

Folsom City Council Staff Report

MEETING DATE:	1/14/2025
AGENDA SECTION:	Public Hearing
SUBJECT:	<p>Alder Creek West Large Lot Tentative Subdivision Map Project – Vicinity of White Rock Road and Oak Avenue Parkway in the Folsom Plan Area (SUBPM24-00233)</p> <p>i. 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</p>
FROM:	Community Development Department

RECOMMENDATION / CITY COUNCIL ACTION

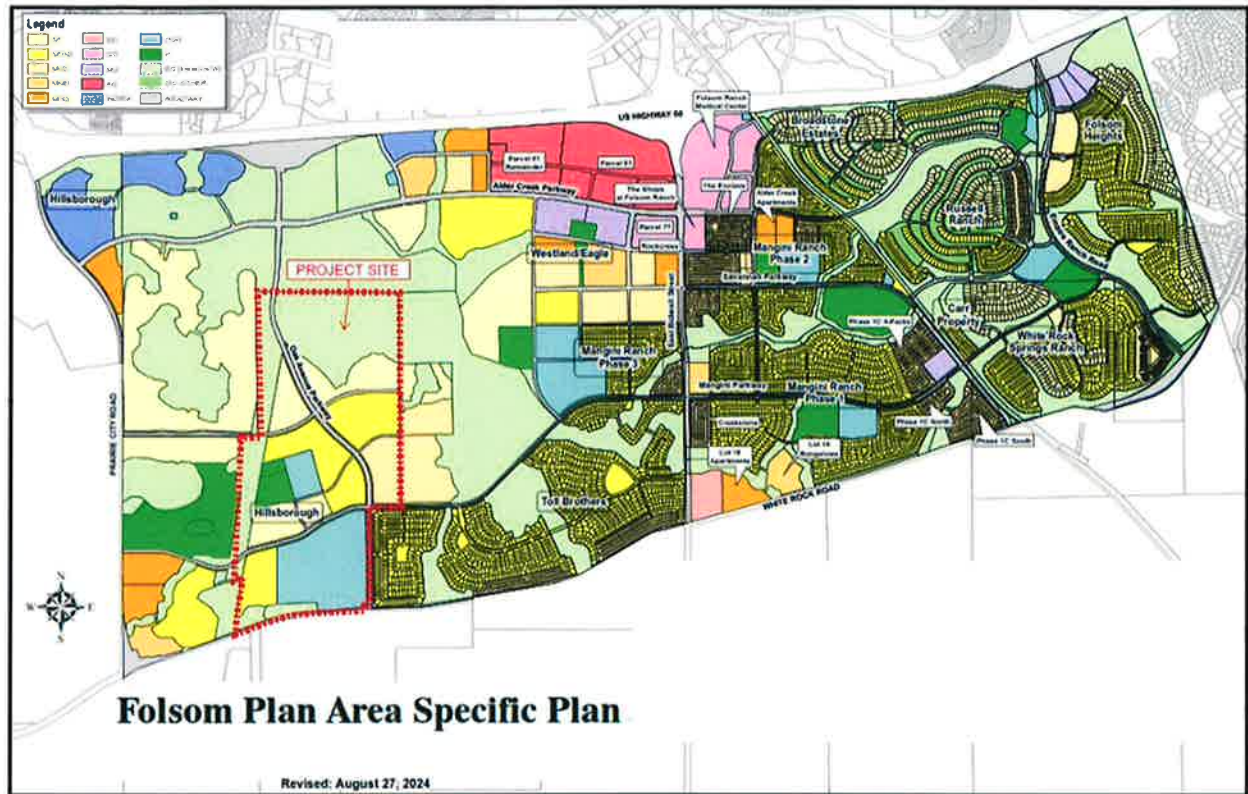
Staff forwards the Planning Commission's recommendation that the City Council take the following action:

1. Approve Resolution No. 11318- Determining that the Alder Creek West Large Lot Tentative Subdivision Map Project is Exempt from CEQA and Approving Said Large Lot Tentative Subdivision Map

BACKGROUND / ISSUE

The applicant, Rick Jordan representing Hillsborough North, LLC, is requesting approval of a Large-Lot Tentative Subdivision Map (LLTSM or Large-Lot Map) 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). The location of the project is shown in Figure 1 below and the Large Lot Map is shown in Attachment 4.

FIGURE 1: Project Vicinity Map



No development rights are sought with the proposed LLTSM. No land use changes or modifications are proposed with this project. 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.

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-SFHD	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 applicant states that future small lot maps will be consistent with the approved Land Use Plan. If needed, General Plan and/or Specific Plan Amendments will be sought to bring the land uses and parcel lines into conformance. Staff also wish to note that proposed Large Lots #8 and #9 are

extremely small due to discrepancies in the existing parcel lines and Specific Plan Land Use designations. The applicant anticipates that these two proposed large lots will be merged with adjacent Open Space and Parks lots, which will then be transferred to the city.

The Planning Commission considered this project at its December 18, 2024, meeting and unanimously recommended City Council approval.

POLICY / RULE

The Folsom Municipal Code (FMC) requires that applications for Tentative Subdivision Maps be forwarded to the City Council for final action. City Council actions regarding Tentative Subdivision Maps are covered under Section 16.16.080 of the FMC.

ANALYSIS

General Plan and Zoning Consistency

The 362.8-acre project site has multiple General Plan land use designations including:

- SF (Single-Family)
- SFHD (Single-Family High Density)
- MLD (Multi-Family Low Density)
- P (Parks)
- OS (Open Space)
- PQP (Public and Quasi-Public Facility)

In addition, the project site has multiple Specific Plan designations including:

- SP-SF-PD (Single-Family Residential-Planned Development)
- SP-SFHD-PD (Single-Family High Density-Planned Development)
- SP-MLD-PD (Multifamily Low Density-Planned Development)
- SP-P (Parks)
- SP-OS1 (Preserve Open Space)
- SP-OS2 (Passive Open Space)
- SP-PQP (Public/Quasi-Public)

The existing General Plan and the Specific Plan land use designations are consistent with each other and are not proposed to change as part of this project.

As no development is proposed with this specific application, the only relevant development standard applicable to the subdivision map is minimum lot area. The minimum required lot area for these properties ranges from 3,000 square feet for MLD- designated parcels up to 7,000 square feet for SF-designated parcels, with no minimum lot size requirements being applicable to the OS, P, or PQP parcels. Staff has determined that the proposed project meets the minimum lot area requirement as all nine of the newly created parcels exceed the minimum lot size requirement based on their individual Specific Plan designations. In addition, staff has determined that the

proposed project will not conflict with any known applicable plans or policies by agencies with jurisdiction over the project or the project site.

Large-Lot Tentative Subdivision Map

The primary purpose of the proposed project is to accommodate the sale, lease, and financing of the newly created large lots in accordance with the requirements of the Subdivision Map Act and designated land use as identified in the FPASP. No development rights are being requested, and to that effect, there is a note on the Large-Lot Tentative Subdivision Map stating so. Large lots with multiple land use designations exist throughout the FPASP; it is with individual small-lot tentative maps that the smaller lots are created to be consistent with the FPASP land use boundaries. Processing and approval of a Small-Lot Tentative and Final Map and/or Planned Development Permit applications or other appropriate entitlements will be required prior to grading, construction, or any development of the parcels created by this Large-Lot Map.

Staff has determined that the proposed Large-Lot Tentative Subdivision Map complies with all City requirements (Folsom Municipal Code [FMC], Chapter 16.16), as well as with the requirements of the State Subdivision Map Act (Government Code Sections 66410 *et seq.*).

FINANCIAL IMPACT

No financial impact is anticipated with the approval of the Large-Lot Map as the project will not result in any changes to the total number of residential units within the FPASP.

ENVIRONMENTAL REVIEW

Projects that are consistent with a specific plan as well as the existing General Plan and zoning are exempt from further environmental review unless there are new or more severe environmental effects that are unique to the project site and were not previously analyzed in a prior environmental document. The City has determined that the proposed project is consistent with the FPASP. Staff also determined that the project would not result in any new or more severe environmental effects that which were not previously analyzed in the FPASP EIR/EIS. As a result, the Alder Creek West LLTSM project qualifies for the exemptions in Public Resources Code section 21083.3 and CEQA Guidelines sections 15182(c) and 15183.

ATTACHMENTS

1. 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
2. Planning Commission Staff Report, dated December 18, 2024
3. Vicinity Map
4. Alder Creek West Large-Lot Tentative Subdivision Map, dated September 23, 2024
5. Project Narrative, dated December 4, 2024

Submitted,

A handwritten signature in blue ink, appearing to read "Pam Johns", is written above a solid black horizontal line.

PAM JOHNS
Community Development Director

ATTACHMENT 1

**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**

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

Sarah Aquino, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

Exhibit A

Large-Lot Tentative Subdivision Map

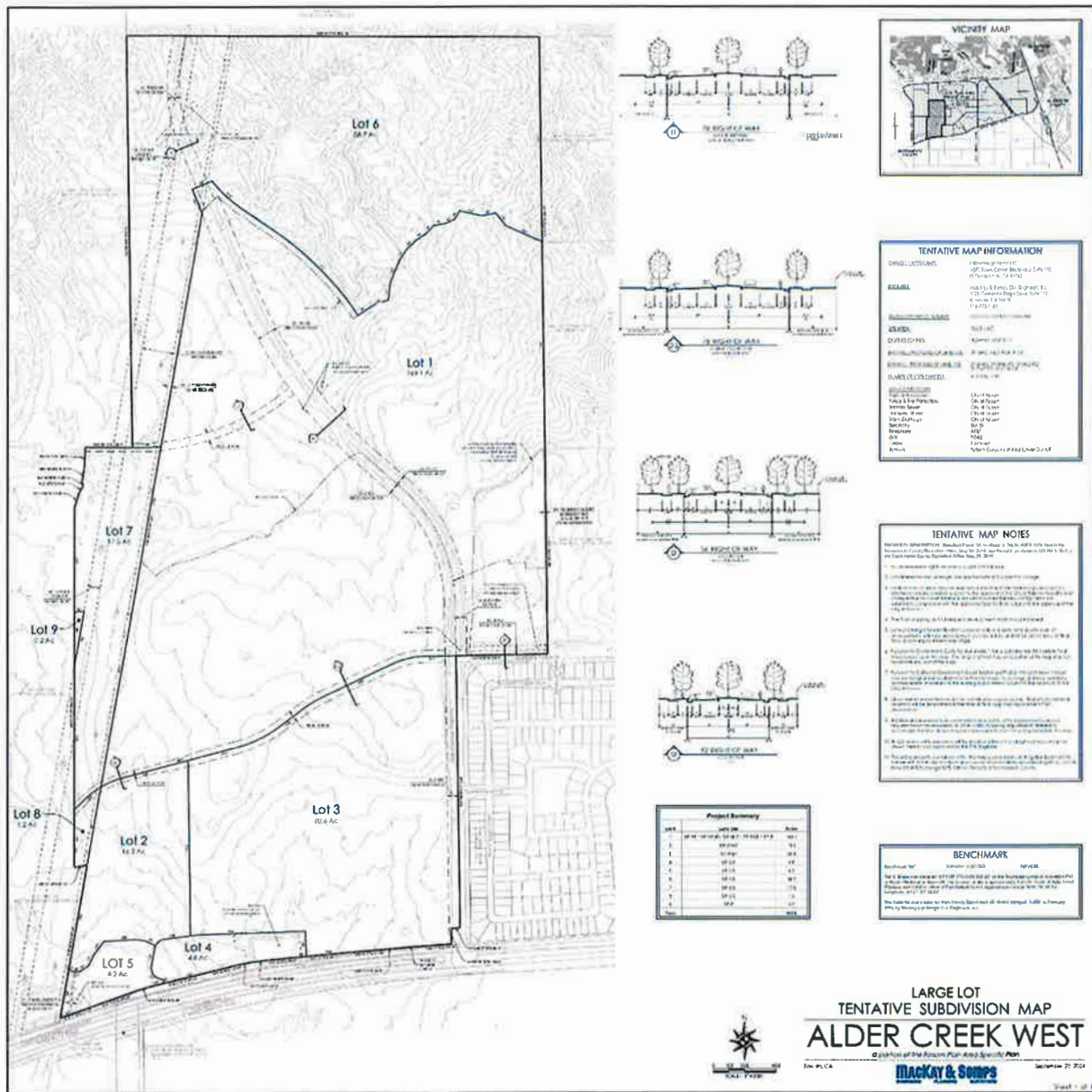


Exhibit B

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)

**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
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

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
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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NORTH OF WHITE ROCK ROAD, EAST AND WEST OF OAK AVENUE PARKWAY
LARGE-LOT TENTATIVE SUBDIVISION MAP**

	Mitigation Measure		When Required	Responsible Department
11.		<p><i>Validity</i> 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 FMC 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><i>Taxes and Fees</i> 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><i>Assessments</i> 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)

**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
14.		<p><i>Consultant Services</i></p> <p>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></p> <p>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

**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
16.		<p><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.</p>	M	CD (P)(E)
17.	✓	<p><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).</p>	M	CD (P)(E)
MAP REQUIREMENTS				
18.		<p><i>FPASP Compliance</i> Notes shall be added to the final map that state:</p> <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.		<p><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.</p>	OG	CD (E)

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	Mitigation Measure		When Required	Responsible Department
20.		Digital Map Copy 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.		Bikeway Plan 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.		Backbone Infrastructure 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

**CONDITIONS OF APPROVAL FOR THE ALDER CREEK WEST LLTSM PROJECT (SUBP24-00233)
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LARGE-LOT TENTATIVE SUBDIVISION MAP**

	Mitigation Measure		When Required	Responsible Department
23.		<p>Phasing Plan</p> <p>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				

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	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		

ATTACHMENT 2

Planning Commission Staff Report, dated December 18, 2024



FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 1
Type: Public Hearing
Date: December 18, 2024

Planning Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: Alder Creek West Large Lot Tentative Subdivision Map
File #: SUBPM24-00233
Requests: Large-Lot Tentative Subdivision Map
Location/APN: North of White Rock Road, East and West of Oak Avenue Parkway, in the Folsom Plan Area Specific Plan (APNs 072-0060-093 and -098)
Staff Contact: Jessica Brandt, Principal Planner, 916-461-6207
jbrandt@folsom.ca.us

Property Owner/Applicant

Name: Rick Jordan, Folsom Real Estate
South, LLC
Address: 4370 Town Center Boulevard
Suite 100
El Dorado Hills, CA 95762

Recommendation: Conduct a public hearing and upon conclusion recommend approval of a Large-Lot Tentative Subdivision Map for the Alder Creek West Large Lot Tentative Subdivision Map project to the City Council as illustrated on Attachment 5, based on the findings (Findings A-N) and subject to the conditions of approval (Conditions 1-25) attached to this report.

Project Summary: The proposed project includes a request for approval of a Large-Lot Tentative Subdivision Map to subdivide an approximately 362.6-acre site located north of White Rock Road, east and west of Oak Avenue Parkway, in the Folsom Plan Area Specific Plan (FPASP) that currently consists of two parcels into nine individual parcels for future sale and development. No development rights are sought with the proposed Large-Lot Tentative Subdivision Map.

Attachments:

1. Project Description/Analysis
2. Background
3. Conditions of Approval



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AGENDA ITEM NO. 1
Type: Public Hearing
Date: December 18, 2024

4. Vicinity Map
5. Alder Creek West Large-Lot Tentative Subdivision Map, dated September 23, 2024
6. Project Narrative, dated August 23, 2024
7. SMUD Comment Letter, dated November 4, 2024
8. PG&E Comment Letter, dated September 26, 2024

Submitted,

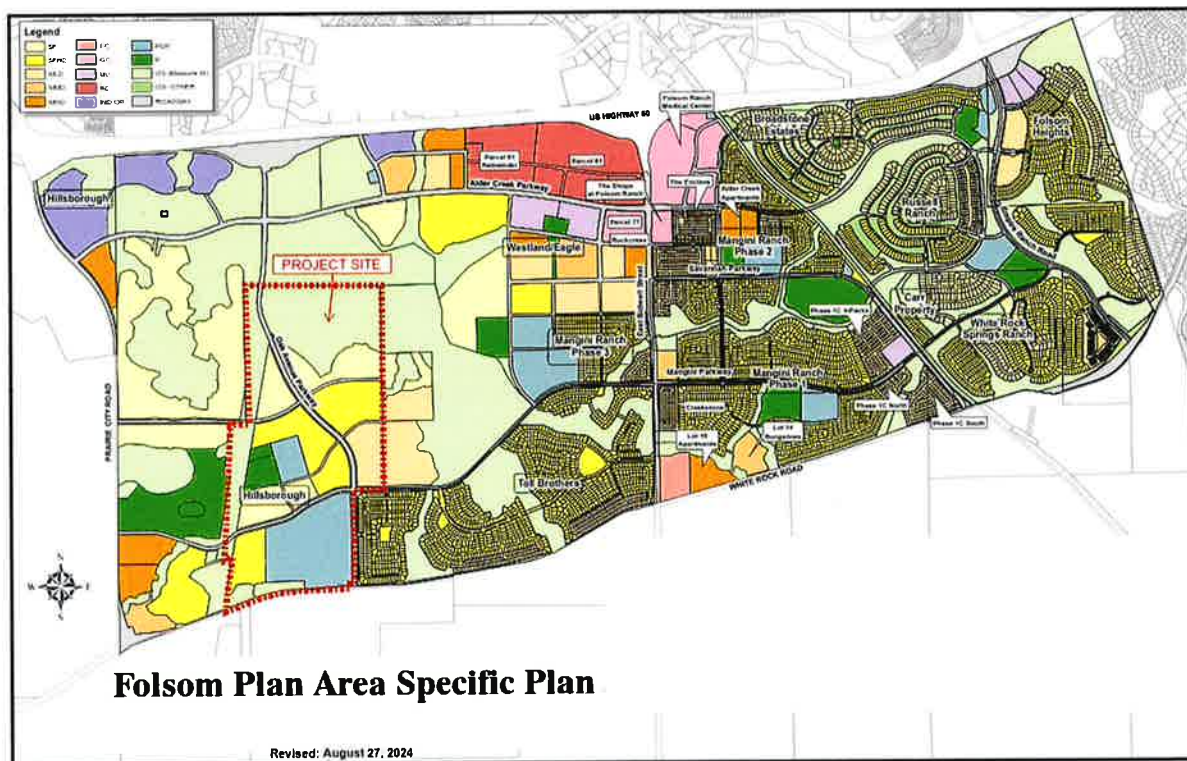
PAM JOHNS
Community Development Director

ATTACHMENT 1 PROJECT DESCRIPTION/ANALYSIS

PROJECT DESCRIPTION

The applicant, Rick Jordan representing Hillsborough North, LLC, is requesting approval of a Large-Lot Tentative Subdivision Map (LLTSM or Large-Lot Map) to subdivide two (2) parcels totaling 362.8 acres in size located north of White Rock Road, east and west of Oak Avenue Parkway, in the Folsom Plan Area Specific Plan (FPASP) into nine (9) individual parcels for future sale and development. No development rights are sought with the proposed LLTSM. The proposed Large-Lot Map is consistent with the approved land use designations for the Folsom Plan Area Specific Plan Land Use Map (FPASP Figure 4.3) in that no land use changes or modifications are proposed with this project. The project location with its land use designations is shown below.

FIGURE 1: PROJECT LOCATION EXHIBIT



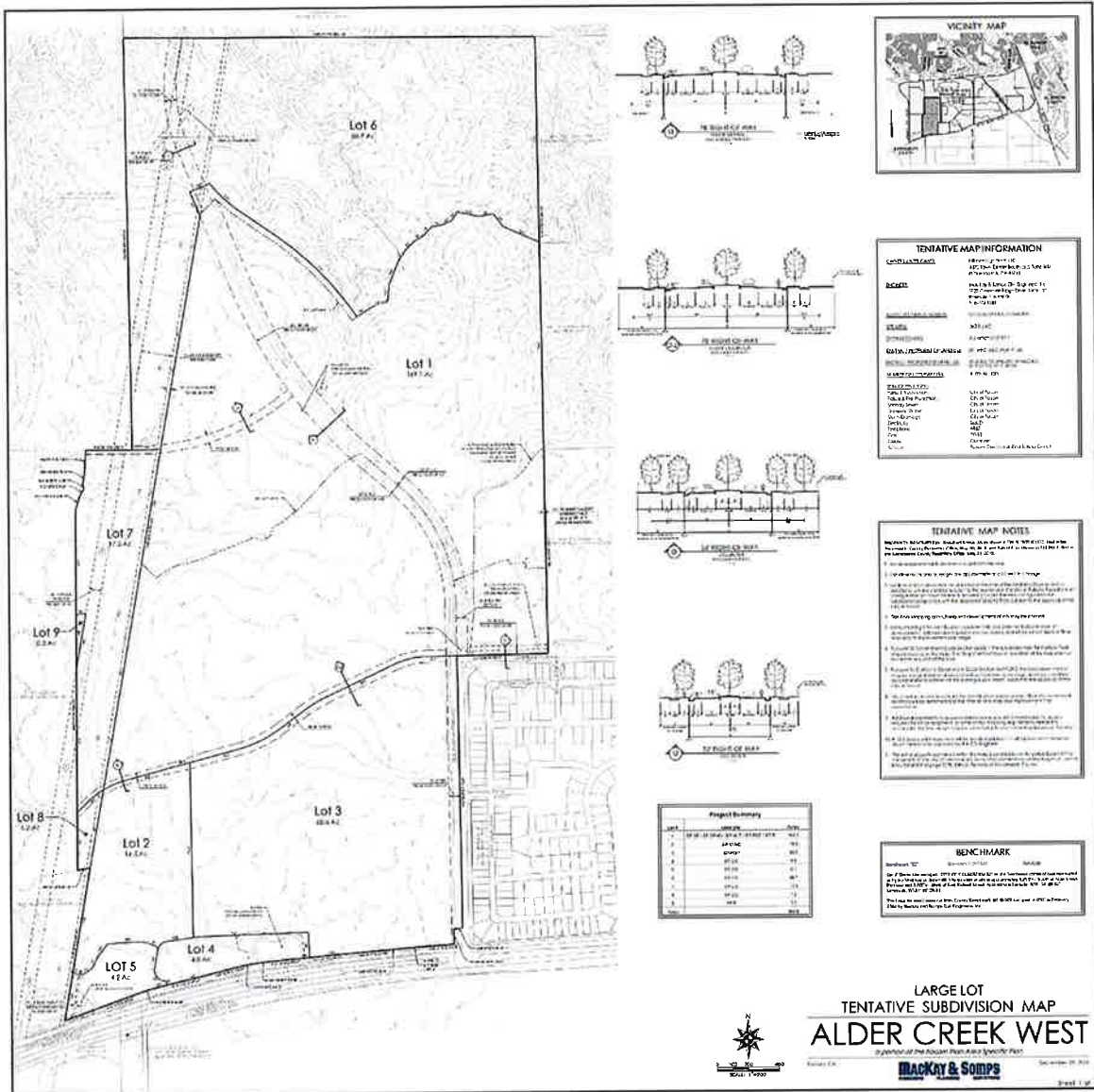
The proposed large lots are in substantial conformance with the project area's Specific Plan Land Use Designations and FPASP Parcels, but do not adhere perfectly to them due to several factors including anticipated roadway realignments and hydromodification basins. No land use changes are proposed with this project. The applicant states that

future parcel configuration will be consistent with the approved Land Use Plan as amended in August 2024. If needed, General Plan and/or Specific Plan Amendments will be sought to bring the land uses and parcel lines into conformance. A land use summary is shown in Table 1 (Land Use Summary), below, and the proposed LLTSM is shown on the following page (Figure 2). The proposed project also includes the dedication of Rights-of-Ways (ROW) and Public Utility Easements (PUE) within the scope and boundaries of this map to allow for development of future roadways and associated infrastructure improvements.

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-SFHD	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

FIGURE 2: LARGE-LOT TENTATIVE SUBDIVISION MAP



ANALYSIS

General Plan and Zoning Consistency

The 362.8-acre project site has multiple General Plan land use designations including:

- SF (Single-Family)
- SFHD (Single-Family High Density)
- MLD (Multi-Family Low Density)
- P (Parks)

- OS (Open Space)
- PQP (Public and Quasi-Public Facility)

In addition, the project site has multiple Specific Plan designations including:

- SP-SF-PD (Single-Family Residential-Planned Development)
- SP-SFHD-PD (Single-Family High Density-Planned Development)
- SP-MLD-PD (Multifamily Low Density-Planned Development)
- SP-P (Parks)
- SP-OS1 (Preserve Open Space)
- SP-OS2 (Passive Open Space)
- SP-PQP (Public/Quasi-Public)

The existing General Plan and the Specific Plan land use designations are consistent with each other and are not proposed to change as part of this project.

As no development is proposed with this specific application, the only relevant development standard applicable to the subdivision map is minimum lot area. The minimum required lot area for these properties ranges from 3,000 square feet for MLD-designated parcels up to 7,000 square feet for SF-designated parcels, with no minimum lot size requirements being applicable to the OS, P, or PQP parcels. Staff has determined that the proposed project meets the minimum lot area requirement as all nine of the newly created parcels exceed the minimum lot size requirement based on their individual Specific Plan designations. In addition, staff has determined that the proposed project will not conflict with any known applicable plans or policies by agencies with jurisdiction over the project or the project site.

Large-Lot Tentative Subdivision Map

The proposed project is a request for approval of a Large-Lot Tentative Subdivision Map to subdivide two parcels totaling 362.8 acres in size located north of White Rock Road, east and west of Oak Avenue Parkway, in the FPASP into nine individual parcels for future sale and development. The proposed Large-Lot Map is included with this report as Attachment 5. In addition, the proposed project includes the dedication of ROW consistent with the FPASP. Public utility easements (PUEs) adjacent to the IODs will also be established with the proposed project.

As discussed in the project narrative (Attachment 6), the primary purpose of the proposed project is to accommodate the sale, lease, and financing of the newly created large lots in accordance with the requirements of the Subdivision Map Act and designated land use as identified in the FPASP. No development rights are being requested, and to that effect, there is a note on the Large-Lot Tentative Subdivision Map stating so.

Future small-lot tentative maps will further subdivide the large parcels of land into smaller lots consistent with the FPASP land use and allocation map. These future tentative maps

will seek development rights after the transfer of land to the eventual developer is completed. The future parcel configurations will be consistent with the approved FPASP land use plan and will establish discreet parcels of land based on the FPASP land use boundaries (meaning, the future maps will create lots with singular land use designations, versus this LLTSM where there are large lots with multiple land use designations).

Large lots with multiple land use designations exist throughout the FPASP; it is with individual small-lot tentative maps that the smaller lots are created to be consistent with the FPASP land use boundaries. Processing and approval of a Small-Lot Tentative and Final Map and/or Planned Development Permit applications or other appropriate entitlements will be required prior to grading, construction, or any development of the parcels created by this Large-Lot Tentative Subdivision Map. Condition No. 3 is included to reflect this requirement. Requested conditions from SMUD and PG&E are also included as Attachments 7 and 8 to this report and referenced in the Conditions of Approval (COA) as COAs #24 and #25.

Staff has determined that the proposed Large-Lot Tentative Subdivision Map complies with all City requirements (Folsom Municipal Code [FMC], Chapter 16.16), as well as with the requirements of the State Subdivision Map Act (Government Code Sections 66410 *et seq.*).

ENVIRONMENTAL REVIEW

Under Public Resources Code section 21083.3, an Environmental Impact Report (EIR) for a planning or zoning action may be used to eliminate, or reduce the scope of, environmental review for later development projects that are consistent with the planning or zoning action. For purposes of this analysis, "consistent" means that the project's proposed density is equal to or less than the density for the project site in the prior planning or zoning action and the project complies with any density-related standards in the plan.

The application of CEQA to the approval of a project that is consistent with a previously approved zoning decision, community plan, or general plan, for which an environmental impact report was certified, shall be limited to effects upon the environment which are peculiar to the parcel or to the project and which were not addressed as significant effects in the prior environmental impact report. (Public Resources Code § 21083.3.) The lead agency must also consider whether substantial new information shows that impacts of the project will be more significant than described in the previous EIR, together with significant off-site and cumulative impacts that were not discussed in the previous EIR. This streamlines the review of such projects and reduces the need to prepare repetitive environmental studies (CEQA Guidelines § 15183(a)).

The City, as lead agency, has determined that the proposed project is entirely consistent with the Folsom Plan Area Specific Plan (FPASP). The FPASP is the equivalent of a

zoning code in this context because it contains its own zoning designations and therefore takes the place of the typical FMC zoning designations for project sites South of 50 covered by the FPASP.

Further, the City, as lead agency, previously certified an Environmental Impact Report/Environmental Impact Statement (EIR/EIS) for the FPASP. Because the project does not propose any development or any zoning or General Plan land use changes, it will not have any new significant or substantially more severe environmental impacts which were not addressed as significant effects in the FPASP EIR/EIS and will not result in any significant impacts that are peculiar to the parcel or to the project and which were not addressed as significant impacts in the FPASP EIR/EIS.

The City has therefore determined that the proposed project is consistent with the FPASP. As a project that is consistent with existing plans and zoning and which would not result in any new or more severe environmental effects that are peculiar to the project or the parcels or which were not previously analyzed as significant effects in the FPASP EIR/EIS, the Alder Creek West LLTSM project qualifies for the exemptions in Public Resources Code section 21083.3 and CEQA Guidelines sections 15182(c) and 15183.

The City is not required to formally adopt any analysis under CEQA to make these determinations under Guidelines sections 15182 and 15183, except for a finding regarding the implementation of previously adopted mitigation measures.

STAFF RECOMMENDATION/PLANNING COMMISSION ACTION

Move to recommend that the City Council approve a Large-Lot Tentative Subdivision Map for the Alder Creek West Large-Lot Tentative Subdivision Map project as illustrated on Attachment 5, based on the findings (Findings A-N) and subject to the conditions of approval (Conditions 1-25) attached to this report.

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.

Planning Commission
Alder Creek West Large-Lot Tentative Subdivision Map (SUBP24-00233)
December 18, 2024

- 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).

ATTACHMENT 2 BACKGROUND

The Folsom Plan Area Specific Plan (FPASP), approved in 2011, is a development plan for over 3,500 acres of previously undeveloped land located south of Highway 50, north of White Rock Road, east of Prairie City Road, and adjacent to the Sacramento County/El Dorado County line in the southeastern portion of the City.

The FPASP includes a mix of residential, commercial, employment and public uses, complemented by recreational amenities including a significant system of parks and open space, all within proximity to one another and interconnected by a network of “complete streets”, trails and bikeways. The Specific Plan is consistent with the SACOG Blueprint Principles and the requirements of SB 375 (Sustainable Communities and Climate Protection Act).

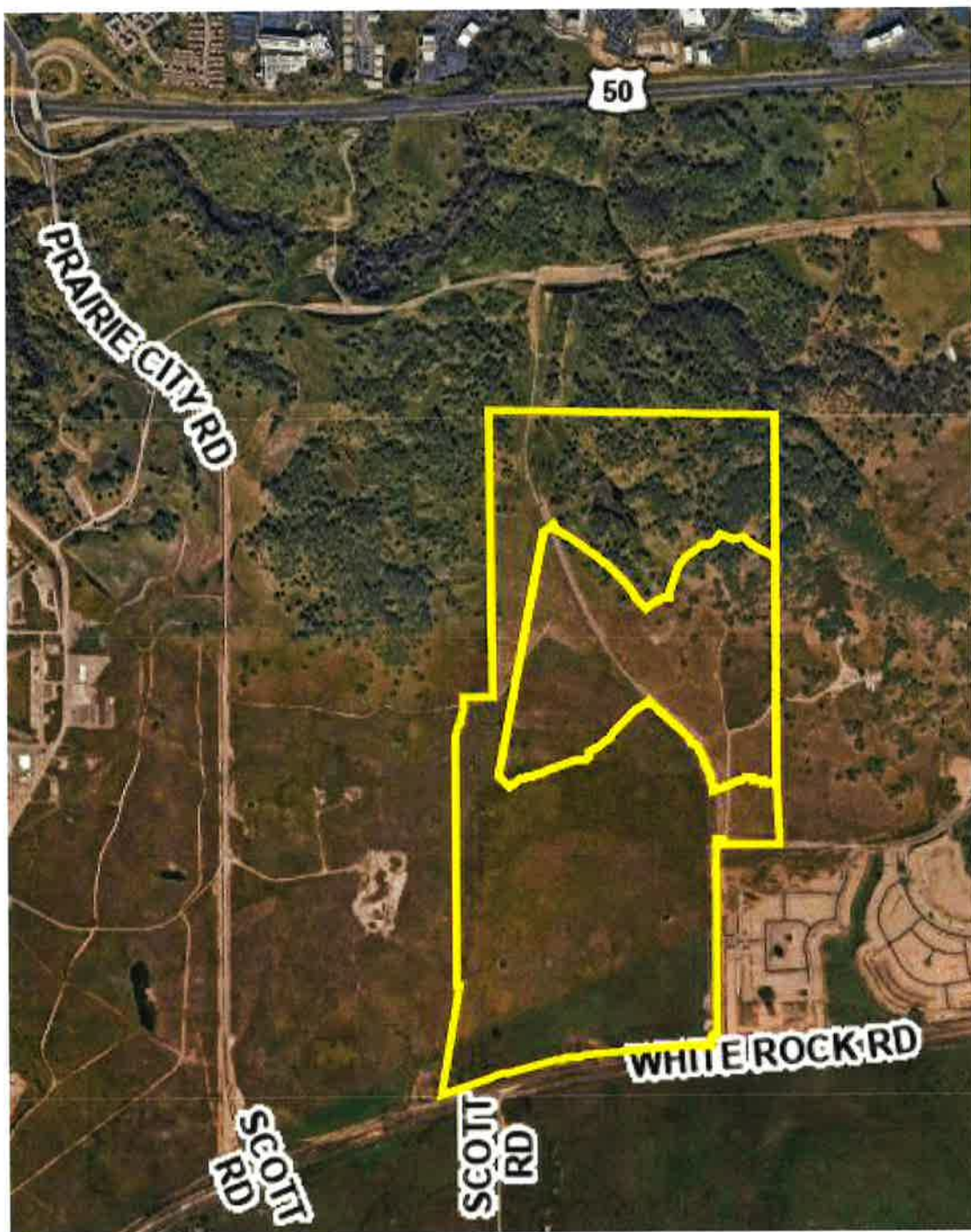
On May 24, 2016, the City Council approved an Addendum to the Folsom Plan Area Specific Plan EIR/EIS, a General Plan Amendment, a Specific Plan Amendment, and multiple Development Agreement Amendments for development of the Hillsborough GPA/SPA project on a 714-acre site located along the western edge of the Folsom Plan Area. The Hillsborough GPA/SPA project included development of 2,018 residential units, 737,000 square feet of office/industrial/retail uses, parks, and schools within the project site. The subject parcels were part of this approval.

The approved entitlements referenced above resulted in changes to the layout of General Plan and Specific Plan land use designations throughout the project site. In general, these changes included roadway realignments, relocation and resizing commercial land uses within the project area, relocation of multi-family land uses, and the placement of single-family high-density residential uses in an area previously designated as public/quasi-public (PQP) for a private school site.

On August 27, 2024, the City Council approved amendments to the Folsom Plan Area Specific Plan (FPASP) as well as amendments to the General Plan and certified a Subsequent EIR for those amendments. The amendments to the FPASP included increasing the amount of multi-family residential units in the Plan Area by 1,882.

ATTACHMENT 3

Vicinity Map



ATTACHMENT 4

**Alder Creek West Large-Lot Tentative Subdivision Map,
dated September 23, 2024**

ATTACHMENT 5

Project Narrative, dated December 4, 2024

December 04, 2024

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

PROJECT NARRATIVE

We are pleased to submit the Planning Entitlement Application for the **Alder Creek West Large Lot Tentative Subdivision Map**.

Items submitted include:

1. Project Narrative

Please contact me if you have questions, comments, or need any additional information.

Eric Crow

MacKay & Somps Civil Engineers, Inc.

| 1025 Creekside Ridge Drive, Suite 150
Roseville, CA 95678-3575

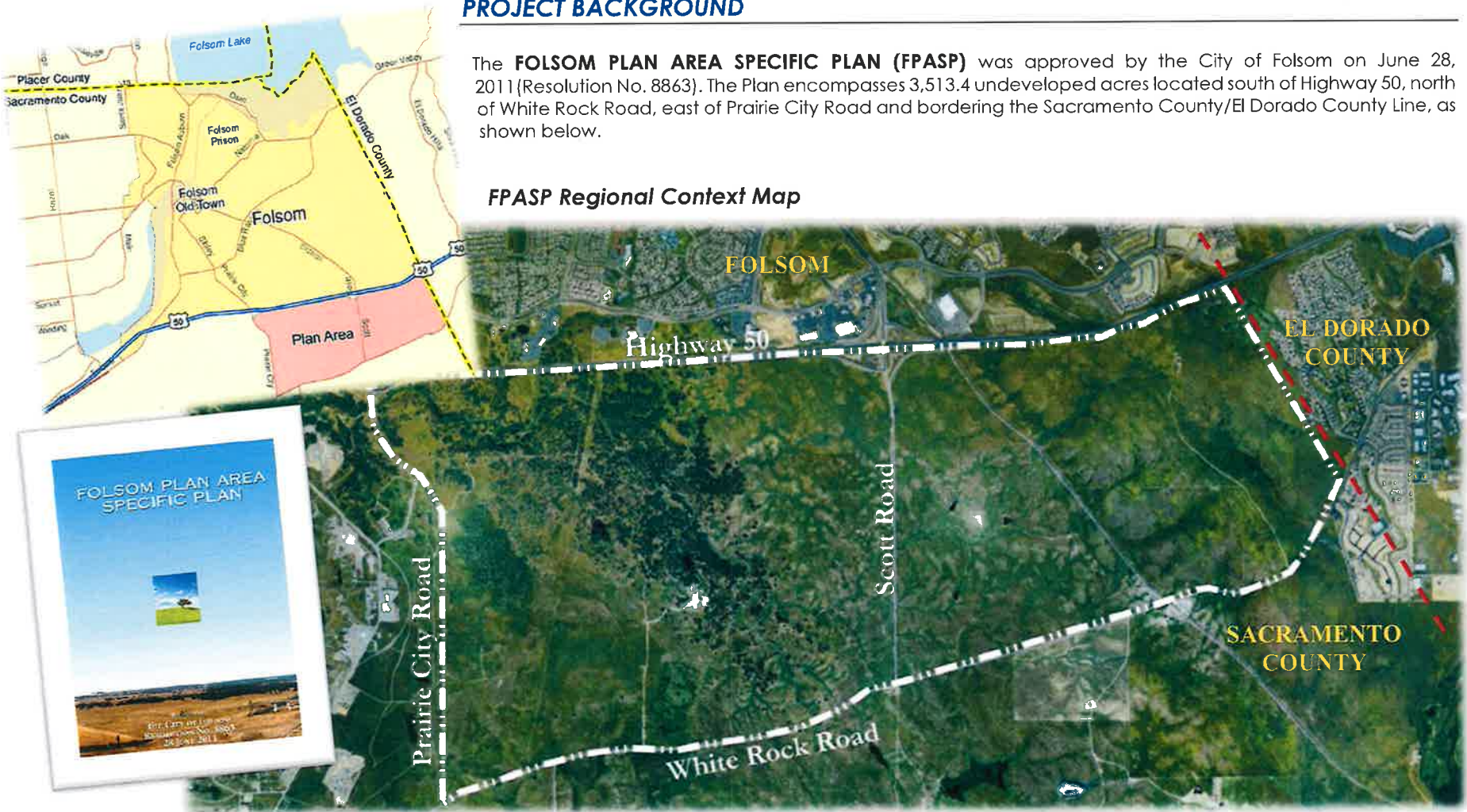
P: 916.773.1189 | F: 916.773.2595 E: ecrow@msce.com



PROJECT BACKGROUND

The **FOLSOM PLAN AREA SPECIFIC PLAN (FPASP)** was approved by the City of Folsom on June 28, 2011 (Resolution No. 8863). The Plan encompasses 3,513.4 undeveloped acres located south of Highway 50, north of White Rock Road, east of Prairie City Road and bordering the Sacramento County/El Dorado County Line, as shown below.

FPASP Regional Context Map

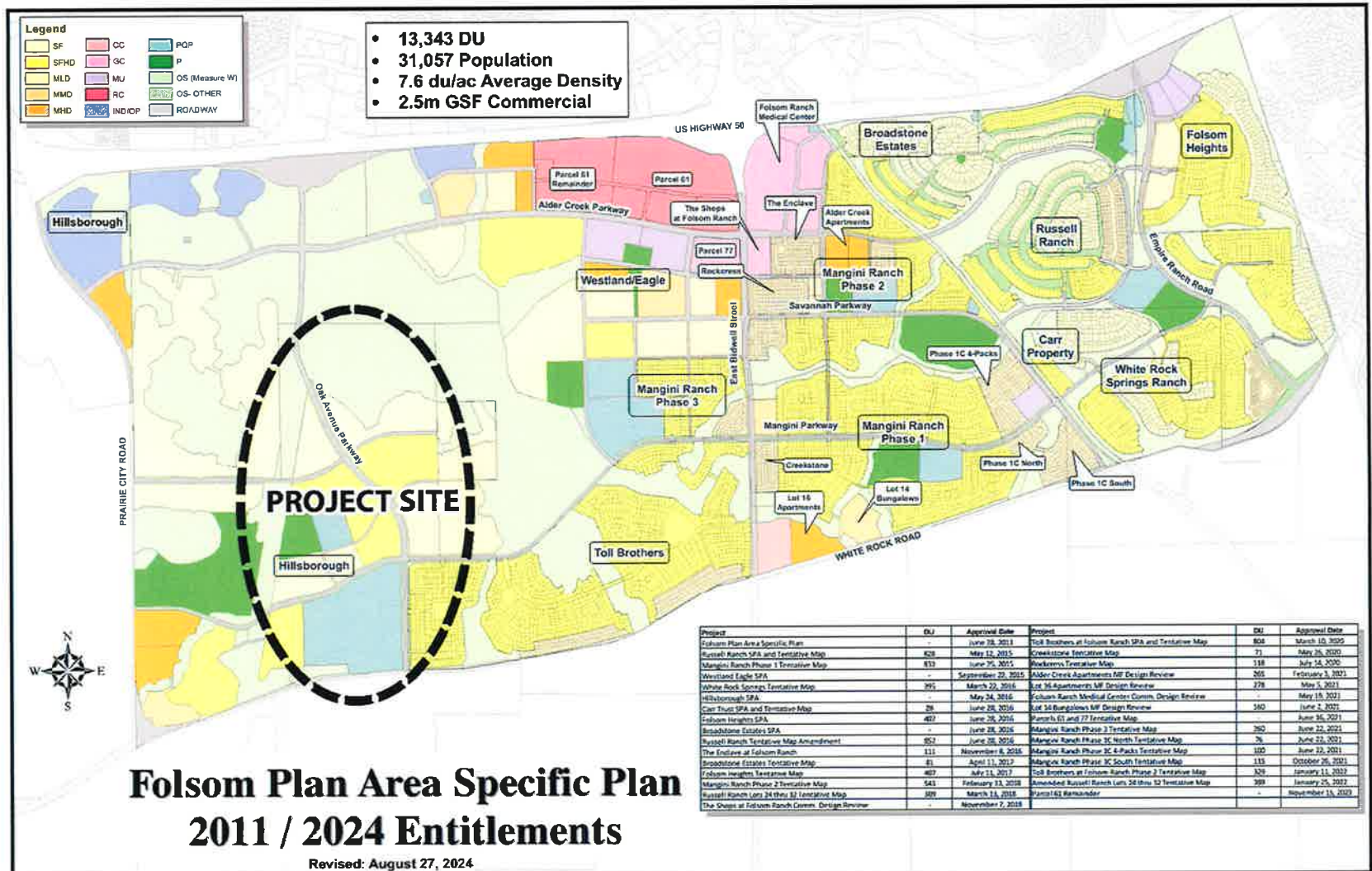


PROJECT BACKGROUND:

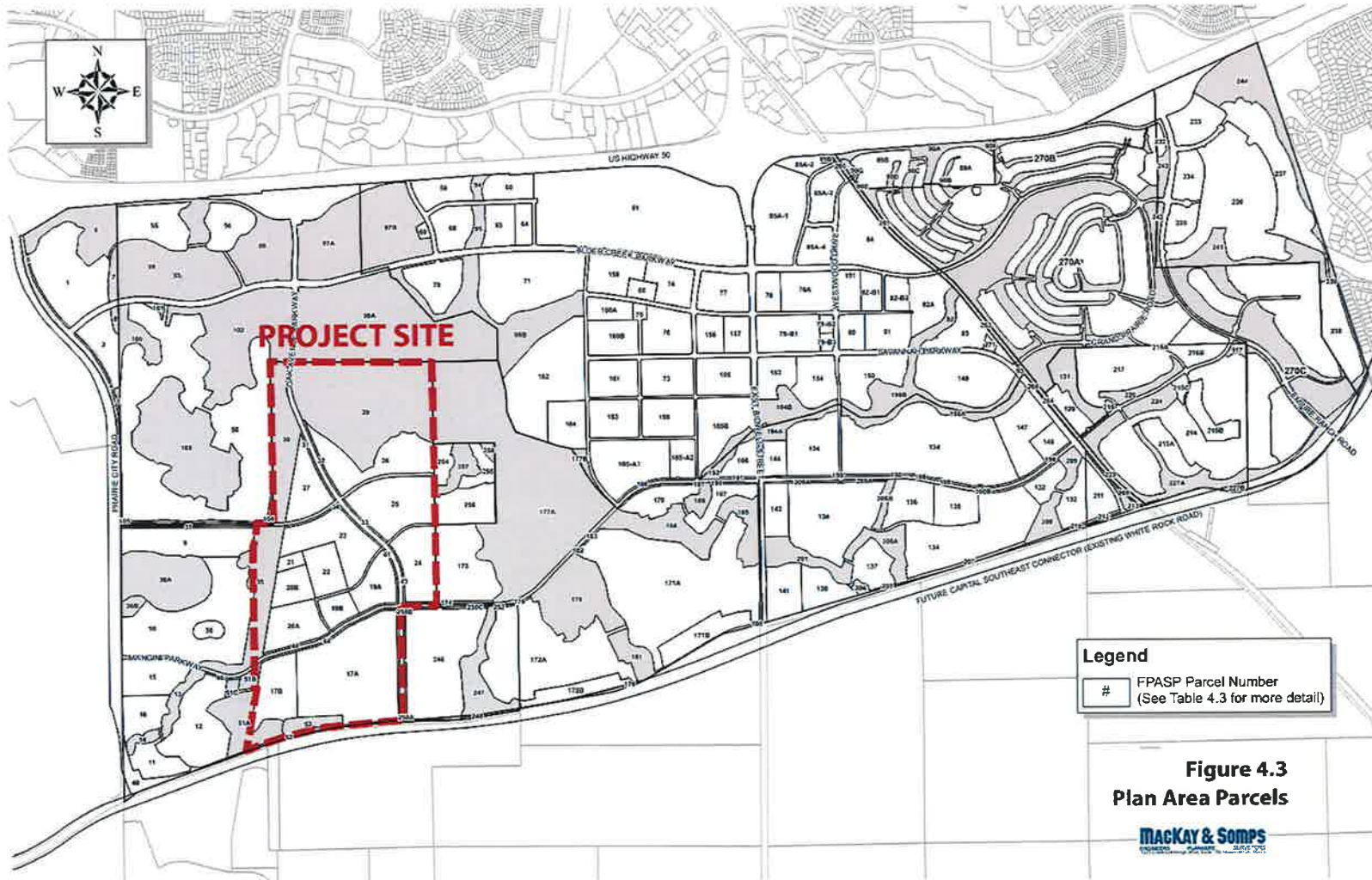
The Folsom Plan Area Specific Plan 2011-2024 Entitlements exhibit is shown here.

This exhibit illustrates the current entitlement history and land planning status for the FPASP Plan Area.

The **Alder Creek West LLTSM area is shown here.** The Project Site is located along White Rock Road and is bisected by Oak Avenue Parkway and Mangini Parkway.



PROJECT BACKGROUND:



The FPASP Allocation Map is shown here.

The proposed Project is shown and so designated on the FPASP Allocation Map and Table.

PROJECT AREA FPASP PARCELS-

SF: 19B, 20A, 26, 27

SFHD: 17B, 19A, 23, 25

MLD: 24

PARK: 10(PTN), 20B, 21

PQP (SCHOOL): 17A, 22

OPEN SPACE & LScape:
29-34, 35(PTN), 41, 43,
44, 51A(PTN), 51B(PTN)
53

The property owner is Hillsborough North LLC and the Assessor's Parcel Numbers are 072-0060-093 & -098.

PROPOSED ENTITLEMENTS SOUGHT WITH THIS APPLICATION: LARGE LOT TENTATIVE SUBDIVISION MAP (LLTSM):

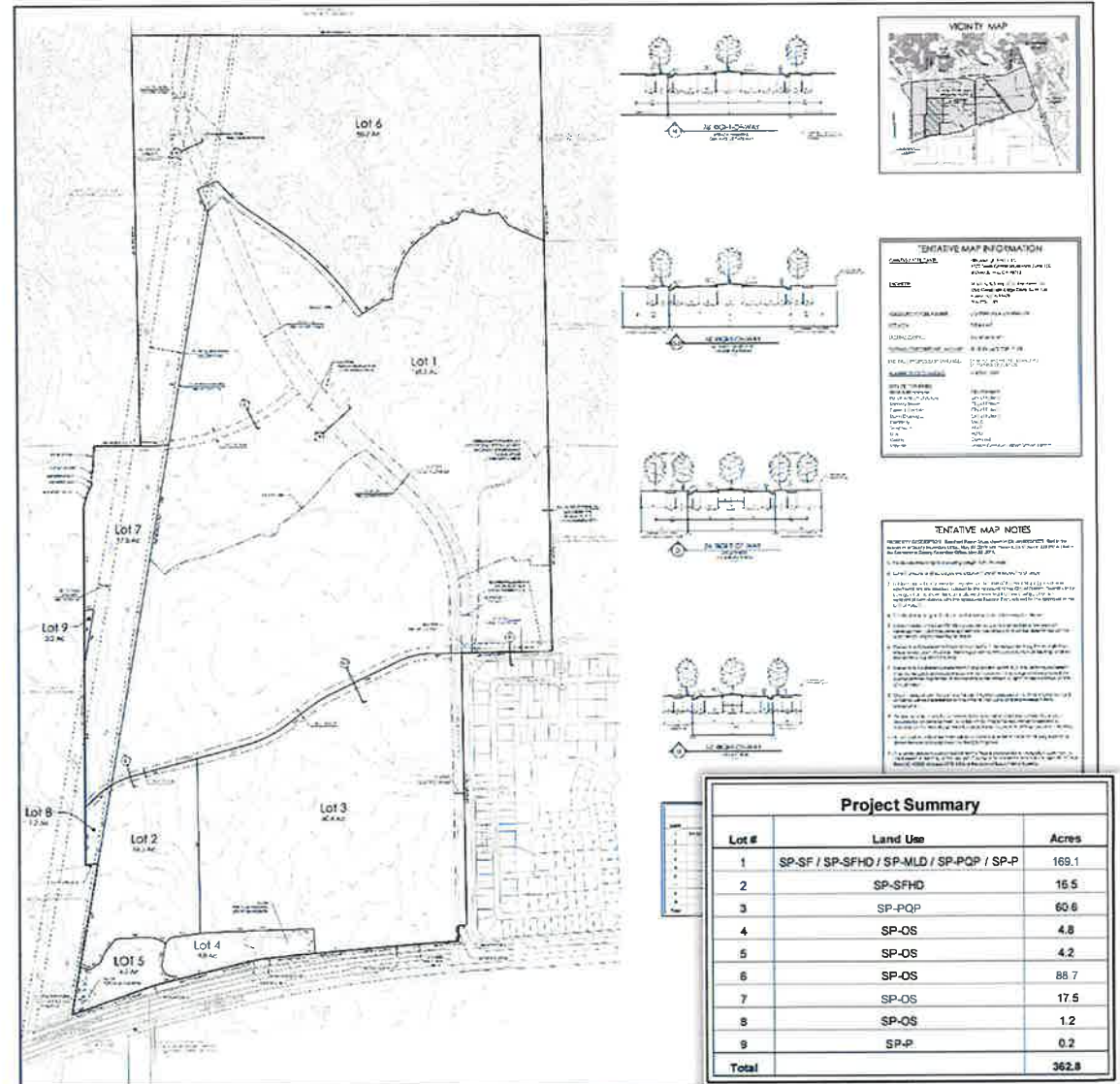
The Large Lot Tentative Subdivision Map is shown here.

The proposed Alder Creek West Large Lot Tentative Subdivision Map is a ±362.8-acre component of the FPASP generally located in the southwestern portion of the plan area. The application seeks to merge and re-subdivide the two existing parcels (A.P.N. 072-0060-093 & 098) into 9 large lots of various land uses consistent with the **FPASP Figure 4.1 – General Plan – Land Use Plan**. The existing Irrevocable Offers of Dedication (IODs) are shown on the LLTSM for specific roadways shown and designated in the FPASP. New additional proposed streets are shown as rights-of-way as requested by City staff. The street sections shown on the LLTSM are consistent with those approved in the FPASP.

With this Large Lot Tentative Subdivision Map:

- The subdivision of land is sought to create saleable parcels consistent in configuration with the FPASP.
- Large lots created by this LLTSM are sought for the purpose of sale, lease, and financing only, in accordance with the Subdivision Map Act.
- No development rights are sought with the LLTSM and there is a note on the face of the map stating so.
- Further mapping of this site will occur. Future small lot tentative maps will further subdivide the large parcels of land into smaller lots consistent with the FPASP land use designations and allocation map. These future tentative maps will seek development rights.

For more information, please see the full submittal package and/or contact the project applicant.



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and minimize paper use.*



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