

Planning Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: Veranda at Folsom Heights
File #: MSTR25-00025
Requests: Small-Lot Vesting Tentative Subdivision Map, Planned Development Permit, and Design Review
Location/APN: East side of Empire Ranch Road, north and south of Summit Street, in the Folsom Plan Area (APNs 072-3460-011 and -014)
Staff Contact: Jessica Brandt, Principal Planner, 916-461-6207
jbrandt@folsom.ca.us

Property Owner/Applicant

Price Walker, Elliott Homes, Inc.
340 Palladio Parkway, Suite 521
Folsom, CA 95630

Recommendation: Conduct a public hearing and upon conclusion recommend that the City Council confirm staff's determination that the Veranda at Folsom Heights project is exempt from CEQA and approve a Small-Lot Vesting Tentative Subdivision Map, Planned Development Permit, and Design Review based on the findings (Findings A-AA) and subject to the conditions of approval (Conditions 1-64) attached to this report.

Project Summary: The proposed project is a request for approval of a Small-Lot Vesting Tentative Subdivision Map to subdivide an approximately 14.9-acre site located on the east side of Empire Ranch Road, north and south of Summit Street, in the Folsom Plan Area Specific Plan (FPASP) into a 125-lot residential subdivision. The project site has General Plan and FPASP Land Use Designations of MLD (Multifamily Low-Density). A Planned Development Permit is also requested to comply with the Planned Development (PD) District overlay and to allow for greater flexibility in site design. Finally, a Design Review is requested to approve architecture and design for 125 proposed single-family residential units. Final approval is by the City Council.

Attachments:

1. Project Description/Analysis



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 4
Type: Public Hearing
Date: August 20, 2025

2. Background
3. Conditions of Approval
4. Vicinity Map
5. Project Narrative
6. Preliminary Small-Lot Vesting Tentative Subdivision Map, dated July 9, 2025
7. Preliminary Grading Plan, dated January 2025
8. Preliminary Utility Plan, dated January 2025
9. Preliminary Landscaping Plan, Parklet Concept, Walls and Fences, dated July 22, 2025
10. Veranda at Folsom Heights Elevations, Floor Plans, and Materials, dated July 10, 2025
11. Veranda at Folsom Heights Site Development Plan, dated July 23, 2025
12. Veranda at Folsom Heights Development Standards Table
13. Circulation Plan, dated July 9, 2025
14. Refuse Cart Plan, dated July 9, 2025
15. Example Elevation Imagery, dated April 4, 2025
16. Folsom Heights Inclusionary Housing Compliance Letter, dated September 18, 2015

Submitted,

A handwritten signature in blue ink, appearing to read "Pam Johns", written over a horizontal line.

PAM JOHNS
Community Development Director

ATTACHMENT 1 PROJECT DESCRIPTION

PROJECT SETTING

The project site is in the northeast corner of the Folsom Plan Area Specific Plan (Specific Plan or FPASP) and encompasses two parcels totaling 14.9 acres, split by a planned public roadway (Summit Street). It is designated Multi-Family Low Density residential (SP-MLD) in the FPASP, which provides for development at 7.0 to 12.0 units per acre. The project site is surrounded by the Folsom Heights project on the north, east, and south, and Russell Ranch project to the west. The subject properties have significant elevation changes and are devoid of vegetation. As of the preparation of this report, the properties are part of the overall mass grading for the Folsom Heights project. They will receive rough grading to create tiered levels that will step down the natural slope as part of this effort and then final pad grading will be completed should the subject entitlements be granted.

FIGURE 1: PROJECT LOCATION EXHIBIT

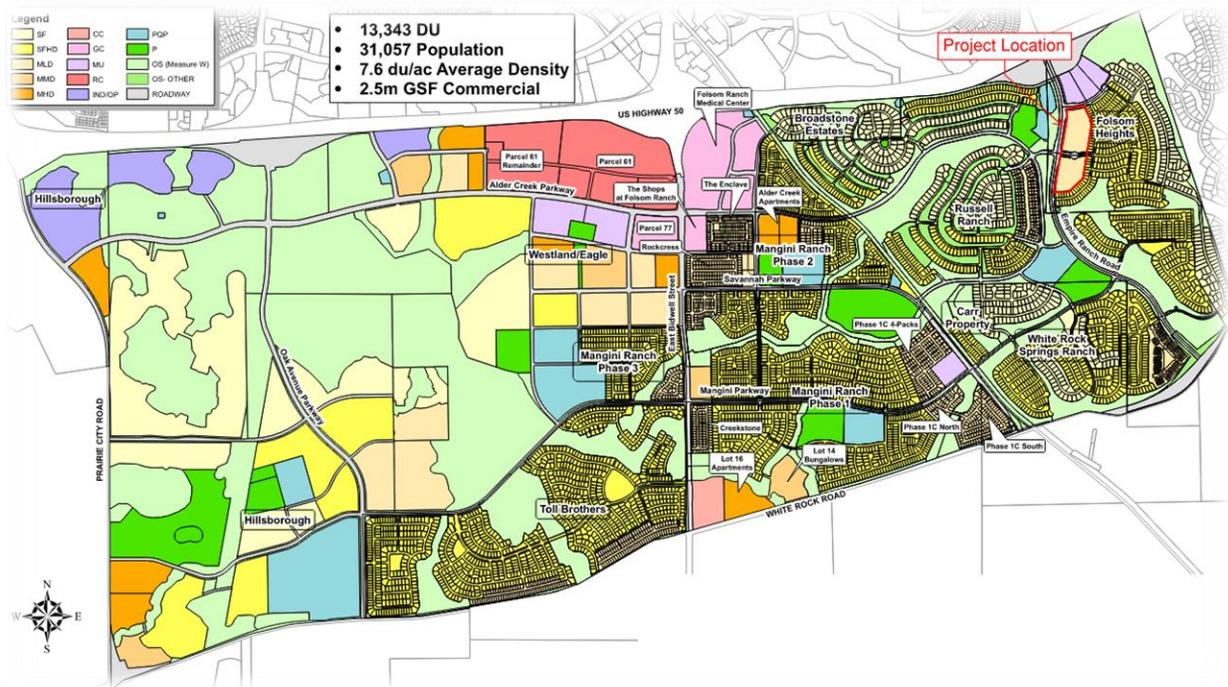


FIGURE 2: PROJECT LOCATION DETAIL

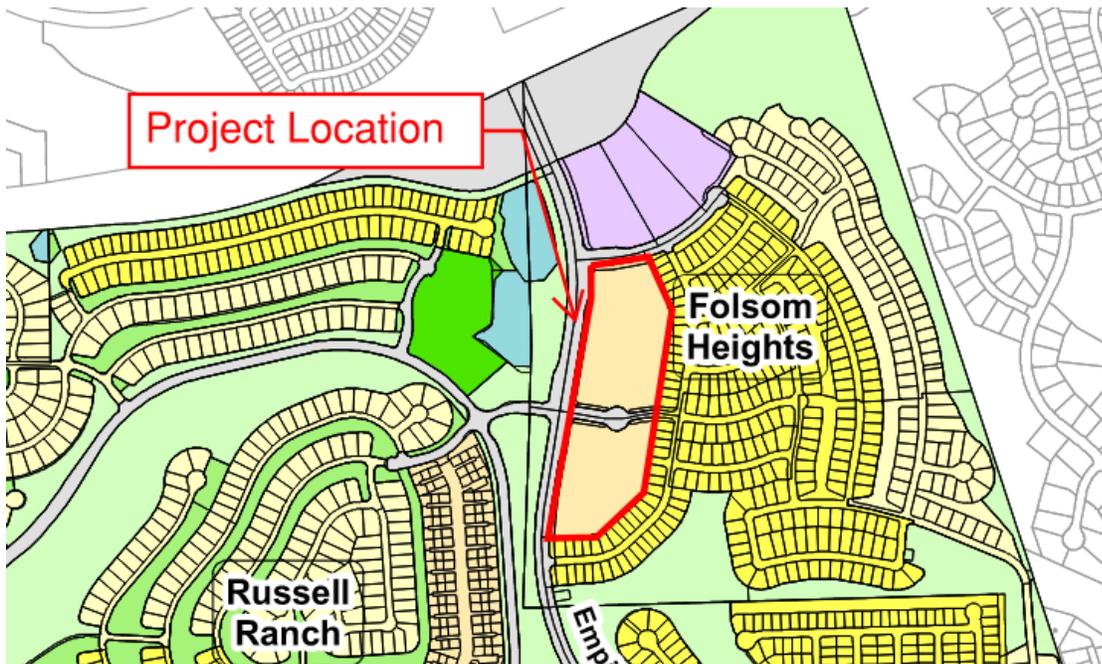


FIGURE 3: FOLSOM HEIGHTS LARGE-LOT VESTING TENTATIVE SUBDIVISION MAP (PORTION)



PROJECT DESCRIPTION

The applicant, Elliott Homes, Inc., is requesting approval of a Small-Lot Vesting Tentative Subdivision Map (Subdivision Map or SLVTSM) to subdivide two (2) parcels totaling 14.9 acres into a 125-lot residential subdivision, called Veranda at Folsom Heights.

On July 11, 2017, the City Council approved a Large-Lot Vesting Tentative Subdivision Map, Small-Lot Vesting Tentative Subdivision Map, Project Design Guidelines, and an Inclusionary Housing Plan for the development of a 530-unit residential and commercial development (Folsom Heights Subdivision) on the 189.7-acre site located in the northeast corner of the Folsom Plan Area. The Tentative Subdivision Maps received two extension approvals, with the Large-Lot Vesting Map being recorded in 2021 and the Small-Lot Final Map in the process of being finalized as of the time of this report.

The Folsom Heights project included approval of 530 residential units at varying densities, including an allocation of 123 multifamily residential units to two of the Large Lots. However, these lots were not included in the Small-Lot Map. Thus, they are the subject of this subsequent entitlement request.

For background, the Folsom Heights project allocated 123 units to the Veranda site. However, the applicant is requesting a 125-unit map as they lost two units elsewhere in the larger development. This maintains the overall unit count of the Folsom Heights project at 530, which is consistent with and does not substantially change the overall intent of the Folsom Plan Area Specific Plan (FPASP). The shift in units will be memorialized through an administrative Minor Administrative Modification approval.

The subject parcels are located on the east side of Empire Ranch Road, north and south of Summit Street, in the FPASP. The project site has a General Plan and FPASP Land Use Designation of MLD (Multifamily Low-Density). A Planned Development Permit is also requested to comply with the site's Planned Development District overlay and to allow for greater flexibility in site design. Finally, a Design Review is required to approve architecture and design for 125 proposed single-family residential units. The proposed Subdivision Map is consistent with the approved land use designations for the Folsom Plan Area Specific Plan Land Use Map (FPASP Figure 4.3) in that no land use changes are proposed with this project.

Overall Project Concept

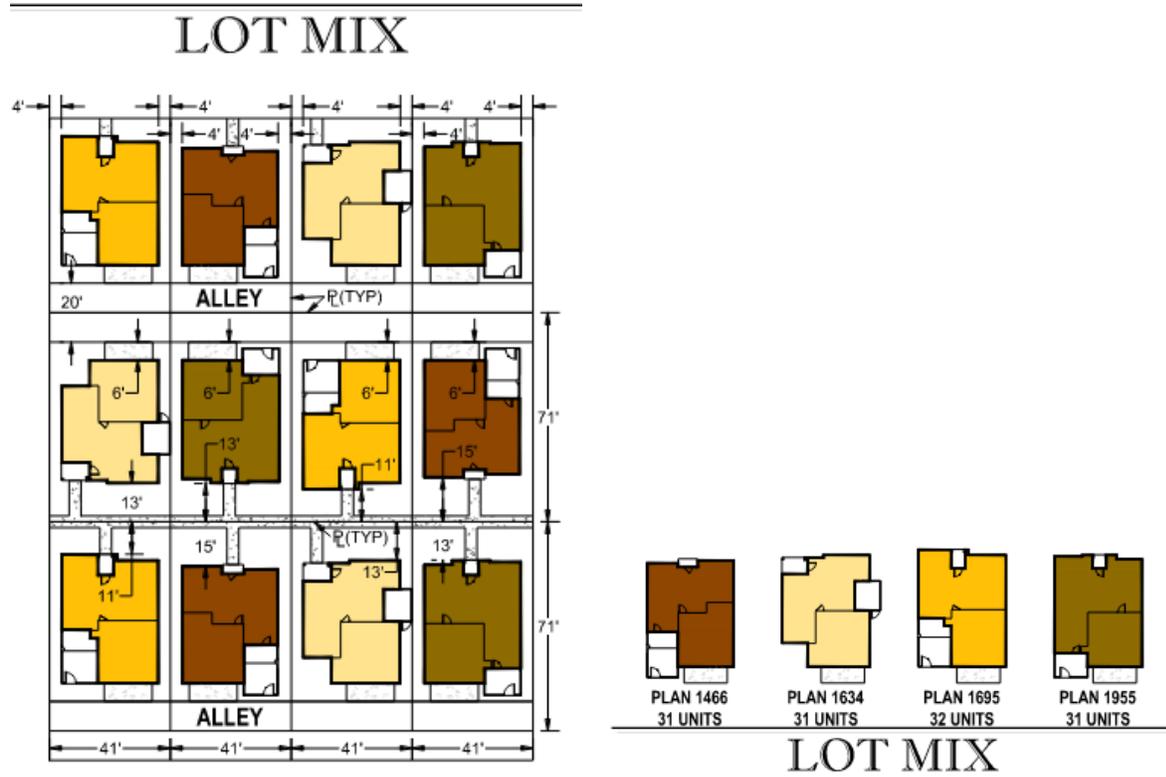
The Veranda at Folsom Heights project seeks to create a development plan consistent with the overall Folsom Heights project and FPASP policies. Specifically, the project proposes a for sale "detached townhome" project of 125 small lots with detached single-family residential units, common private drives, open spaces, and guest parking areas. The residential units will be in cluster formations fronting onto pedestrian paseos with alley loaded garages. The design also includes a central promenade street lined with additional parking spaces, trees, and landscaping. The main project access to both the

northern and southern halves of the site is from a traffic circle on Summit Street, with secondary access for both areas from Iron Horse Drive, which curves around the site's southern and eastern boundaries. The plan includes gated entry, two private pocket parks, and 20 landscape lots that provide frontage landscaping along public and private roadways.

FIGURE 2: CONCEPTUAL LANDSCAPE PLAN



FIGURE 4: TYPICAL LOT LAYOUT



Small-Lot Vesting Tentative Subdivision Map

The first component of the Applicant's proposal is a Small-Lot Vesting Tentative Subdivision Map (SLVTM) to create 125 single-family residential lots, two private streets, 20 landscape lots, and two private park lots. The proposed subdivision features interior lots with minimum lot sizes of 2,700 square feet. Corner lots are proposed with a minimum size of 2,900 square feet, which deviates from the MLD Development Standards (see discussion below regarding the Planned Development Permit). As stated previously, the lots will be in cluster formations fronting onto pedestrian paseos with alleyway vehicular access easements at the rear. To work with site topography, the project proposes clusters of six lots along the western portion of the project site, lots that front on the central promenade street or Summit Street in the middle portion, and larger clusters varying from six to fourteen lots along the eastern portion. This site design accommodates terracing that is required to address slopes on the properties. The applicant states that the Veranda at Folsom Heights product strives to provide a compact development with homes at an affordable price point. See Attachment 5 for the proposed SLVTSM.

Primary access to the subdivision is proposed from driveways off Summit Street, which bifurcates the project site. Secondary access to the northern portion of the site would be from a driveway off Iron Horse Drive to the east of the site. Secondary access to the southern portion of the site would also be from Iron Horse Drive but from the south. All accesses are proposed to be gated, with turnaround areas. Pedestrian gates would be included at all access points. No other vehicle or pedestrian access points are proposed due to the steep terrain surrounding the site.

Planned Development Permit

The project site is in a Planned Development (PD) Overlay District. Pursuant to FMC Chapter 17.38, the PD Overlay District requires development to request a PD Permit. The PD Overlay District allows greater flexibility in the design of integrated developments than possible through strict application of land use regulations and encourages the creative and efficient use of land. The applicant is proposing deviations from development standards as part of the requested PD Permit.

Development Standards Deviations

The project is subject to the standards of FPASP Table A.4. – *Multi-Family Low Density (SP-MLD) – Single-Family and Two-Family Dwelling Units Development Standards*.

The applicant is requesting deviations from many SP-MLD standards. They state that the project's innovative housing typology drives the request for modified development standards. Specifically, the project is designed to provide housing choice in the Folsom Plan Area by reducing private open space in favor of higher density for sale single-family product, which is in demand. The project will include shared outdoor spaces in the form of paseos and pocket parks. The applicant states that these spaces will incorporate abundant landscaping and trees and provide significant shade coverage. Finally, the project is located within walking distance of future mixed-use to the north, and future park

and school sites to the south, providing further recreation and services to residents.

Table 1, below, shows the required development standard and the proposed project development standard.

TABLE 1: REQUIRED AND PROPOSED DEVELOPMENT STANDARDS

Development Standard	Requirement	Proposed Project
Minimum Lot Size – Interior Lot	3,000 square feet (sf)	2,700 sf
Minimum Lot Size - Corner Lot	3,500 sf	2,900 sf
Building Coverage – Interior Lot	50% maximum (max)	60% max
Building Coverage – Corner Lot	50% max	60% max
Lot Width – Interior Lot	30 feet minimum (min)	40 feet min
Lot Width – Corner Lot	35 feet min	45 feet min
Front Porch/Courtyard Setback	12.5 feet min	7 feet min
Front Primary Structure Setback	15 feet min	7 feet min
Side Yard Setbacks – Interior Lot	5 feet min	4 feet min
Side Yard Setbacks – Corner Lot	12.5 feet min	5.5 feet min
Rear Yard Setback – Primary Structure	10 feet min	5 feet min
Rear Yard Setback – Garage (Attached)	10 feet min	5 feet min
Required Parking	2 spaces/unit covered 0.8 space per unit uncovered 350 spaces total	2 spaces/unit covered 0.8 space per unit uncovered 377 spaces total

Design Review

The project is subject to the *Folsom Heights Design Guidelines*, dated June 2017 and adopted by the City Council on July 11, 2017. The Design Guidelines were adopted to establish a design framework within which developers, builders, and architects/ designers could conceive and produce high-quality design and construction within the development. The framework includes master home plan requirements that outline minimum numbers of floor plans and elevation designs, massing and roof form variations, garage placement, and maximum repetition of architectural styles. Key to the *Design Guidelines* is its Architectural Collections, which are groups of architectural styles that include example imagery and defining characteristics. The Architectural Collections include The Artisan Collection, The Agrarian Collection, The Coastal Collection, The California Collection, The Picturesque Collection, and The Nouveau Collection.

Architecture

The project includes the construction of 125 single family residential units, with four master plans with three different architectural styles or elevations. These are “Spanish”, “California Cottage”, and “Early California”. Nine color schemes are proposed (three for each architectural style). Illustrations of the architectural styles applied to the proposed residential designs are shown in Figure 5 below:

FIGURE 5: PLAN ELEVATIONS



All units would be two stories, have three to five bedrooms, and include two-car garages. Floor plans range from 1,452 to 2,094 square feet of living space. Units would also have outdoor patios and covered porches. How the proposed master plans align with the Architectural Collections and other requirements of the *Design Guidelines* is discussed in the Analysis section of this report.

Landscaping

The proposed project will install landscaping bordering and interior to the project site. As shown on the preliminary landscape plan (Attachment 8), proposed landscaping will feature California-native and low water-use trees, shrubs, and groundcover selections intended to comply with the requirements of the Model Water Efficiency Landscape Ordinance (MWELo). Specific to the project, the applicant proposes utility-friendly (i.e., small) street trees at regular intervals along the two main private streets to provide

parking area shading and create a boulevard environment along the attached sidewalk. Each lot will include a small front-yard tree facing the pedestrian paseo and all non-paved areas will be landscaped with complementary shrubs and groundcover.

FIGURE 6: PRODUCTION HOME LOT LANDSCAPING DIAGRAM (Portion)



Parklets

The applicant is proposing two private parklets (small open spaces) to serve residents that will have combinations of seating and turf areas along with heavy tree cover to provide shade. One parklet will be located on each property. Conceptual designs for each parklet can be found in Figure # below.

FIGURE 8: CONCEPTUAL COMMUNITY PARKLETS



Community Parklet (Lot P2)
 Scale: 1" = 10' 0"



Community Parklet (Lot P1)
 Scale: 1" = 10' 0"

- Project Elements Legend**
- 1 Seating area with tables, a wood table, benches, and enhanced paving.
 - 2 Backed bench, typ.
 - 3 Open turf area.
 - 4 Concrete gathering/seating area.
 - 5 4'-0" wide residential concrete sidewalk and 5'-0" to 6'-6" wide concrete sidewalk, typ. Refer to sheet 4.
 - 6 Adjacent production home lot, typ.
 - 7 Lot line, typ.
 - 8 Large shade tree, typ.
 - 9 Accent tree, typ.
 - 10 Utility friendly street tree, typ.
 - 11 Shrub and groundcover planting area with rock or bark mulch, typ.
 - 12 Guest parking, typ.
 - 13 Cobble swale with boulders and xeriscape style plantings.

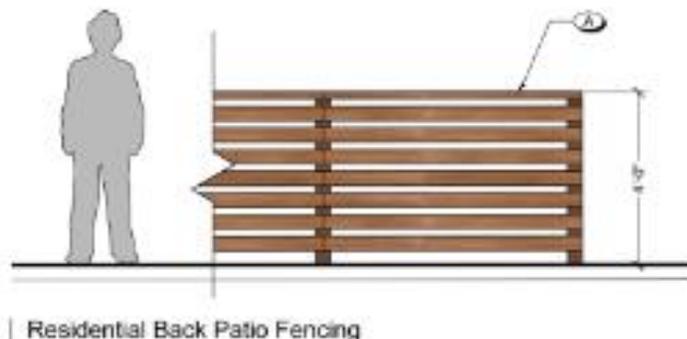
Fencing and Gates

The applicant has provided concepts for fencing and gates at the entry points to the project and residential back patio fencing, shown in Figures 9 and 10, below. Walls or wood fencing, depending on adjacent roadways and residential uses, will be used along the rest of the site perimeter.

FIGURE 9 – Entry Gates



FIGURE 10 – Residential Patio Fencing



ANALYSIS

General Plan and Zoning Consistency

The 14.9-acre project site has a General Plan land use designation of MLD (Multifamily Low Density, 7-12 du/acre). In addition, the project site has a Specific Plan designation of MLD-PD (Multifamily Low Density Planned Development). 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. The Specific Plan MLD land use designation is intended to promote a variety of housing types that will result in diverse residential neighborhoods. Residential uses allowed in the SP-MLD land use designation include, but are not limited to, single family dwellings (small-lot detached, zero-lot-line and patio homes), two family dwellings and multi-family dwellings. The applicant proposes a small-lot detached product, which is consistent with the site's land use designation.

GP and SP POLICY H-1.1

The City shall ensure that sufficient land is designated and zoned in a range of residential densities to accommodate the City's regional share of housing.

Analysis: The City provides residential lands at a variety of residential densities as

specified in the General Plan and in the Folsom Municipal Code. The FPASP includes specialized zoning (Specific Plan Designations) that are customized to the Plan Area as adopted in 2011 and as amended over time. The FPASP provides residential lands in a range of densities.

The Veranda at Folsom Heights project proposes development at approximately 8.4 units per acre, which is consistent with the density range for the MLD designation (7-12 dwelling units per acre).

SP POLICY 4.2

Residential neighborhoods shall include neighborhood focal points such as schools, parks, and trails. Residential neighborhoods shall be linked, where appropriate, to encourage pedestrian and bicycle travel.

Analysis: The Veranda at Folsom Heights project includes two “parklets” of shared open space, one in each project area, that provide a focal point for residents. The applicant has also provided a Circulation Plan (Attachment 13 to this report) that shows pedestrian connection to the surrounding neighborhood. In addition, the project frontage along Empire Ranch Road includes a Class 1 bicycle trail.

SP POLICY 4.4

Provide a variety of housing opportunities for residents to participate in the home-ownership market.

Analysis: The FPASP provides home ownership opportunities within multiple single family and multiple-family land use designated areas. Residential development in the MLD (Multi-Family Low Density), MMD (Multi-Family Medium Density), MHD (Multi-Family High Density) and MU (Mixed-Use) land use categories may provide ‘for rent’ opportunities; however, home ownership may also be accommodated in ‘for sale’ small-lot single-family residential, condos, townhomes, etc. at the time of development.

The Veranda at Folsom Heights project is consistent with this policy in that it will provide detached single family home ownership opportunities at a lower price point than traditional single family residential development. The Project provides housing supply in the City of Folsom, proximate to schools, parks, trails, commercial services and other amenities that serve residents.

SP POLICY 4.6

As established by the FPASP, the total number of dwelling units for the Plan Area shall not exceed that which is allocated in FPASP Table 4.2: Land Use Summary Table (currently 13,343). The number of units within individual land use parcels may vary, so long as the number of units falls within the allowable density range for a particular land use designation. For purposes of CEQA compliance for discretionary projects, the

combination of the total maximum number of residential units and commercial square footage analyzed in the FPASP EIR/EIS shall not be exceeded without requiring further CEQA compliance.

Analysis: The proposed Project does not result in any change in total dwelling units in the FPASP. The subject parcels are considered Plan Area Parcel Numbers 234 and 235 for purposes of dwelling unit allocations. Per FPASP Table 4.3, these two Plan Area Parcels are allocated 123 units: 69 units on Plan Area Parcel No. 234 and 54 on Plan Area Parcel No. 235. The project proposes a total of 125 units: 72 units on Plan Area Parcel No. 234 and 53 on Plan Area Parcel No. 235, which is three more than the allocated amount on Parcel 234. The applicant states that two units were removed from the Folsom Heights Phase 1 Subdivision Map (Plan Area Parcel 236). Staff have determined that the shift of two units within the overall Folsom Heights project qualifies for a Minor Administrative Modification (MAM) because the overall project remains consistent with the FPASP and the change does not substantially change its overall intent. Staff have included a Condition of Approval (COA) to require that this determination be formalized with the submittal of a MAM for Transfer of Development Rights that moves two units from Parcel 235 and one unit from Parcel 236 to Parcel 234 before a Final Map can be approved. With this Condition (COA No. 10), the project is consistent with SP Policy 4.6.

Small-Lot Tentative Subdivision Map

The Folsom Municipal Code (FMC) requires that applications for Tentative Subdivision Maps be forwarded to the City Council for final action.

As described in the background section of this report, the City Council approved a Large-Lot Vesting Tentative Subdivision Map, Small-Lot Vesting Tentative Subdivision Map, Development Agreement Amendment, Project Design Guidelines, and Inclusionary Housing Plan for development of the 530-unit Folsom Heights Subdivision project on July 11, 2017. The large-lot map has been recorded, and the small-lot final map (which did not include the subject properties) is in review.

The SP-MLD land use designation calls for 3,000 sf minimum interior and 3,500 sf minimum corner. The applicant does request approval of a smaller size range for the proposed lots; 2,700 square feet (sf) minimum interior and 2,900 sf minimum corner. This deviation is discussed below as part of the Planned Development Permit analysis.

The proposed Small-Lot Tentative Subdivision Map creates the necessary easements to allow for roads and utilities to facilitate development of the small-lot parcels, as well as parcels providing shared parking, access, landscaping and open space that will be owned and maintained by a Homeowners Association (HOA). It is important to note that the proposed subdivision will be a private gated community; as a result, all drives (delineated as Ways and Places) within the subdivision are proposed to be private. Staff has included a condition (Condition No. 22) that requires the applicant to dedicate easements for

stormwater drainage, water, and sewer within the private streets, as well as public utility easements for underground facilities on properties adjacent to the streets.

The applicant requests that the map be vesting, and has provided preliminary grading, drainage, and utility plans to support that request. Utilities to the site are provided by both the City of Folsom and the El Dorado Irrigation District (EID). Water service is provided by EID, but sewer services are split between the City of Folsom and EID, via a Memorandum of Understanding (MOU) between the two parties. On June 11, 2025, the City and EID entered into an amended MOU to specify that certain lots within the Veranda at Folsom Heights project would receive sewer service from the City, rather than EID, as originally proposed. The Preliminary Small-Lot Vesting Tentative Subdivision Map (Attachment 5) includes notes indicating service providers for the proposed lots.

Staff has determined that the proposed Small-Lot Tentative Subdivision Map, if approved concurrently with the Planned Development Permit request and as conditioned, complies with all City requirements (FMC Chapter 16.16), as well as with the requirements of the State Subdivision Map Act (Government Code Sections 66410 *et seq.*).

Planned Development Permit

To allow greater flexibility in the design of integrated developments than otherwise possible through strict application of Specific Plan development standards, a range of land use designations in the FPASP are included in a Planned Development (PD) District overlay. FMC Chapter 17.38 (Planned Development District) requires that any development applications on properties with a PD District overlay request a PD Permit. The Planned Development Permit process is designed to encourage creative and efficient uses of land. The applicant's intent here is to provide a product that fits into a niche between the single-family, large-lot category and the multi-family category. In reviewing the applicant's request for approval of a Planned Development Permit, staff considered a variety of factors including existing and proposed development standards, traffic/access/circulation, parking requirements, noise impacts, walls/fencing, site lighting, site landscaping, trash/recycling, grading/drainage, and architecture/design.

The applicant has proposed a unique set of development standards that will accommodate development of the 125-unit small-lot single family residential community on the project site, as listed in **Table 1: REQUIRED AND PROPOSED DEVELOPMENT STANDARDS** and included as Attachment 11 to this report. These standards allow for smaller individual lot sizes, approximately 20% more building coverage on each lot, and smaller front, side, and rear setbacks. Building height and parking standards would not deviate from those of the SP-MLD land use designation for single family dwelling units.

The requested deviations are like those approved for other successfully developed small-lot subdivisions, such as the Courts at Russell Ranch (Design Review approved in 2018) and Veranda at Empire Ranch (also by Elliott Homes, project approved in 2015). They

allow for better use of common areas to provide guest parking and open spaces for residents. All units will have private patio areas along with fronting on to landscaped pedestrian paseos for both additional access and greenspace.

The project site is also challenging to work with due to significant grade differences from northeast to southwest. To develop the site for residential, the applicant is required to build out terraces that “walk” down the slope. Some pedestrian paseos will require short retaining walls along their walkways to allow for the tiers in-between blocks of residential units. This tiering has driven the site design, which takes the form of short I-Courts running east-west (referred to as Places in the mapping materials) on the west side of the main drive aisle, and loops of access drives (also Places) running north-south on the east side.

The applicant provided a circulation plan (Attachment 12) and refuse cart pick up plan (Attachment 13) to support the unique site design. The circulation plan demonstrates that the site has adequate emergency vehicle access in all areas of the site. Pedestrian circulation networks run throughout the site and connect to the surrounding neighborhood to the south and east. Refuse cart pick up planning can be challenging in small-lot communities with narrow drive aisles and no driveway aprons. The Solid Waste division of the Public Works Department requested that the applicant provide a preliminary refuse cart pick up plan that demonstrates the ability for the City’s refuse trucks to pick up carts outside of the dead-end alleys in between residences. The applicant provided the attached refuse cart pick up plan that places carts in front of planter areas along the main promenade street and along the alleyways that are not dead-ends, generally in front of planter or yard areas. Some parking spaces are proposed to be blocked by carts on pick up days due to site constraints. Staff have included language in Condition No. 9 that the Homeowner’s Association may prohibit parking in certain stalls on refuse cart pick up days and that waste bins must be returned to individual residential garages no later than 24 hours after collection day.

Staff believe that the PD Permit review criteria of FMC Section 17.38.100 are met by the proposed project. The project is consistent with the purpose of the SP-MLD land use designation in that it proposes residential “townhome” ownership units with a higher density than that of more traditional single-family homes. The site design provides a well-designed community within its own boundaries, with adequate access, services, and open space to serve residents and provide emergency public safety services. Finally, staff have not identified any deviations requested under the PD Permit that would be detrimental to health, safety, or the general welfare of the persons or property within the vicinity of the project. Therefore, staff is supportive of the Planned Development Permit request.

Design Review

FPASP Chapter 13 – Implementation requires that all projects include project-level design review as outlined in FMC Chapter 17.06. The purpose of the Design Review process is to review the project site design and evaluate the architectural design of the residential buildings.

The Veranda at Folsom Heights project is subject to the *Folsom Heights Design Guidelines*, dated June 2017 and adopted by the City Council on July 11, 2017. The *Design Guidelines* establish a design framework within which developers, builders, and architects/designers can produce high-quality design within the Folsom Heights development. Relevant to the Veranda at Folsom Heights project are the architectural design requirements, and particularly the Architectural Collections, which are groups of architectural styles that include example imagery and defining characteristics.

As outlined in the Project Description section of this report, the applicant submitted landscape plans, parklet concepts, walls and fence concepts, residential master plan elevations, floor plans, material sheets, and a site development plan for Design Review.

The applicable Design Guidelines requirements and the project’s compliance are outlined below.

TABLE 2: DESIGN GUIDELINES COMPLIANCE

Design Guidelines	Requirement	Proposed Project
Master Home Plan Requirements	Four or more Floor Plans Three or more Elevations	Four Floor Plans Three Elevations
Visually Distinct Roof Form	One out of Every Three Homes	Site Development Plan (Attachment 10) and Condition No. 46 will ensure compliance with this requirement
Porch Depth	Minimum Six Feet	Minimum Six Feet
Floor Plan/Elevation Repetition	Same floor plans with same elevations shall be no less than three lots away	Site Development Plan (Attachment 10) and Condition No. 46 will ensure compliance with this requirement

The applicant also provided an architectural narrative that details how the proposed elevations (Early California, Spanish, and California Cottage) are consistent with two of the Architectural Collections: The California Collection and The Picturesque Collection:

- The Early California and Spanish styles are consistent with the intent of The California Collection, which features two-story rectangular forms, varied roof forms featuring gables, gables enhanced with a tile vent element or another type of embellishment, “s” or flat tile roofing, stucco as the dominant exterior finish, a variety of shutter styles, decorative wood elements (corbels), and brick or masonry at the first floor, all consistent with the California Collection architectural style.
- The California Cottage style is designed to reflect The Picturesque Collection, with full two-story massing, asymmetrical massing and proportions, and a gable roof form with concrete tile roof. The body is a combination of stucco and stone with siding in the gable ends. Vertically proportioned windows with full window surrounds or head and sill trim with shutters complete the picturesque expression.

Staff reviewed the materials provided and can confirm that the proposed site and architectural designs comply with the *Design Guidelines* and therefore recommend approval of the requested Design Review.

Inclusionary Housing Plan

As permitted by the City's Inclusionary Housing Ordinance, the Folsom Heights project received approval to meet their inclusionary housing requirement by providing an in-lieu fee payment (Attachment 16). The Veranda at Folsom Heights project is included in this approval, and so is subject to the requirement that the related Inclusionary Housing Agreement be approved by the City Council in a form acceptable to the City Attorney and executed prior to final map recordation for either this map or another map under the Folsom Heights project. Condition No. 27 is included to reflect these requirements.

ENVIRONMENTAL REVIEW

Certain residential, commercial and mixed-use projects that are consistent with a specific plan adopted pursuant to Title 7, Division 1, Chapter 3, Article 8 of the California Government Code are exempt from review under the California Environmental Quality Act (CEQA) provided they qualify under CEQA Guidelines §15182. One of the project types described in that Section is a residential project undertaken pursuant to and in conformity with a specific plan for which a public agency has prepared an Environmental Impact Report (EIR) after January 1, 1980. This exemption is limited to situations where after the adoption of the specific plan, no circumstances described in CEQA Guidelines § 15162(a) have occurred:

§15162. Subsequent EIRs and Negative Declarations

- (a) When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:
 - (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
 - (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
 - (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
 - (A) The project will have one or more significant effects not discussed in the

- previous EIR or negative declaration;
- (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
- (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
- (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

On June 28, 2011, the Folsom City Council approved the Folsom Plan Area Specific Plan (FPASP) for development of up to 10,210 residential dwelling units with a range of housing types and densities, along with commercial, industrial/office park, and mixed-use land uses, open space, public schools, parks, and supporting infrastructure. The development would be located on approximately 3,514 acres. The City and the U.S. Army Corps of Engineers prepared a joint Environmental Impact Report/Environmental Impact Statement (EIR/EIS) for the FPASP that evaluated the environmental impacts associated with development of the entire plan area based on the land use designations identified in the specific plan. The Folsom City Council has approved several amendments to the FPASP since 2011, the most recent as part of the City of Folsom General Plan Amendments for Increased Residential Capacity project, which was approved on August 27, 2024, with a Subsequent EIR that considered development of up to 13,343 residential dwelling units.

Environmental Checklists and Addendums to the 2011 FPASP EIR/EIS were prepared for both phases of the Folsom Heights project (General Plan Amendment, Specific Plan Amendment, and Development Agreement Amendment request approved in 2016 and Large Lot Vesting Tentative Subdivision Map, Small-Lot Vesting Tentative Subdivision Map, Development Agreement Amendment, Inclusionary Housing Plan, and Minor Administrative Modification request approved in 2017). The subject property was included in the analyses for both phases. The Addendums concluded that the project would not result in new or substantially more significant environmental impacts compared to the analysis presented in the FPASP EIR/EIS and that no changes in circumstances were present that necessitated further environmental review.

The City, as lead agency, has reviewed the Veranda at Folsom Heights project against the FPASP and has determined that the proposed project as conditioned is entirely consistent with the FPASP. The project does not propose changes to land use designations, permitted density, infrastructure, or any other component of the specific

plan that were evaluated through the FPASP EIR/EIS and subsequent environmental documents. The Planned Development Permit and Minor Administrative Modification requests would result in minor modifications to the allocation of residential units in the FPASP and development standards permitted in the project area. However, neither results in increased densities, impacts to infrastructure, or impacts to any other component of the FPASP beyond those evaluated in the FPASP EIR/EIS. Further, the City has not identified any substantial changes that have occurred with respect to the project's circumstances which would require major revisions of the FPASP EIR/EIS or subsequent environmental documents due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. The FPASP, and specifically the Folsom Heights project area, is being developed out as planned for in the FPASP, with all significant environmental effects being addressed through existing Mitigation Monitoring and Reporting programs already in place (Condition of Approval No 11). Finally, no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows that the project will have significant effects not discussed in the previous EIR, significant effects previously examined will be more severe than shown in the previous EIR, or that mitigation measures considered infeasible are now feasible or alternative mitigation measures have been identified to reduce significant effects shown in the previous EIR. As stated above, the most recent environmental document prepared for amendments to the FPASP was approved in 2024, which would have identified such new information as would be critical to ensure appropriate CEQA review of the project.

The City has determined that the proposed project is consistent with the Folsom Plan Area Specific Plan and that it would not result in any of the circumstances listed in CEQA Guidelines §15162. Because the proposed project is subject to a statutory exemption, rather than a categorical exemption, the typical exceptions to CEQA exemptions do not apply. Therefore, the Veranda at Folsom Heights project qualifies for the special situation exemption of CEQA Guidelines § 15182 – Projects Pursuant to a Specific Plan.

STAFF RECOMMENDATION/PLANNING COMMISSION ACTION

Move to recommend that the City Council confirm staff's determination that the Veranda at Folsom Heights project is exempt from CEQA under CEQA Guidelines § 15182 – Projects Pursuant to a Specific Plan, and approve a Small-Lot Vesting Tentative Subdivision Map and Planned Development Permit and Design Review for the Veranda at Folsom Heights project, based on the findings (Findings A-AA) and subject to the conditions of approval (Conditions 1-64) attached to this report.

GENERAL FINDINGS

- A. NOTICE OF HEARING HAS BEEN GIVEN AT THE TIME AND IN THE MANNER REQUIRED BY STATE LAW AND CITY CODE.
- B. THE PROJECT IS CONSISTENT WITH THE GENERAL PLAN AND THE FOLSOM PLAN AREA SPECIFIC PLAN.

CEQA FINDINGS

- C. THE CITY, AS LEAD AGENCY, PREVIOUSLY CERTIFIED AN ENVIRONMENTAL IMPACT REPORT/ENVIRONMENTAL IMPACT STATEMENT FOR THE FOLSOM PLAN AREA SPECIFIC PLAN.
- D. THE CITY, AS LEAD AGENCY, PREVIOUSLY CERTIFIED ADDENDUMS TO THE FOLSOM PLAN AREA SPECIFIC PLAN EIR/EIS FOR THE FOLSOM HEIGHTS PROJECT.
- E. THE CITY HAS DETERMINED THAT THE VERANDA AT FOLSOM HEIGHTS RESIDENTIAL PROJECT IS UNDERTAKEN PURSUANT TO AND IN CONFORMITY TO THE FOLSOM PLAN AREA SPECIFIC PLAN AND THE FOLSOM HEIGHTS PROJECT.
- F. THE CITY HAS DETERMINED THAT NONE OF THE CIRCUMSTANCES DESCRIBED IN CEQA GUIDELINES SECTION 15162 GENERALLY REQUIRING THE PREPARATION OF A SUBSEQUENT EIR EXIST IN THIS CASE.
- G. APPLICABLE MITIGATION MEASURES FROM THE FPASP FEIR ARE APPLIED TO THIS PROPOSED PROJECT.
- H. THE PROJECT IS EXEMPT FROM ENVIRONMENTAL REVIEW UNDER SECTION 15182 (PROJECTS IMPLEMENTING SPECIFIC PLANS) OF THE CEQA GUIDELINES.

TENTATIVE SUBDIVISION MAP FINDINGS

- I. THE PROPOSED SMALL-LOT VESTING 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 SITE IS PHYSICALLY SUITABLE FOR THE TYPE OF DEVELOPMENT PROPOSED.

- K. THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT.
- L. 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.
- M. AS CONDITIONED, THE DESIGN OF THE SMALL-LOT TENTATIVE SUBDIVISION MAP AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.
- N. AS CONDITIONED, THE DESIGN OF THE SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH OR SAFETY PROBLEMS.
- O. THE DESIGN OF THE SMALL-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.
- P. 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).

PLANNED DEVELOPMENT PERMIT FINDINGS

- Q. THE PROPOSED PROJECT COMPLIES WITH THE INTENT AND PURPOSES OF CHAPTER 17.38 (PLANNED DEVELOPMENT DISTRICT) OF THE FOLSOM MUNICIPAL CODE AND OTHER APPLICABLE ORDINANCES OF THE CITY.
- R. THE PROPOSED PROJECT IS CONSISTENT WITH THE OBJECTIVES, POLICIES AND REQUIREMENTS OF THE DEVELOPMENT STANDARDS OF THE CITY. THE MODIFICATIONS TO THOSE STANDARDS PROPOSED AS A PART OF THIS PROJECT WILL RESULT IN A DEVELOPMENT THAT IS SUPERIOR TO THAT OBTAINED BY RIGID APPLICATION OF THE STANDARDS, CONSIDERING THE ADDITIONAL AMENITIES TO BE PROVIDED BY THE PROPOSED PROJECT.
- S. THE PHYSICAL, FUNCTIONAL AND VISUAL COMPATIBILITY BETWEEN THE PROPOSED PROJECT AND EXISTING AND FUTURE ADJACENT USES AND AREA CHARACTERISTICS IS ACCEPTABLE.

- T. THERE ARE AVAILABLE NECESSARY PUBLIC FACILITIES, INCLUDING BUT NOT LIMITED TO WATER, SEWER AND DRAINAGE TO ALLOW FOR THE DEVELOPMENT OF THE PROJECT SITE IN A MANNER CONSISTENT WITH THE PROPOSAL AND THE ADEQUACY OF THE PROVISION WHICH THE PROPOSED DEVELOPMENT MAKES FOR THE FURNISHING OF SUCH FACILITIES IS ACCEPTABLE.
- U. AS CONDITIONED, THE PROPOSED PROJECT WILL NOT CAUSE ADVERSE ENVIRONMENTAL IMPACTS WHICH HAVE NOT BEEN MITIGATED TO AN ACCEPTABLE LEVEL.
- V. THE PROPOSED PROJECT WILL NOT CAUSE UNACCEPTABLE VEHICULAR TRAFFIC LEVELS ON SURROUNDING ROADWAYS AND THE PROPOSED PROJECT WILL PROVIDE ADEQUATE INTERNAL TRAFFIC CIRCULATION, INCLUDING INGRESS AND EGRESS.
- W. THE PROPOSED PROJECT WILL NOT BE DETRIMENTAL TO THE HEALTH, SAFETY, AND GENERAL WELFARE OF THE PERSONS OR PROPERTY WITHIN THE VICINITY OF THE PROJECT SITE AND THE CITY AS A WHOLE.
- X. ADEQUATE PROVISION IS MADE FOR THE FURNISHING OF SANITATION SERVICE AND EMERGENCY PUBLIC SAFETY SERVICES TO THE PROJECT.

DESIGN REVIEW FINDINGS

- Y. THE PROJECT IS IN COMPLIANCE WITH THE GENERAL PLAN, THE FOLSOM PLAN AREA SPECIFIC PLAN, AND APPLICABLE ZONING ORDINANCES.
- Z. THE PROJECT IS IN CONFORMANCE WITH THE FOLSOM HEIGHTS DESIGN GUIDELINES, ADOPTED JULY 2017.
- AA. THE BUILDING MATERIALS, TEXTURES, AND COLORS OF THE PROJECT WILL BE COMPATIBLE WITH SURROUNDING DEVELOPMENT AND CONSISTENT WITH THE GENERAL DESIGN THEME OF THE NEIGHBORHOOD.

ATTACHMENT 2

BACKGROUND

BACKGROUND

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

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

On June 28, 2016, the City Council approved a General Plan Amendment and Specific Plan Amendment for a 189.7-acre site located in the northeast corner of the Folsom Plan Area, known as the Folsom Heights project. The approved General Plan Amendment and Specific Plan Amendment resulted in an increase in the amount of land designated for single-family development, a decrease in the amount of land designated for multi-family development, a reduction in the amount of land designated for commercial development, and an increase in the amount of open space within the project area.

On July 11, 2017, the City Council subsequently approved a Large-Lot Vesting Tentative Subdivision Map, Small-Lot Vesting Tentative Subdivision Map, Project Design Guidelines, and an Inclusionary Housing Plan for the development of a 530-unit residential and commercial development (Folsom Heights Subdivision) on the 189.7-acre site located in the northeast corner of the Folsom Plan Area. The City Council also approved an Amendment to the First Amended and Restated Tier 1 Development Agreement between the City of Folsom and Folsom Heights, LLC, on July 25, 2017. The Tentative Subdivision Maps received two extension approvals, with the Large-Lot Vesting Map being recorded in 2021 and the Small-Lot Final Map in the process of being finalized as of the time of this report.

The Folsom Heights project included approval of 530 residential units at varying densities, including an allocation of 123 multifamily residential units to two of the Large Lots. However, these lots were not included in the Small-Lot Map. Thus, they are the subject of this subsequent entitlement request.