

## Folsom City Council Staff Report

<b>MEETING DATE:</b>	1/28/2025
<b>AGENDA SECTION:</b>	Public Hearing
<b>SUBJECT:</b>	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
<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. 11322- Determining that the Folsom Town Center North LLTSM Project is exempt from CEQA and Approving said Large Lot Tentative Subdivision Map.

### **BACKGROUND / ISSUE**

The proposed project includes a request for approval of a Large Lot Tentative Subdivision Map to subdivide a 363.6-acre site located in the vicinity of Alder Creek Parkway and East Bidwell Street currently consisting of three parcels into 24 individual parcels for future sale and development. No development rights are sought with the proposed Large Lot Tentative Subdivision Map.

The proposed Large Lot Tentative Subdivision Map will result in the creation of a total of 24 lots, including 3 single-family residential lots, 6 multi-family residential lots, 10 open space/park lots, 2 public/quasi-public lots, 2 right-of-way lots and 1 lot containing multi-family residential, mixed use and parks. Three of the open space lots are planned for future hydromodification basins, and one of the public/quasi-public lots is slated for an electrical substation, as anticipated in the Folsom Plan Area Specific Plan. The proposed Large Lot Subdivision is consistent with the approved land use designations for the Folsom Plan Area Specific Plan Land Use Map (FPASP Figure 4.3) and

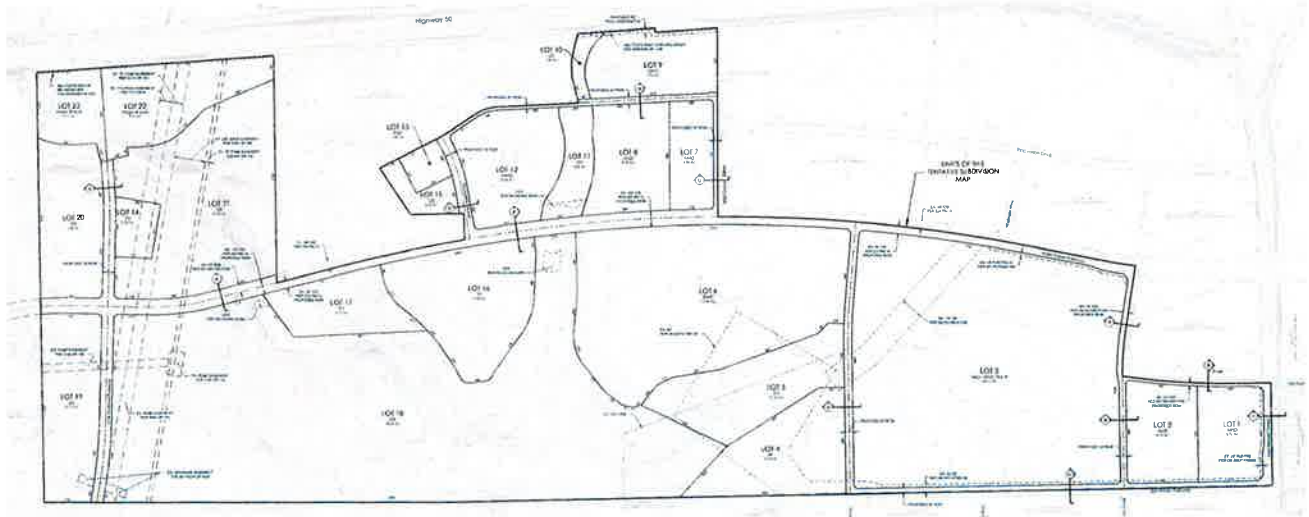


The proposed Large Lot Tentative Subdivision Map will result in the creation of a total of 24 lots, several of which will continue to include multiple Specific Plan Land Use Designations (see Attachment 6- Land Use Overlay). The proposed project also includes the dedication of Rights-of-Ways (ROW) and Public Utility Easements (PUE) within the scope and boundaries of this map to allow for development of future roadways and associated infrastructure improvements. The proposed large lots approximate 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 or modifications 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. Any 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 below, and the proposed Large Lot Tentative Subdivision Map is shown on the following page.

**TABLE 1: LAND USE SUMMARY**

<b>Project Summary</b>		
<b>Parcel #</b>	<b>Land Use</b>	<b>Acres (Net)</b>
1	SP-MHD	5.9
2	SP-MLD	6.7
3	SP-MLD/SP-MHD/SP-MU/SP-P	60.1
4	SP-SF	10.5
5	SP-OS	11.0
6	SP-SFHD	35.4
7	SP-MHD	4.5
8	SP-MLD	8.0
9	SP-MHD	7.9
10	SP-OS	1.0
11	SP-OS	3.6
12	SP-MMD	10.0
13	SP-PQP	1.6
14	SP-PQP	2.2
15	SP-OS	2.0
16	SP-SF	13.5
17	SP-OS	6.7
18	SP-OS	90.5
19	SP-OS	10.1
20	SP-OS	9.3
21	SP-OS	23.9
22	SP-OS	9.7
23	SP-ROW	4.7
IOD/ROW	SP-ROW	24.8
<b>Total</b>		<b>363.6</b>

**FIGURE 3: LARGE LOT TENTATIVE SUBDIVISION MAP**



**POLICY / RULE**

Tentative Subdivision Map review for the Planning Commission is covered by Chapter 16.16 of the FMC. Tentative Map entitlements for five or more parcels require a recommendation by the Planning Commission and approval by City Council. Section 16.16.070 states that the deciding body shall make a finding that the proposed division of land is consistent with the General Plan, any applicable specific plan and all applicable provisions of the Zoning Code, as well as the Subdivision Map Act. The tentative map may be recommended for denial on the grounds provided by the Subdivision Map Act or the following findings from the Zoning Code:

- a) That the proposed map or the design or improvement of the proposed subdivision is inconsistent with the general plan, any applicable specific plan, or other applicable provisions of this code;
- b) That the site is not physically suitable for the type of development;
- c) That the site is not physically suitable for the proposed density of development;
- d) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. Notwithstanding the foregoing, the planning commission may approve such a tentative map if an EIR was prepared with respect to the project and a finding was made pursuant to Section 21081(b) of CEQA that specific economic, social or other considerations make infeasible the mitigation measures or project alternatives identified in the EIR;
- e) That the design of the subdivision or the type of improvements are likely to cause serious public health or safety problems;
- f) That the design of the subdivision or the type of improvements will conflict with

easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the planning commission may recommend for approval or approve a map if it finds that alternate easements, for access or for use, will be provided and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is granted to the planning commission to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision;

- g) Subject to Section 66474.4 of the Subdivision Map Act, that the land is subject to a contract entered into pursuant to the California Land Conservation Act of 1965 (commencing with Section 51200 of the Government Code) and that the resulting parcels following a subdivision of the land would be too small to sustain their agricultural use.

## **ANALYSIS**

### **General Plan and Zoning Consistency**

The 363.6-acre project site has multiple General Plan land use designations including:

- SF (Single-Family)
- SFHD (Single-Family High Density)
- MLD (Multi-Family Low Density)
- MMD (Multi-Family Medium Density)
- MHD (Multi-Family High Density)
- MU (Mixed Use)
- 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-MMD-PD (Multifamily Medium Density-Planned Development),
- SP-MHD-PD (Multifamily High Density-Planned Development),
- SP-MU-PD (Mixed Use-Planned Development),
- SP-P-PD (Parks-Planned Development),
- SP-OS1-PD (Preserve Open Space-Planned Development),
- SP-OS2-PD (Passive Open Space-Planned Development),
- SP-PQP (Public/Quasi-Public-Planned Development) and
- SP-ROW (Right-of-Way).

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 0.5-acres for MHD and MU-designated parcels, with no minimum lot size requirements being applicable to the OS, P, PQP and ROW-designated parcels. Staff has determined that the proposed project meets the minimum lot area requirement as all 24 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**

As described in the project description and shown on the submitted Large Lot Tentative Subdivision Map (Attachment 5), the proposed project includes a request for approval of a Large Lot Tentative Subdivision Map to subdivide the existing 363.6-acre three-lot project site into 24 individual parcels for future sale and development.

The proposed project is a request for approval of a Large Lot Tentative Subdivision Map to subdivide a 363.6-acre parcel located in the vicinity of Alder Creek Parkway and East Bidwell Street into 24 individual parcels for future sale and development. The proposed Large Lot Tentative Subdivision Map is included with this report as Attachment 5. In addition, the proposed project includes the establishment of Irrevocable Offers of Dedication (IODs) for future development of roadways as shown and designated in 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 8), 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 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.

A Memorandum of Understanding between the City of Folsom and the property owner of the LLTSM (Easton Valley Holdings, LLC) dated August 9, 2023 requires deed restrictions and the subsequent provision of affordable housing units on certain parcels within the project site.

Specifically, FPASP Lot 60 and 582 acres of Lot 160A as shown on the Town Center North LLTSM/FPASP Overlay map are required to be dedicated as deed-restricted for the development of not less than 220 and 150 housing units respectively that are affordable to households earning 80 percent or less of the Area Median Income (AMI). Staff has provided Condition No. 20 and 23 to ensure that this is noted on the Final Map and that it occurs at a time that development on that parcel is proposed.

Finally, SMUD provided a letter (see Attachment 9) stating that their electrical substations located on Parcels 13 and 14 will need to be 250 feet x 250 feet. While the applicant has adjusted the boundaries of those parcels on the LLTSM to reflect this, a Minor Administrative Modification (MAM) is needed to change the size of Parcel 13 (and the associated amount of land designated PQP on that parcel versus the land designated OS on the adjacent parcel). Staff has provided Condition No. 22 which requires the applicant to get the MAM approved prior to recordation of the final 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.

### **Planning Commission Hearing**

The Planning Commission held a hearing for the proposed project at its November 20, 2024 meeting. After deliberation, the Commission unanimously voted (7-0) to recommend that City Council approve the project as conditioned, with modifications to Conditions No. 3, 9 and 26 for additional clarity and deleting Condition No. 10, as it was repetitive of another condition. These modifications are all provided in the conditions presented in the City Council report.

### **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 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 were not previously analyzed in the FPASP EIR/EIS. As a result, the Folsom Town Center North 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. 11322 – A Resolution Determining that the Folsom Town Center North LLTSM Project is Exempt from CEQA and Approving Said Large Lot Tentative Subdivision Map

2. Conditions of Approval
3. Town Center North Large Lot Tentative Subdivision Map, dated October 8, 2024
4. Town Center North LLTSM/FPASP Overlay, dated February 12, 2024
5. Town Center North LLTSM/FPASP Parcel ID Comparison Table, dated October 8, 2024
6. Project Narrative, dated October 8, 2024
7. SMUD Conditions

Submitted,

A handwritten signature in blue ink, appearing to read "Pam Johns", with a long horizontal flourish extending to the right.

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PAM JOHNS  
Community Development Director



**ATTACHMENT 1**

**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**

## **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**

**WHEREAS**, the Planning Commission on November 20, 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) under Public Resources Code section 21083.3 and CEQA Guidelines sections 15182(c) and 15183; and

**WHEREAS**, the Planning Commission on November 20, 2024, held a public hearing on the proposed Large Lot Tentative Subdivision Map, considered public comment and, based on the proposed configuration of the twenty-four (24) individual 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 Folsom Town Center North LLTSM Project is exempt from environmental review under CEQA.

**BE IT FURTHER RESOLVED** that the Large Lot Tentative Subdivision Map creating twenty-four (24) large lots for the Folsom Town Center North LLTSM Project, as shown in Exhibit “A”, is hereby approved.

These approvals are all 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 FOLSOM TOWN CENTER NORTH LARGE LOT TENTATIVE SUBDIVISION 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 FOLSOM TOWN CENTER NORTH LARGE LOT TENTATIVE SUBDIVISION 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 INJURY 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 28<sup>th</sup> day of January 2025, by the following roll-call vote:

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

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Sarah Aquino, MAYOR

ATTEST:

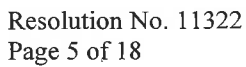
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Christa Freemantle, CITY CLERK

## Exhibit A

### Large Lot Tentative Subdivision Map





## Exhibit B

### Conditions of Approval

<b>CONDITIONS OF APPROVAL FOR THE FOLSOM TOWN CENTER NORTH LLTSM PROJECT (SUBP24-00008)</b> <b>VICINITY OF ALDER CREEK PARKWAY AND EAST BIDWELL STREET</b> <b>LARGE LOT TENTATIVE SUBDIVISION MAP</b>				
	<b>Mitigation Measure</b>		<b>When Reqd.</b>	<b>Responsible Department</b>
<b>GENERAL REQUIREMENTS</b>				
1.	<p><b><i>Final Map</i></b>  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"> <li>1. Town Center North Large Lot Tentative Subdivision Map, dated October 8, 2024</li> <li>2. Land Use Overlay, dated February 12, 2024</li> </ol> <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)
2.	<p><b><i>90-Day Protest Period</i></b>  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)

<b>CONDITIONS OF APPROVAL FOR THE FOLSOM TOWN CENTER NORTH LLTSM PROJECT (SUBP24-00008)</b> <b>VICINITY OF ALDER CREEK PARKWAY AND EAST BIDWELL STREET</b> <b>LARGE LOT TENTATIVE SUBDIVISION MAP</b>				
	<b>Mitigation Measure</b>		<b>When Reqd.</b>	<b>Responsible Department</b>
3.		<p><b><i>No Development Rights</i></b></p> <p>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><b><i>Indemnity for City</i></b></p> <p>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"> <li>• The City bears its own attorney's fees and costs; and</li> <li>• The City defends the claim, action or proceeding in good faith</li> </ul> <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 FOLSOM TOWN CENTER NORTH LLTSM PROJECT (SUBP24-00008)**  
**VICINITY OF ALDER CREEK PARKWAY AND EAST BIDWELL STREET**  
**LARGE LOT TENTATIVE SUBDIVISION MAP**

	Mitigation Measure		When Reqd.	Responsible Department
5.		<b><i>Street Names</i></b> 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.		<b><i>ARDA and Amendments</i></b> The owner/Applicant shall comply with all provisions of Amendment No. 1 to the First Amended and Restated Tier 1 Development Agreement with Easton Valley Holdings, LLC and any approved amendments thereafter by and between the City and the owner/applicant of the project.	M	CD (P)(E)
7.		<b><i>Public Right of Way Dedication</i></b> As provided for in the Easton Valley Holdings, LLC Amended and Restated Tier 1 Development Agreement (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.		<b><i>Public Utility Easements</i></b> 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)



<b>CONDITIONS OF APPROVAL FOR THE FOLSOM TOWN CENTER NORTH LLTSM PROJECT (SUBP24-00008)</b> <b>VICINITY OF ALDER CREEK PARKWAY AND EAST BIDWELL STREET</b> <b>LARGE LOT TENTATIVE SUBDIVISION MAP</b>				
	<b>Mitigation Measure</b>		<b>When Reqd.</b>	<b>Responsible Department</b>
9.		<p><b><i>Notice of Restriction</i></b>  A Notice of Restriction shall be recorded on Lots 1 through 23 as shown on the Large Lot Tentative Subdivision Map, which states the following:</p> <ul style="list-style-type: none"> <li>• The requirement to construct the creek crossing on Alder Creek Parkway just east of Oak Avenue Parkway shall be a requirement of the first Small-Lot Final Map for Lots 1 through 23 pending traffic analysis that concludes the creek crossing is necessary.</li> </ul> <p>Said restriction shall be binding upon the heirs, assigns and successors in interest of the grantors, and shall remain in effect until rescinded by the City of Folsom. The purpose of the Notice of Restriction is to give constructive notice of this development limitation.</p>	M	CD (E)
10.		<b><i>Not Used</i></b>		
11.		<p><b><i>FMC Compliance</i></b>  The Final Large Lot Map shall comply with the Folsom Municipal Code and the Subdivision Map Act.</p>	M	CD (E)
12.		<p><b><i>Single Phase</i></b>  The Final Large Lot Map shall be recorded in one phase.</p>	M	CD(E)

**CONDITIONS OF APPROVAL FOR THE FOLSOM TOWN CENTER NORTH LLTSM PROJECT (SUBP24-00008)**  
**VICINITY OF ALDER CREEK PARKWAY AND EAST BIDWELL STREET**  
**LARGE LOT TENTATIVE SUBDIVISION MAP**

	Mitigation Measure		When Reqd.	Responsible Department
13.		<p><b><i>Validity</i></b></p> <p>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 <u>Section 16.16.120</u> 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)
<b>DEVELOPMENT COSTS AND FEE REQUIREMENTS</b>				
14.		<p><b><i>Taxes and Fees</i></b></p> <p>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)
15.		<p><b><i>Assessments</i></b></p> <p>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 FOLSOM TOWN CENTER NORTH LLTSM PROJECT (SUBP24-00008)**  
**VICINITY OF ALDER CREEK PARKWAY AND EAST BIDWELL STREET**  
**LARGE LOT TENTATIVE SUBDIVISION MAP**

	Mitigation Measure		When Reqd.	Responsible Department
16.		<p><b><i>Consultant Services</i></b></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)
17.		<p><b><i>FPASP Development Impact Fee</i></b></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 (November 20, 2024), 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 FOLSOM TOWN CENTER NORTH LLTSM PROJECT (SUBP24-00008)**  
**VICINITY OF ALDER CREEK PARKWAY AND EAST BIDWELL STREET**  
**LARGE LOT TENTATIVE SUBDIVISION MAP**

	Mitigation Measure		When Reqd.	Responsible Department
18.		<p><b><i>Outside Legal Counsel</i></b></p> <p>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)
19.	✓	<p><b><i>Mitigation Measures</i></b></p> <p>The Folsom Town Center North Large Lot Tentative Subdivision Map project shall be subject to all mitigation measures identified in the FPASP (May 2011) MMRP, as amended by the Revised Proposed Water Supply Facility Alternative (November 2012), Folsom South of U.S. Highway 50 Backbone Infrastructure Mitigated Negative Declaration (December 2014), the Westland Eagle Specific Plan Amendment (September 2015), and the City of Folsom General Plan Amendments for Increased Residential Capacity Subsequent EIR (August 2024).</p>	M	CD (P)(E)

<b>CONDITIONS OF APPROVAL FOR THE FOLSOM TOWN CENTER NORTH LLTSM PROJECT (SUBP24-00008)</b> <b>VICINITY OF ALDER CREEK PARKWAY AND EAST BIDWELL STREET</b> <b>LARGE LOT TENTATIVE SUBDIVISION MAP</b>				
	Mitigation Measure		When Reqd.	Responsible Department
MAP REQUIREMENTS				
20.		<p><b><i>Affordable Housing Deed Restriction</i></b>  A note shall be placed on the Final Map as follows:</p> <p><i>FPASP Lots 60 (Lot 9 on the LLTSM) and 160A (a portion of Lot 3 on the LLTSM), as shown on the Town Center North LLTSM/FPASP Overlay map, are subject to deed restriction for affordable housing purposes. A minimum area of 5.82 acres of Lot 160A (a 5.82 acre portion of Lot 3 on the LLTSM) shall be deed-restricted for the development of not less than 150 housing units affordable to households earning 80 percent or less of the Area Median Income (AMI) on the subject property. The 150 affordable housing units shall be deed restricted for a period of at least 55 years from the date of recording. Similarly, the entirety (at least 7.70 acres) of FPASP Lot 60 (Lot 9 on the LLTSM) shall be deed-restricted for the development of not less than 220 housing units affordable to households earning 80 percent or less of the Area Median Income (AMI) on the subject property. The 220 affordable housing units shall be deed restricted for a period of at least 55 years from the date of recording.</i></p>	M	CD (E)
21.		<p><b><i>FPASP Compliance</i></b>  A note shall be added to the final map that states:</p> <p><i>This map is subject to requirements outlined in the Folsom Plan Area Specific Plan as amended August 27, 2024, and the Westland-Eagle General Plan Amendment and Specific Plan Amendment Per Ordinance No. 1237-1242.</i></p>	M	CD (E)
22.		<p><b><i>FPASP Parcel 69</i></b>  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 Attachment 9). 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)



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	<b>Mitigation Measure</b>		<b>When Req'd.</b>	<b>Responsible Department</b>
23.		<p><b><i>Affordable Housing Deed Restrictions</i></b>  Simultaneous with approval of a Development Plan for lots 3 and 9 as shown on the <i>Town Center North LLTSM (Lots 160A and 60)</i>, the owner/applicant shall create and record a deed restriction on a portion of said lots to restrict use of such property to affordable housing purposes. Said deed restriction shall be in a form approved by the City Attorney. Said deed restriction shall require a minimum area of 5.82 acres of Lot 3 to be deed-restricted for the development of not less than 150 housing units and the entirety of Lot 9 (at least 7.70 acres) for the development of not less than 220 housing units affordable to households earning 80 percent or less of the Area Median Income (AMI) on the subject property. These affordable housing units shall be deed-restricted for a period of at least 55 years from the date of recording unless a different term is approved by the City Council.</p>	M	CD (E)
24.		<p><b><i>School District Map Copy</i></b>  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)
25.		<p><b><i>Digital Map Copy</i></b>  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.</p>	OG	CD (E)
26.		<p><b><i>Bikeway Plan</i></b>  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.</p>	M	CD (P)(E)

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	Mitigation Measure		When Reqd.	Responsible Department
27.		<p><b><i>Backbone Infrastructure</i></b></p> <p>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.</p> <p>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.</p>	M	CDD(E), EWR, PW, PR, FD

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	Mitigation Measure		When Reqd.	Responsible Department
<b>ADVISORIES</b>				
28.		<p><b><i>Phasing Plan</i></b></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
<b>SMUD REQUIREMENTS</b>				
29.		The applicant shall comply with conditions 1-18 of the attached letter from SMUD dated April 4, 2024, provided in Attachment 9.	M, OG	CD (E)

## CONDITIONS KEY

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
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 TOWN CENTER NORTH LLTSM PROJECT (SUBP24-00008)  
VICINITY OF ALDER CREEK PARKWAY AND EAST BIDWELL STREET  
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	Mitigation Measure		When Required	Responsible Department
<b>GENERAL REQUIREMENTS</b>				
1.		<p><b><i>Final Map</i></b> 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"> <li>1. Town Center North Large Lot Tentative Subdivision Map, dated October 8, 2024</li> <li>2. Land Use Overlay, dated February 12, 2024</li> </ol> <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)

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	<b>Mitigation Measure</b>		<b>When Required</b>	<b>Responsible Department</b>
2.		<p><b><i>90-Day Protest Period</i></b> 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)
3.		<p><b><i>No Development Rights</i></b> 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)

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	<b>Mitigation Measure</b>		<b>When Required</b>	<b>Responsible Department</b>
4.		<p><b><i>Indemnity for City</i></b>  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"> <li>• The City bears its own attorney's fees and costs; and</li> <li>• The City defends the claim, action or proceeding in good faith</li> </ul> <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
5.		<p><b><i>Street Names</i></b>  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.</p>	M	CD (E)(P)

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	<b>Mitigation Measure</b>		<b>When Required</b>	<b>Responsible Department</b>
6.		<p><b><i>ARDA and Amendments</i></b>  The owner/Applicant shall comply with all provisions of Amendment No. 1 to the First Amended and Restated Tier 1 Development Agreement with Easton Valley Holdings, LLC and any approved amendments thereafter by and between the City and the owner/applicant of the project.</p>	M	CD (P)(E)
7.		<p><b><i>Public Right of Way Dedication</i></b>  As provided for in the Easton Valley Holdings, LLC Amended and Restated Tier 1 Development Agreement (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.</p>	M	CD (E)(P)
8.		<p><b><i>Public Utility Easements</i></b>  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&amp;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.</p>	M	CD (E)

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	<b>Mitigation Measure</b>		<b>When Required</b>	<b>Responsible Department</b>
9.		<p><b><i>Notice of Restriction</i></b>  A Notice of Restriction shall be recorded on Lots 1 through 23 as shown on the Large Lot Tentative Subdivision Map, which states the following:</p> <ul style="list-style-type: none"> <li>The requirement to construct the creek crossing on Alder Creek Parkway just east of Oak Avenue Parkway shall be a requirement of the first Small-Lot Final Map for Lots 1 through 23 pending traffic analysis that concludes the creek crossing is necessary.</li> </ul> <p>Said restriction shall be binding upon the heirs, assigns and successors in interest of the grantors, and shall remain in effect until rescinded by the City of Folsom. The purpose of the Notice of Restriction is to give constructive notice of this development limitation.</p>	M	CD (E)
10.		<b><i>Not Used</i></b>		
11.		<p><b><i>FMC Compliance</i></b>  The Final Large Lot Map shall comply with the Folsom Municipal Code and the Subdivision Map Act.</p>	M	CD (E)
12.		<p><b><i>Single Phase</i></b>  The Final Large Lot Map shall be recorded in one phase.</p>	M	CD(E)

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	Mitigation Measure		When Required	Responsible Department
13.		<p><b><i>Validity</i></b>  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 <u>Section 16.16.120</u> 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)
<b>DEVELOPMENT COSTS AND FEE REQUIREMENTS</b>				
14.		<p><b><i>Taxes and Fees</i></b>  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)



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	<b>Mitigation Measure</b>		<b>When Required</b>	<b>Responsible Department</b>
15.		<b><i>Assessments</i></b> If applicable, the owner/applicant shall pay off any existing assessments against the property, or file necessary segregation request and pay applicable fees.	M	CD (E)
16.		<b><i>Consultant Services</i></b> 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.	M	CD (P)(E)

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	<b>Mitigation Measure</b>		<b>When Required</b>	<b>Responsible Department</b>
17.		<p><b><i>FPASP Development Impact Fee</i></b></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 (November 20, 2024), 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
18.		<p><b><i>Outside Legal Counsel</i></b></p> <p>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)

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19.	✓	<p><b><i>Mitigation Measures</i></b></p> <p>The Folsom Town Center North Large Lot Tentative Subdivision Map project shall be subject to all mitigation measures identified in the FPASP (May 2011) MMRP, as amended by the Revised Proposed Water Supply Facility Alternative (November 2012), Folsom South of U.S. Highway 50 Backbone Infrastructure Mitigated Negative Declaration (December 2014), the Westland Eagle Specific Plan Amendment (September 2015), and the City of Folsom General Plan Amendments for Increased Residential Capacity Subsequent EIR (August 2024).</p>	M	CD (P)(E)
<b>MAP REQUIREMENTS</b>				
20.		<p><b><i>Affordable Housing Deed Restriction</i></b></p> <p>A note shall be placed on the Final Map as follows:</p> <p><i>FPASP Lots 60 (Lot 9 on the LLTSM) and 160A (a portion of Lot 3 on the LLTSM), as shown on the Town Center North LLTSM/FPASP Overlay map, are subject to deed restriction for affordable housing purposes. A minimum area of 5.82 acres of Lot 160A (a 5.82 acre portion of Lot 3 on the LLTSM) shall be deed-restricted for the development of not less than 150 housing units affordable to households earning 80 percent or less of the Area Median Income (AMI) on the subject property. The 150 affordable housing units shall be deed restricted for a period of at least 55 years from the date of recording. Similarly, the entirety (at least 7.70 acres) of FPASP Lot 60 (Lot 9 on the LLTSM) shall be deed-restricted for the development of not less than 220 housing units affordable to households earning 80 percent or less of the Area Median Income (AMI) on the subject property. The 220 affordable housing units shall be deed restricted for a period of at least 55 years from the date of recording.</i></p>	M	CD (E)

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21.		<p><b><i>FPASP Compliance</i></b> A note shall be added to the final map that states:</p> <p><i>This map is subject to requirements outlined in the Folsom Plan Area Specific Plan as amended August 27, 2024, and the Westland-Eagle General Plan Amendment and Specific Plan Amendment Per Ordinance No. 1237-1242.</i></p>	M	CD (E)
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	<b>Mitigation Measure</b>		<b>When Required</b>	<b>Responsible Department</b>
24.		<b><i>School District Map Copy</i></b> Upon recordation of the Final Map, the owner/applicant shall provide the Folsom-Cordova Unified School District with a copy of the recorded Final Map.	OG	CD (E)
25.		<b><i>Digital Map Copy</i></b> 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)
26.		<b><i>Bikeway Plan</i></b> 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)

**CONDITIONS OF APPROVAL FOR THE FOLSOM TOWN CENTER NORTH LLTSM PROJECT (SUBP24-00008)**  
**VICINITY OF ALDER CREEK PARKWAY AND EAST BIDWELL STREET**  
**LARGE LOT TENTATIVE SUBDIVISION MAP**

	Mitigation Measure		When Required	Responsible Department
27.		<p><b><i>Backbone Infrastructure</i></b></p> <p>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.</p> <p>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.</p>	M	CDD(E), EWR, PW, PR, FD



**CONDITIONS OF APPROVAL FOR THE FOLSOM TOWN CENTER NORTH LLTSM PROJECT (SUBP24-00008)  
VICINITY OF ALDER CREEK PARKWAY AND EAST BIDWELL STREET  
LARGE LOT TENTATIVE SUBDIVISION MAP**

	Mitigation Measure		When Required	Responsible Department
<b>ADVISORIES</b>				
28.		<p><b><i>Phasing Plan</i></b></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

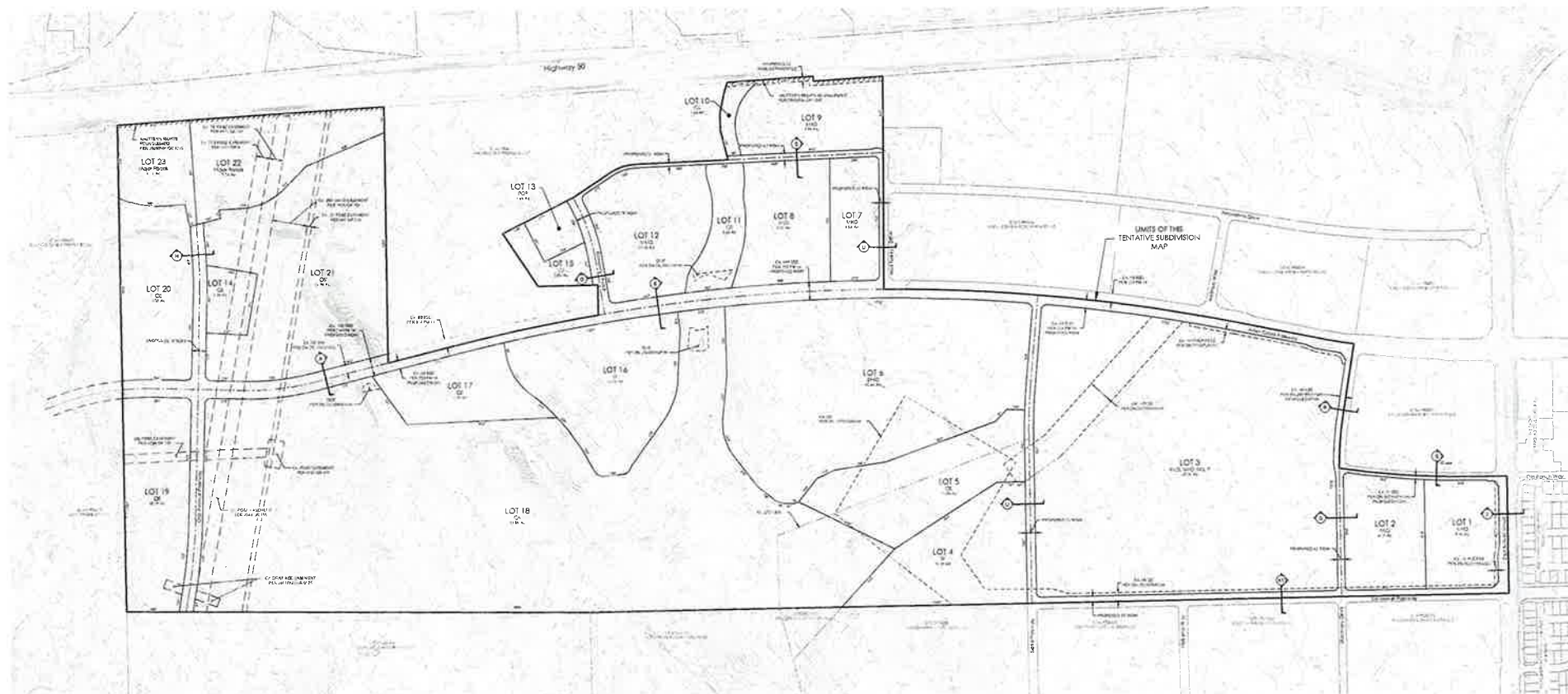
**CONDITIONS OF APPROVAL FOR THE FOLSOM TOWN CENTER NORTH LLTSM PROJECT (SUBP24-00008)  
VICINITY OF ALDER CREEK PARKWAY AND EAST BIDWELL STREET  
LARGE LOT TENTATIVE SUBDIVISION MAP**

	Mitigation Measure		When Required	Responsible Department
<b>SMUD REQUIREMENTS</b>				
29.		The applicant shall comply with conditions 1-18 of the attached letter from SMUD dated April 4, 2024, provided in Attachment 9.	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 3**

**TOWN CENTER NORTH LARGE LOT TENTATIVE SUBDIVISION  
MAP, DATED OCTOBER 8, 2024**



**TENTATIVE MAP INFORMATION**

**OWNER'S ADDRESS:**  
 Station Valley Holdings, LLC  
 320 South Center Blvd., Suite 100  
 Blythe, CA 95229

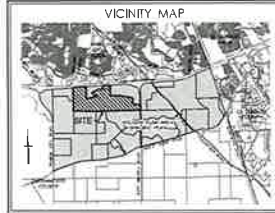
**PROJECT ADDRESS:**  
 1400 East 2nd Street, Suite 100  
 Folsom, CA 95630

**PROJECT NAME:**  
 1400 East 2nd Street, Suite 100

**PROJECT TYPE:**  
 24 lots, 100' wide, 100' deep

**PROJECT LOCATION:**  
 1400 East 2nd Street, Suite 100

**PROJECT DESCRIPTION:**  
 24 lots, 100' wide, 100' deep



**ABBREVIATION KEY**

100' Right-of-Way  
 66' Right-of-Way  
 42' Right-of-Way  
 75' Right-of-Way  
 100' Right-of-Way  
 66' Right-of-Way  
 42' Right-of-Way  
 75' Right-of-Way

**TENTATIVE MAP NOTES**

1. The tentative map is for informational purposes only and does not constitute a final map. The final map will be prepared by the City of Folsom and will be subject to the City's review and approval.

2. The tentative map is for informational purposes only and does not constitute a final map. The final map will be prepared by the City of Folsom and will be subject to the City's review and approval.

3. The tentative map is for informational purposes only and does not constitute a final map. The final map will be prepared by the City of Folsom and will be subject to the City's review and approval.

**BENCHMARK**

Station 1400 East 2nd Street, Suite 100

City of Folsom

1400 East 2nd Street, Suite 100

1400 East 2nd Street, Suite 100

**LEGEND**

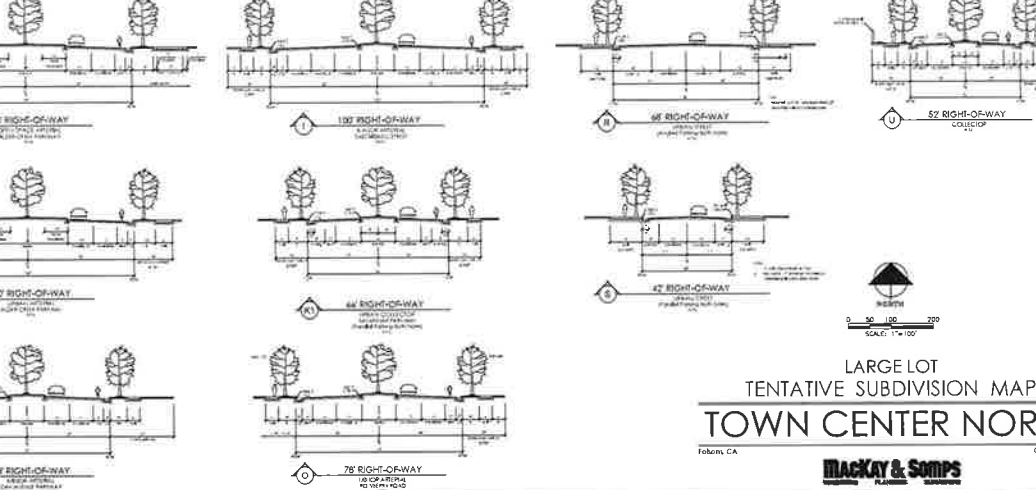
100' Right-of-Way  
 66' Right-of-Way  
 42' Right-of-Way  
 75' Right-of-Way  
 100' Right-of-Way  
 66' Right-of-Way  
 42' Right-of-Way  
 75' Right-of-Way

**LOT SUMMARY**

Lot #	Area (sq. ft.)	Area (sq. ft.)
1	100	100
2	100	100
3	100	100
4	100	100
5	100	100
6	100	100
7	100	100
8	100	100
9	100	100
10	100	100
11	100	100
12	100	100
13	100	100
14	100	100
15	100	100
16	100	100
17	100	100
18	100	100
19	100	100
20	100	100
21	100	100
22	100	100
23	100	100
24	100	100

**LOT SUMMARY**

Lot #	Area (sq. ft.)	Area (sq. ft.)
1	100	100
2	100	100
3	100	100
4	100	100
5	100	100
6	100	100
7	100	100
8	100	100
9	100	100
10	100	100
11	100	100
12	100	100
13	100	100
14	100	100
15	100	100
16	100	100
17	100	100
18	100	100
19	100	100
20	100	100
21	100	100
22	100	100
23	100	100
24	100	100



**LARGE LOT TENTATIVE SUBDIVISION MAP**

**TOWN CENTER NORTH**

Folsom, CA

**Mackay & Samps**

REGISTERED PROFESSIONAL ENGINEER

October 8, 2024

Sheet 1 of 1

**ATTACHMENT 4**

**TOWN CENTER NORTH LLTSM/FPASP OVERLAY, DATED  
FEBRUARY 12, 2024**



## **ATTACHMENT 5**

### **TOWN CENTER NORTH LLTSM/FPASP PARCEL ID COMPARISON TABLE, DATED OCTOBER 8, 2024**



10/8/2024

TCN Large Lot Tentative Map (LLTM) / FPASP Parcel ID Comparison table			
LLTM Lot Number	LLTM Net Acres	FPASP Parcel ID	FPASP Acres
1	5.9	157	5.79
2	6.7	156	6.33
3	60.10	158	11.48
		160A	5.82
		160B	10.75
		66	3.13
		74	10.00
		75	2.10
		76	13.22
		* Internal ROW	3.71
4	10.5	162B	10.47
5	11.0	96B-3	11.00
6	35.4	71	35.41
7	4.5	64	4.31
8	8.0	63	7.84
9	7.9	60	7.70
10	1.0	94B	0.96
11	3.6	95	3.52
12	10.0	68	9.72
13	1.6	69	1.55
14	2.2	97A-2	2.19
15	2.0	97B-2	2.03
16	13.5	70	12.79
		96B-5	0.38
		96B-6	0.25
17	6.7	96A-2	4.99
		96B-4	1.66
18	90.5	96A-1	74.13
		96B-2	16.25
19	10.1	102B	9.94
20	9.3	98B	9.11
21	23.9	97A-1	23.87
22	9.7	Major Roads	9.70
23	4.7	Major Roads	4.70
Major Roads	24.8	Major Roads	26.82
Total	363.6		363.62

Remnant FPASP parcels that are not within the boundary of the LLTM	N/A	102A	35.76
		162A	27.46
		94A	0.79
		96B-1	1.20
		97B-1	25.47
		98A	19.24

**NOTES:**

- Minor acreage differences between LLTM lots and FPASP parcels due to updated boundary and ROW accuracy.
- No changes to land use, dwelling units, population, or gross square feet of commercial.
- LLTM Net Acreages exclude major roadways and IODs except LLTM Lots 23 and 24 which are exclusively future Hwy 50 interchange ROW

\* = Internal Plan Area roadways not mapped on LLTM

## **ATTACHMENT 6**

**PROJECT NARRATIVE, DATED OCTOBER 8, 2024**

October 8, 2024

Jessica Brandt,  
Principal Planner  
**City of Folsom, Community  
Development Department**  
50 Natoma Street, Folsom,  
CA 95630

## PROJECT NARRATIVE

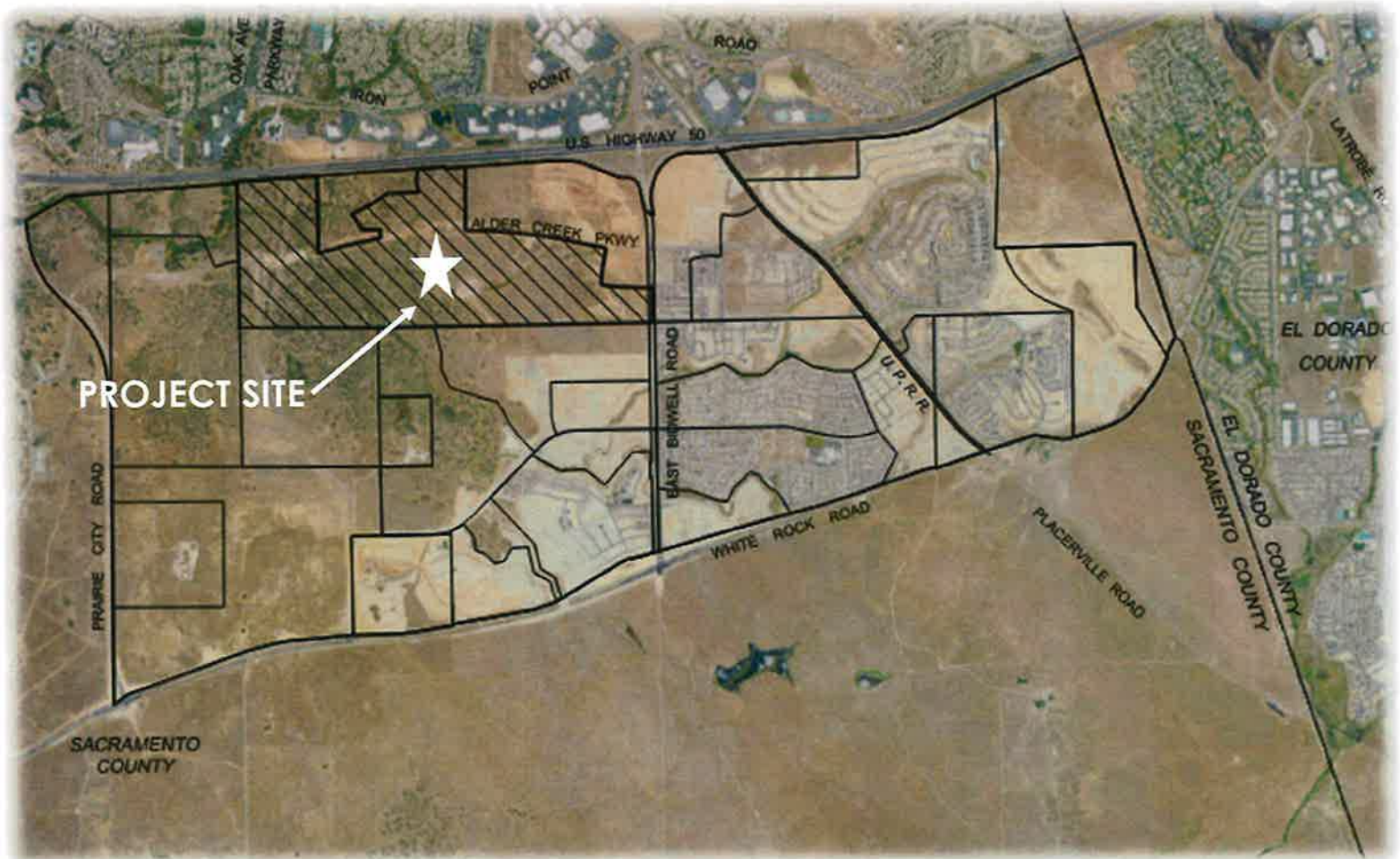
We are pleased to submit  
the Planning Entitlement  
Application for the **Town  
Center North Large Lot  
Tentative Subdivision Map**.

*Items included with this  
submittal are the following:*

1. Large Lot Tentative  
Subdivision Map
2. Allocation Table  
Comparison
3. FPASP Allocation  
Exhibit - Markup

Please contact me if you  
have questions and/or  
need anything further.

**Eric Crow**  
**MacKay & Soms 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](mailto:ecrow@msce.com)

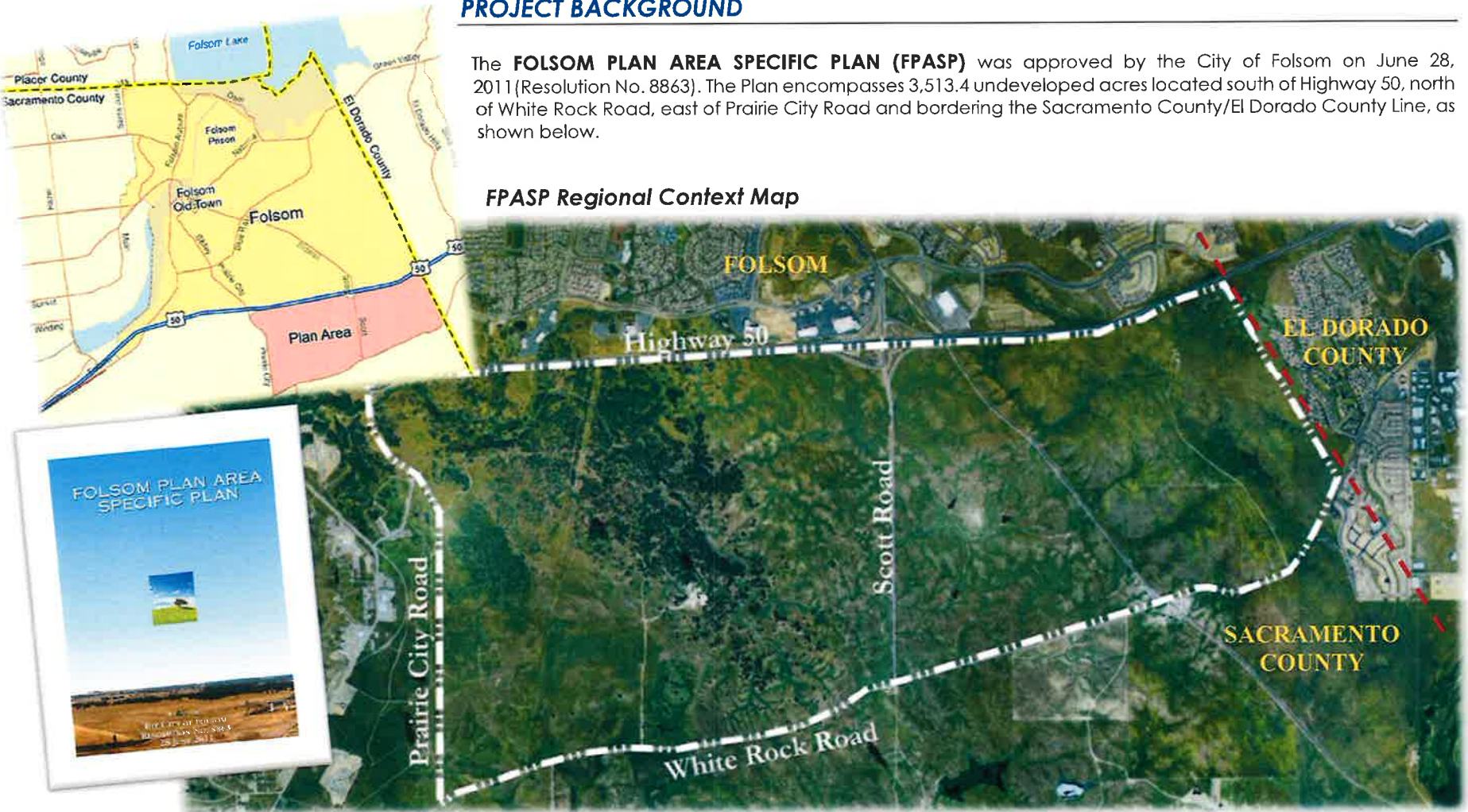




## PROJECT BACKGROUND

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*



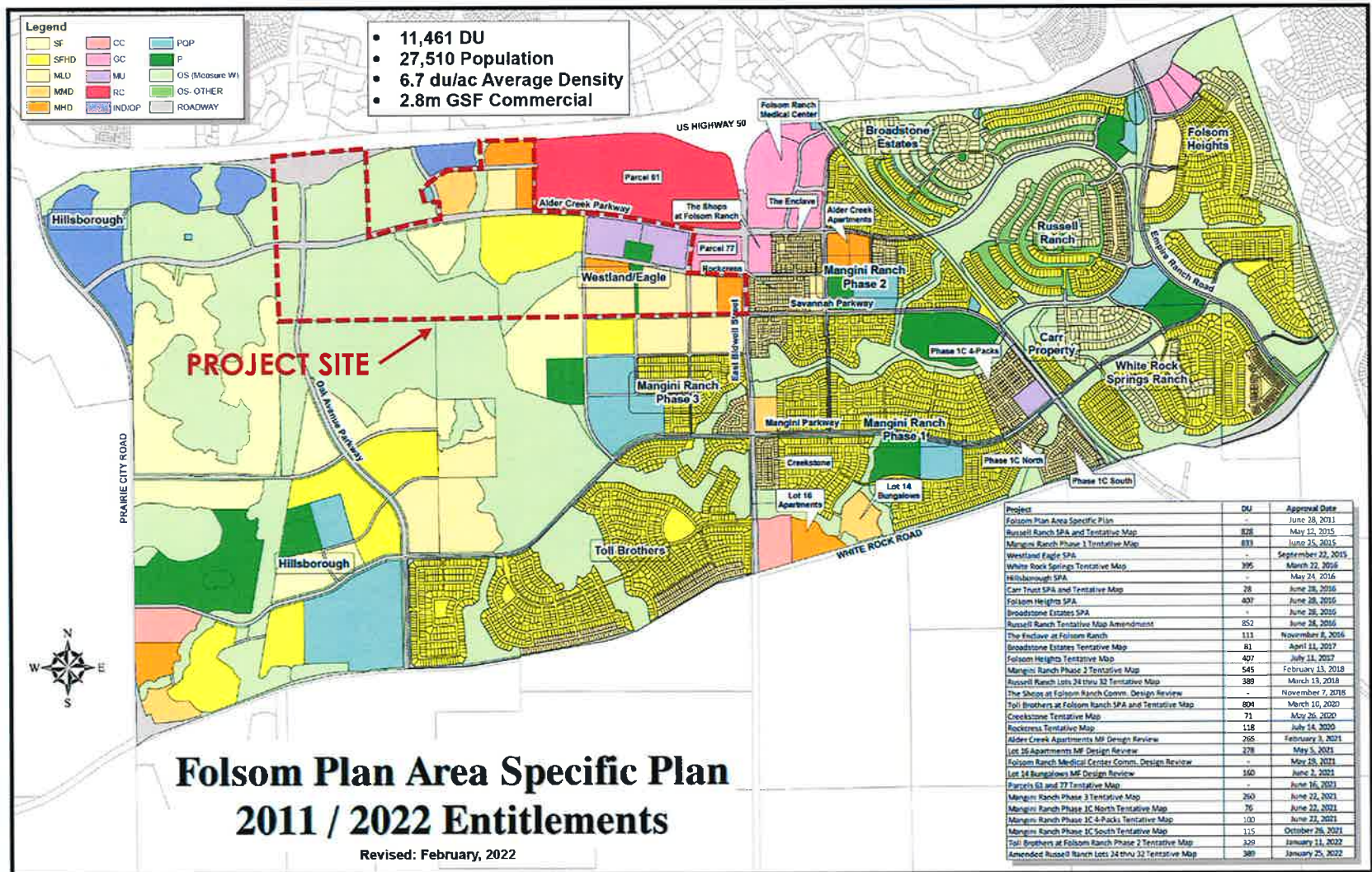


## PROJECT BACKGROUND:

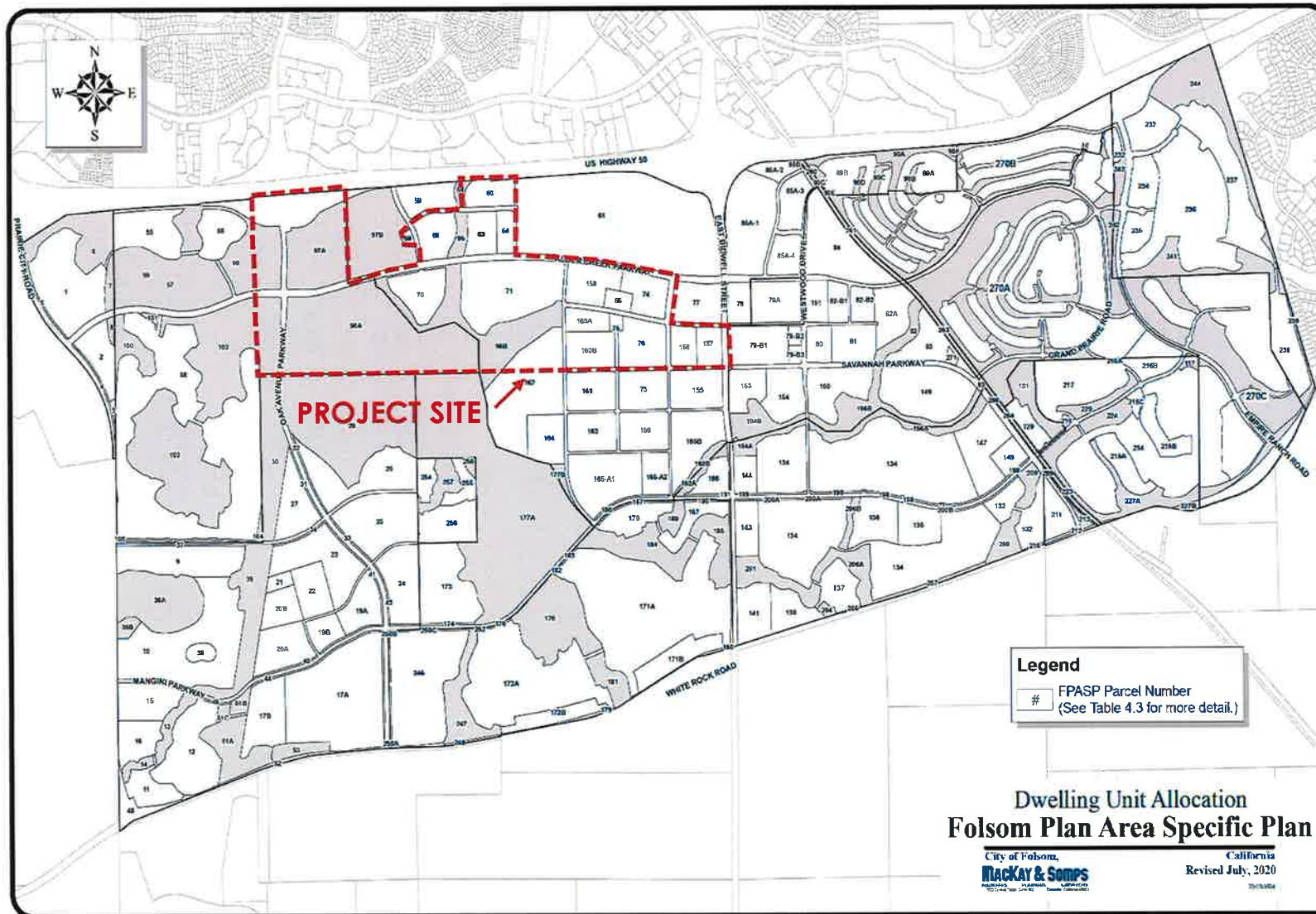
The Folsom Plan Area Specific Plan 2011-2022 Entitlements exhibit is shown here.

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

The Town Center North LLTSM area is shown here. The Project Site is located along Alder Creek Parkway and generally situated between East Bidwell Street and Oak Avenue 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:** 70,162(PTN)  
**SFHD:** 71  
**MLD:** 63, 76, 156, 160B  
**MMD:** 68  
**MHD:** 60, 64, 157, 160A,  
**MU:** 74, 158  
**PQP:** 69  
**PARK:** 66,75  
**OPEN SPACE:** 94(PTN),  
 95, 96A, 96B(PTN) 97A,  
 98B(PTN),102(PTN).

The property owner is Easton Valley Holdings and the Assessor's Parcel Numbers are 072-3190-031, 033 & 034.

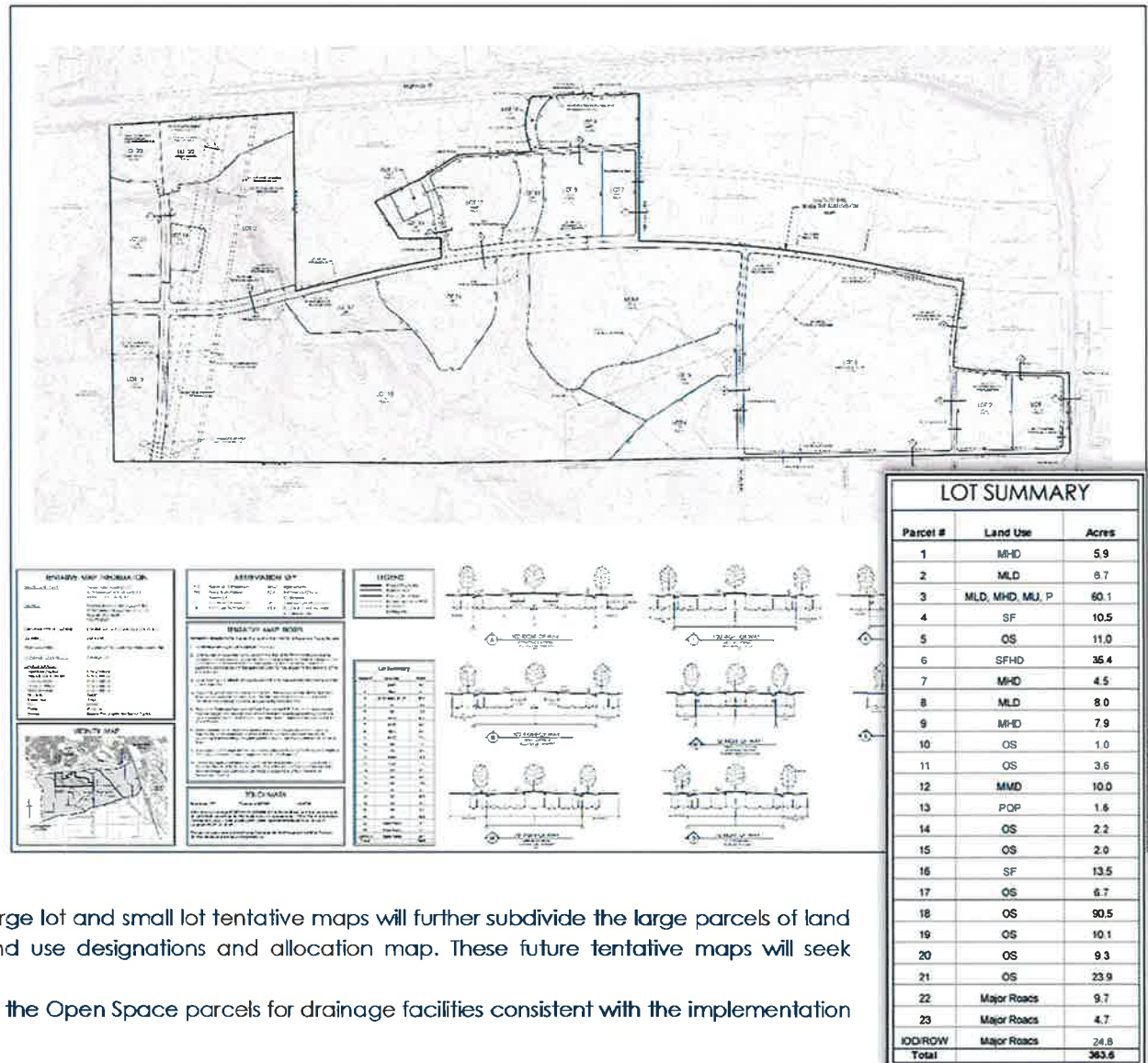
### PROPOSED ENTITLEMENTS SOUGHT WITH THIS APPLICATION: LARGE LOT TENTATIVE SUBDIVISION MAP (LLTSM):

The Large Lot Tentative Subdivision Map is shown here.

The proposed Town Center North Large Lot Tentative Subdivision Map is a ±363.6-acre component of the FPASP generally located in the northwestern portion of the plan area. The application seeks to merge and re-subdivide the three existing parcels (A.P.N. 072-3190-031, 033 & 034) into 23 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 generally 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 large lot and 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.
- Additional lots are created with this map within the Open Space parcels for drainage facilities consistent with the implementation of the FPASP.





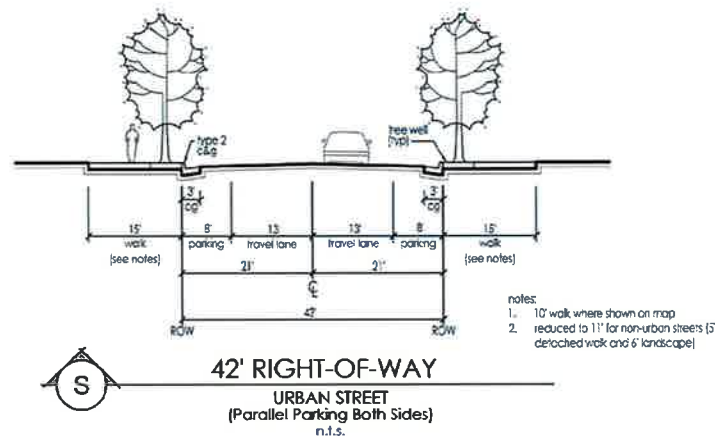
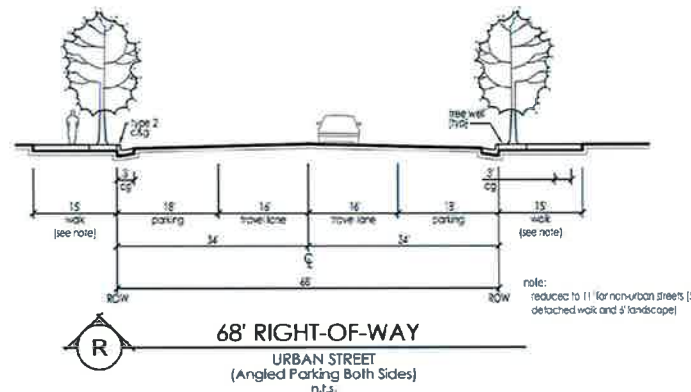
## Minor deviations to the Specific Plan street sections are anticipated.

The proposed Town Center North Large Lot Tentative Subdivision Map utilizes many of the plan area street sections.

Two streets where minor deviations from the SP are proposed are sections "R" and "S". While there are no deviations to the pavement or sidewalk details being requested, the location of the ROW is placed at the back of curb instead of the back of sidewalk.

The "R" street section is identified in a non-residential area of the plan where a 34' IOD was previously mapped. Consistent with this IOD, we have shown a 34' Proposed ROW (half section). The adjacent Eagle commercial map has also identified this as a 34' ROW. Being a non-residential land use, the sidewalk and landscape obligations will land on the parcel owners.

The "S" street section is in an area where back and side-on residential lots are anticipated. The sidewalk and additional width for landscaping will be designated as lettered lots on the future SLTM and dedicated to the City, consistent in nature with adjacent properties.



PROPOSED STREET SECTIONS

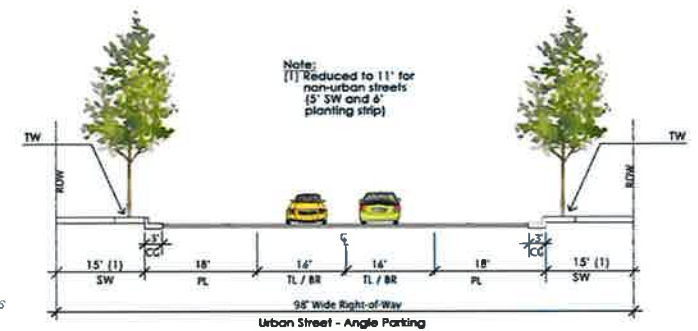


Figure 7.19 - Urban Street  
(Section R - Angle Parking)

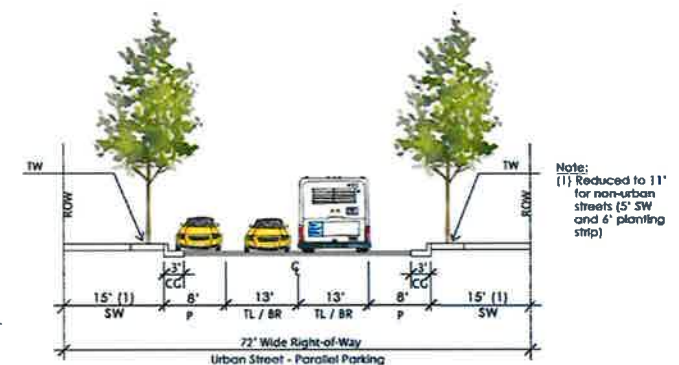


Figure 7.20 - Urban Street  
(Section S - Parallel Parking)

APPROVED STREET SECTIONS

## PREPARING FOR THE ULTIMATE: CREATION OF LARGE LOTS FOR PLAN AREA FACILITIES:

An exhibit identifying plan area facilities is shown on the right.

While the proposed LLTSM does not propose modifications to the approved FPASP land uses, additional large lots have been created with this LLTSM within the Open Space designations to facilitate the ultimate implementation of plan area drainage needs.

### Storm Water Quality

Three Water Quality/ Hydromodification Basins are identified within the LLTSM area as shown on **FPASP Figure 12.4 – Storm Water Plan**.

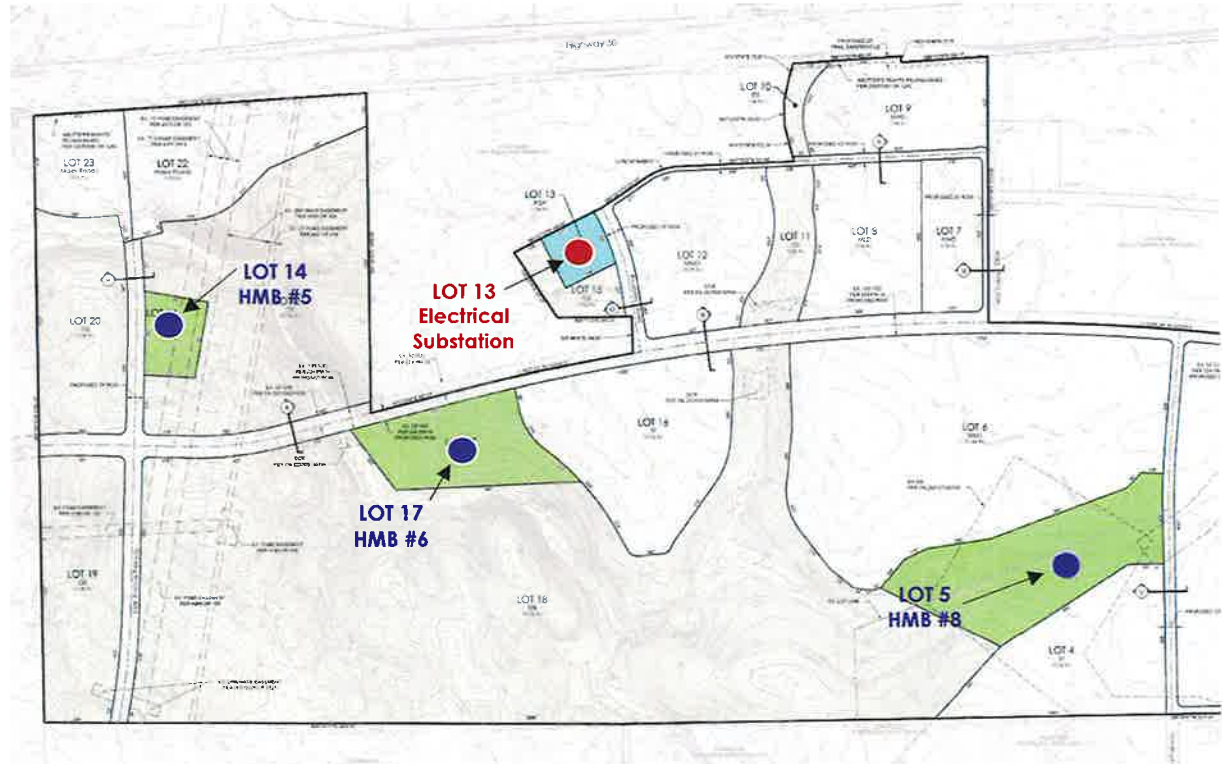
The Hydromodification Basins within the proposed LLTSM include:

- 1) Lot 5 contains HMB #8
- 2) Lot 14 contains HMB #5
- 3) Lot 17 contains HMB #6

Consistent with the approach of the multiple approved entitlements and developed communities throughout the FPASP, the Hydromodification Basins have been placed in standalone lots.

### Dry Utilities

Three electrical substations are identified in **FPASP Section 12.7 Dry Utilities – Electric Service**. Section 12.7 states that one of the three plan area substations is required in the vicinity of Alder Creek Parkway and Rowberry Road. The proposed LLTSM identifies Lot 13 (PQP) as the Electrical Substation location consistent with the FPASP.

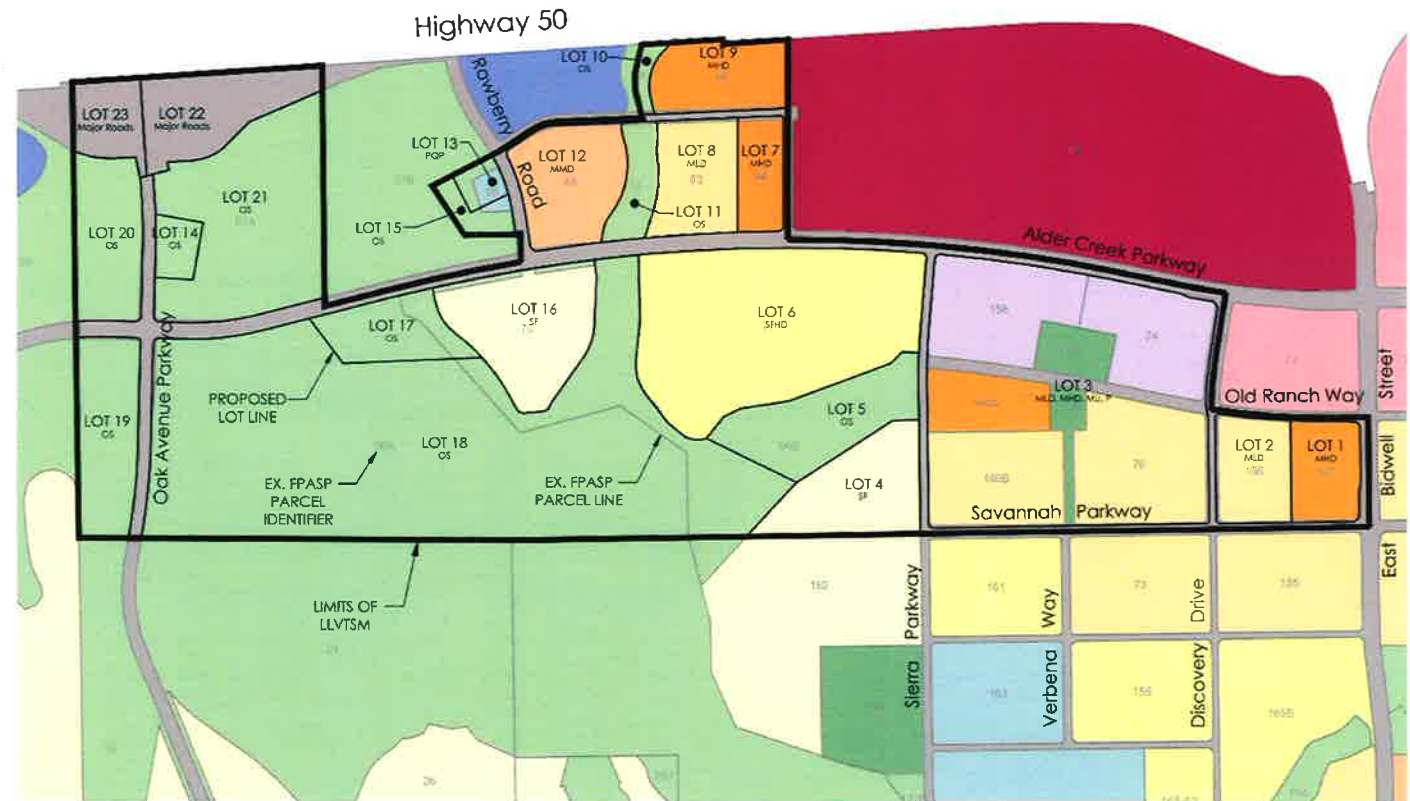


**An LLTSM/FPASP Overlay Exhibit is shown here.**

Future large and small lot tentative subdivision maps (seeking development rights) will further subdivide these proposed large lots into smaller lots, with boundaries that will be consistent/congruent with the land uses shown on the FPASP. (See various colored areas indicating discreet land uses.)

As a reminder, the proposed LLTSM seeks to merge and resubdivide the subject area for purposes of sale, lease & financing only. This resubdivision will position the affected properties for future specific development applications. No development rights are sought at this time.

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



**ATTACHMENT 7**

**SMUD CONDITIONS**



***Sent Via E-Mail***

April 4, 2024

Josh Kinkade  
City of Folsom  
50 Natoma Street  
Folsom, CA 95630

**Subject: Folsom Town Center North Subdivision Map (Project No. SUBP24-00008)**

Dear Josh Kinkade:

The Sacramento Municipal Utility District (SMUD) appreciates the opportunity to provide comments on the Vesting Tentative Subdivision Map for the Folsom Town Center North Subdivision Map (Project, SUBP24-00008), located at Alder Creek Parkway/E. Bidwell St. SMUD is the electric utility provider for Sacramento County, including the proposed Project area. SMUD's vision is to empower our customers with solutions and options that increase energy efficiency, protect the environment, reduce global warming, and lower the cost to serve our region, all while maintaining best-in-class safety and reliability. As a reviewing agency, SMUD is committed to providing reliable service to meet our customers' growing needs.

Rick Jordan of Easton Valley Holdings, LLC (Applicant) has requested to merge and re-subdivide the existing 338.8 acres of parcels within Folsom Town Center North into 24 large lots.

SMUD requests the following conditions on the Applicant's Project to minimize impacts to SMUD facilities on or adjacent to the Project site.

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.
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.



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.
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.
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.
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.).
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.
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>.
9. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.
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.
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.
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-feet wide; and (b) all SMUD underground equipment and appurtenances shall be within 15-feet from the drivable surface.



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.
14. The Applicant shall disclose existing or proposed 69kV electrical facilities to future and/or potential owners.
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.
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.
17. Substation sites shall be unencumbered; the sites shall not contain jurisdictional wetlands, sensitive species, cultural resources, or hazardous wastes or materials.
18. The Applicant shall grant to SMUD a Grant of Easement to cover the existing electrical 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.

SMUD aims to be partners in the efficient and sustainable delivery of the proposed Project. To that end, SMUD recommends that California Environmental Quality Act (CEQA) documents for proposed Project activities include adequate evaluation of cumulative impacts to utility systems, the utility facilities needed to serve the Project, and any potential environmental issues associated with extending utility service to the proposed Project. This will ensure the Project's compliance with CEQA and reduce potential delays in Project schedule.

SMUD appreciates the opportunity to provide input on the Vesting Tentative Subdivision Map for Folsom Town Center North Subdivision Map. Please ensure that the conditions and considerations in this response are conveyed to the Project planners and the

appropriate Project Applicants. Any revisions or deletions relative to the above conditions must be submitted in writing to the Real Estate section of SMUD. No verbal or other written agreements should be accepted by the City of Folsom. For additional information regarding approvals, acceptable uses, and clearances for SMUD facilities, please contact SMUD's Land Specialist, Ellen Springer at [Ellen.Springer@smud.org](mailto:Ellen.Springer@smud.org) or (916)732-5989.

Sincerely,



LeAndre Henry  
Regional & Local Government Affairs  
Sacramento Municipal Utility District  
6201 S Street, MS B404  
Sacramento, CA 95817  
[entitlements@smud.org](mailto:entitlements@smud.org)

cc: Ellen Springer