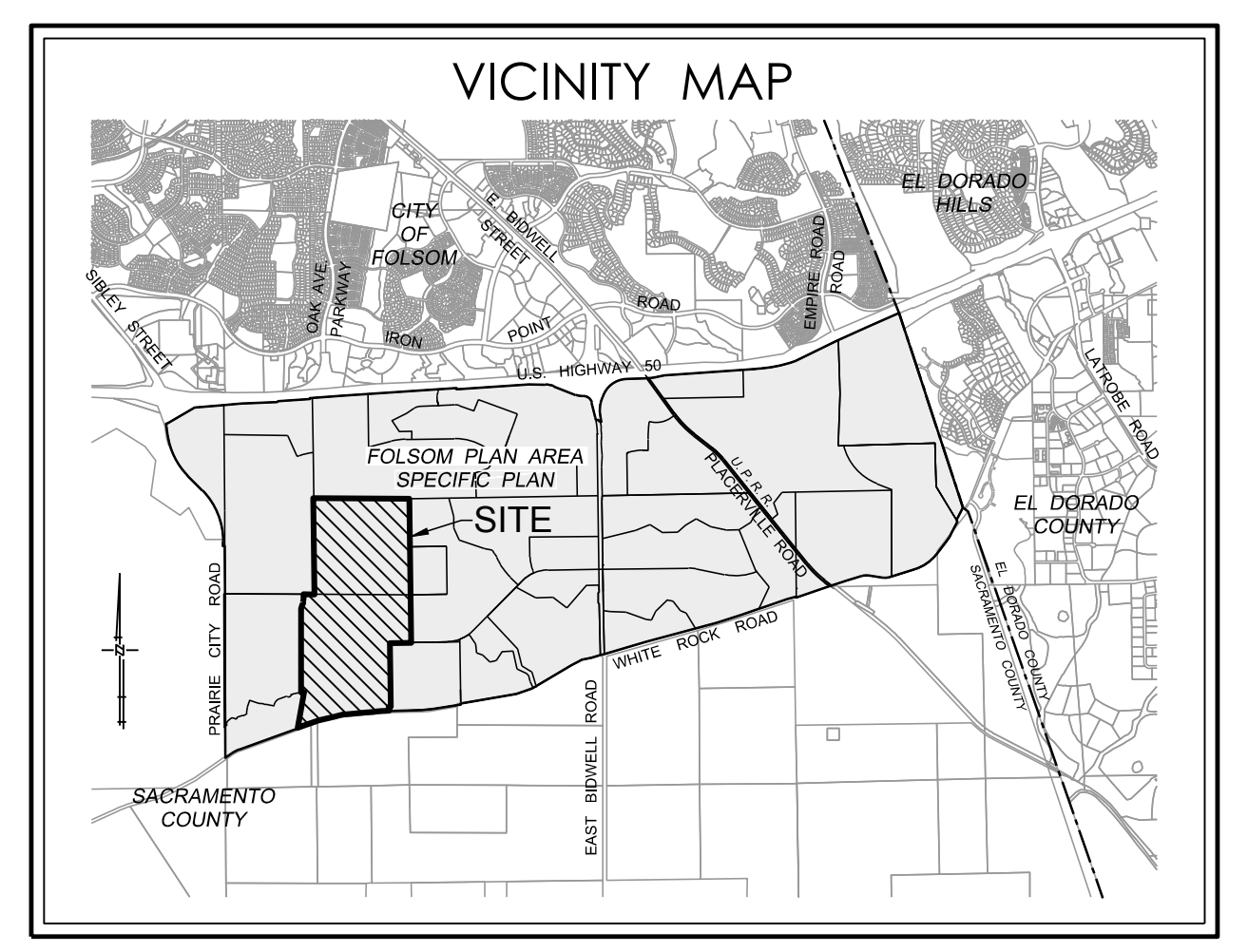
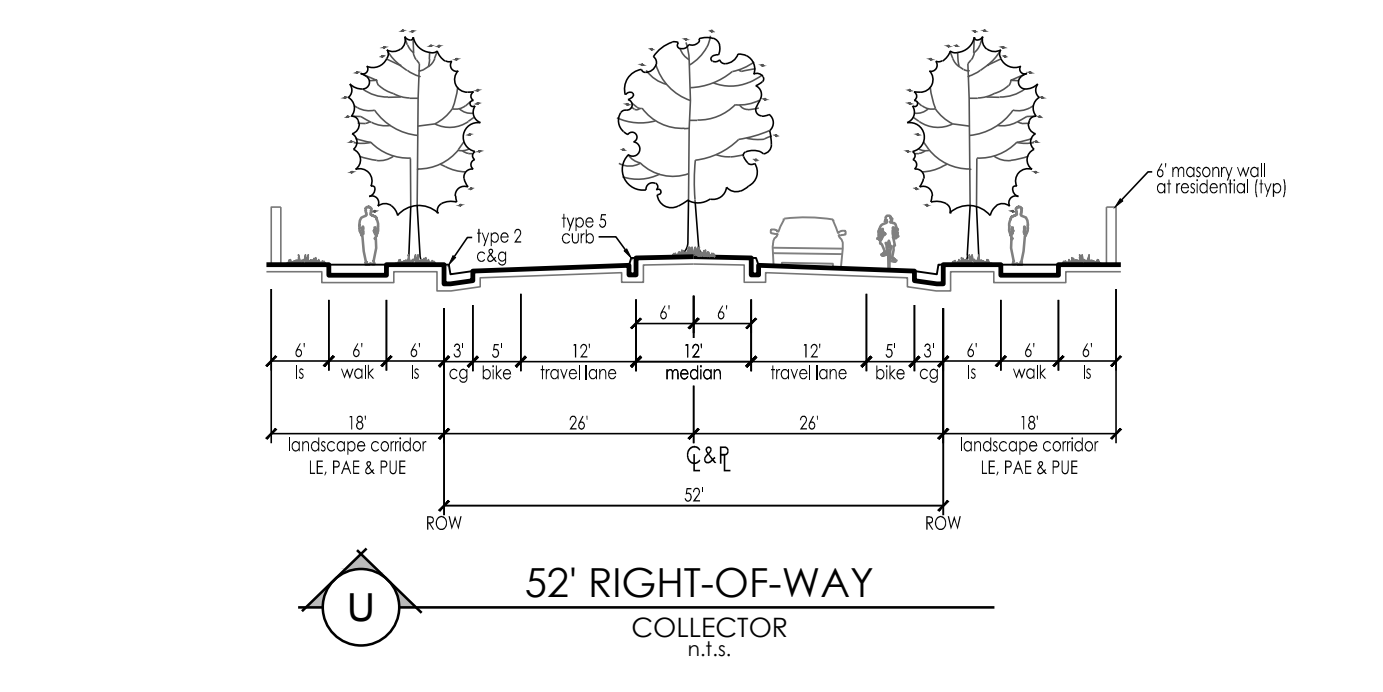
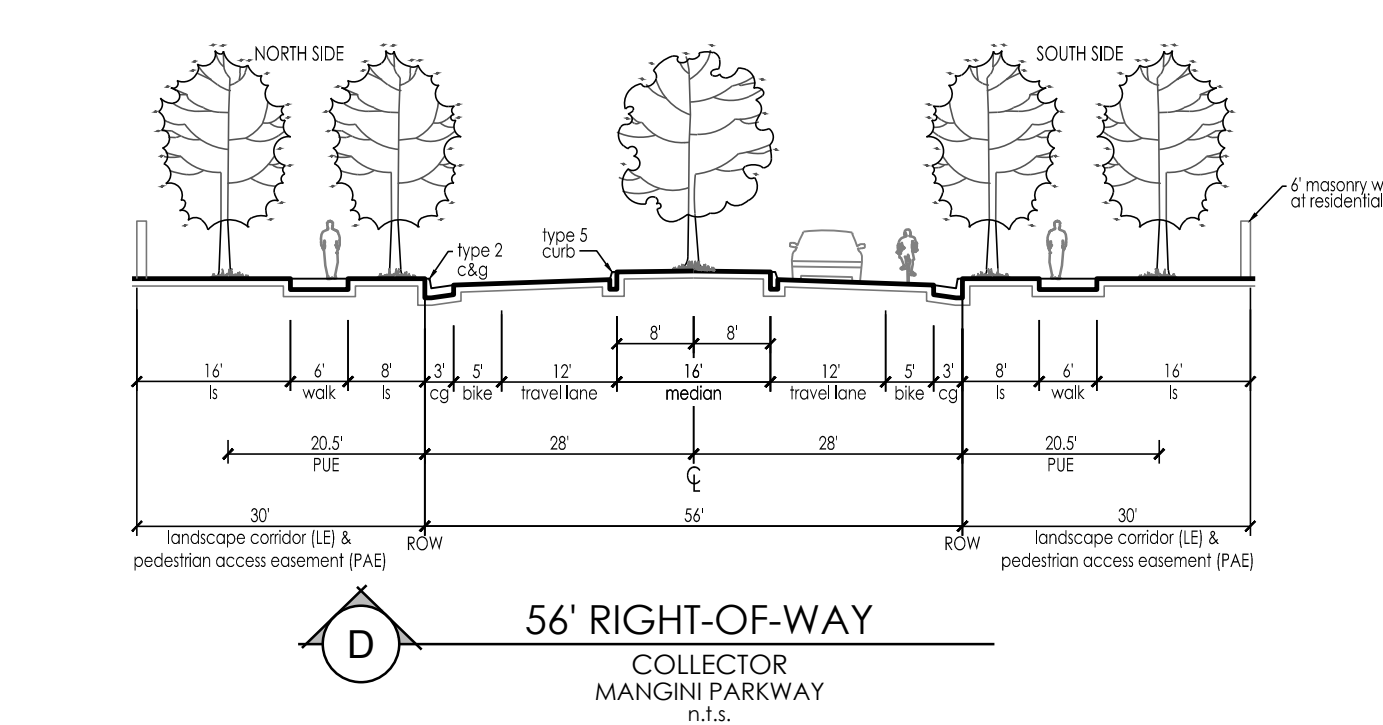
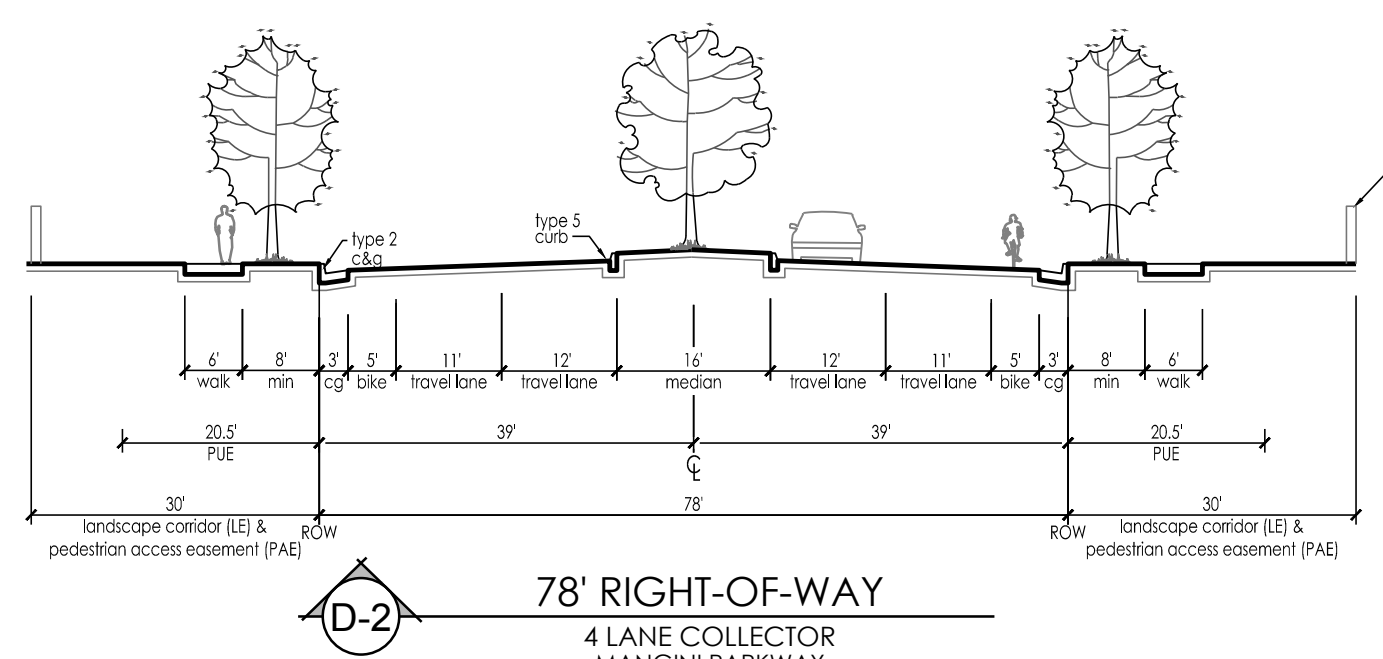
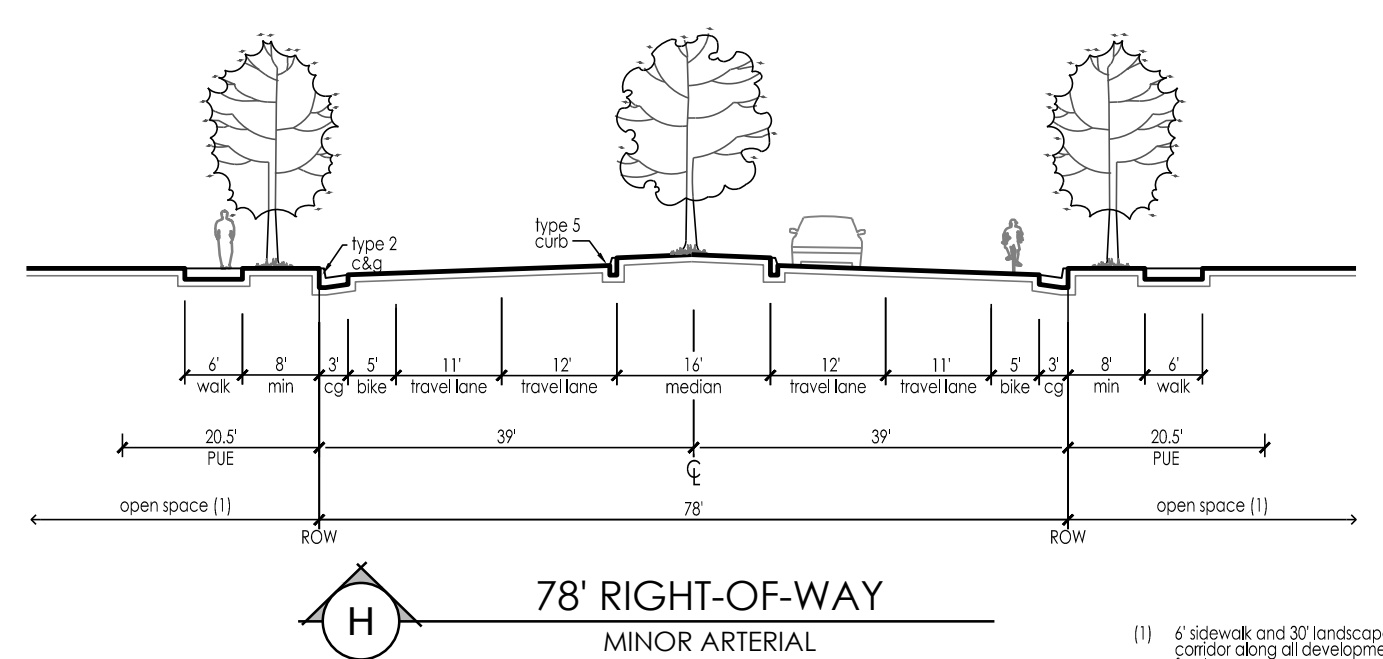
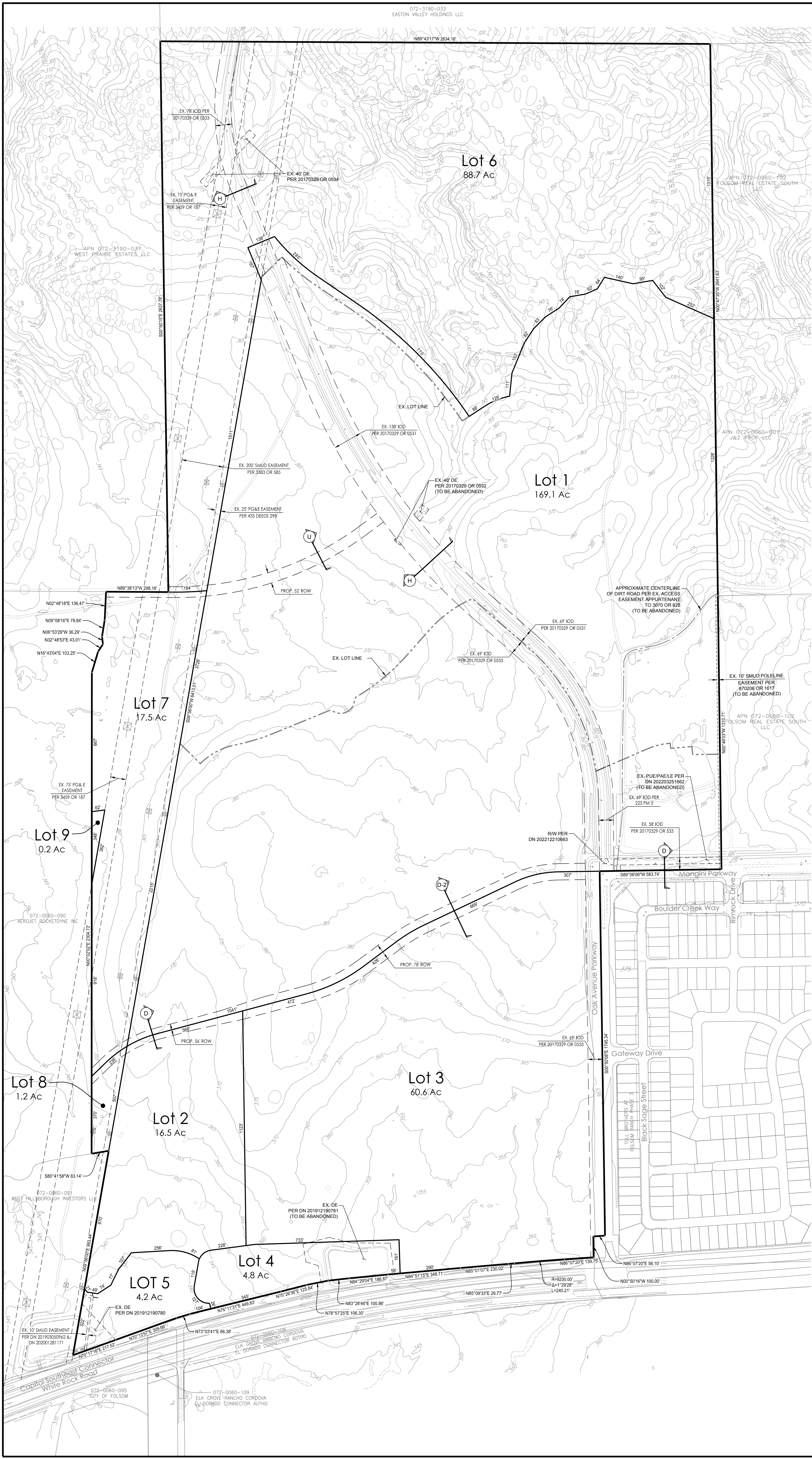


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SHEET 9 OF 9

ATTACHMENT 3

Alder Creek West Large Lot Tentative Subdivision Map



TENTATIVE MAP INFORMATION

OWNERS / APPLICANTS: Hillsborough North LLC
4370 Town Center Boulevard, Suite 100
El Dorado Hills, CA 95762

ENGINEER: Mackay & Sumps Civil Engineers, Inc.
1025 Creekside Ridge Drive, Suite 150
Roseville, CA 95678
916-773-1189

ASSESSOR'S PARCEL NUMBER: 072-0060-093 & 072-0060-098

SITE AREA: 362.8 ± AC.

EXISTING ZONING: A portion of SP 11-1

EXISTING / PROPOSED GP LAND USE: SF, SFHD, MLD, PGP, P, OS

EXISTING / PROPOSED SP LAND USE: SP-SF-PD, SP-SFHD-PD, SP-MLD-PD, SP-PGP-PD, SP-P, SP-OS

NUMBER OF LOTS/PARCELS: 9 TOTAL LOTS

SERVICE PROVIDERS:
Parks & Recreation: City of Folsom
Police & Fire Protection: City of Folsom
Sanitary Sewer: City of Folsom
Domestic Water: City of Folsom
Storm Drainage: City of Folsom
Electricity: SMUD
Telephone: AT&T
Gas: PG&E
Cables: Comcast
Schools: Folsom Cordova Unified School District

- ### TENTATIVE MAP NOTES
- PROPERTY DESCRIPTION:** Resultant Parcel 3A as shown in DN 201905301372, filed in the Sacramento County Records Office, May 30, 2019; and Parcel 4, as shown in 223 PM 5, filed in the Sacramento County Records Office, May 28, 2015.
- No development rights are being sought with this map.
 - Lot dimensions and acreages are approximate and subject to change.
 - Lot lines and lot areas may be adjusted at the time of the Final Map(s) provided no additional lots are created, subject to the approval of the City of Folsom. Flexibility in lot configuration as shown herein is allowed provided the new configuration is in substantial compliance with the approved Specific Plan, subject to the approval of the City of Folsom.
 - The Final Mapping and subsequent development of lots may be phased.
 - Lot numbering is for identification purposes only and does not indicate order of development. Ultimate development shall be orderly and will be determined at Final Map and/or improvement plan stage.
 - Pursuant to Government Code Section 66456.1, the subdivider may file multiple Final Maps based upon this Map. The filing of a Final Map on a portion of this Map shall not invalidate any part of this Map.
 - Pursuant to California Government Code Section 66499.20.2, the land shown herein may be merged and subdivided without reversion to acreage and may constitute abandonment of portions of the existing public streets, subject to the approval of the City of Folsom.
 - Street names shown herein are for identification purposes only. Final street names & locations will be determined at the time of Final Map and Improvement Plan preparation.
 - Additional easements to accommodate new public utility improvements, access required for lot development, or other similar mapping requirements needed to accomplish the final design may be added prior to each Final Map based on this Map.
 - A 12.5' public utility easement will be located adjacent to all rights-of-way except as shown herein and approved by the City Engineer.
 - The entire property contained within this Map is covered by an Avigation Easement to the benefit of the City of Folsom and County of Sacramento recorded August 28, 2014 in Book 20140828 at page 0578, Official Records of Sacramento County.

Project Summary

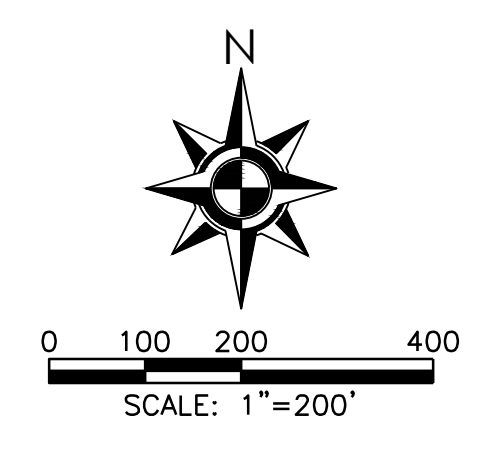
Lot #	Land Use	Acres
1	SP-SF / SP-SFHD / SP-MLD / SP-PGP / SP-P	169.1
2	SP-SFHD	16.5
3	SP-PGP	60.6
4	SP-OS	4.8
5	SP-OS	4.2
6	SP-OS	88.7
7	SP-OS	17.5
8	SP-OS	1.2
9	SP-P	0.2
Total		362.8

BENCHMARK

Benchmark "92" Elevation = 347.525 NAVD88

Set 2" Brass disk stamped "CITY OF FOLSOM BM 92" on the Southwest corner of concrete outfall at Hydro-Modification Basin #8. The location of site is approximately 1,200' +/- South of Alder Creek Parkway and 3,600' +/- West of East Bidwell Street. Approximate Latitude: N38° 38' 08.74" Longitude: W121° 07' 36.61"

The basis for levels were run from County Benchmark U01B-009 stamped "K-86" in February 2014 by Mackay and Sumps Civil Engineers, Inc.



LARGE LOT TENTATIVE SUBDIVISION MAP

ALDER CREEK WEST

a portion of the Folsom Plan Area Specific Plan

Folsom, CA

Mackay & Sumps
ENGINEERS PLANNERS SURVEYORS

September 23, 2024

Sheet 1 of 1

ATTACHMENT 4

Table of Conditions of Approval for the Alder Creek West Tentative Subdivision Map

RESOLUTION NO. 11318

A RESOLUTION DETERMINING THAT THE ALDER CREEK WEST LARGE LOT TENTATIVE SUBDIVISION MAP PROJECT IS EXEMPT FROM CEQA AND APPROVING SAID LARGE LOT TENTATIVE SUBDIVISION MAP

WHEREAS, the Planning Commission on December 18, 2024, held a public hearing on the proposed Large-Lot Tentative Subdivision Map, considered public comment and found that the project is exempt from the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Sections 15182 and 15183; and

WHEREAS, the Planning Commission on December 18, 2024, held a public hearing on the proposed Large-Lot Tentative Subdivision Map, considered public comment and, based on the proposed configuration of the nine (9) large-lot parcels, determined the proposed subdivision complies with all City requirements, as well as with the requirements of the State Subdivision Map Act; and

WHEREAS, notice has been given at the time and in the manner required by State Law and City Code; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Folsom that the Alder Creek West Large Lot Tentative Subdivision Map Project is Exempt from environmental review under CEQA.

BE IT FURTHER RESOLVED that the Large-Lot Tentative Subdivision Map creating nine (9) large lots for the Alder Creek West Large-Lot Tentative Subdivision Map, as shown in Exhibit "A", is hereby approved.

This approval is subject to the conditions of approval attached as Exhibit "B" and this Resolution is based on the following findings:

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 AND THE FOLSOM PLAN AREA SPECIFIC PLAN.

CEQA FINDINGS

- C. THE CITY, AS LEAD AGENCY, PREVIOUSLY CERTIFIED AN ENVIRONMENTAL IMPACT REPORT/ENVIRONMENTAL IMPACT STATEMENT FOR THE FOLSOM PLAN AREA SPECIFIC PLAN.
- D. THE CITY HAS DETERMINED THAT THE ALDER CREEK WEST LARGE-LOT

TENTATIVE SUBDIVISION MAP PROJECT IS CONSISTENT WITH THE FOLSOM PLAN AREA SPECIFIC PLAN.

- E. THE CITY HAS DETERMINED THAT NONE OF THE CIRCUMSTANCES DESCRIBED IN PUBLIC RESOURCES CODE SECTION 21166 OR CEQA GUIDELINES SECTION 15162 GENERALLY REQUIRING THE PREPARATION OF A SUBSEQUENT EIR EXIST IN THIS CASE.
- F. THE CITY HAS DETERMINED THAT THE PROJECT CREATES NO NEW IMPACTS AND DOES NOT REQUIRE ANY MITIGATION MEASURES IN ADDITION TO THOSE IN THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE FOLSOM PLAN AREA SPECIFIC PLAN. APPLICABLE MITIGATION MEASURES FROM THE FPASP FEIR ARE APPLIED TO THIS PROPOSED PROJECT.
- G. THE CITY HAS DETERMINED THAT THE IMPACTS OF THE ALDER CREEK WEST LARGE-LOT TENTATIVE SUBDIVISION MAP PROJECT ARE ADEQUATELY ADDRESSED BY THE FINAL ENVIRONMENTAL IMPACT REPORT AND ENVIRONMENTAL IMPACT STATEMENT FOR THE FOLSOM PLAN AREA SPECIFIC PLAN.
- H. THE PROJECT IS EXEMPT FROM ENVIRONMENTAL REVIEW UNDER SECTION 15182(C) (RESIDENTIAL PROJECTS IMPLEMENTING SPECIFIC PLANS) AND 15183 (PROJECTS CONSISTENT WITH A COMMUNITY PLAN, GENERAL PLAN, OR ZONING) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.


TENTATIVE SUBDIVISION MAP FINDINGS

- I. THE PROPOSED LARGE-LOT TENTATIVE SUBDIVISION MAP IS CONSISTENT WITH THE CITY'S SUBDIVISION ORDINANCE AND THE SUBDIVISION MAP ACT IN THAT THE PROJECT IS SUBJECT TO CONDITIONS OF APPROVAL THAT WILL ENSURE THAT THE PROJECT IS DEVELOPED IN COMPLIANCE WITH CITY STANDARDS.
- J. THE PROPOSED SUBDIVISION, TOGETHER WITH THE PROVISIONS FOR ITS DESIGN AND IMPROVEMENT, IS CONSISTENT WITH THE GENERAL PLAN, THE FOLSOM PLAN AREA SPECIFIC PLAN, AND ALL APPLICABLE PROVISIONS OF THE FOLSOM MUNICIPAL CODE.
- K. AS CONDITIONED, THE DESIGN OF THE LARGE-LOT TENTATIVE SUBDIVISION MAP AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.

- L. AS CONDITIONED, THE DESIGN OF THE LARGE-LOT TENTATIVE SUBDIVISION MAP AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH OR SAFETY PROBLEMS.
- M. THE DESIGN OF THE LARGE-LOT TENTATIVE SUBDIVISION MAP AND THE TYPE OF IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.
- N. SUBJECT TO SECTION 66474.4 OF THE SUBDIVISION MAP ACT, THE LAND IS NOT SUBJECT TO A CONTRACT ENTERED INTO PURSUANT TO THE CALIFORNIA LAND CONSERVATION ACT OF 1965 (COMMENCING WITH SECTION 51200 OF THE GOVERNMENT CODE).


PASSED AND ADOPTED this 14th day of January, 2025, by the following roll-call vote:

AYES: Councilmember(s): Kozlowski, Leary, Raithel, Rohrbough, Aquino
NOES: Councilmember(s): None
ABSENT: Councilmember(s): None
ABSTAIN: Councilmember(s): None



Sarah Aquino, MAYOR

ATTEST:



Christa Freemantle, CITY CLERK

Exhibit A

Large-Lot Tentative Subdivision Map

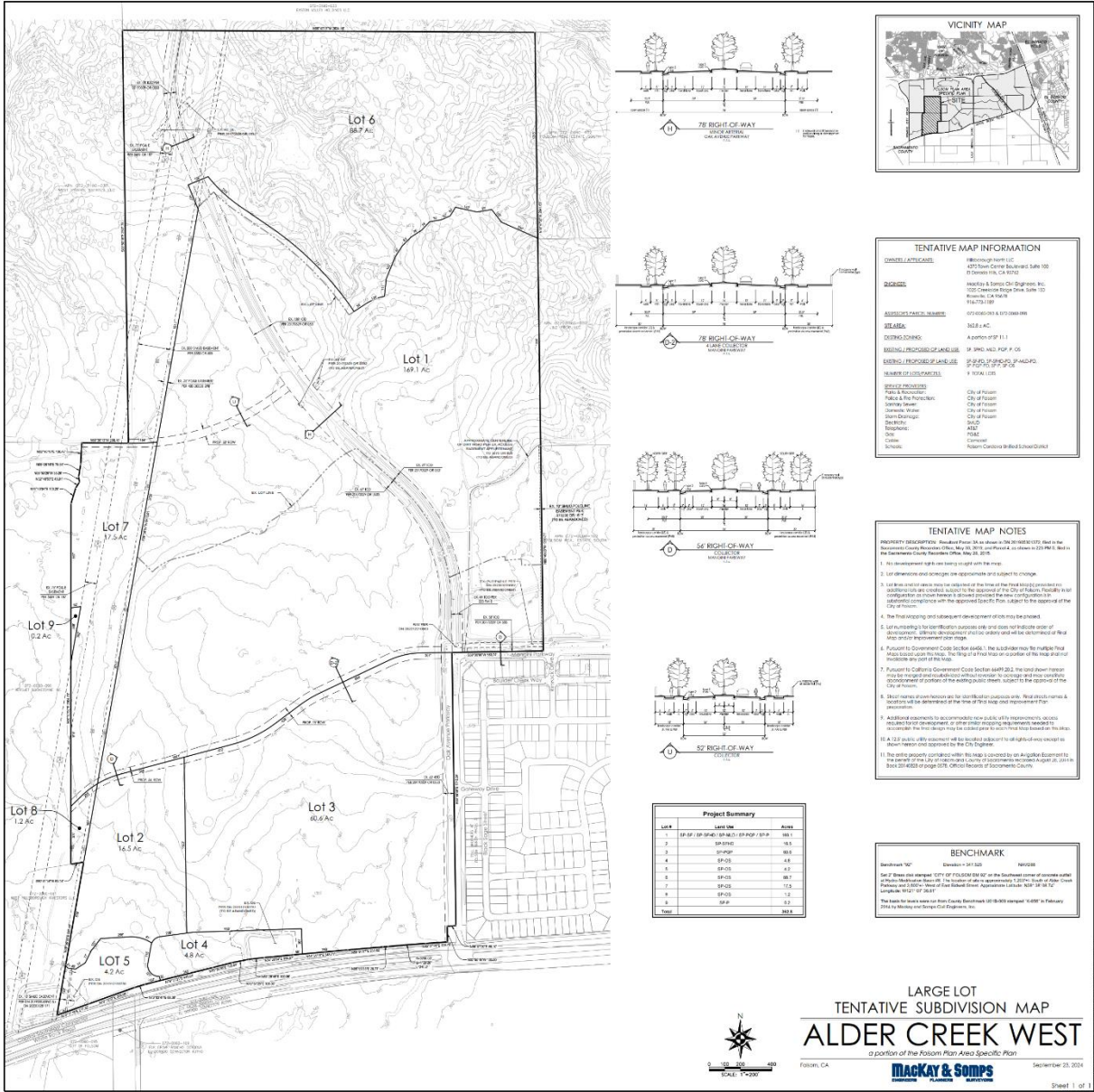


Exhibit B

Conditions of Approval

CONDITIONS OF APPROVAL FOR THE ALDER CREEK WEST LLTSM PROJECT (SUBP24-00233) NORTH OF WHITE ROCK ROAD, EAST AND WEST OF OAK AVENUE PARKWAY LARGE-LOT TENTATIVE SUBDIVISION MAP				
	Mitigation Measure		When Required	Responsible Department
GENERAL REQUIREMENTS				
1.		<p><i>Final Map</i> The applicant shall submit a Large-Lot Final Map to the Community Development Department that shall substantially conform to the exhibits referenced below:</p> <p>1. Alder Creek West Large-Lot Tentative Subdivision Map, dated September 23, 2024</p> <p>The Large-Lot Tentative Subdivision Map is approved for the creation of nine (9) individual lots (Alder Creek West Large-Lot Tentative Subdivision Map Project). Implementation of the project shall be consistent with the above-referenced items and these conditions of approval.</p>	M, OG	CD (E)(P)
2.		<p><i>90-Day Protest Period</i> The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d), these conditions constitute written notice of the amount of such fees, and a description of the dedications, reservations and other exactions.</p> <p>The applicant is hereby notified that the 90-day protest period, commencing from the date of approval of the project, has begun. If the applicant fails to file a protest regarding any of the fees, dedication requirements, reservation requirements or other exaction contained in this notice, complying with all the requirements of Government Code Section 66020, the applicant will be legally barred from later challenging such exactions.</p>	M	CD (E)(P)

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	Mitigation Measure		When Required	Responsible Department
3.		<p><i>No Development Rights</i> The approval of this Large-Lot Tentative Subdivision Map does not convey any right to develop. Processing and approval of a Small-Lot Final Map and/or Design Review/Planned Development Permit applications shall be required prior to grading, construction, or any development of the parcels created by this Large-Lot Tentative Subdivision Map.</p> <p>As a condition of a subsequent Small-Lot Tentative Subdivision Map, the City shall identify improvements necessary to develop the subject parcels. These improvements may include on and off-site roadways, grading, water, sewer, storm drainage, landscaping, soundwalls, and other similar improvements.</p>	M	CD (E)(P)
4.		<p><i>Indemnity for City</i> The owner/applicant shall defend, indemnify, and hold harmless the City and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul any approval by the City or any of its agencies, departments, commissions, agents, officers, employees, or legislative body concerning the project, which claim, action or proceeding is brought within the time period provided therefore in Government Code Section 66499.37 or other applicable statutes of limitation. The City will promptly notify the owner/applicant of any such claim, action or proceeding, and will cooperate fully in the defense. The City may, within its unlimited discretion, participate in the defense of any such claim, action or proceeding if both of the following occur:</p> <ul style="list-style-type: none"> • The City bears its own attorney’s fees and costs; and • The City defends the claim, action or proceeding in good faith <p>The owner/applicant shall not be required to pay or perform any settlement of such claim, action or proceeding unless the settlement is approved by the owner/applicant. The owner/applicant’s obligations under this condition shall apply regardless of whether a Final Map is ultimately recorded with respect to this project.</p>	OG	CD (P)(E)(B) PW, PR, FD, PD

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	Mitigation Measure		When Required	Responsible Department
5.		<i>Street Names</i> 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 final subdivision map.	M	CD (E)(P)
6.		<i>ARDA and Amendments</i> The owner/Applicant shall comply with all provisions of Amendment No. 1 to the First Amended and Restated Tier 1 Development Agreements with Oak Avenue Holdings, LLC and Hillsborough North, LLC and any approved amendments thereafter by and between the City and the owner/applicant of the project.	M	CD (P)(E)
7.		<i>Public Right of Way Dedication</i> As provided for in the Oak Avenue Holdings, LLC and Hillsborough North, LLC Amended and Restated Tier 1 Development Agreements (ARDA) and Amendment No. 1 thereto, and any approved amendments thereafter, at recordation of Final Map the owner/applicant shall offer to dedicate all public rights-of-way such that public access is provided to each and every lot as shown on the Large-Lot Tentative Subdivision Map.	M	CD (E)(P)
8.		<i>Public Utility Easements</i> The Owner/Applicant shall dedicate public utility easements for underground facilities on properties adjacent to public and private streets. A minimum of twelve and one-half-foot (12.5’) wide Public Utility easements for underground facilities (i.e., SMUD PG&E, cable television, telephone) shall be dedicated adjacent to all public and private street rights-of-way. The owner/applicant shall dedicate additional width to accommodate extraordinary facilities as determined by the City. The width of the public utility easements adjacent to public and private right of way may be reduced with prior approval from public utility companies.	M	CD (E)
9.		<i>FMC Compliance</i> The Final Large-Lot Map shall comply with the Folsom Municipal Code and the Subdivision Map Act.	M	CD (E)
10.		<i>Single Phase</i> The Final Large-Lot Map shall be recorded in one phase.	M	CD(E)

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	Mitigation Measure		When Required	Responsible Department
11.		<p>Validity The project approval granted under this staff report (Large Lot Tentative Subdivision Map) shall remain in effect for a period of twenty-four (24) months from date of City Council approval, pursuant to Section 16.16.110A of the Folsom Municipal Code and the Subdivision Map Act. If a Final Map is not recorded within the identified time frame and/or the applicant has not demonstrated substantial progress towards the development of the project, this approval shall be considered null and void. The owner/applicant may file an application with the Community Development Department for an extension not less than 60 days prior to the expiration date of the approval, along with appropriate fees and necessary submittal materials pursuant to Section 16.16.120 of the <u>Folsom Municipal Code</u>. If after approval of this project, a lawsuit is filed which seeks to invalidate any approval or entitlement authorized by the project approvals, or to enjoin the project contemplated herein, or to challenge the issuance by any governmental agency of any environmental document or exemption determination, the two-year period referenced in <u>FMC</u> 16.16.110A for finaling the map shall be tolled during the time that any litigation is pending, including any appeals.</p> <p>In the event of a conflict between this Condition and language of Amendment No. 1 to the First Amended and Restated Tier 1 Development Agreement (ARDA), the ARDA language shall govern.</p>	M	CD(E)
DEVELOPMENT COSTS AND FEE REQUIREMENTS				
12.		<p>Taxes and Fees The owner/applicant shall pay all applicable taxes, fees and charges for the project at the rate and amount required by the Public Facilities Financing Plan and the Amended and Restated Development Agreement.</p>	M	CD (P)(E)
13.		<p>Assessments If applicable, the owner/applicant shall pay off any existing assessments against the property, or file necessary segregation request and pay applicable fees.</p>	M	CD (E)

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	Mitigation Measure		When Required	Responsible Department
14.		<p><i>Consultant Services</i> If the City utilizes the services of consultants to prepare special studies or provide specialized design review or inspection services for the project, the applicant shall reimburse the City for actual costs it incurs in utilizing these services, including administrative costs for City personnel. A deposit for these services shall be provided prior to initiating review of mapping documents, building plans, improvement plans, or beginning inspection, whichever is applicable.</p>	M	CD (P)(E)
15.		<p><i>FPASP Development Impact Fee</i> The owner/applicant shall be subject to all Folsom Plan Area Specific Plan Area development impact fees in place at the time of approval or subsequently adopted consistent with the Public Facilities Financing Plan (PFFP), Development Agreement and amendments thereto, unless exempt by previous agreement. The owner/applicant shall be subject to all applicable Folsom Plan Area plan-wide development impact fees in effect at such time that a building permit is issued. These fees may include, but are not limited to, the Folsom Plan Area Specific Plan Fee, Specific Plan Infrastructure Fee (SPIF), Solid Waste Fee, Corporation Yard Fee, Transportation Management Fee, Transit Fee, Highway 50 Interchange Fee, General Park Equipment Fee, Housing Trust Fee, etc.</p> <p>Any protest to such for all fees, dedications, reservations or other exactions imposed on this project will begin on the date of final approval or otherwise shall be governed by the terms of Amendment No. 1 to the ARDA. The fees shall be calculated at the fee rate set forth in the PFFP and the ARDA.</p>	M	CD (P) PW, PK

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	Mitigation Measure		When Required	Responsible Department
16.		<i>Outside Legal Counsel</i> The City, at its sole discretion, may utilize the services of outside legal counsel to assist in the implementation of this project, including, but not limited to, drafting, reviewing and/or revising agreements and/or other documentation for the project. If the City utilizes the services of such outside legal counsel, the applicant shall reimburse the City for all outside legal fees and costs incurred by the City for such services. The applicant may be required, at the sole discretion of the City Attorney, to submit a deposit to the City for these services prior to initiation of the services. The applicant shall be responsible for reimbursement to the City for the services regardless of whether a deposit is required.	M	CD (P)(E)
17.	✓	<i>Mitigation Measures</i> The Alder Creek West Large-Lot Tentative Subdivision Map project shall be subject to all mitigation measures identified in the FPASP (May 2011) MMRP, as amended by the Folsom South of U.S. Highway 50 Backbone Infrastructure Mitigated Negative Declaration (December 2014), Hillsborough GPA/SPA Addendum (May 2016), and City of Folsom General Plan Amendments for Increased Residential Capacity Subsequent EIR (August 2024).	M	CD (P)(E)
MAP REQUIREMENTS				
18.		<i>FPASP Compliance</i> Notes shall be added to the final map that state: <ul style="list-style-type: none"> • <i>This map is subject to requirements outlined in the Folsom Plan Area Specific Plan as amended August 27, 2024, and the Hillsborough Specific Plan Amendment per Ordinance Nos 1254-1258.</i> • <i>This map and future maps of this area are subject to the requirements and provisions of Community Facilities District 18.</i> 	M	CD (E)
19.		<i>School District Map Copy</i> Upon recordation of the Final Map, the owner/applicant shall provide the Folsom-Cordova Unified School District with a copy of the recorded Final Map.	OG	CD (E)

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	Mitigation Measure		When Required	Responsible Department
20.		<i>Digital Map Copy</i> Upon recordation of the Final Map, the owner/applicant shall provide a digital copy of the recorded Final Map (in AutoCAD format) to the Community Development Department.	OG	CD (E)
21.		<i>Bikeway Plan</i> Upon recordation of the Final Map, Applicant/Owner shall dedicate easements for Class I trails and Class II bike lanes as shown on Figure 7.32 – Bikeway Plan of the FPASP, as applicable to the project area. Easement areas shall be shown on the Final Map to the satisfaction of the Community Development Department.	M	CD (P)(E)
22.		<i>Backbone Infrastructure</i> The owner/applicant and all subsequent applicants, heirs, and successors with intention of further subdividing the large lots established herein are required to provide to the Community Development Department for review and approval by the City Engineer a Backbone Infrastructure Plan. Acknowledging Condition of Approval #3 above conveying no development rights with this approval, this condition applies to all subsequent subdivision and parcel maps where development is intended, including but not limited to, all commercial, housing, condominium and townhome projects. Additional studies and supporting documentation may also be required as part of that future effort. For such subsequent mapping, and as provided for in the ARDA, Amendment No. 1, and the FPASP, the owner/applicant shall provide fully executed grant deeds, legal descriptions, and plats for all necessary rights of way, public utility easements, public water main easements, public sewer easements, oak woodland preserves, park dedications, future circulation elements, hydraulic infrastructure dedication, irrevocable offers of dedication and temporary construction easement. All required easements as listed necessary for the Backbone Infrastructure shall be reviewed and approved by the City Engineer and recorded with the Sacramento County Recorder pursuant to the timing requirements set for in Section 3.8 of the ARDA and any amendments thereto.	M	CDD(E), EWR, PW, PR, FD

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	Mitigation Measure		When Required	Responsible Department
23.		<p><i>Phasing Plan</i> This condition applies to all future small lot subdivision maps. For subsequent small lot tentative subdivision maps, the owner/applicant shall prepare a complete and comprehensive phasing plan and shall submit the phasing plan to the City for each proposed phase of development. The phasing plan shall include all required infrastructure for each proposed phase of development. The infrastructure shall include all required on-site and off-site improvements, but not limited to, water system improvements (distribution and transmission mains, booster pump stations, water reservoirs, tanks, pumps, PRV stations, etc.), sanitary sewer improvements (sewer mains, lift stations, forced mains, etc.) roadway and transportation improvements, storm drainage improvements (detention/water quality basins, outfalls, etc.) and all other necessary improvements required for each phase of development. The phasing plan shall include itemized cost estimates for all required improvements and the phasing plan shall be reviewed and approved by the City.</p> <p>The City Engineer may condition infrastructure phasing to ensure that each phase functions independently and is consistent with the minimum utility and access standards of the City. All maps filed in phases will be required to have two points of access for emergency vehicle access and/or general traffic purposes and all off-site utilities deemed necessary as determined by the City Engineer. Improvement plans for all future phases that include half sections of local residential streets shall include a minimum of 15 feet of pavement over the centerline, to allow two-way traffic and shall be subject to approval of the Community Development Department and Fire Department. The City will not dictate the order of the phasing except that the first phase shall construct necessary supporting backbone infrastructure to that phase.</p>	M	CDD(E), EWR, PW, FD
SMUD REQUIREMENTS				
24.		The applicant shall comply with conditions 1-18 of the attached letter from SMUD dated April 4, 2024, provided in Attachment 7 to the December 18, 2024, Planning Commission staff report.	M, OG	CD (E)
PG&E REQUIREMENTS				

**CONDITIONS OF APPROVAL FOR THE ALDER CREEK WEST LLTSM PROJECT (SUBP24-00233)
NORTH OF WHITE ROCK ROAD, EAST AND WEST OF OAK AVENUE PARKWAY
LARGE-LOT TENTATIVE SUBDIVISION MAP**

	Mitigation Measure		When Required	Responsible Department
25.		The applicant shall comply with conditions from Pacific Gas & Electric conditions 1-13 of the attached letter dated September 26, 2024, as applicable on future mapping and entitlements (refer to Attachment 8 to the December 18, 2024, Planning Commission staff report).	M, OG	CD (E)

RESPONSIBLE DEPARTMENT		WHEN REQUIRED	
CD	Community Development Department	I	Prior to approval of Improvement Plans
(P)	Planning Division	M	Prior to approval of Final Map
(E)	Engineering Division	B	Prior to issuance of first Building Permit
(B)	Building Division	O	Prior to approval of Occupancy Permit
PW	Public Works Department	G	Prior to issuance of Grading Permit
PR	Park and Recreation Department	DC	During construction
PD	Police Department	OG	On-going requirement
FD	Fire Department		