



Folsom City Council Meeting

Revised Staff Report Transmittal

MEETING DATE:	1/28/2025
AGENDA SECTION:	Public Hearing
STAFF REPORT TITLE	Item No. 6: Folsom Town Center North LLTSM i. Resolution No. 11322 – A Resolution Determining that the Folsom Town Center North LLTSM Project is Exempt from CEQA and Approving Said Large Lot Tentative Subdivision Map
FROM:	Community Development Department

Staff has prepared the attached revised document for the above-referenced agenda item.

The revisions are shown in the attached as follows:

language deletions: ~~**Strikeouts, bold and underlined,**~~
language additions: **Italics, bold and underlined.**

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: January 2025

RESOLUTION NO. 11322

A RESOLUTION DETERMINING THAT THE FOLSOM TOWN CENTER NORTH LLTSM PROJECT IS EXEMPT FROM CEQA AND APPROVING SAID LARGE LOT TENTATIVE SUBDIVISION MAP

Exhibit B- Conditions of Approval

	Mitigation Measure		When Req'd.	Responsible Department
1.		<p><i>Final Map</i></p> <p>The applicant shall submit a Large Lot Final Map to the Community Development Department that shall substantially conform to the exhibits referenced below:</p> <ol style="list-style-type: none">1. Town Center North Large Lot Tentative Subdivision Map, dated October 8, 20242. <u>Land Use Overlay, dated February 12, 2024</u> <p>The Large Lot Tentative Subdivision Map is approved for the creation of 24 individual lots (Folsom Town Center North Large Lot Tentative Subdivision Map Project). Implementation of the project shall be consistent with the above-referenced items, the Folsom Plan Area Specific Plan (FPASP) as Amended, the Westland-Eagle General Plan Amendment and Specific Plan Amendment Per Ordinance No. 1237-1242, and these conditions of approval.</p>	M, OG	CD (E)(P)
22.		<p><i>FPASP Parcel 69</i></p> <p>The applicant shall submit for a Minor Administrative Modification (MAM) request to increase the size of FPASP Parcel 69 (Lot 13 on the Town Center North LLTPM) to meet the minimum standards for a SMUD electrical substation as described in item 15 of the letter provided by SMUD (included in <u>Condition No. 29 Attachment 9</u>). The MAM shall demonstrate that minimum open space standards are being retained, and shall be approved prior to recordation of the Final Map.</p>	M	CD (P)(E)

29.		<p><u>The applicant shall comply with conditions 1-18 of the attached letter from SMUD dated April 4, 2024, provided in Attachment 9.</u></p> <p><u>1. SMUD has existing overhead 69kV facilities within the proposed tentative map that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 95 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.</u></p> <p><u>2. SMUD has existing underground 12kV facilities surrounding the proposed tentative map that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 128 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.</u></p> <p><u>3. Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property.</u></p> <p><u>4. In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal.</u></p> <p><u>5. SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs.</u></p>	M, OG	CD (E)
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		<p><u>6. The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.).</u></p> <p><u>7. In the event the City requires an Irrevocable Offer of Dedication (IOD) for future roadway improvements, the Applicant shall dedicate a 12.5-foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances adjacent to the City's IOD.</u></p> <p><u>8. The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at: https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services.</u></p> <p><u>9. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.</u></p> <p><u>10. The Applicant shall dedicate a 12.5-foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to all public street rights-of-ways.</u></p> <p><u>11. The Applicant shall dedicate any private drive, ingress and egress easement, (and 10-feet adjacent thereto) as a public utility easement for (overhead and) underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements for access roads.</u></p> <p><u>12. The Applicant shall dedicate and provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be 20-</u></p>		
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		<p><u>feet wide; and (b) all SMUD underground equipment and appurtenances shall be within 15-feet from the drivable surface.</u></p> <p><u>13. The Applicant shall dedicate a 20-foot easement for future 69kV routes that will be required to connect the new substation into SMUD's Distribution System. Associated future overhead 69 kV will be installed along Alder Creek Pkwy as well as Rowberry Rd. If a 12.5-foot Public Utility Easement (PUE) is also required along these streets, the 12.5-foot PUE will be located directly adjacent to the street right-of-way, with the 20-foot 69 kV easement directly adjacent to the PUE.</u></p> <p><u>14. The Applicant shall disclose existing or proposed 69kV electrical facilities to future and/or potential owners.</u></p> <p><u>15. The Applicant shall designate a parcel of land for an electric substation to be acquired by SMUD with an approximate size of 250-feet by 250-feet of net useable area (approximately 62,500-square-feet of net usable area). There shall be no deviations from this requirement until SMUD's Grid Planning section evaluates design criteria for the site.</u></p> <p><u>16. The tentative location of the substation shall be on Lot 13 and 14. It is SMUD's preference that substations be placed in areas that are zoned Industrial or Commercial. Prior to the Map Recordation of the final map, the exact size and location of the substation site shall be determined by mutual agreement of SMUD and the Applicant.</u></p> <p><u>17. Substation sites shall be unencumbered; the sites shall not contain jurisdictional wetlands, sensitive species, cultural resources, or hazardous wastes or materials.</u></p> <p><u>18. The Applicant shall grant to SMUD a Grant of Easement to cover the existing electrical</u></p>		
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		<p><u>facilities on the premises. Prior to the Map Recordation of the final map, the Applicant shall prepare and submit the subject map for SMUD's review and acceptance. The subject map shall be prepared in accordance with SMUD's standard underground/overhead right-of-way form; a 5 or 10-foot wide right-of-way for existing underground/overhead electrical facilities. Note – if necessary, SMUD will mark the ground with the location of underground facilities. Please call 811 to have these facilities marked.</u></p>		
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