

**RESOLUTION NO. 11461**

**A RESOLUTION OF THE CITY COUNCIL DETERMINING THAT THE VERANDA AT FOLSOM HEIGHTS PROJECT IS EXEMPT FROM CEQA AND APPROVING A SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP, PLANNED DEVELOPMENT PERMIT, AND DESIGN REVIEW**

**WHEREAS**, the Planning Commission on August 20, 2025, held a public hearing on the proposed Small-Lot Vesting Tentative Subdivision Map, Planned Development Permit, and Design Review, considered public comment and, based on the proposed configuration of the 125 single-family lots, determined the proposed subdivision complies with all City requirements, as well as with the requirements of the State Subdivision Map Act; and

**WHEREAS**, the Planning Commission recommends that the City Council approve the proposed small lot vesting tentative subdivision map, planning development permit, and design review for the Veranda at Folsom Heights Project; and

**WHEREAS**, notice has been given at the time and in the manner required by State Law and City Code; and

**WHEREAS**, the proposed Veranda at Folsom Heights Project is exempt from further environmental review under Section 15182 (Projects Implementing Specific Plans) of the CEQA Guidelines.

**NOW, THEREFORE, BE IT RESOLVED** by the Folsom City Council that the Small-Lot Vesting Tentative Subdivision Map, Planned Development Permit, and Design Review for the Veranda at Folsom Heights Project creating 125 single-family residential parcels, as shown in Exhibit “A”, are hereby approved.

**BE IT FURTHER RESOLVED** that these approvals are subject to the conditions of approval attached as Exhibit “B” 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, 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.

**PASSED AND ADOPTED** this 23rd day of September, 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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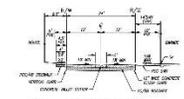
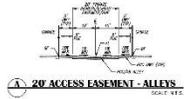
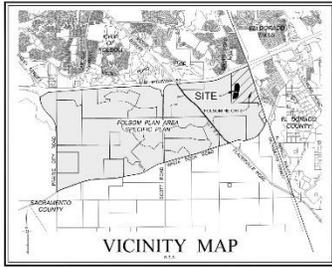
Christa Freemantle, CITY CLERK

Exhibit A

Small-Lot Tentative Subdivision Map

# VERANDA AT FOLSOM HEIGHTS

SMALL LOT VESTING TENTATIVE  
SUBDIVISION MAP  
CITY OF FOLSOM, CALIFORNIA  
REV. 02/12



TENTATIVE MAP INFORMATION	
OWNER/DEVELOPER:	ELCITY HOME, INC. 1001 CHERRY STREET, SUITE 100 FOLSOM, CA 95630
DESIGNER:	R.E.T. ENGINEERS, INC. 1001 CHERRY STREET, SUITE 100 FOLSOM, CA 95630
APPROVED PARCEL NO.:	075-480-011 & 075-480-014
PREPARED/ISSUED:	1/14/12
ISSUING AGENCY USE ONLY:	075-480-011 (Street Plan and Specific Plan)
NUMBER OF LOTS:	140: 100% LOTS 141: 100% LOTS 142: 100% LOTS 143: 100% LOTS 144: 100% LOTS
STAGE NUMBER:	04: Final City/County
ISSUING AGENCY:	Planning Division and/or Public Works City of Folsom
DATE OF PREPARATION:	1/14/12
DATE OF APPROVAL:	City of Folsom: 01/14/12 County of Sacramento: 01/14/12
DATE OF RECORDING:	01/14/12
DATE OF RECORDING:	01/14/12

BENCHMARK	
BENCHMARK NO.:	City of Folsom Benchmark '04 71'
LOCATION:	1001 CHERRY STREET
DATE OF SURVEY:	01/14/12
DATE OF RECORDING:	01/14/12
DATE OF RECORDING:	01/14/12



- NOTES**
1. PREPARED/ISSUED: A list of Sections 10 and 15, Planning & Public Works, City of Folsom, California.
  2. All dimensions and easements are approximate and subject to change.
  3. Lot lines and lot areas are as shown on the title of this map. The lot areas shown are for informational purposes only and do not constitute a warranty of the City of Folsom. The lot areas shown are for informational purposes only and do not constitute a warranty of the City of Folsom.
  4. The City of Folsom and its agencies are not responsible for any errors or omissions in this map. The City of Folsom and its agencies are not responsible for any errors or omissions in this map.
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Exhibit B

Conditions of Approval

**CONDITIONS OF APPROVAL FOR THE VERANDA AT FOLSOM HEIGHTS PROJECT (MSTR25-00025)  
EAST SIDE OF EMPIRE RANCH ROAD, NORTH AND SOUTH OF SUMMIT STREET  
SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP, PLANNED DEVELOPMENT PERMIT, AND DESIGN REVIEW**

Cond. #	Mitigation Measure	Condition of Approval	When Required	Responsible Department
<b>GENERAL REQUIREMENTS</b>				
1.		<p><b><i>Final Development Plans and Recorded Map</i></b> 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"> <li>1. Project Narrative</li> <li>2. Preliminary Small-Lot Vesting Tentative Subdivision Map, dated July 9, 2025</li> <li>3. Preliminary Grading Plan, dated January 2025</li> <li>4. Preliminary Utility Plan, dated January 2025</li> <li>5. Preliminary Landscaping Plan, Parklet Concept, Walls and Fences, dated July 10, 2025</li> <li>6. Veranda at Folsom Heights Elevations, Floor Plans, and Materials, dated July 10, 2025</li> <li>7. Veranda at Folsom Heights Site Development Plan, dated July 23, 2025</li> <li>8. Veranda at Folsom Heights Development Standards Table</li> <li>9. Circulation Plan, dated July 9, 2025</li> <li>10. Refuse Cart Plan, dated July 9, 2025</li> <li>11. Example Elevation Imagery, dated April 4, 2025</li> <li>12. Folsom Heights Inclusionary Housing Compliance Letter, dated September 18, 2015</li> </ol> <p>The Small-Lot Vesting Tentative Subdivision Map, Planned Development Permit, and Design Review are approved for the development of a 125-unit single-family residential project (Veranda at Folsom Heights). Implementation of the project shall be consistent with the above-mentioned items, the Folsom Plan Area Specific Plan (FPASP) as Amended, the Folsom Heights Specific Plan Amendment Per Resolution No. 9785, the Folsom Heights Subdivision Project Per Resolution 9965 and Ordinance 1276, and these conditions of approval.</p>	G, I, M, B	CD (P)(E)

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Cond. #	Mitigation Measure	Condition of Approval	When Required	Responsible Department
2.		<p><b><i>Community Development Department Subsequent Review</i></b> 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, M	CD (P)(E)(B)
3.		<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>	OG	CD (E)(P)
4.		<p><b><i>Validity</i></b> This approval of the Small-Lot Vesting Tentative Subdivision Map shall be valid for a period of three years or thirty-six months (September 23, 2028). The term of the Planned Development Permit shall track the term of the map. 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>	OG	CD (P)(E)

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5.		<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

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Cond. #	Mitigation Measure	Condition of Approval	When Required	Responsible Department
6.		<p><b><i>Backbone Infrastructure Plan</i></b> 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
7.		<p><b><i>Compliance with Development Agreement</i></b> The owner/applicant shall comply with all provisions of the Folsom Heights First Amended and Restated Tier 1 Development Agreement and Amendment No. 1 thereto (collectively “Development Agreement”) and any approved amendments thereafter by and between the City and the owner/applicant of the project.</p>	M	CD (E)

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8.		<p><i>Homeowners Association</i> The owner/applicant shall form a Homeowners Association which shall be responsible for maintenance of all private streets, maintenance of all common areas, maintenance of all on-site landscaping, maintenance of storm drainage facilities, maintenance of sanitary sewer improvements, maintenance of private water improvements, and maintenance of any other on-site facilities throughout the life of the project to the satisfaction of the Community Development Department. Vegetation or plantings 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. In addition, Covenants, Conditions, and Restrictions (CC&amp;R's) shall be prepared by the owner/applicant and shall be subject to review and approval by the Community Development Department for compliance with this approval and with the Folsom Municipal Code and adopted policies, prior to the recordation of the Final Map.</p>	M	CD (P)(E)

9.		<p><b>Disclosures</b> The owner/applicant shall disclose to the homeowners in the Community CC&amp;Rs the following items:</p> <ul style="list-style-type: none"> <li>○ Future public parks and public schools are in relatively close proximity to the proposed project site, and that the public parks may include facilities (basketball courts, a baseball field, softball fields, soccer fields, and playground equipment) that may generate noise impacts during various times, including but not limited to evening and nighttime hours. The owner/applicant shall also disclose that the existing public parks include nighttime sports lighting that may generate lighting impacts during evening and nighttime hours.</li> <li>○ The soil at the project site may contain naturally occurring asbestos and naturally occurring arsenic.</li> <li>○ 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.</li> <li>○ The project site is located close to the Mather Airport flight path and overflight noise may be present at various times.</li> <li>○ The location of the fencing shall remain in perpetuity as shown and installed originally by the Applicant.</li> <li>○ Parking may be prohibited by the Association on refuse pickup days in stalls adjacent to refuse carts.</li> <li>○ Waste bins shall be collected and returned to the garage or other designated area (as determined by the Association) not later than twenty-four (24) hours after the collection day.</li> <li>○ 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</li> </ul>		
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		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.		
10.		<b><i>Subsequent Minor Administrative Modification</i></b> The applicant shall submit a Minor Administrative Modification (MAM) request to transfer two (2) dwelling units from FPASP Parcel No. 236 and one (1) dwelling unit from FPASP Parcel No. 235 to FPASP Parcel No. 234. The MAM shall demonstrate that required densities for sending and receiving properties meet FPASP density standards and shall be approved prior to recordation of the Final Map.	M	CD(P)(E)
11.	✓	<b><i>Mitigation Monitoring and Reporting Program</i></b> 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 Folsom Heights Project is expressly conditioned upon compliance with all mitigation monitoring and reporting measures identified in the Folsom Plan Area Specific Plan FEIR/EIS, the South of 50 Backbone Infrastructure Project MND, the Folsom Heights Specific Plan Amendment to the FPASP and Addendum to the FPASP EIR/EIS, the Folsom Heights Tentative Map Addendum to the FPASP EIR/EIS, 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. Applicant shall fund on a Time and Materials basis all mitigation monitoring (e.g., staff and consultant time).	OG	CD (P)(E)
<b>DEVELOPMENT COSTS AND FEE REQUIREMENTS</b>				
12.		<b><i>Applicable Taxes, Fees, and Charges</i></b> The owner/applicant shall pay all applicable taxes, fees and charges for the project at the rate and amount required by the FPASP Public Facilities Financing Plan and the Amended and Restated Development Agreement.	M	CD (P)(E)
13.		<b><i>Existing 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)

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14.		<p><b><i>Use of Outside Legal Counsel and Consultants</i></b>                      The City, at its sole discretion, may utilize the services of outside legal counsel and consultants 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 or consultants, 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)
15.		<p><b><i>Special Study Reimbursement</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.</p>	M	CD (P)(E)

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16.		<p><b><i>Development Impact Fees</i></b>                      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 (September 23, 2025) 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, SPIF, and the ARDA.</p>	M	CD (P) PW, PK
17.		<p><b><i>School District Fees</i></b>                      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.</p>	M	CD (P)
<b>MAP REQUIREMENTS</b>				

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18.		<p><b><i>Street Names</i></b> The street names identified below shall be used for the Final Small-Lot Map: Veranda View Street South, Veranda View Street North, Highland Street, Valley Crest Way, Suncrest Way, Clearbend Way, and Ridgeview Way. The following alternative street names may be used if found to be acceptable by City of Folsom Police and Fire Departments: Golden Rise, Canyonlight, Hightrail Bend, Golden Ridge.</p>	M	CD (P)(E)
19.		<p><b><i>FMC Compliance</i></b> The Final Small-Lot Map shall comply with the Folsom Municipal Code and the Subdivision Map Act.</p>	M	CD (E)
20.		<p><b><i>FPASP Compliance</i></b> A note shall be added to the final map that states: <i>This map is subject to requirements outlined in the Folsom Plan Area Specific Plan as amended August 27, 2024, and the Folsom Heights Specific Plan Amendment per Resolution 9785.</i></p>	M	CD (E)
21.		<p><b><i>Reciprocal Easements</i></b> The owner/applicant shall dedicate a reciprocal access easement for common use of Veranda View Street South, Veranda View Street North, Highland Street, Valley Crest Way, Suncrest Way, Clearbend Way, and Ridgeview Way and internal drive aisles.</p>	M	CD (E)
22.		<p><b><i>Private Easements</i></b> The owner/applicant shall dedicate private easements for utilities, drainage, water, and sanitary sewer on the Parcel Map.</p>	M	CD (E)
23.		<p><b><i>Centralized Mail Delivery Units</i></b> All Final Maps shall show easements or other mapped provisions for the placement of centralized mail delivery units. The owner/applicant shall provide a concrete base for the placement of any centralized mail delivery unit. Specifications and location of such base shall be determined pursuant to the applicable requirements of the U. S. Postal Service and the City of Folsom Community Development Department, with due consideration for street light location, traffic safety, security, and consumer convenience.</p>	M	CD (E)

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EAST SIDE OF EMPIRE RANCH ROAD, NORTH AND SOUTH OF SUMMIT STREET  
SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP, PLANNED DEVELOPMENT PERMIT, AND DESIGN REVIEW**

Cond. #	Mitigation Measure	Condition of Approval	When Required	Responsible Department
24.		<b><i>Deferred Improvement Agreement</i></b> Prior to the recording of the Final Map, the owner/applicant shall enter into a deferred improvement agreement with the City, identifying public improvements, if any, to be constructed with each phase. The owner/applicant shall provide security acceptable to the City, guaranteeing construction of the improvements.	M	CD (E)
25.		<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.	M	CD (E)
26.		<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.	M	CD (E)
27.		<b><i>Inclusionary Housing Agreement</i></b> An Inclusionary Housing Agreement, consistent with the Folsom Heights Inclusionary Housing Plan approved by the City Council, and in a form acceptable to the City Attorney, shall be executed prior to recording the Final Small-Lot Map for the Veranda at Folsom Heights project.	M	CD (P)(E)
<b>SITE DEVELOPMENT REQUIREMENTS</b>				

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Cond. #	Mitigation Measure	Condition of Approval	When Required	Responsible Department
28.		<p><b><i>Phasing Plan</i></b> 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, including 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 the 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>	G, I, M	CDD(E), EWR, PW, FD
29.		<p><b><i>Geotechnical Report</i></b> Prior to the issuance of any grading, improvement permit, and/or building permit, the owner/applicant shall have a geotechnical report prepared by an appropriately licensed engineer that includes an analysis of site suitability, proposed foundation design for all proposed structures, and roadway and pavement design. The geotechnical report shall be inclusive of any proposed wall calculations. The report and calculations are subject to review and approval by the Community Development Department.</p>	G, B	CD (E)

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Cond. #	Mitigation Measure	Condition of Approval	When Required	Responsible Department
30.		<p><b><i>Naturally Occurring Asbestos</i></b> This project is located in a geologic unit within the boundaries of the City of Folsom, which is likely to contain naturally occurring asbestos. The owner/applicant shall be required to obtain approval from the Sacramento Metropolitan Air Quality Management District (SMAQMD) prior to approval of any grading and/or construction on the project site. The owner/applicant shall provide to the Community Development Department a copy of the written approval from SMAQMD prior to approval of grading and/or site improvement plans.</p>	G, B	CD (E)
31.		<p><b><i>Compliance with Standard Specifications and Details</i></b> 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 current edition of the City of Folsom <u>Standard Construction Specifications</u> and the <u>Design and Procedures Manual and Improvement Standards</u>.</p>	I, B	CD (P)(E)
32.		<p><b><i>Improvement Plan Review</i></b> The improvement plans for the required public and private subdivision improvements necessary to serve any and all phases of development shall be reviewed and approved by the Community Development Department, El Dorado County if applicable, and the El Dorado Irrigation District (EID) if applicable prior to approval of a Final Map.</p>	I, B	CD (E)
33.		<p><b><i>Material Storage Areas</i></b> The owner/applicant shall locate staging and material storage areas as far away from sensitive biological resources and sensitive land uses (e.g., residential areas, schools, parks) as feasible. Staging and material storage areas shall be screened from adjacent occupied land uses in earlier development phases to the maximum extent practicable. Screens may include, but are not limited to, the use of visual barriers such as berms or fences. Staging and material storage areas shall be shown on all grading and/or improvement plans prior to plan approval by the City.</p>	G	CD (P)(E)(B)

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Cond. #	Mitigation Measure	Condition of Approval	When Required	Responsible Department
34.		<p><b><i>Landslide /Slope Failure</i></b> The owner/applicant shall retain an appropriately licensed engineer during the grading activities to identify existing landslides and potential slope failure hazards. The said engineer shall be notified a minimum of two days prior to any site clearing or grading to facilitate meetings with the grading contractor in the field. If blasting is required to complete final grading of the site, the owner/applicant shall notify the City and coordinate with the City Engineer throughout the blasting activities for the duration of the operation.</p>	G	CD (E) PW
35.		<p><b><i>Mining Activity Remediation</i></b> 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)
36.		<p><b><i>State and Federal Permits</i></b> 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)
37.		<p><b><i>Retaining Wall Review</i></b> The final location, design, height, materials, and colors of retaining walls be subject to review and approval by the Community Development Department.</p>	G, I, B	CD (P)(E), FD
38.		<p><b><i>Replacement of Damaged Facilities</i></b> 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 Community Development Department.</p>	OG	CD (E)

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Cond. #	Mitigation Measure	Condition of Approval	When Required	Responsible Department
39.		<p><b><i>Improvement Completion</i></b> 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.</p>	O	CD(P)(E)
40.		<p><b><i>Management of Tribal Cultural Resources</i></b> 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)
<b>LANDSCAPE REQUIREMENTS</b>				

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Cond. #	Mitigation Measure	Condition of Approval	When Required	Responsible Department
41.		<p><b><i>Landscaping Plans</i></b> 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 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.</p> <p>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 necessary to mitigate for drought conditions on all landscaping in the Veranda at Folsom Heights project.</p>	I, OG	CD (A)(P), PW

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Cond. #	Mitigation Measure	Condition of Approval	When Required	Responsible Department
42.		<b><i>Utility Conflicts</i></b> Utilities shall not be placed or run through landscape areas in such a way as to conflict with applicable landscaping or parking lot shade tree requirements. Adequate separation between utilities is required to meet the City of Folsom and El Dorado Irrigation District standards.	I, B	CD (P)(E)
43.		<b><i>Vertical Curb</i></b> All curbs located adjacent to landscaping, whether natural or manicured, and where parking is allowed shall be vertical except as approved by the Community Development Department.	I	CD (P)(B)
44.		<b><i>Right of Way Landscaping</i></b> Landscaping along all road rights of way and in public open space lots shall be installed when the adjoining road or lots are constructed.	I, OG	CD (P), PW
45.		<b><i>Landscape Maintenance</i></b> The owner/applicant or HOA if established 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. Any protected trees as defined under Folsom Municipal Code 12.16 shall require an approved tree permit issued by the Community Development Department prior to removal.	OG	CD (A)
<b>ARCHITECTURAL/SITE DESIGN REQUIREMENTS</b>				

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Cond. #	Mitigation Measure	Condition of Approval	When Required	Responsible Department
46.		<p><b><i>Architectural and Design Requirements</i></b> The project shall comply with the following architecture and design requirements:</p> <ol style="list-style-type: none"> <li>1. This approval is for three, two-story master plans (three building elevations with three material choices each and four floorplan options) for the Veranda at Folsom Ranch Subdivision. The applicant shall submit building plans that comply with these conditions of approval and the attached building elevations, floor plans, and materials dated July 10, 2025.</li> <li>2. The design, materials, and colors of the proposed Veranda at Folsom Ranch Subdivision single-family residential units shall be consistent with the submitted building elevations, materials samples, and color scheme to the satisfaction of the Community Development Department.</li> <li>3. A Site Development Exhibit shall be submitted with the first phase of production homes demonstrating that no duplication or repetition of the same house, same roofline, or same elevation style, is situated adjacent to or across the street from each other. The Community Development Department shall approve the individual lot permits.</li> <li>4. All mechanical equipment shall be ground-mounted and concealed from view of public streets, neighboring properties and nearby higher buildings. For lots abutting the open space areas, mechanical equipment shall be located out of view from open space areas.</li> <li>5. All master home plans must comply with applicable portions of Chapter 2 (Architectural Guidelines) of the <i>Folsom Heights Design Guidelines</i>.</li> </ol>	B	CD (P)(B)

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Cond. #	Mitigation Measure	Condition of Approval	When Required	Responsible Department
47.		<p><b><i>Front Yard Trees</i></b> A minimum of one tree shall be planted in the front yard of each residential lot within the subdivision. A minimum of two trees are required along the street-side of all corner lots. All front yard irrigation and landscaping shall be installed prior to a Building Permit Final.</p>	B	CD (P)
48.		<p><b><i>Lighting</i></b> Final exterior building and site lighting plans shall be submitted for review and approval by Community Development Department for aesthetics, level of illumination, glare and trespass prior to the issuance of any building permits. The exterior building and site lighting will be required to achieve energy efficient standards by installing high-intensity discharge (mercury vapor, high-pressure sodium, or similar) lamps. Lighting shall be equipped with a timer or photo condenser. Lighting shall be designed to be directed downward onto the project site and away from adjacent properties and public rights-of-way.</p>	B	CD (P)
49.		<p><b><i>Monument Signage</i></b> 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 <u>FMC</u> Section 17.59.040 D. In addition, the owner/applicant shall obtain a sign permit prior to installation of any monument sign.</p>	B	CD (P)
<b>TRAFFIC, ACCESS, CIRCULATION AND PARKING REQUIREMENTS</b>				

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Cond. #	Mitigation Measure	Condition of Approval	When Required	Responsible Department
50.		<p><b><i>Prepare Traffic Control Plan</i></b> Prior to construction, a Traffic Control Plan for roadways and intersections affected by construction shall be prepared. The Traffic Control Plan shall designate haul routes and sites and comply with requirements in encroachment permits issued by the City, if applicable. The Traffic Control Plan to be prepared by the project construction contractor(s) shall, at minimum, include the following measures:</p> <ul style="list-style-type: none"> <li>• Maintaining the maximum amount of travel lane capacity during non-construction periods, possible, and advanced notice to drivers through the provision of construction signage and minimal disruption to the public.</li> <li>• Maintaining alternate one-way traffic flow past the lay down area and site access when feasible.</li> <li>• Heavy trucks and other construction transport vehicles shall avoid the busiest commute hours (7 a.m. to 8 a.m. and 5 p.m. to 6 p.m. on weekdays).</li> <li>• A minimum 72-hour advance notice of access restrictions for residents, businesses, and local emergency response agencies. This shall include the identification of alternative routes and detours to enable for the avoidance of the immediate construction zone.</li> <li>• A phone number and community contact for inquiries about the schedule of the construction throughout the construction period. This information will be posted in a local newspaper, via the City’s web site, or at City Hall and will be updated on a monthly basis.</li> </ul>	G, I	CD (E)
<b>DRY UTILITY REQUIREMENTS</b>				
51.		<p><b><i>Coordination with Utility Agencies</i></b> The owner/applicant shall coordinate the planning, development and completion of this project with the various utility agencies (i.e., SMUD, PG&amp;E, etc.). The owner/applicant shall provide the City with written confirmation of public utility service prior to approval of the Final Map.</p>	OG	PR, PW
52.		<p><b><i>Dry Utility Connections</i></b> Future dry utility connection services (electrical, gas, telephone, etc.) for new buildings shall be placed underground at the project site.</p>	B	CD (E)

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Cond. #	Mitigation Measure	Condition of Approval	When Required	Responsible Department
53.		<p><b><i>Future Utility Lines</i></b> 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 developer'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, O	CD (E)
54.		<p><b><i>Public Utility Easements</i></b> The owner/applicant shall dedicate public utility easements for underground 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> <p>PG&amp;E recommends the following language be expressly stated in the offer of dedication for PUEs:</p> <ul style="list-style-type: none"> <li>• I/We the undersigned, as Owner(s) of the land shown hereon, do hereby state that I/we am/are the only person(s) whose consent is necessary to pass clear title to said land and do hereby consent to the preparation and recordation of this map and offer for dedication and do hereby dedicate for public uses the Public Utility Easements (PUEs) shown on this map for public utility purposes including electric, gas, communication facilities and all other public utility purposes; together with any and all appurtenances thereto, including the right from time to time to trim and to cut down and clear away or otherwise control any trees or brush. The PUEs hereby offered for dedication are to be kept open and free of buildings, or any other structures of any kind.</li> </ul> <p>The final map must contain such a statement setting forth the offer of dedication and such offer must be accepted by the county or municipality.</p>	I	CD (E)

55.		<p><b>SMUD Requirements</b></p> <ol style="list-style-type: none"> <li>1. Structural setbacks less than 14-feet shall require the Applicant to conduct a pre-engineering meeting with all utilities to ensure property clearances are maintained.</li> <li>2. 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. Applicant shall be responsible for confirming with SMUD appropriate/acceptable landscaping including placement within the easement area. SMUD reserves the right to prune &amp; remove trees that encroach into the easement area. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval. New landscaping improvements shall be restricted to a maximum height of fifteen feet tall at full maturity.</li> <li>3. 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. Applicant is further made aware that the proposed location of any relocated facilities will be subject to SMUD's vegetation management practices including restrictions of 15 feet high at full maturity and placement of trees within SMUD easements. Applicant shall bear cost to remove vegetation or trees located within proposed new facilities area and SMUD retains the right to engage in customary vegetation management practices at proposed new location after facility relocation. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval.</li> <li>4. 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, including but not limited to vegetation management, tree pruning or removal, weed abatement and application of weed abatement material, and a height restriction of fifteen feet tall at full maturity. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval.</li> <li>5. 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.).</li> <li>6. In the event the County requires an Irrevocable Offer of Dedication (IOD) for</li> </ol>	G, I, B, O	CD (E)
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		<p>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 County’s IOD. Landscaping improvements placed within the IOD or 12.5-foot PUE shall be subject to SMUD’s landscaping and tree placement guidelines and SMUD’s regular vegetation management practices including but not limited to restriction of 15 feet high at maturity and spacing as well as tree pruning, removal, or other standard vegetation management activities. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval.</p> <ol style="list-style-type: none"> <li>7. 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: <a href="https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services">https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services</a>.</li> <li>8. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.</li> <li>9. The Applicant shall locate, verify, and provide a drawing to SMUD identifying all electrical utility infrastructure for the existing structures. If necessary, any existing onsite electrical infrastructure that serves existing structures shall be relocated to the satisfaction of SMUD.</li> <li>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. The 12.5-foot PUE shall be subject to SMUD’s landscaping and tree placement guidelines within the easement area and such landscaping shall be subject to SMUD’s vegetation management practices including but not limited to tree pruning, removal, and weed abatement and a height limit of fifteen feet at full maturity. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval.</li> <li>11. The Applicant shall dedicate any private drive, ingress and egress easement, and 10-foot adjacent to each side thereof as a public utility easement for overhead and/or underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements for access roads. The private drive and 10-foot adjacent PUE shall be subject to SMUD’s landscaping and tree placement guidelines within the easement area and such landscaping shall be subject to SMUD’s landscaping and tree placement guidelines including but not limited to tree pruning, removal, and weed abatement and a maximum</li> </ol>		
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**CONDITIONS OF APPROVAL FOR THE VERANDA AT FOLSOM HEIGHTS PROJECT (MSTR25-00025)  
EAST SIDE OF EMPIRE RANCH ROAD, NORTH AND SOUTH OF SUMMIT STREET  
SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP, PLANNED DEVELOPMENT PERMIT, AND DESIGN REVIEW**

<b>Cond. #</b>	<b>Mitigation Measure</b>	<b>Condition of Approval</b>	<b>When Required</b>	<b>Responsible Department</b>
		<p>allowable height of fifteen feet at full maturity. Applicant shall submit landscape improvement plans with tentative or final map as a condition of approval. SMUD may be agreeable to reducing the PUE only after review of Improvement Plans, Landscaping Plans, and Architectural Drawings.</p> <p>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.</p> <p>13. Applicant will include phasing of development and order of planned construction upon submitting a new service application to SMUD for the initial subdivision phase(s) and/or road improvement backbone project(s).</p> <p>14. Development should be phased to start adjacent to existing electrical infrastructure to minimize temporary overhead and/or underground electrical facilities.</p> <p>15. Development phases submitted for new service should include all lots fronting streets.</p>		
<b>STORMWATER CONDITIONS</b>				

56.		<p><b><i>Best Management Practices</i></b></p> <p>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> <p>Each proposed project development shall result in no net change to peak flows into Alder Creek and associated tributaries, or to Buffalo Creek, Carson Creek, and Coyote Creek. The owner/applicant shall establish a baseline of conditions for drainage on-site. The baseline-flow conditions shall be established for 2-, 5-, and 100-year storm events. These baseline conditions shall be used to develop monitoring standards for the stormwater system on the Specific Plan Area. The baseline conditions, monitoring standards, and a monitoring program shall be submitted to USACE and the City for their approval. Water quality and detention basins shall be designed and constructed to ensure that the performance standards, which are described in Chapter 3A.9, “Hydrology and Water Quality,” are met and shall be designed as off-stream detention basins.</p> <p>Discharge sites into Alder Creek and associated tributaries, as well as tributaries to Carson Creek, Coyote Creek, and Buffalo Creek, shall be monitored to ensure that pre-project conditions are being met. Corrective measures shall be implemented as necessary. The mitigation measures will be satisfied when the monitoring standards are met for 5 consecutive years without undertaking corrective measures to meet the performance standard.</p> <p>The storm drainage design shall provide for no net increase in run-off under post-development conditions.</p>	I, OG	CD (E), PW
<b>ENVIRONMENTAL AND WATER RESOURCE REQUIREMENTS</b>				

**CONDITIONS OF APPROVAL FOR THE VERANDA AT FOLSOM HEIGHTS PROJECT (MSTR25-00025)  
EAST SIDE OF EMPIRE RANCH ROAD, NORTH AND SOUTH OF SUMMIT STREET  
SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP, PLANNED DEVELOPMENT PERMIT, AND DESIGN REVIEW**

Cond. #	Mitigation Measure	Condition of Approval	When Required	Responsible Department
57.		<p><b><i>EID and City Wastewater and Water Service</i></b>                      The project is part of an agreement between El Dorado Irrigation District (EID) and the City of Folsom concerning wastewater and water service to a portion of the Folsom Heights Development, approved October 27, 2023. This agreement was amended on June 11, 2025, to include an additional six lots in the City of Folsom sewer service area. Utility development and servicing shall be conformance with this agreement as amended.</p>	I	CD (E), EWD
58.		<p><b><i>On-site Water Requirements</i></b></p> <ul style="list-style-type: none"> <li>• All water is outside of the Folsom water service area. This is located within the EID water service area. Project applicants will need to work with EID.</li> <li>• Per the agreement between EID and the City of Folsom, concerning wastewater and water service to a portion of Folsom Heights Development, Item 2.F – all fire hydrants shall conform to the City of Folsom’s wet-barrel standard.</li> <li>• The owner/applicant shall pay for, furnish, and install all infrastructure associated with the water meter fixed network system for any EID-owned and maintained water meter for the project.</li> <li>• All water lines located within the on-site drive aisles designated as “Places” (i.e., those drive aisles within easements overlaying property owned by individual homeowners and not the HOA) shall be privately owned, operated and maintained. The water lines shall not be owned, operated or maintained by EID.</li> <li>• Water meter banks shall be placed at the end of each Place.</li> </ul>	I, OG	EWD

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Cond. #	Mitigation Measure	Condition of Approval	When Required	Responsible Department
59.		<p><b><i>On-site Sewer Requirements</i></b></p> <ul style="list-style-type: none"> <li>• All on-site sewer located within the on-site drive aisles designated as “Places” (i.e., those drive aisles within easements overlaying property owned by individual homeowners and not the HOA) shall be privately owned, operated and maintained. The sewer shall not be owned, operated or maintained by the City of Folsom.</li> <li>• A sewer flushing branch shall be placed at the end of each Place.</li> <li>• There shall be a flushing branch also installed between the ROW and the beginning of the Place.</li> <li>• All publicly owned sewer shall conform to City of Folsom or EID standards, as applicable.</li> </ul>	I	EWD
<b>WASTE MANAGEMENT AND RECYCLING</b>				
60.		<p><b><i>Trash and Recycling Collection Plan</i></b></p> <p>The project requires service space for approximately 375 carts between the two lots (a garbage cart, recycle cart and organics cart for each residence spaced at least three feet apart). A final Collection Plan shall be submitted to City Solid Waste and Recycling for review and approval that encompasses the following:</p> <ul style="list-style-type: none"> <li>▪ A site plan detailing proposed collection locations for all carts. The plan shall show multiples of three cans per collection location, and denote which areas are reserved for which addresses.</li> <li>▪ A site plan detailing the location and verbiage of signs restricting parking on service days.</li> <li>▪ CC&amp;R language describing storage requirements for trash, organic waste, and recycling totes, time frames for setting totes out for collection and for their return to storage, and prohibitions against setting carts in prohibited locations for collection.</li> </ul> <p>Occupancy of residential units shall not be granted until approval of the Collection Plan is obtained.</p>	B, O	PW
<b>FIRE DEPARTMENT REQUIREMENTS</b>				

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Cond. #	Mitigation Measure	Condition of Approval	When Required	Responsible Department
61.		<p>The owner/applicant must comply with the following Fire Department requirements:</p> <ul style="list-style-type: none"> <li>▪ 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.</li> <li>▪ 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.</li> <li>▪ 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 shared with other building utilities. The room shall only be accessible from the exterior.</li> <li>▪ 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.</li> <li>▪ Per the agreement between EID and the City of Folsom, concerning wastewater and water service to a portion of Folsom Heights Development, Item 2.F – all fire hydrants shall conform to the City of Folsom's wet-barrel standard.</li> </ul>	I, B	FD
<b>NOISE REQUIREMENTS</b>				

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<b>Cond. #</b>	<b>Mitigation Measure</b>	<b>Condition of Approval</b>	<b>When Required</b>	<b>Responsible Department</b>
62.		<i>Noise Requirements (Construction and Operational)</i> Compliance with Noise Control Ordinance and General Plan Noise Element shall be required. Hours of construction operation shall be limited from 7:00 a.m. to 6:00 p.m. on weekdays and 8:00 a.m. to 5:00 p.m. on Saturdays. No construction is permitted on Sundays or holidays. Construction equipment shall be muffled and shrouded to minimize noise levels.	I, B	CD (P)(E)
<b>POLICE/SECURITY REQUIREMENTS</b>				
63.		<i>Security Measures</i> The owner/applicant shall consult with the Folsom Police Department prior to any site work to incorporate all reasonable crime prevention measures. The following security/safety measures shall be considered: <ul style="list-style-type: none"> <li>- 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.</li> <li>- Security measures for the safety of all construction equipment and unit appliances.</li> <li>- Landscaping shall not cover exterior doors or windows, block line-of-site at intersections or screen overhead lighting.</li> </ul>	G, I, B, OG	PD
<b>MISCELLANEOUS REQUIREMENTS</b>				
64.		<i>SacSewer Impact Fees</i> Before the ISSUANCE OF A BUILDING PERMIT: The owner must contact SacSewer Development Services at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if SacSewer impact fees are due. Fees must be paid before the issuance of building permits.	B	SacSewer

**CONDITIONS APPLICABILITY LEGEND**

<b>RESPONSIBLE DEPARTMENT</b>		<b>WHEN REQUIRED</b>	
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
(A)	City Arborist/Urban Forester	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		