



Folsom City Council Meeting

Additional Information Transmittal

MEETING DATE:	6/23/2026
AGENDA SECTION:	Public Hearing
STAFF REPORT TITLE	Toll Brothers at Alder Creek - south of Alder Creek Parkway, east and west of Oak Avenue Parkway, north of Mangini Parkway, and east of Prairie City Road, in the Folsom Plan Area (MSTR25-00084)- Resolution No 11643 - A Resolution of the City Council Determining that the Toll Brothers at Alder Creek Project is Exempt from CEQA pursuant to CEQA Guidelines Section 15182 and Approving a Small-Lot Vesting Tentative Subdivision Map, Planned Development Permit, Inclusionary Housing Plan, and Minor Administrative Modification (Continued from June 09, 2026)
FROM:	Community Development Department

Staff is providing the attached additional information for the above-referenced agenda item.

- Comment Letter from Environmental Council of Sacramento and California Native Plant Society

Instructions to staff: Deliver original and 30 stapled/double-sided copies to the City Clerk's Department; City Clerk's Department will distribute via email and hardcopy to City Council, City Manager, City Attorney, and City Clerk.

Updated: Jan 2026



ECOS
ENVIRONMENTAL
♦ COUNCIL ♦
OF SACRAMENTO



June 22, 2026

Mayor and Council, City of Folsom

Sent via email to: CityClerkDept@folsom.ca.us

Re: Toll Brothers at Alder Creek Environmental Documentation, Agenda Item #18

Dear Mayor and Council:

Environmental groups in our region are increasingly concerned with the rapid destruction of oak woodlands. We have been reviewing projects that would impact oak woodlands to determine cumulative impacts of numerous separate land use authorities. The Folsom City Planning Commission recently reviewed (and approved) Toll Brothers at Alder Creek, a 464 acre residential development, with the Council hearing expected soon.

The documents on the agenda website do not adequately disclose the environmental impacts of the project. We are asking for additional environmental documentation prior to the presentation of this project at a public hearing before the Council.

The only environmental document made public on this project is the City of Folsom Environmental Information Form, completed by the applicant. This document does not state the number of blue oaks on the property, how many oaks will be removed, the size of the canopy to be removed, and how many oaks and the size of the canopy to be permanently preserved on the site. This document does not explain how the project complies with Measure W's requirement for 30 percent permanent open space in the south of 50 annexation area.

Measure W is a landmark 2004 ballot initiative in Folsom, California, that authorized the city's annexation and development of 3,500 acres of land south of Highway 50. Measure W requires that thirty percent of the total land area must be permanently preserved as natural open space, oak woodlands, and sensitive habitats. How does the project affect the achievement of this goal?

The Environmental Information Form for this project sites various environmental documents and specifically refers to a 2011 EIR that outlines mitigation projects for projects in this area. There is in fact no independent environmental assessment of whether this project as presented for approval is consistent with the prior EIR assumptions. How does the project differ from the project site as described in the 15 year old EIR?

We are specifically concerned with the lack of documentation about the direct and cumulative impacts on the oak resource. The Project Narrative at pp. 9-10, submitted by the applicant, refers to an Arborist Report and working with ECORP. Although an arborist report is listed by the applicant as a submitted document, that report is not available on the Planning Department's website. The project narrative acknowledges that the exact impacts to the oak woodlands and specific important individual oaks will not be disclosed prior to project approval. It states (p. 9):

"The purpose of the Arborist Report is to quantify the amount of oak woodland area within the project area and provide an assessment of the size and health condition of the individual trees. The Report does not intend to provide a final quantity of oak woodland impact area, and the reason is detailed immediately below.

There are 73 isolated oak trees on the project site, and oak woodland areas up to an estimated maximum of 100.48 acres. Once final project improvement plans are prepared, the information in the Arborist Report will be used to assess the precise oak woodland impact area, the precise individual free-standing oak tree impacts, and will develop a final mitigation requirement pursuant to FPASP policies. Final boundary conditions as determined by the improvement plan level of detail may dictate that slightly less or slightly more oak woodland area may be impacted. At this time, (Vesting Tentative Map level of detail) it would be imprecise to state with certainty the amount of impact that may occur. Additional tree survey data will be collected as needed to support evaluation of individual tree impacts, ground verification of oak woodland, and applications for tree work permits or tree removal permits."

This strikes us as deferred mitigation. Moreover, nothing in the documentation for this project presents to the public the applicable performance standards and evidence that the mitigation will be consistent with performance standards established in the earlier EIR.

The Environmental Information Form is not an independent environmental review for consistency, is prepared by the applicant, and no evidence is presented that further CEQA review is not required at this time as asserted. The Project Narrative, by the applicant, states "ECORP has determined that based on the current project design, additional CEQA review is not required at this time." However, no ECORP document is included for public review.

Please respond via email to: office@ecosacramento.net.

Sincerely,



Heather Fargo
President of the ECOS Board of Directors



Carol W. Witham
California Native Plant Society, Sacramento Valley Chapter



Sean Wirth
ECOS Board of Directors