

# Folsom City Council Staff Report

<b>MEETING DATE:</b>	9/24/2024
<b>AGENDA SECTION:</b>	Public Hearing
<b>SUBJECT:</b>	Folsom Heights Small-Lot Vesting Tentative Subdivision Map Amendment  Resolution No. 11263 – A Resolution to Approve a Small-Lot Vesting Tentative Subdivision Map Amendment for the Folsom Heights Subdivision Project
<b>FROM:</b>	Community Development Department

**RECOMMENDATION / CITY COUNCIL ACTION**

Staff forwards the Planning Commission’s recommendation that the City Council take the following action:

1. Approve Resolution No. 11263 for a Small-Lot Vesting Tentative Subdivision Map Amendment for the Folsom Heights Subdivision Project

**BACKGROUND / ISSUE**

The applicant, Price Walker (of Elliott Homes, Inc.), is requesting approval to remove two conditions of approval from the Small-Lot Vesting Tentative Subdivision Map entitlement (SLVTSM) for the Folsom Heights Subdivision project. The request includes the removal of the following conditions of approval from the most recent Small-Lot Vesting Tentative Subdivision Map project (PN 21-233):

**174. Prima Drive Improvements:** The owner/applicant shall construct Prima Drive to its ultimate horizontal and vertical alignment from the project site to the intersection of Stonebriar Drive and Prima Drive as shown on the approved Small-Lot Vesting Tentative Subdivision Map. The aforementioned improvements shall be constructed with the Phase 1 portion of the Folsom Heights Subdivision project to the satisfaction of the Community Development Department and through coordination with El Dorado County. The owner/applicant shall screen Prima Drive

to minimize potential lighting impacts to nearby residences to the satisfaction of the Community Development Department. Prima Drive Roadway shall be limited to 27 feet in width. In addition, no construction-related traffic shall be permitted to utilize Prima Drive to access the project site.

**182.** Per direction provided by the City Council at its October 24, 2017 meeting, the owner/applicant shall construct the Prima Drive Extension as a paved and gated/bollard-controlled Emergency Vehicle Access (EVA) Route only, consistent with the requirements stated in Condition of Approval No. 174. The owner/applicant shall also work with the City of Folsom Fire Chief and the El Dorado Hills Fire Chief to establish the appropriate location(s) for the gates/bollards associated with the EVA. The final design, installation, and operation of the gates/bollards shall be in accordance with the Sacramento County Emergency Access Gates and Barriers Standard, as required by the City of Folsom Fire Code. The final design and location of the gates/bollards shall be subject to review and approval by the City of Folsom. In addition, the EVA shall accommodate pedestrian and bicycle access to the satisfaction of the City of Folsom.

In their project narrative provided in Attachment 6, the applicant states that the secondary access/EVA is no longer needed due to significant changes in circumstances within the Folsom Plan Area since the original approval of the SLVTSM and additional access points into Folsom Heights. The narrative states since the first approval of the project and addition of Conditions 174 and 182, many new through-streets are now completed that provide adequate access points into Folsom Heights. Additionally, Fire Station #34, slated to be open on September 26, 2024, will be fully operational to provide fire protection to the subdivision. Upon review of the initial requests and discussions with the applicant, Community Development reached out to the Fire Department and Fire Chief Cusano provided a letter of support to remove conditions for Prima Drive stating that an EVA at that location is no longer needed due to the extensive amount of public access and improvements within the area. Please see Attachment 7 of this staff report for Chief Cusano's letter.

As such, the applicant proposes that the Conditions of Approval be amended to remove existing Prima Drive as a required EVA, thereby only operating as an easement dedicated to El Dorado Irrigation District (EID). EID is providing water and sewer to the majority of the subdivision and indicated that construction of a gravel road only is sufficient to serve EID's access and operational needs for the future water and sewer facilities, as shown in Attachment 5.

EID will provide water and a majority of the sewer service to the Folsom Heights subdivision based on pre-existing arrangements that were known to the Council at the time of map approval in 2017. The gravel service road will have manual gates at each end, allowing vehicle access to EID vehicles only. With the proposed request to remove Conditions 174 and 182, no sidewalk, bicycle lane, curb, gutter, or asphalt paving will be present on this road. Community Development Staff has coordinated with the Folsom Fire Department, EID, El Dorado County, and the Rolling Hills Community Services District in El Dorado Hills, which owns the land where the EID access

easement is located. All parties are in agreement to support the removal of these two conditions, subject to Planning Commission approval of a recommendation to the City Council for the purposes of eliminating conditions 174 and 182. Planning Commission made that recommendation after considering the item at its August 28, 2024 meeting.

**POLICY / RULE**

Folsom Municipal Code (FMC) Section 16.16.130 requires that applications for Tentative Subdivision Map Amendments that waive or amend conditions of approval of the tentative map be presented to the Planning Commission for its approval. Processing of the amendment is subject to the requirements of FMC Section 16.16.070, which requires Planning Commission recommendation, and FMC Section 16.16.080, which requires City Council action.

**ANALYSIS**

**BACKGROUND**

On June 28, 2016, the City Council approved a General Plan Amendment and Specific Plan Amendment for development of the Folsom Heights Subdivision project. The approved General Plan Amendment and Specific Plan Amendment resulted in an increase in the amount of land designated for single-family development, a decrease in the amount of land designated for multi-family development, a reduction in the amount of land designated for commercial development, and an increase in the amount of open space within the 189.7-acre Folsom Heights Subdivision project area.

On July 11, 2017, the City Council approved a Large-Lot Vesting Tentative Subdivision Map, Small-Lot Vesting Tentative Subdivision Map, Project Design Guidelines, and an Inclusionary Housing Plan for the development of a 530-unit residential and commercial development (Folsom Heights Subdivision) on a 189.7-acre site located in the northeast corner of the Folsom Plan Area.

On August 27, 2019, the City Council approved a three-year extension in time for the previously approved Small-Lot Vesting Tentative Subdivision Map associated with the Folsom Heights Subdivision project. On December 14, 2021, the City Council approved another three-year extension for the Small-Lot Vesting Tentative Subdivision Map. The approved Folsom Heights Small-Lot Vesting Tentative Subdivision Map is provided in Attachment 4. At the time this staff report was published, the conditions of approval for the 2021 entitlement are located at the following link located [here](#).

**GENERAL PLAN DESIGNATIONS**

- SF (Single Family)
- SFHD (Single Family High Density)
- MLD (Multifamily Low Density)
- GC (General Commercial)
- P-QP (Public /Quasi Public)
- OS (Open Space)

**SPECIFIC PLAN DESIGNATIONS**

- SP-SF (Single Family)
- SP-SFHD (Single Family High Density)
- SP-MLD (Multifamily Low Density)

SP-GC (General Commercial)  
SP-P/QP (Public /Quasi Public)  
SP-OS1 (Preserve Open Space)  
SP-OS2 (Passive Open Space)

**ADJACENT LAND USES/ZONING**

North: U.S. Highway 50 with undeveloped Commercial Property (SP 92-3) Beyond  
South: Undeveloped Single-Family Residential Property (SP-SF PD) with White Rock Road Beyond  
East: El Dorado County Line with Single-Family Residential Development Beyond  
West: Empire Ranch Road with Undeveloped Single-Family Residential (SP-SF PD) and Commercial Property (SP-GC PD) Beyond

**SITE CHARACTERISTICS**

The project site is situated near the base of the Sierra Nevada foothills. The topography is characterized by gently rolling hills covered in non-native and naturalized grasslands

**APPLICABLE CODES**

FPASP (Folsom Plan Area Specific Plan)  
FMC Chapter 16.16, Tentative Subdivision Maps

**Small-Lot Vesting Tentative Subdivision Map Amendment**

As described in the background section of this report, the City Council approved a Large-Lot Vesting Tentative Subdivision Map (LLVTSM), Small-Lot Vesting Tentative Subdivision Map (SLVTSM), Development Agreement Amendment, Project Design Guidelines, and Inclusionary Housing Plan for development of the 530-unit Folsom Heights Subdivision project on July 11, 2017 (PN 15-303). The City Council granted three-year extensions in time for Folsom Heights Small-Lot Vesting Tentative Subdivision Map on August 27, 2019 (PN 19-111) and December 14, 2021 (PN 21-233). The Small-Lot Vesting Tentative Subdivision Map is provided in Attachment 4.

At their regularly scheduled meeting held on October 24, 2017, Council directed staff that the Prima Drive Extension associated with the Folsom Heights Subdivision project should be constructed as a paved and gated/bollard-controlled Emergency Vehicle Access (EVA) Route only with gates and bicycle and pedestrian access to the satisfaction of the City of Folsom. Members of the community to the east of the approved EVA in El Dorado Hills (primarily from the Stonebriar subdivision) expressed concern regarding increased connectivity between the Folsom Heights neighborhood and their neighborhood, including aesthetic, safety and liability issues.

The Folsom Fire Department, which originally requested the EVA, reviewed the Folsom Heights project in 2024 in consultation with the City Engineer after significant construction had occurred in the Folsom Plan Area. In this review, they determined that, based on current infrastructure and changes in layout of the area, emergency vehicle access concerns have now been sufficiently addressed without the necessity for the Prima Drive EVA (see Attachment 7).

Condition 174 of PN 21-233 states that Prima Drive shall be connected to Stonebriar Drive in coordination with El Dorado County. Condition 182 states that this extension shall be constructed as a paved and gated/bollard-controlled EVA Route only and shall accommodate pedestrian and bicycle access to the satisfaction of the City of Folsom. Given that the need for emergency vehicle access is no longer needed at this location, staff is supportive of modifying the conditions of approval of PN 21-233 to remove these conditions, as proposed by the applicant. Additionally, staff attended the regularly scheduled meeting for the Rolling Hills Community Services District on May 21, 2024, and noted the support of the residents and board to eliminate the EVA connection from Folsom Heights to Stonebriar and the use of the easement exclusively for EID operations.

Staff notes that the Prima Drive extension area is located entirely outside of the City of Folsom and will continue to contain a public utility easement with storm drainage, sanitary sewer lines located underground. It will be used only as a barricaded 18-foot aggregate-base gravel utility service road with a one-foot shoulder on each side, as shown in Attachment 5. The gravel service road will have manual gates at each end allowing vehicle access to EID vehicles. No sidewalk, bicycle lane, curb, or gutter will be present on this road. As such, staff supports the proposed deletion of Conditions 174 and 182.

No other changes to the conditions of approval or the map itself are proposed.

### **ENVIRONMENTAL REVIEW**

An Addendum to the Folsom Plan Area Environmental Impact Report was previously approved for the Folsom Heights Subdivision project (PN 15-303) on July 25, 2017 in accordance with the California Environmental Quality Act (CEQA). The proposed Small-Lot Vesting Tentative Subdivision Map Amendment to remove the two conditions of approval noted above would not constitute a substantial change to the approved project for purposes of CEQA, and therefore does not require further CEQA review under CEQA Guidelines Sections 15162(a), 15163(a) or 15164(a).

In addition, none of the conditions described in Section 21166 of the Public Resources Code or Section 15162 of the CEQA Guidelines calling for the preparation of a subsequent EIR have occurred. Therefore, no additional environmental review is required.

### **PLANNING COMMISSION HEARING**

The Planning Commission held a hearing for the proposed project at its August 28, 2024 meeting. After deliberation, the Commission unanimously voted (7-0) to recommend that City Council approve the project as conditioned.

**ATTACHMENTS**

1. Resolution No. 11263 – A Resolution to Approve a Small-Lot Vesting Tentative Subdivision Map Amendment for the Folsom Heights Subdivision Project
2. Conditions of Approval
3. Vicinity Map
4. Approved Folsom Heights Small-Lot Vesting Tentative Subdivision Map and Improvement Plans, dated April 13, 2017
5. Proposed Folsom Heights Improvements at Prima Drive
6. Applicant’s Project Narrative
7. Letter from Folsom Fire Department, dated April 15, 2024

Submitted,



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PAM JOHNS  
Community Development Director



**ATTACHMENT 1**

**RESOLUTION NO. 11263 – A RESOLUTION TO APPROVE A  
SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP  
AMENDMENT FOR THE FOLSOM HEIGHTS SUBDIVISION  
PROJECT**

**RESOLUTION NO. 11263**

**A RESOLUTION TO APPROVE A SMALL-LOT VESTING TENTATIVE  
SUBDIVISION MAP AMENDMENT FOR THE FOLSOM HEIGHTS SUBDIVISION  
PROJECT**

**WHEREAS**, the Planning Commission on August 28, 2024, held a public hearing on the proposed Small Lot Vesting Tentative Subdivision Map Amendment to remove Conditions of Approval 174 and 182, considered public comment and determined the proposed amendments comply 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

**WHEREAS** an Addendum to the Folsom Plan Area Environmental Impact Report was previously approved for the Folsom Heights Subdivision project (PN 15-303) on July 25, 2017 in accordance with the California Environmental Quality Act (CEQA); and

**WHEREAS** the Planning Commission determined that the proposed Small-Lot Vesting Tentative Subdivision Map Amendment would not constitute a substantial change to the approved project for purposes of CEQA, and therefore does not require further CEQA review under CEQA Guidelines Sections 15162(a), 15163(a) and 15164(a);

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Folsom hereby approves a Small Lot Vesting Tentative Subdivision Map Amendment to remove Conditions of Approval 174 and 182.

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 AS AMENDED.

**CEQA FINDINGS**

- C. THE CITY, AS LEAD AGENCY, PREVIOUSLY CERTIFIED AN ENVIRONMENTAL IMPACT REPORT/ENVIRONMENTAL IMPACT STATEMENT FOR THE FOLSOM PLAN AREA SPECIFIC PLAN AND ALSO APPROVED AN ADDENDUM FOR THE FOLSOM HEIGHTS SUBDIVISION PROJECT.



- D. THE PROPOSED PROJECT IS CONSISTENT WITH THE FOLSOM PLAN AREA SPECIFIC PLAN.
- E. THE FEASIBLE MITIGATION MEASURES SPECIFIED IN THE FOLSOM PLAN AREA SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT AND FOLSOM HEIGHTS SUBDIVISION CERTIFIED ADDENDUM WILL BE IMPLEMENTED FOR THE PROPOSED SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP, CONSISTENT WITH CEQA GUIDELINES SECTION 15183(e).
- F. NONE OF THE EVENTS SPECIFIED IN SECTION 21166 OF THE PUBLIC RESOURCES CODE OR SECTION 15162 OF THE CEQA GUIDELINES REQUIRING SUBSEQUENT ENVIRONMENTAL REVIEW HAVE OCCURRED.

**VESTING TENTATIVE SUBDIVISION MAP AMENDMENT FINDINGS**

- G. THE PROPOSED SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP AMENDMENT IS CONSISTENT WITH THE CITY'S SUBDIVISION ORDINANCE AND THE SUBDIVISION MAP ACT IN THAT THE PROJECT REMAINS SUBJECT TO CONDITIONS OF APPROVAL THAT WILL ENSURE THAT THE PROJECT IS DEVELOPED IN COMPLIANCE WITH CITY STANDARDS.
- H. THE PROPOSED AMENDMENT DOES NOT AFFECT THE PROVISIONS FOR THE DESIGN OR IMPROVEMENTS OF THE SUBDIVISION, WITH THE EXCEPTION OF REMOVAL OF THE EVA. THIS PROPOSED AMENDMENT TO THE EXISTING SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP IS CONSISTENT WITH THE GENERAL PLAN, THE FOLSOM PLAN AREA SPECIFIC PLAN, AND ALL APPLICABLE PROVISIONS OF THE FOLSOM MUNICIPAL CODE, GIVEN SUBSEQUENT DEVELOPMENT IN THE AREA.
- I. THE PROJECT SITE REMAINS PHYSICALLY SUITABLE FOR THE TYPE OF DEVELOPMENT PROPOSED.
- J. AS CONDITIONED, THE PROPOSED MODIFICATIONS TO THE DESIGN OF THE SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.
- K. THE DESIGN OF THE PROPOSED SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP MODIFICATIONS AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH OR SAFETY PROBLEMS.
- L. THE DESIGN OF THE PROPOSED SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP MODIFICATIONS AND THE TYPE OF IMPROVEMENTS

WILL NOT CONFLICT WITH EASEMENTS FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.

- M. 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 24<sup>th</sup> day of September 2024, by the following roll-call vote:

**AYES:** Councilmember(s):  
**NOES:** Councilmember(s):  
**ABSENT:** Councilmember(s):  
**ABSTAIN:** Councilmember(s):

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Michael D. Kozlowski, MAYOR

ATTEST:

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Christa Freemantle, CITY CLERK

Exhibit A

Proposed Folsom Heights Improvements at Prima Drive

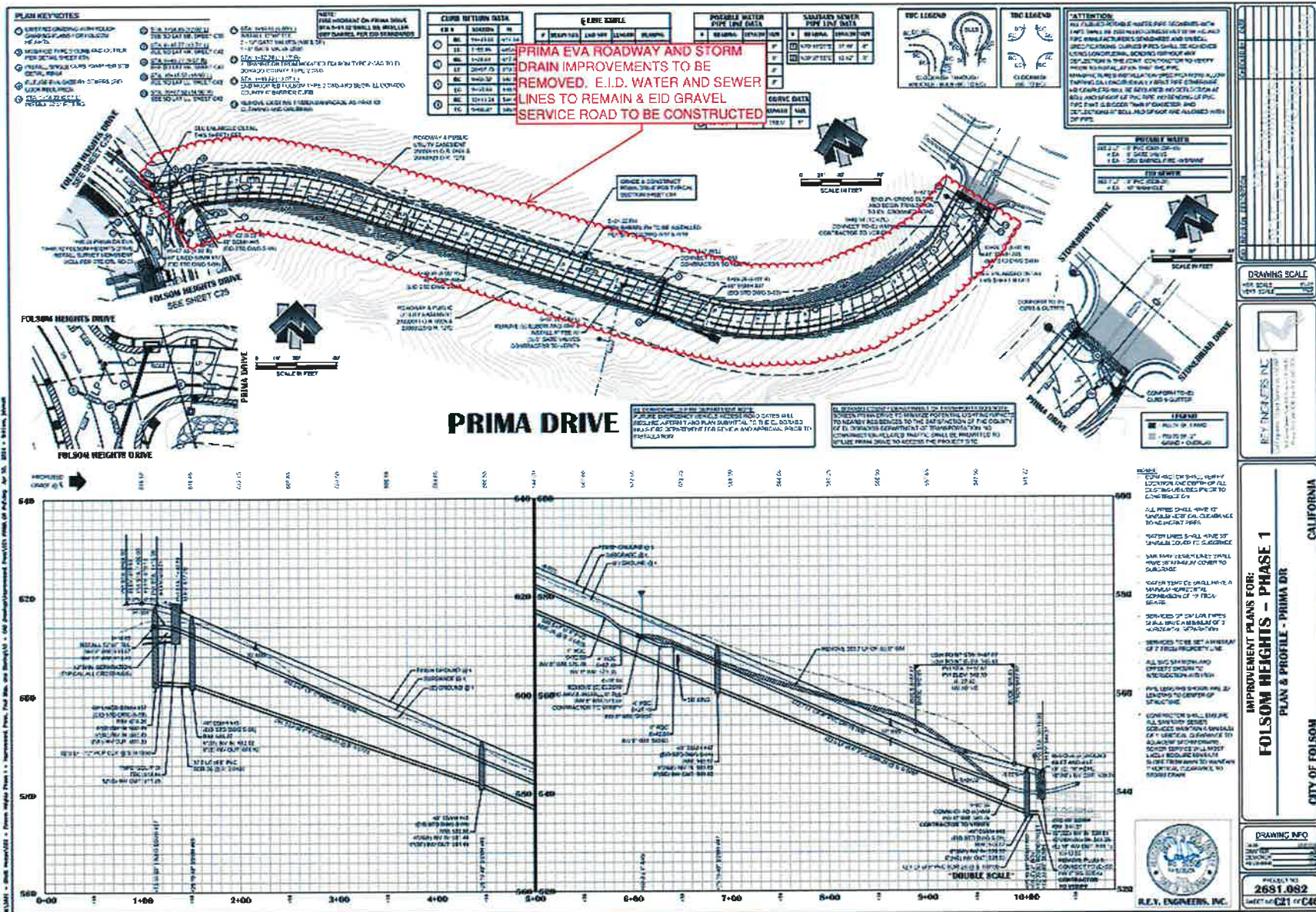


Exhibit B

Conditions of Approval



**CONDITIONS OF APPROVAL FOR THE FOLSOM HEIGHTS SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP  
AMENDMENT  
(SUBPM24-00139)**

	<b>Mitigation Measure</b>	<b>Condition/Mitigation Measure</b>	<b>When Required</b>	<b>Responsible Department</b>
1.		<p>The owner/applicant shall submit final site development plans to the Community Development Department that shall substantially conform to the exhibit referenced below:</p> <ul style="list-style-type: none"> <li>Proposed Folsom Heights Improvements at Prima Drive (included in Attachment 6 of this staff report)</li> </ul> <p>The Small-Lot Vesting Tentative Subdivision Map Amendment is approved for the Folsom Heights Subdivision project. Implementation of the project shall be consistent with the above referenced items and these conditions of approval.</p>	G, I, M, B	CD (P)(E)
2.		<p>Per FMC Section 16.16.130(B), any approved amendment shall not alter the expiration date of the tentative map. As such, project approval shall remain in effect throughout the validity period of the approved Vesting Small Lot Tentative Subdivision Map (expires July 11, 2025).</p> <p>If after approval of this project, a lawsuit is filed which seeks to invalidate any approval, or other permit or entitlement required in connection with any of the activities authorized by the project approvals, or to enjoin the activities contemplated herein, or to challenge the issuance by any governmental agency of any environmental document or exemption determination, the project approvals shall be tolled during the time that any litigation is pending, including any appeals.</p>	OG	CD (P)(E)
3.		<p>The conditions of approval for the Folsom Heights Subdivision Project Small-Lot Vesting Tentative Subdivision Map Extension (PN 21-233), with Conditions 174 and 182 removed, and as modified by the conditions of approval in this staff report, are hereby incorporated by reference.</p>	OG	CD (P)(E)



**CONDITIONS KEY**

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

**ATTACHMENT 2**

**CONDITIONS OF APPROVAL**

**CONDITIONS OF APPROVAL FOR THE FOLSOM HEIGHTS SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP AMENDMENT (SUBPM24-00139)**

	<b>Mitigation Measure</b>	<b>Condition/Mitigation Measure</b>	<b>When Required</b>	<b>Responsible Department</b>
1.		<p>The owner/applicant shall submit final site development plans to the Community Development Department that shall substantially conform to the exhibit referenced below:</p> <ul style="list-style-type: none"> <li>Proposed Folsom Heights Improvements at Prima Drive (included in Attachment 5 of this staff report)</li> </ul> <p>The Small-Lot Vesting Tentative Subdivision Map Amendment is approved for the Folsom Heights Subdivision project. Implementation of the project shall be consistent with the above referenced items and these conditions of approval.</p>	G, I, M, B	CD (P)(E)
2.		<p>Per FMC Section 16.16.130(B), any approved amendment shall not alter the expiration date of the tentative map. As such, project approval shall remain in effect throughout the validity period of the approved Vesting Small Lot Tentative Subdivision Map (expires July 11, 2025).</p> <p>If after approval of this project, a lawsuit is filed which seeks to invalidate any approval, or other permit or entitlement required in connection with any of the activities authorized by the project approvals, or to enjoin the activities contemplated herein, or to challenge the issuance by any governmental agency of any environmental document or exemption determination, the project approvals shall be tolled during the time that any litigation is pending, including any appeals.</p>	OG	CD (P)(E)
3.		<p>The conditions of approval for the Folsom Heights Subdivision Project Small-Lot Vesting Tentative Subdivision Map Extension (PN 21-233), with Conditions 174 and 182 removed, and as modified by the conditions of approval in this staff report, are hereby incorporated by reference.</p>	OG	CD (P)(E)

## CONDITIONS

RESPONSIBLE DEPARTMENT		WHEN REQUIRED	
CD (P) (E) (B) (A)	Community Development Department Planning Division Engineering Division Building Division City Arborist	I	Prior to approval of Improvement Plans
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PD	Police Department	O	Prior to approval of Occupancy Permit
FD	Fire Department	G	Prior to issuance of Grading Permit
EWR	Environmental & Water Resources Department	DC	During construction
		OG	On-going requirement

**ATTACHMENT 3**

**VICINITY MAP**





CRESCENT RIDGE VILLAGE

Starbucks

Mercedes-Benz

50

50

El Dorado

Laroche Rd

Sienna Restaurant

Stonebriar Subdivision

Prima EVA Location

Folsom Heights

Laroche Rd

White Rock Rd

White Rock Rd

White Rock

Sacramento/El Dorado County Line

Prima EVA Vicinity Map

Google Earth

Image © 2024 Airbus

4000 ft





**ATTACHMENT 4**

**APPROVED FOLSOM HEIGHTS SMALL-LOT VESTING  
TENTATIVE SUBDIVISION MAP AND IMPROVEMENT PLANS,  
DATED APRIL 13, 2017**







U.S. HIGHWAY 50



**LEGEND**

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PRELIMINARY UTILITY PLAN

# Folsom Heights

Scale: 1" = 100'  
 Folsom, California  
**MacKay & Somps**  
 August 22, 2015  
 Revised - October 15, 2016  
 February 22, 2017  
 April 16, 2017  
 April 19, 2017

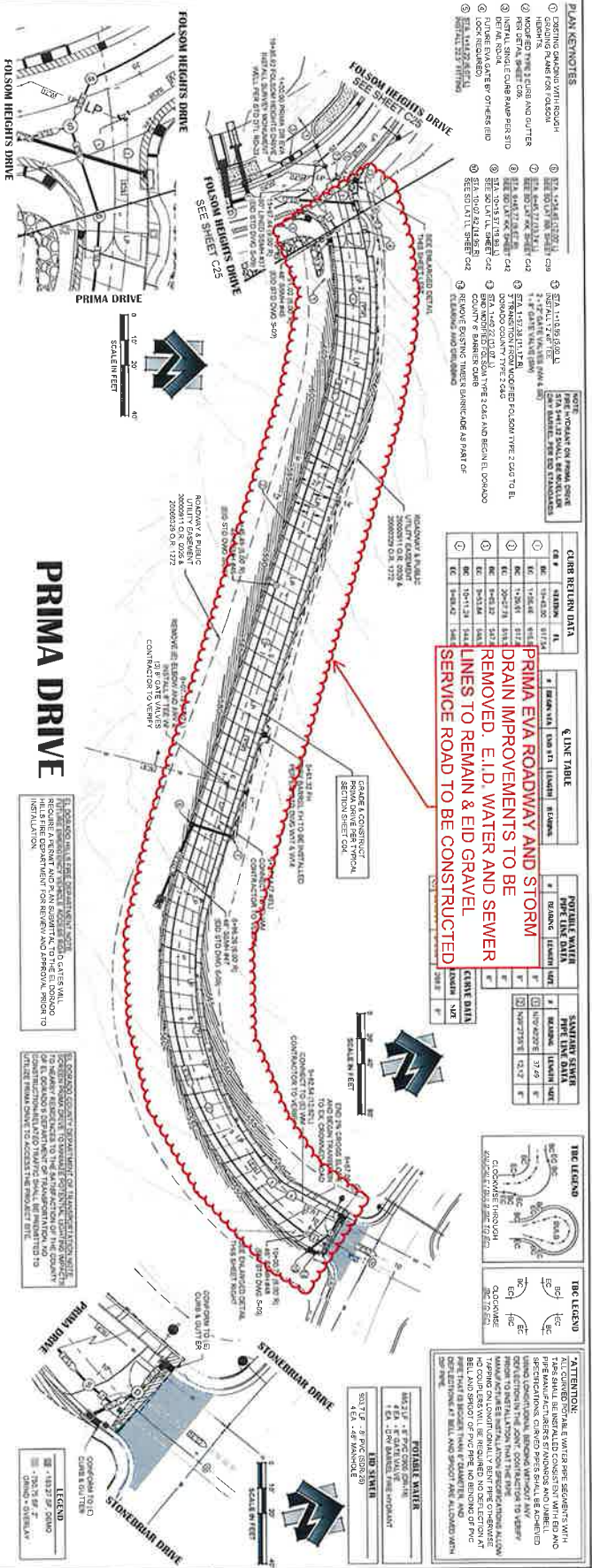
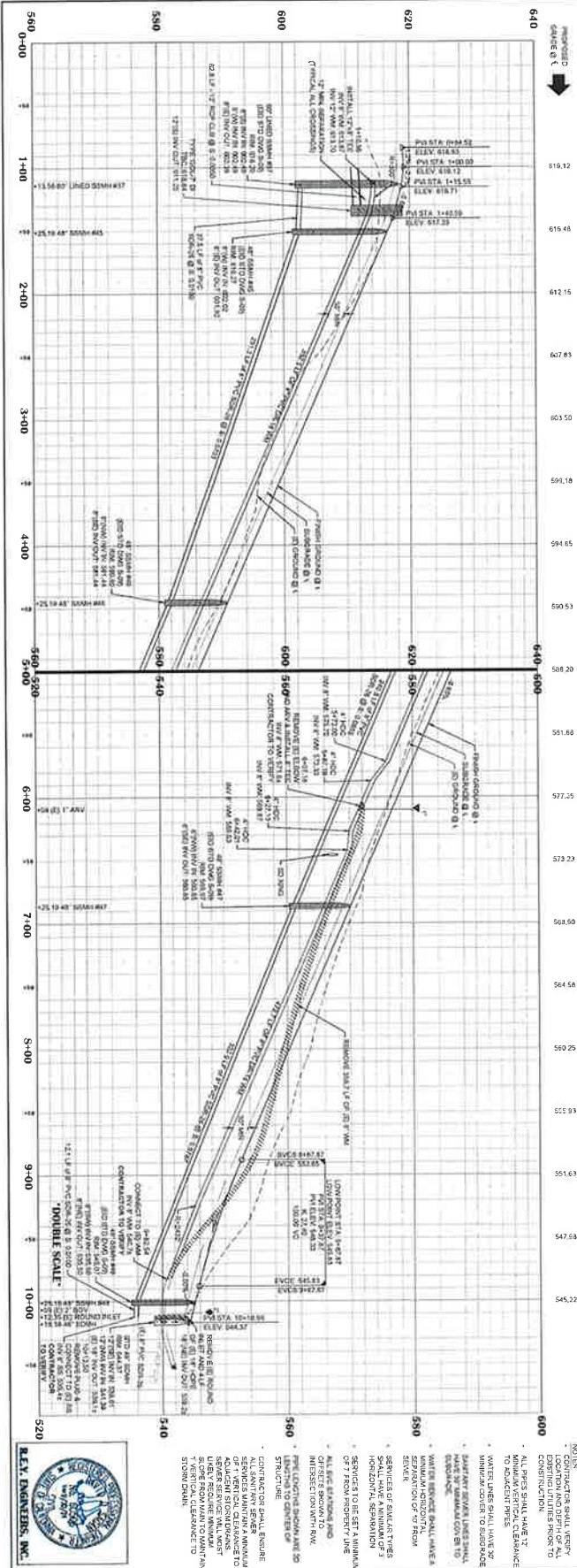
White Rock Road  
 Approved by Board of Supervisors  
 For "White Rock Road" and "White  
 Rock Road" on July 14, 2017  
 (Showing For 2017)



**ATTACHMENT 5**

**PROPOSED FOLSOM HEIGHTS IMPROVEMENTS AT PRIMA  
DRIVE**





**PLAN KEYNOTES**

1. DRAINAGE DESIGN WITH SLOUGH
2. GEOTECH REPORT FOR CONDO
3. MODIFIED TRUCK LANE AND CURBS
4. PER DEFMA SHEET C04
5. INTERMEDIATE CURB RAMP FOR SLO
6. FUTURE EVA QUOTE BY OTHERS EID
7. LOCUS REQUIRED
8. SEE SHEET C01
9. SEE SHEET C02
10. SEE SHEET C03
11. SEE SHEET C04
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**CLUB RETURN DATA**

CLUB #	SECTION	TYPE	START STA	END STA	DEPTH	REMARKS
1	1-1/2" DIA	11	5+00	5+10	1.5	CONNECTION TO VENT
2	1-1/2" DIA	11	5+10	5+20	1.5	CONNECTION TO VENT
3	1-1/2" DIA	11	5+20	5+30	1.5	CONNECTION TO VENT
4	1-1/2" DIA	11	5+30	5+40	1.5	CONNECTION TO VENT
5	1-1/2" DIA	11	5+40	5+50	1.5	CONNECTION TO VENT
6	1-1/2" DIA	11	5+50	5+60	1.5	CONNECTION TO VENT
7	1-1/2" DIA	11	5+60	5+70	1.5	CONNECTION TO VENT
8	1-1/2" DIA	11	5+70	5+80	1.5	CONNECTION TO VENT
9	1-1/2" DIA	11	5+80	5+90	1.5	CONNECTION TO VENT
10	1-1/2" DIA	11	5+90	6+00	1.5	CONNECTION TO VENT
11	1-1/2" DIA	11	6+00	6+10	1.5	CONNECTION TO VENT
12	1-1/2" DIA	11	6+10	6+20	1.5	CONNECTION TO VENT
13	1-1/2" DIA	11	6+20	6+30	1.5	CONNECTION TO VENT
14	1-1/2" DIA	11	6+30	6+40	1.5	CONNECTION TO VENT
15	1-1/2" DIA	11	6+40	6+50	1.5	CONNECTION TO VENT
16	1-1/2" DIA	11	6+50	6+60	1.5	CONNECTION TO VENT
17	1-1/2" DIA	11	6+60	6+70	1.5	CONNECTION TO VENT
18	1-1/2" DIA	11	6+70	6+80	1.5	CONNECTION TO VENT
19	1-1/2" DIA	11	6+80	6+90	1.5	CONNECTION TO VENT
20	1-1/2" DIA	11	6+90	7+00	1.5	CONNECTION TO VENT
21	1-1/2" DIA	11	7+00	7+10	1.5	CONNECTION TO VENT
22	1-1/2" DIA	11	7+10	7+20	1.5	CONNECTION TO VENT
23	1-1/2" DIA	11	7+20	7+30	1.5	CONNECTION TO VENT
24	1-1/2" DIA	11	7+30	7+40	1.5	CONNECTION TO VENT
25	1-1/2" DIA	11	7+40	7+50	1.5	CONNECTION TO VENT
26	1-1/2" DIA	11	7+50	7+60	1.5	CONNECTION TO VENT
27	1-1/2" DIA	11	7+60	7+70	1.5	CONNECTION TO VENT
28	1-1/2" DIA	11	7+70	7+80	1.5	CONNECTION TO VENT
29	1-1/2" DIA	11	7+80	7+90	1.5	CONNECTION TO VENT
30	1-1/2" DIA	11	7+90	8+00	1.5	CONNECTION TO VENT
31	1-1/2" DIA	11	8+00	8+10	1.5	CONNECTION TO VENT
32	1-1/2" DIA	11	8+10	8+20	1.5	CONNECTION TO VENT
33	1-1/2" DIA	11	8+20	8+30	1.5	CONNECTION TO VENT
34	1-1/2" DIA	11	8+30	8+40	1.5	CONNECTION TO VENT
35	1-1/2" DIA	11	8+40	8+50	1.5	CONNECTION TO VENT
36	1-1/2" DIA	11	8+50	8+60	1.5	CONNECTION TO VENT
37	1-1/2" DIA	11	8+60	8+70	1.5	CONNECTION TO VENT
38	1-1/2" DIA	11	8+70	8+80	1.5	CONNECTION TO VENT
39	1-1/2" DIA	11	8+80	8+90	1.5	CONNECTION TO VENT
40	1-1/2" DIA	11	8+90	9+00	1.5	CONNECTION TO VENT
41	1-1/2" DIA	11	9+00	9+10	1.5	CONNECTION TO VENT
42	1-1/2" DIA	11	9+10	9+20	1.5	CONNECTION TO VENT
43	1-1/2" DIA	11	9+20	9+30	1.5	CONNECTION TO VENT
44	1-1/2" DIA	11	9+30	9+40	1.5	CONNECTION TO VENT
45	1-1/2" DIA	11	9+40	9+50	1.5	CONNECTION TO VENT
46	1-1/2" DIA	11	9+50	9+60	1.5	CONNECTION TO VENT
47	1-1/2" DIA	11	9+60	9+70	1.5	CONNECTION TO VENT
48	1-1/2" DIA	11	9+70	9+80	1.5	CONNECTION TO VENT
49	1-1/2" DIA	11	9+80	9+90	1.5	CONNECTION TO VENT
50	1-1/2" DIA	11	9+90	10+00	1.5	CONNECTION TO VENT

**ATTENTION:**

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF FOLSOM SPECIFICATIONS AND THE CALIFORNIA SPECIFICATIONS. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FOLSOM AND THE CALIFORNIA DEPARTMENT OF WATER RESOURCES. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FOLSOM AND THE CALIFORNIA DEPARTMENT OF WATER RESOURCES. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FOLSOM AND THE CALIFORNIA DEPARTMENT OF WATER RESOURCES.

**REY ENGINEERS, INC.**

**IMPROVEMENT PLANS FOR: FOLSOM HEIGHTS - PHASE 1**

**PLAN & PROFILE - PRIMA DR**

**CITY OF FOLSOM CALIFORNIA**

**DRAWING INFO**

PROJECT NO: 2681.082

DATE: 08/16/24

DESIGNED BY: JCH

CHECKED BY: JCH

SCALE: AS SHOWN

**ATTACHMENT 6**

**APPLICANT'S PROJECT NARRATIVE**

## **PROJECT NARRATIVE**

Elliott Homes is requesting a Tentative Map amendment to delete two Conditions of Approval for our Folsom Heights project.

Specifically, we are requesting the deletion of Conditions #174 and #182 of the approved Tentative Subdivision Map (see Elliott letter dated April 25, 2024). Both Conditions require and describe an emergency vehicle access (EVA) at Prima Drive from the adjacent El Dorado Hills subdivision of Stonebriar into our Folsom Heights project.

The secondary access, or EVA, is no longer needed due to significant changes to the immediate areas and additional access points into Folsom Heights. Since the Folsom Heights approval in 2017, much has changed in the vicinity of the Folsom Plan Area. Many new through streets are now completed that provide adequate access points into Folsom Heights.

In addition, Fire Station #34 is about to open in the Summer of 2024, providing fire protection to Folsom Heights.

The existing Prima Drive easement will be completed only to serve the El Dorado County Irrigation District (EID) wet utility facilities and will prohibit all vehicular access.

**ATTACHMENT 7**

**LETTER FROM FOLSOM FIRE DEPARTMENT,  
DATED APRIL 15, 2024**



# Folsom Fire Department

*Office of the Fire Chief, Ken Cusano*

535 Glenn Drive · Folsom, CA 95630 · Phone (916) 461-6300

April 15, 2024

Price Walker  
*Vice President, Project Development*  
Elliot Homes, Inc.  
340 Palladio Parkway, Suite 521  
Folsom, CA 95630-8775

Subject: Update on Prima Drive - Emergency Vehicle Access in Folsom Heights

Mr. Walker,

The Fire Department wanted to take a moment to inform you about an update regarding the proposed Prima Drive - Emergency Vehicle Access (EVA) in the Folsom Heights development.

There has been significant progress in construction within and surrounding the Folsom Heights development. This progress has led to changes in the infrastructure and layout of the area, prompting a review of the original conditions set forth regarding the Emergency Vehicle Access (EVA), Prima Drive, that proposed connecting Folsom Heights with the Stonebriar community in El Dorado Hills.

After careful consideration and consultation with the City of Folsom City Engineer, it has been determined that the ongoing construction developments have sufficiently addressed concerns related to emergency vehicle access. Therefore, the Fire Department has concluded that the Emergency Vehicle Access (EVA) previously required as part of the development construction conditions is no longer deemed necessary.

Please be assured that despite this adjustment, the safety and well-being of our residents remain our utmost priority. The decision was made following thorough evaluations and assessments to ensure that emergency services will continue to have efficient access to all areas within the Folsom Heights development, even without the designated Emergency Vehicle Access.

Please do not hesitate to reach out to us if you require further clarification or information regarding this matter.

Sincerely,



Ken Cusano  
*Fire Chief*

Cc Rebecca Neves  
*City Engineer, City of Folsom*

Daniel Wolfe  
*Senior Civil Engineer, City of Folsom*

Dave Sagan  
*Principal, R.E.Y. Engineers, Inc.*