

CONDITIONS OF APPROVAL FOR THE RUSSELL RANCH PHASE 2, VILLAGE 5 PROJECT (MSTR25-00094) TENTATIVE PARCEL MAP WAIVER (RESIDENTIAL CONDOMINIUMS), DESIGN REVIEW, AND INCLUSIONARY HOUSING PLAN				
Condition No.	Mitigation Measure	Condition of Approval	When Required	Responsible Department
GENERAL CONDITIONS				
1.		<p><i>Development Plan</i> The owner/applicant shall submit final site development plans to the Community Development Department that shall substantially conform to the exhibits referenced below:</p> <ol style="list-style-type: none"> 1. Preliminary Site Plan for Map Waiver and Condominium Purposes dated May 9, 2025 2. Russell Ranch Phase 2 Village 5 Design Review Submittal, dated May 6, 2025 (Site Plan, Exterior Elevations, Building Plans, Floor Plans, Color/Material Board, Alternate Color Scheme, Color Scheme Plotting) 3. Landscaping Plans, dated May 8, 2025 <p>The Design Review is approved for the development of a 118-unit residential project (Russell Ranch Phase 2, Village 5). Implementation of the project shall be consistent with the above referenced items, the Folsom Plan Area Specific Plan (FPASP) as Amended, and these conditions of approval.</p>	G, I, B	CD (P)(E)
2.		<p><i>Parcel Map Waiver</i> The owner/applicant shall submit final site development Plans to the City Engineer for review and approval that shall substantially conform to the exhibits referenced below:</p> <ol style="list-style-type: none"> 1. Preliminary Site Plan for Map Waiver and Condominium Purposes dated May 9, 2025 2. Draft Condominium Plan, dated March 20, 2025 3. Draft Covenants, Conditions, and Restrictions (CC&Rs) <p>The Parcel Map Waiver is approved for the development of a 118-unit residential condominium project (Russell Ranch Phase 2, Village 5). Implementation of the project shall be consistent with the above referenced items, the Folsom Plan Area Specific Plan (FPASP) as amended, and these conditions of approval.</p>	I, B	CD (E)

3.		<p>Community Development Department Subsequent Review Building plans, and all civil engineering, improvement, landscape, and irrigation plans, shall be submitted to the Community Development Department for review and approval to ensure conformance with this approval and with relevant codes, policies, standards, and other requirements of the City of Folsom.</p>	G, I, B	CD (P)(E)(B)
4.		<p>90-Day Protest Period 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>	OG	CD (E)(P)
5.		<p>Validity The project approvals granted under this staff report (Parcel Map Waiver, Design Review) shall remain in effect for two years from final date of approval (Expires July 23, 2027). Failure to obtain the relevant building (or other) permits within this time period, without the subsequent extension of this approval, shall result in the termination of this approval.</p> <p>An extension to the identified time frame may be granted by the Planning Commission. If after approval of this project, a lawsuit is filed which seeks to invalidate any approval, building permit, or other construction permit or entitlement required in connection with any of the activities or construction authorized by the project approvals, or to enjoin the development contemplated herein, or to challenge the issuance by any governmental agency of any environmental document or exemption determination, the project approvals shall be tolled during the time that any litigation is pending, including any appeals.</p>	B	CD (P)

6.		<p><i>Indemnity for City</i></p> <p>The owner/applicant shall protect, defend, indemnify, and hold harmless the City and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul any approval by the City or any of its agencies, departments, commissions, agents, officers, employees, or legislative body concerning the project, which claim, action or proceeding is brought within the time period provided therefore in Government Code Section 66499.37 or other applicable statutes of limitation. The City will promptly notify the owner/applicant of any such claim, action or proceeding, and will cooperate fully in the defense. The City may, within its unlimited discretion, participate in the defense of any such claim, action or proceeding if both of the following occur:</p> <ul style="list-style-type: none"> • The City bears its own attorney's fees and costs; and • The City defends the claim, action or proceeding in good faith <p>The owner/applicant shall not be required to pay or perform any settlement of such claim, action or proceeding unless the settlement is approved by the owner/applicant. The owner/applicant's obligations under this condition shall apply regardless of whether a Parcel Map is ultimately recorded with respect to this project.</p>	OG	CD (P)(E)(B) PW, PR, FD, PD
7.		<p><i>ARDA Compliance</i></p> <p>The owner/applicant shall comply with all provisions of Amendment No. 1 to the First Amended and Restated Tier 1 Development Agreement (ARDA) applicable to the subject property, the Second Amendment thereto, and any approved amendments thereafter by and between the City and the owner/applicant of the project.</p>	B	CD (E)

8.		<p>Backbone Infrastructure Plan The owner/applicant and all subsequent applicants, heirs, and successors with intention of developing the property are required to provide to the Community Development Department for review and approval by the City Engineer a Backbone Infrastructure Plan. Additional studies and supporting documentation may also be required as part of this condition.</p> <p>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, 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	CD (E), PW
9.		<p>Russell Ranch Lots 24 through 32 Subdivision Project Compliance All conditions of approval from the Russell Ranch Lots 24 through 32 Subdivision project (PN17-288), as modified by these conditions, including land dedications that are yet to be completed, are hereby incorporated by reference.</p>	O	CD (P)(E)(B) PW, PR, FD, PD
10.		<p>Homeowners Association A Homeowners Association shall be established to maintain the common areas of the community as defined in the community Conditions, Covenants, and Restrictions (CC&Rs).</p>	O	CD (P)

11.		<p>Disclosures The owner/applicant shall disclose to the homeowners in the Community Conditions, Covenants, and Restrictions (CC&Rs) the following items. CC&Rs are to be reviewed and approved by the Community Development Department.</p> <ol style="list-style-type: none"> 1) The project site is located directly adjacent to White Rock Road where the Capital Southeast Connector roadway project is under construction. The owner/applicant shall disclose that the Capital Southeast Connector roadway may generate noise and lighting impacts associated with motor vehicle traffic during all hours of the day and night. 2) The soil at the project site may contain naturally occurring asbestos and naturally occurring arsenic. 3) The collecting, digging, or removal of any stone, artifact, or other prehistoric or historic object located in public or open space areas, and the disturbance of any archaeological site or historic property, is prohibited. 4) The project site is located close to the Mather Airport flight path and overflight noise may be present at various times. 5) That all properties located within one mile of an on- or off-site area zoned or used for agricultural use (including livestock grazing) shall be accompanied by written disclosure from the transferor, in a form approved by the City of Folsom, advising the owner/applicant and renters of the potential adverse odor impacts from surrounding agricultural operations, which disclosure shall direct the transferee to contact the County of Sacramento concerning any such property within the County zoned for agricultural uses within one mile of the subject property being transferred. 	O	CD (P)
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12.	✓	<p>Mitigation Monitoring and Reporting Program</p> <p>The owner/applicant shall participate in a mitigation monitoring and reporting program pursuant to City Council Resolution No. 2634 and Public Resources Code 21081.6. The mitigation monitoring and reporting measures identified in the Folsom Plan Area Specific Plan FEIR/EIS, the South of 50 Backbone Infrastructure Project MND, the Russell Ranch Project EIR MMRP), as amended by the Russell Ranch Lots 24-32 Subdivision Addendum MMRP, the City of Folsom 2035 General Plan Amendments for Increased Residential Capacity Project, and the Folsom South of U.S. Highway 50 Specific Plan Project Revised Proposed Off-Site Water Facility Alternative Amendment to the FPASP and Addendum to the FPASP EIR/EIS, have been incorporated into these conditions of approval by reference in order to mitigate or avoid significant effects on the environment. Applicant shall fund on a Time and Materials basis all mitigation monitoring (e.g., staff and consultant time).</p>	I, G, B, OG	CD (E)(P), PW, FD, EWR, PD, PR
DEVELOPMENT COSTS AND FEE REQUIREMENTS				
13.		<p>Applicable Taxes, Fees, and Charges</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 Amendments No. 1 and No. 2 to the Amended and Restated Tier 1 Development Agreement.</p>	B	CD (P)(E)
14.		<p>Existing Assessments</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>	B	CD (E)
15.		<p>Use of Outside Legal Counsel and Consultants</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 City shall provide notice to the owner/applicant of the outside counsel selected, the scope of work and hourly rates, and the owner/applicant shall reimburse the City for all outside legal fees and costs incurred and documented by the City for such services. The owner/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 owner/applicant shall be responsible for reimbursement to the City for the services regardless of whether a deposit is required.</p>	OG	CD (P)(E)

16.		<p><i>Special Study Reimbursement</i></p> <p>If the City utilizes the services of consultants to prepare special studies or provide specialized design review or inspection services for the project, the City shall provide notice to the owner/applicant of the outside consultant selected, the scope of work and hourly rates, and the owner/applicant shall reimburse the City for actual costs incurred and documented in utilizing these services, including administrative costs for City personnel. A deposit for these services shall be provided prior to initiating review of the Grading Plan, Parcel Map, improvement plans, or beginning inspection, whichever is applicable.</p>	G, I, B	CD (P)(E)
17.		<p><i>Development Impact Fees</i></p> <p>The owner/applicant shall be subject to all Folsom Plan Area Specific Plan Area development impact fees established at the time of approval 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 the time of approval at the rates in effect when a building permit is issued. These fees may include, but are not limited to, the Folsom Plan Area Specific Plan Fee, Specific Plan Infrastructure Fee (SPIF), Solid Waste Fee, Corporation Yard Fee, Transportation Management Fee, Transit Fee, Highway 50 Interchange Fee, General Park Equipment Fee, Housing Trust Fee, etc.</p> <p>Any protest to such for all fees, dedications, reservations, or other exactions imposed on this project will begin on the date of final approval or otherwise shall be governed by the terms of Amendments No. 1 and 2 to the Amended and Restated Tier 1 Development Agreement (ARDA). The fees shall be calculated at the fee rate set forth in the PFFP and the ARDA.</p>	B	CD (P), PW, PK

18.		<i>School District Fees</i> The owner/applicant agrees to pay to the Folsom-Cordova Unified School District the maximum fee authorized by law for the construction and/or reconstruction of school facilities. The applicable fee shall be the fee established by the School District that is in effect at the time of the issuance of a building permit. Specifically, the owner/applicant agrees to pay any and all fees and charges and comply with any and all dedications or other requirements authorized under Section 17620 of the Education Code; Chapter 4.7 (commencing with Section 65970) of the Government Code; and Sections 65995, 65995.5 and 65995.7 of the Government Code.	B	CD (P)
MAP REQUIREMENTS				
19.		<i>Digital Copy of Map</i> The owner/applicant shall provide a digital copy of the recorded <i>Certificate of Compliance Parcel Map</i> (in AutoCAD format) to the Community Development Department. <i>(Condition modified at the 7/23/2025 Planning Commission hearing)</i>	<i>M B</i>	CD (E)
20.		<i>Provide FCUSD Map</i> The owner/applicant shall provide the Folsom-Cordova Unified School District with a copy of the recorded <i>Certificate of Compliance Parcel Map</i> . <i>(Condition modified at the 7/23/2025 Planning Commission hearing)</i>	<i>M B</i>	CD (P)
21.		<i>Street Names</i> The Applicant shall use street names as shown in the Folsom Plan Area Specific Plan, and in the case of unnamed streets, select street names from the City's approved list or subsequently approved by the Planning Commission for the recorded <i>Certificate of Compliance Parcel Map</i> . <i>(Condition modified at the 7/23/2025 Planning Commission hearing)</i>	M	CD (P)(E)
22.		<i>Private Easement Dedication</i> The owner/applicant shall dedicate private easements for utilities, drainage, water, and sanitary sewer on the Parcel Map <i>as exhibits attached to the Certificate of Compliance</i> prior to issuance of a building permit. <i>(Condition modified at the 7/23/2025 Planning Commission hearing)</i>	B	CD (E)

23.		<i>Reciprocal Access</i> The owner/applicant shall dedicate a reciprocal access easement for common use of the project driveways on internal streets and drive aisles.	M	CD (E)
24.		<i>Inclusionary Housing Agreement</i> An Inclusionary Housing Agreement, consistent with the Inclusionary Housing Plan approved by the Planning Commission, and in a form acceptable to the City Attorney, shall be executed prior to recordation of the Certificate of Compliance for the Condominium Map Waiver for the Russell Ranch Phase 2, Village 5 project.	M	CD (E), CA
25.		<i>Public Facilities Financing Plan</i> The owner/applicant shall be subject to all thresholds, timelines and deadlines for the construction and final completion of various improvements for the entire Folsom Plan Area. The various improvements are outlined and detailed in the Folsom Plan Area Specific Plan Public Facilities Financing Plan (PFFP) dated January 28, 2014 and adopted by City of Folsom Resolution No. 9298. These improvements in the PFFP include, but are not limited to, the backbone infrastructure water (water reservoirs, booster pump stations, pressure reducing valve stations, etc.) and sanitary sewer (lift stations) systems, roadway and transportation (future interchanges, major arterial roadways, etc.) improvements, aquatic center (community pool), parks, fire stations, municipal services center, community library, etc. The thresholds and timelines included in the PFFP require facilities to be constructed and completed based on number of building permits issued and in some cases, number of residential units that are occupied. The owner/applicant shall be required to address these thresholds and timelines as the project moves forward through the various developments stages and shall be subject to the various fair share requirements, subject to the provisions of the PFFP, the ARDA and the First Amendment thereto.	M	PFFP. M,B CDD(E)(P)(B), PW, FD, EWR, PR

26.		<p>Lots 13 and 14</p> <p>The owner/applicant shall dedicate an easement over, under, through and across Russell Ranch Phase 2 Large Lot Map Lots 13 and 14 to the City of Folsom for purposes of access to and maintenance of storm drainage and trail improvements. This shall include allowing future trail construction to commence as part of the connector but does not include constructing any portion of the future on/off-ramp tied to the interchange work. Prior to commencement of the future construction of the interchange, the dedication of Lots 13 and 14 to the City of Folsom shall occur after compensation is provided to the owner/applicant in accordance with the Agreement for Right of Way Dedication and Acquisition for the Mainline D3 Segment of the Capital Southeast Connector Between the New Home Company Russell Ranch, LLC and the Capital Southeast Connector Joint Powers Authority, recorded February 25, 2016 as Instrument No. 20160225 Page 300 between the owner/applicant as successor and the JPA Connector.</p>	M	CD (E)
27.		<p>Previous Small Lot Tentative Subdivision Map</p> <p>Upon filing of the certificate of compliance for the one-lot residential condominium map for Russell Ranch Phase 2, Village 5 by the City Engineer with the County Recorder, the previously approved Small Lot Vesting Tentative Subdivision Map for Village 5 showing 118 fee-simple townhome lots, dated January 24, 2018, shall become null and void.</p>	M	CD (E)
GRADING PERMIT REQUIREMENTS				
28.		<p><i>Mining Activity Remediation</i></p> <p>The owner/applicant shall locate and remediate all antiquated mine shafts, drifts, open cuts, tunnels, and water conveyance or impoundment structures existing on the project site, with specific recommendations for the sealing, filling, or removal of each that meet all applicable health, safety, and engineering standards. Recommendations shall be prepared by an appropriately licensed engineer or geologist. All remedial plans shall be reviewed and approved by the City Engineer prior to approval of grading plans.</p>	G	CD (E)
29.		<p><i>State and Federal Permits</i></p> <p>The owner/applicant shall obtain all required State and Federal permits and provide evidence that said permits have been obtained, or that the permit is not required, subject to staff review prior to approval of any grading or improvement plan.</p>	G, I	CD (P)(E)

30.		<i>Retaining Wall Review</i> The final location, design, height, materials, and colors of all retaining walls are subject to review and approval by the Community Development Department.	G, I, B	CD (P)(E), FD
IMPROVEMENT PLAN REQUIREMENTS				
31.		<i>Improvement Plan Review</i> The improvement plans for the required public and private improvements necessary to serve the project shall be reviewed and approved by the Community Development Department prior to approval of a building permit for the project.	B	CD (E)
32.		<i>Improvement Compliance</i> Public and private improvements, including roadways, curbs, gutters, sidewalks, bicycle lanes and trails, streetlights, underground infrastructure, and all other improvements shall be provided in accordance with the latest edition of the City of Folsom <u>Standard Construction Specifications and Details</u> and the <u>Design and Procedures Manual and Improvement Standards</u> and to the satisfaction of the City Engineer.	I	CD (P)(E)
33.		<i>Site Modification Review</i> Any modifications to the existing site shall be submitted for review and approval by the Community Development Department. Public and private improvements, including roadways, curbs, gutters, sidewalks, bicycle lanes and trails, streetlights, underground infrastructure, and all other improvements shall be provided in accordance with the latest edition of the City of Folsom Standard Construction Specifications and Details and the Design and Procedures Manual and Improvement Standards.	I	CD (P)(E)
34.		<i>Improvement Completion</i> Public and private improvements, including roadways, curbs, gutters, sidewalks, bicycle lanes and trails, streetlights, underground infrastructure, and all other improvements shall be completed prior to the first Certificate of Occupancy for the project, to the satisfaction of the City Engineer.	O	CD (P)(E)

35.		<p><i>Design Guidelines Compliance –Walls and Fencing</i> The final location, design, height, materials, and colors of the sound walls and fencing shall be subject to review and approval by the Community Development Department to ensure consistency with the Russell Ranch Specific Plan Design Guidelines. In addition, decorative pilasters are to be placed at all corners and shall also be placed <i>approximately at a distance approved by the City Engineer (no closer than every 50 300</i> feet on center to break up long expanses of the walls along the property boundaries.</p> <p><i>(Condition modified at the 7/23/2025 Planning Commission hearing)</i></p>	G, I, B	CD (P)(E), FD
36.		<p><i>On-Site Water and Sewer</i> The on-site water and sewer systems shall be privately owned and maintained and are required to follow City Standards. The fire protection system shall be separate from the domestic water system. The fire system shall be constructed to meet the National Fire Protection Association Standard 24. The domestic water and irrigation system shall be metered per City of Folsom <u><i>Standard Construction Specifications</i></u>. A sewer manhole shall be placed at the property line that differentiates public vs privately owned sewer systems for access, maintenance and inspection.</p>	I	CD (E)
37.		<p><i>Lighting Plan Review</i> The owner/applicant of all project phases shall submit a lighting plan for the project to the Community Development Department. The lighting plan shall be consistent with the Russell Ranch Specific Plan Design Guidelines. All lighting shall be designed to be shielded and directed downward onto the project site and away from adjacent properties and public rights-of-way.</p>	I	CD (P)
38.		<p><i>Utility Agency Coordination</i> The owner/applicant shall coordinate the planning, development, and completion of this project with the various utility agencies (i.e., SMUD, PG&E, etc.). The owner/applicant shall provide the City with written confirmation of public utility service prior to <i>recording of the Certificate of Compliance approval of the parcel map.</i> .</p> <p><i>(Condition modified at the 7/23/2025 Planning Commission hearing)</i></p>	<i>IM</i>	CD (P)(E)

39.		<p><i>Replacement of Damaged Facilities</i> The owner/applicant shall be responsible for replacing any, and all damaged or hazardous public sidewalk, curb, and gutter, and/or bicycle trail facilities along the site frontage and/or boundaries, including pre-existing conditions and construction damage, to the satisfaction of the City Engineer.</p>	I, OG	CD (E)
40.		<p><i>Powerlines Underground</i> All future utility lines lower than 69 KV that are to be built within the project shall be placed underground within and along the perimeter of the project at the owner/applicant's cost. The owner/applicant shall dedicate to SMUD all necessary underground easements for the electrical facilities that will be necessary to service development of the project.</p>	I	CD (E)
41.		<p><i>Water Meters</i> The owner/applicant shall pay for, furnish, and install all infrastructure associated with the water meter fixed network system for any City-owned and maintained water meter for the project.</p>	I	CD (E), EWR
42.		<p><i>Service Easements</i> The owner/applicant shall provide sanitary sewer, water, storm drainage, and trail improvements with corresponding easements, as necessary, in accordance with these studies and the latest edition of the City of Folsom <u>Standard Construction Specifications and Details</u>, and the <u>Design and Procedures Manual and Improvement Standards</u> and to the satisfaction of the City Engineer. The storm drainage design shall provide for no net increase in run-off under post-development conditions.</p>	G, I, B	CD(E), EWR, PW
43.		<p><i>Storm Drain Improvement Plans</i> The storm drain improvement plans shall provide for "Best Management Practices" that meet the requirements of the water quality standards of the City's National Pollutant Discharge Elimination System Permit issued by the State Regional Water Quality Control Board.</p> <p>In addition to compliance with City ordinances, the owner/applicant shall prepare a Stormwater Pollution Prevention Plan (SWPPP) and implement Best Management Practices (BMPs) that comply with the General Construction Stormwater Permit from the Central Valley RWQCB, to reduce water quality effects during construction. Detailed information about the SWPPP and BMPs are provided in Chapter 3A.9, "Hydrology and Water Quality."</p>	G, I	CD (E)

44.		<p><i>Litter Control</i> During Construction, the owner/applicant shall be responsible for litter control and sweeping of all paved surfaces in accordance with City standards. All on-site storm drains shall be cleaned immediately before the official start of the rainy season (October 15).</p>	OG	CD (E)
45.		<p><i>Public Utility Easements</i> The owner/applicant shall dedicate public utility easements as needed for underground public facilities on properties adjacent to the public streets. A minimum of twelve and one-half-foot (12.5') wide Public Utility Easements for underground facilities (i.e., SMUD, Pacific Gas and Electric, cable television, telephone) shall be dedicated adjacent to all public 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 right-of-way may be reduced with prior approval from public utility companies.</p>	I	CD (E)
46.		<p><i>Management of Tribal Cultural Resources</i> Should any indications of possible tribal cultural resources (TCRs), such as cultural features, unusual amounts of bone or shell, or cultural belongings be encountered during any construction activities, work shall be suspended in the vicinity of the find and the appropriate oversight agency(ies) shall be notified immediately. The appropriate oversight agency(ies) shall retain a tribal representative or Tribal Historic Preservation Officer (THPO) who shall assess the significance of the find by evaluating the resource to determine if it is a TCR as defined in Section 21074 of the Public Resources Code. If the resource is a TCR as defined in state law, and it would be subject to disturbance or destruction, the City shall consult with the THPO or their designee to determine the appropriate treatment before resuming construction activities at the TCR.</p>	DC	CD (P)(E)

ARCHITECTURE/SITE DESIGN REQUIREMENTS

47.		<p>Architecture and Design Requirements The project shall comply with the following architecture and design requirements:</p> <ul style="list-style-type: none"> a. The approval is for three 3-story building plans (three unit types with four color and material options providing 12 individual expressions). The applicant shall submit building plans that comply with this approval and the Russell Ranch Phase 2 Village 5 Design Review Submittal dated May 6, 2025, included in Attachment 8. b. The design, materials, and colors of the proposed project shall be consistent with the building elevations, color renderings, materials samples, and color scheme to the satisfaction of the Community Development Department. c. The Community Development Department shall approve the individual building permits to assure no duplication or repetition of the same color scheme side-by-side or across the street from each other. d. All mechanical equipment shall be ground-mounted and be shielded by landscaping or trellis-type features. Equipment shall be properly ventilated and accessible for maintenance. e. Utility equipment such as transformers, electric and gas meters, electrical panels, and junction boxes shall be screened by walls and or landscaping. 	B	CD (P)(B)
48.		<p>Waste Enclosures The final design, materials and colors of the waste enclosures are subject to review and approval by the Community Development Department. The enclosures shall be painted to match a primary building color of the residential units.</p>	B	CD (P)
49.		<p>Waste Collection Plan The final location and specifications of the waste enclosures shall be subject to review and approval by the City of Folsom Solid Waste Division.</p>	O	PW

50.		<p><i>Monument Signage</i></p> <p>The final location, height, size, and design of any future monument sign shall be subject to review and approval by the Community Development Department to ensure consistency with the requirements of the <u>Folsom Municipal Code (FMC, Section 17.59.040 D)</u>. In addition, the owner/applicant shall obtain a sign permit prior to installation of any monument sign.</p>	B	CD (P)
LANDSCAPE/TREE PRESERVATION REQUIREMENTS				
51.		<p><i>Final Landscape Plans by Registered Landscape Architect</i></p> <p>Final landscape plans and specifications shall be prepared by a registered landscape architect and approved by the City prior to the approval of the first building permit. Said plans shall include all on-site landscape specifications and details including a tree planting exhibit demonstrating sufficient diversity and appropriate species selection to the satisfaction of the Community Development Department. The tree exhibit shall include all street trees, accent trees, parking lot shading trees, and mitigation trees proposed within the development. Said plans shall comply with all State and local rules, regulations, Governor's declarations, and restrictions pertaining to water conservation and outdoor landscaping.</p> <p>Landscaping shall meet shade requirements as outlined in the Folsom Plan Area Specific Plan where applicable. The landscape plans shall comply and implement water efficient requirements as adopted by the State of California (Assembly Bill 1881) (State Model Water Efficient Landscape Ordinance) until such time the City of Folsom adopts its own Water Efficient Landscape Ordinance at which time the owner/applicant shall comply with any new ordinance. Shade and ornamental trees shall be maintained according to the most current American National Standards for Tree Care Operations (ANSI A-300) by qualified tree care professionals. Tree topping for height reduction, view protection, light clearance or any other purpose shall not be allowed. Specialty-style pruning, such as pollarding, shall be specified within the approved landscape plans and shall be implemented during a 5-year establishment and training period. The owner/applicant shall comply with city-wide landscape rules or regulations on water usage. The owner/applicant shall comply with any state or local rules and regulations relating to landscape water usage and landscaping requirements necessitated to mitigate for drought conditions on all landscaping in the project area.</p>	B	CD (P)(A)

52.		<p>Ongoing Landscape Maintenance</p> <p>The owner/applicant shall be responsible for on-site landscape maintenance throughout the life of the project to the satisfaction of the Community Development Department. Vegetation or planting shall not be less than that depicted on the final landscape plan unless tree removal is approved by the Community Development Department because the spacing between trees will be too close on center as they mature.</p>	B, OG	CD (P)(A)
53.		<p>Utility Line Placement</p> <p>Utility lines and equipment shall not be located in landscape areas in such a way as to obstruct the planting of street trees or parking lot shade tree as shown in the final approved landscape plans.</p>	B	CD (P)(A)
NOISE REQUIREMENTS				
54.		<p>Noise Measures (Russell Ranch EIR Mitigation Measure 4.6-3(a) (updated per 2018 checklist) and (c)</p> <p>Based on the recommendations of the noise analysis prepared for the Russell Ranch Lots 24 through 32 project, the following conditions of approval shall be implemented to the satisfaction of the Community Development Department:</p> <ul style="list-style-type: none"> • Noise Barriers In conjunction with the submittal of improvement plans for each proposed development phase where noise barrier locations are recommended, the owner/applicant shall show on the Improvement Plans that sound walls and/or landscaped berms shall be constructed along US 50, White Rock Road, and Empire Ranch Road. The specific height and locations of the noise barriers shall be confirmed based upon the final approved site and grading plans. All required wall heights shall be relative to finished building pad elevations. Noise barrier walls shall be constructed of concrete masonry units, as required in the Planned Development Guidelines. Abrupt transitions exceeding two feet in height shall be avoided. The Grading and/or Improvement Plans shall be subject to review and approval by the City Engineer. 	B	CD (P)(B)

		<p>Alternatively, and at the owner/applicant's request and in the City's discretion, the owner/applicant may submit a site-specific acoustical analysis for a specific development phase where noise barrier locations are recommended, that is prepared by an acoustical consultant approved by the City of Folsom to determine and confirm whether sound attenuation is needed, taking into account site-specific conditions (e.g. site design, location of structures, building characteristics, building orientation, etc.) in accordance with adopted noise standards. If sound attenuation is determined by the City to be necessary, the site-specific acoustical analysis shall identify measures to reduce noise impacts to meet the City's noise standards at these locations, including, but not limited to, constructing exterior sound walls, constructing barrier walls and/or berms with vegetation, or other alternative attenuation solution acceptable to the City, provided that the improvement plans are proposed alternative solution will meet the adopted City noise standard.</p> <p>The acoustical analysis shall also take into consideration sound attenuation mitigation that may be required of parcels adjacent to the noise barriers.</p> <p>Figure 4.12-1 shows where noise barriers are required in response to the site-specific noise analysis done for the Russell Ranch Lots 24-32 Project.</p> <p>In conjunction with submittal of Building Permits, the owner/applicant shall show on the plans that mechanical ventilation shall be installed in all residential uses to allow residents to keep doors and windows closed, as desired for acoustical isolation. The building plans shall be subject to review and approval by the City Community Development Department.</p>		
55.		<p>Construction Hours (Folsom Plan Area Specific Plan EIR/EIS Mitigation Measure 3A.11-1)</p> <p>Noise-generating construction operations shall be limited to the hours between 7 a.m. and 7 p.m. Monday through Friday, and between 8 a.m. and 5 p.m. on Saturdays. No construction is allowed on Sundays.</p>	B	CD (P)(B)

PARKS AND RECREATION REQUIREMENTS

56.		<p><i>Pedestrian Connection</i> The owner/applicant shall provide a pedestrian connection from the project site to the future Class I multi-purpose trail located on the north side of White Rock Road. The final location and design of the pedestrian connection be subject to review and approval by the City Engineer.</p>	I, G	CD (P)(E), PR
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FIRE DEPARTMENT REQUIREMENTS

57.		<p>The owner/applicant shall comply with the following Fire Department requirements:</p> <ul style="list-style-type: none"> • All buildings shall have illuminated addresses visible from the street or drive fronting the property. Size and location of address identification shall be reviewed and approved by the Fire Marshal. • Prior to the issuance of any improvement plans or building permits, the Community Development and Fire Departments shall review and approve all detailed design plans for accessibility of emergency fire equipment, fire hydrant flow location, and other construction features. • All fire protection devices shall be designed to be located on site: fire hydrants, fire department connections, post indicator valves, etc. cannot be used to serve the building. A water model analysis that proves the minimum fire flow will be required before any permits are issued. The fire sprinkler riser location shall be inside a Fire Control Room (5' X 7' minimum) with a full-sized 3'-0" door. This room can be a shared with other building utilities. The room shall only be accessible from the exterior. • All-weather emergency access roads and fire hydrants (tested and flushed) shall be provided before combustible material or vertical construction is allowed on site. All-weather access is defined as 6" of compacted AB from May 1 to September 30 and 2"AC over 6" AB from October 1 to April 30. 	G, I, B	CD (P), FD
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POLICE/SECURITY REQUIREMENT				
58.		<p>The owner/applicant shall consult with the Police Department to incorporate all reasonable crime prevention measures. The following security/safety measures shall be considered:</p> <ul style="list-style-type: none"> • A security guard on-duty at all times at the site or a six-foot security fence shall be constructed around the perimeter of construction areas. • Security measures for the safety of all construction equipment and unit appliances. <p>Landscaping shall not cover exterior doors or windows, block line-of-sight at intersections or screen overhead lighting.</p>	G, I, B	PD
MISCELLANEOUS REQUIREMENTS				
59.		<p><i>Transfer of Development Rights</i> Should there be a desire to transfer unused allocated residential dwelling units from the subject FPASP parcel to another FPASP parcel that meets the criteria of FPASP Section 13.3 – Administrative Procedures, a Minor Administrative Modification request shall be submitted to the Planning Division for review and approval prior to recordation of the Parcel Map Waiver.</p>	M	CD (P)

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

(Table modified at the 7/23/2025 Planning Commission hearing)