



# SUBP24-00139: Folsom Heights Small-Lot Vesting Tentative Subdivision Map Amendment

# Project Background



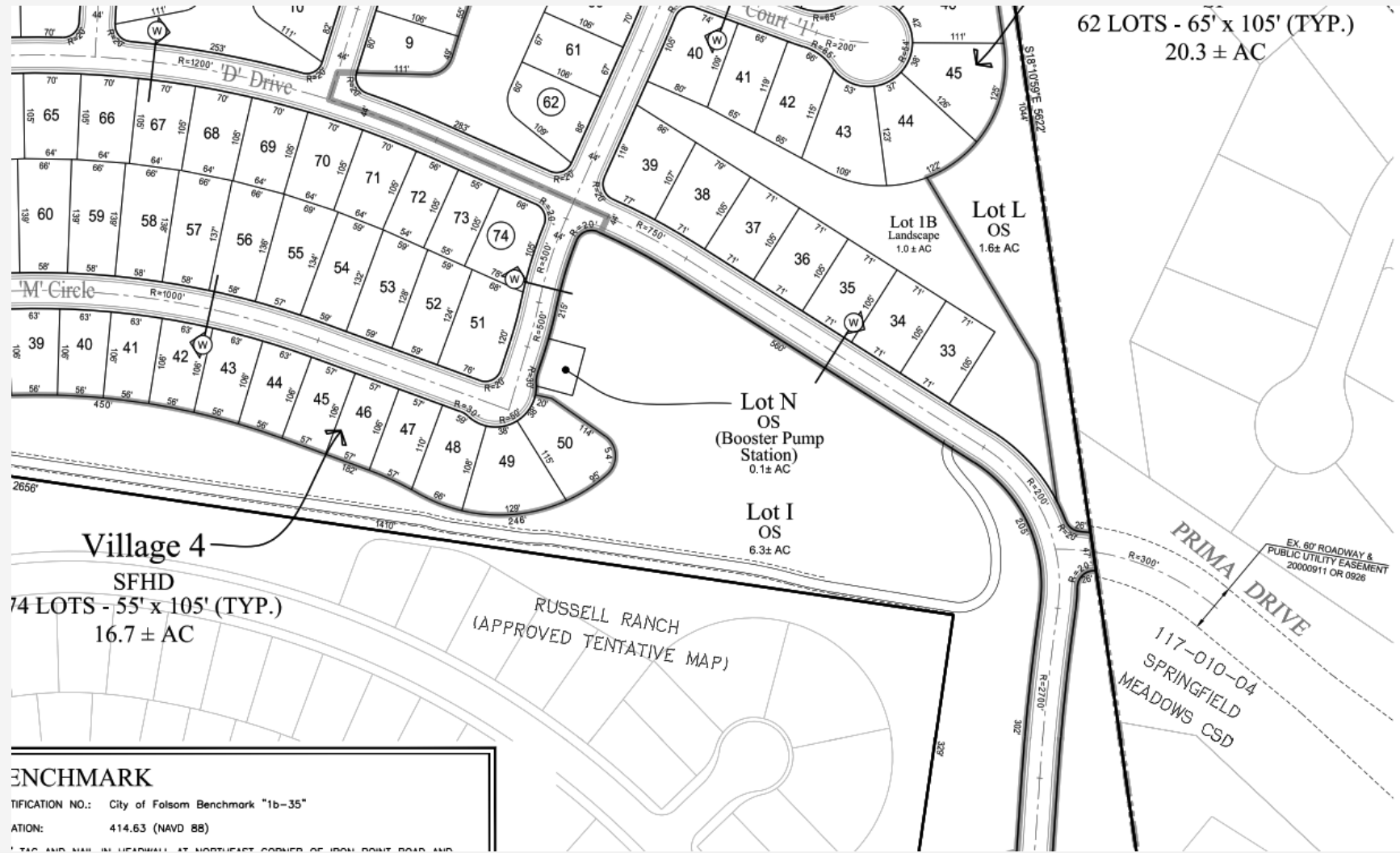
- 2016: Approval of a General Plan Amendment and Specific Plan Amendment for development of the Folsom Heights Subdivision project
- 2017: Large-Lot Vesting Tentative Subdivision Map, Small-Lot Vesting Tentative Subdivision Map, Project Design Guidelines, and an Inclusionary Housing Plan for the development of a 530-unit residential and commercial development (Folsom Heights Subdivision)
- 2019 and 2021: Three-year extension approvals of the Small-Lot Vesting Tentative Subdivision Map

# Conditions of Approval

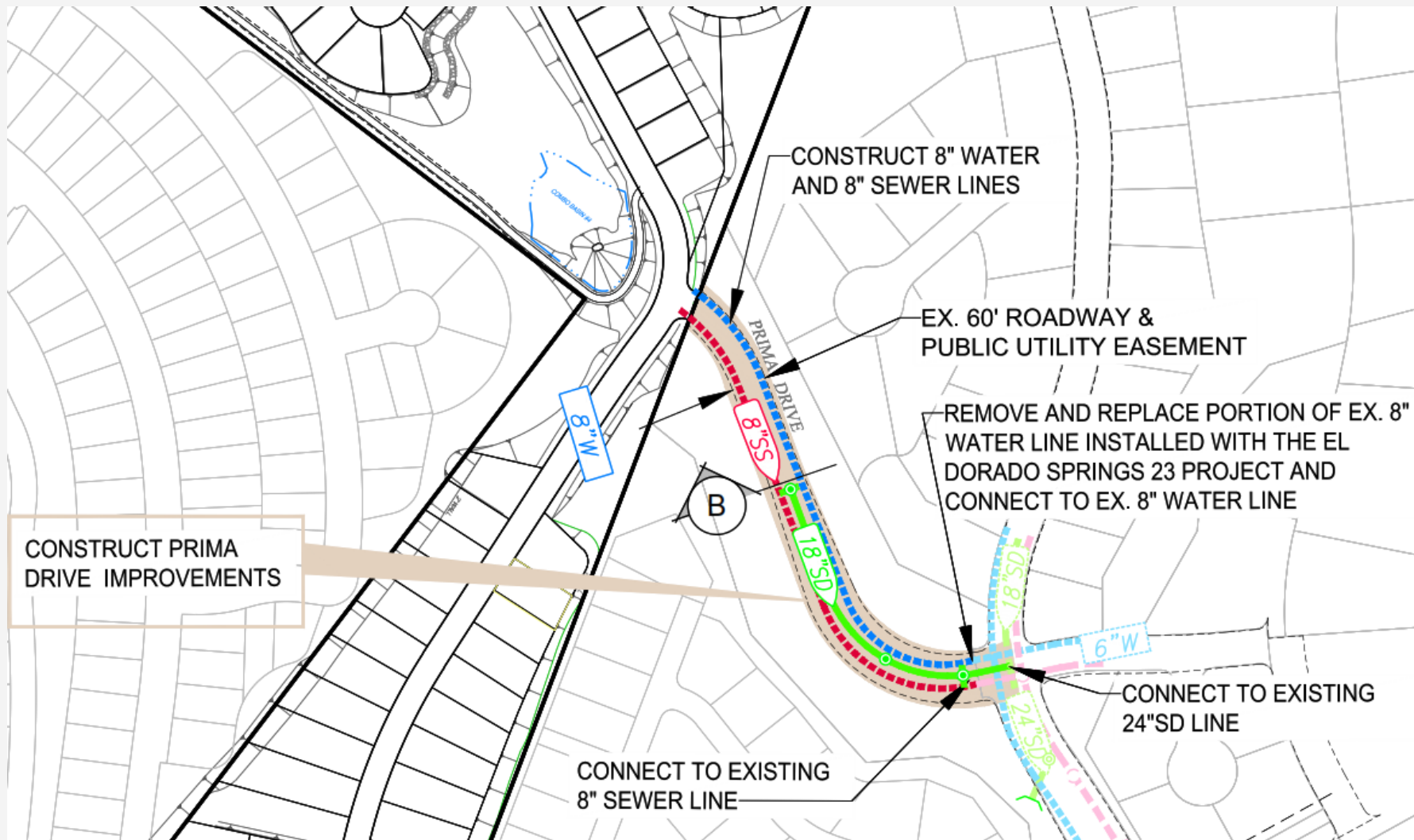


**174.** Prima Drive Improvements: The owner/applicant shall construct Prima Drive to its ultimate horizontal and vertical alignment from the project site to the intersection of Stonebriar Drive and Prima Drive as shown on the approved Small-Lot Vesting Tentative Subdivision Map. The aforementioned improvements shall be constructed with the Phase 1 portion of the Folsom Heights Subdivision project to the satisfaction of the Community Development Department and through coordination with El Dorado County. The owner/applicant shall screen Prima Drive to minimize potential lighting impacts to nearby residences to the satisfaction of the Community Development Department. Prima Drive Roadway shall be limited to 27 feet in width. In addition, no construction-related traffic shall be permitted to utilize Prima Drive to access the project site.

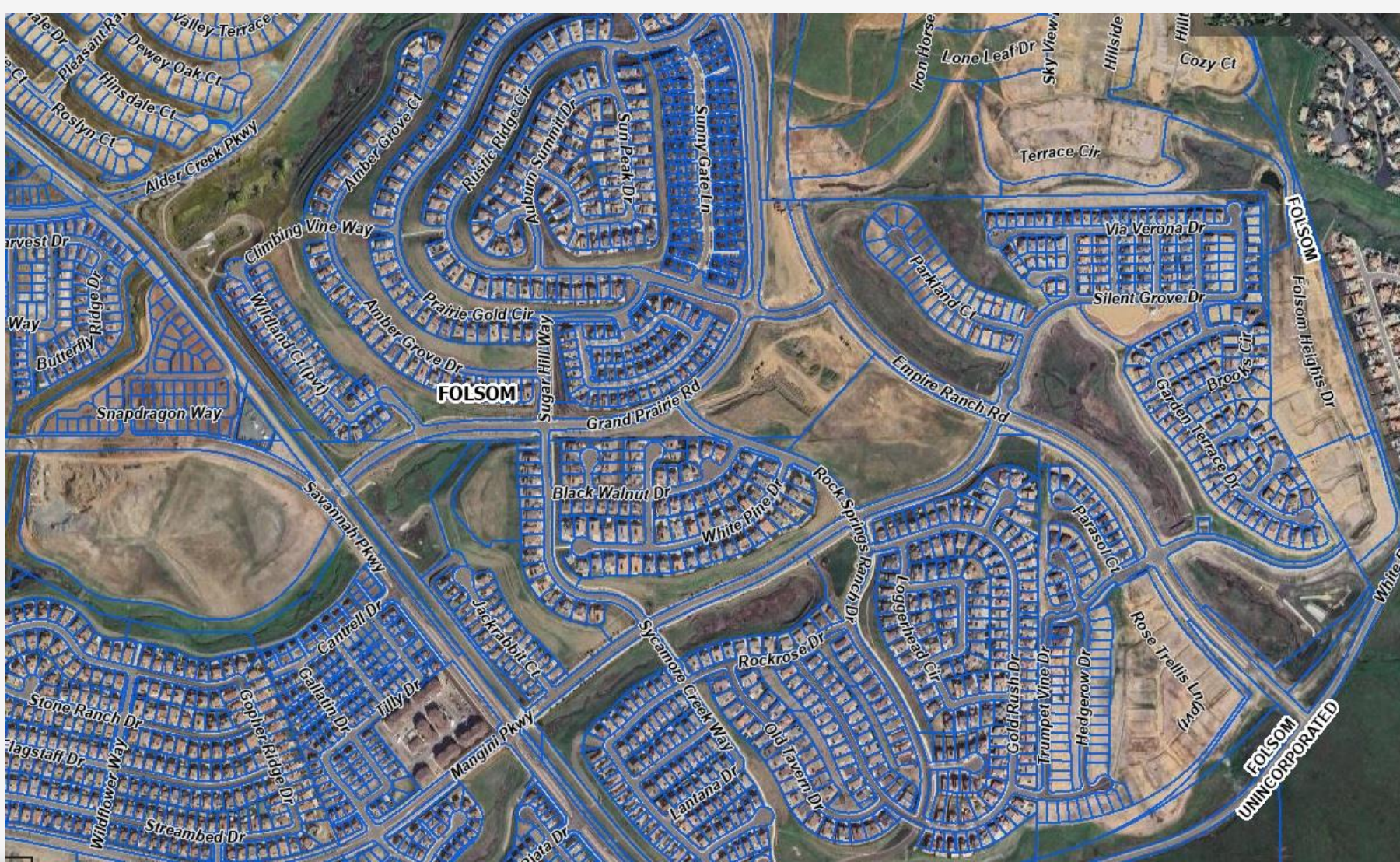
**182.** Per direction provided by the City Council at its October 24, 2017 meeting, the owner/applicant shall construct the Prima Drive Extension as a paved and gated/bollard-controlled Emergency Vehicle Access (EVA) Route only, consistent with the requirements stated in Condition of Approval No. 174. The owner/applicant shall also work with the City of Folsom Fire Chief and the El Dorado Hills Fire Chief to establish the appropriate location(s) for the gates/bollards associated with the EVA. The final design, installation, and operation of the gates/bollards shall be in accordance with the Sacramento County Emergency Access Gates and Barriers Standard, as required by the City of Folsom Fire Code. The final design and location of the gates/bollards shall be subject to review and approval by the City of Folsom. In addition, the EVA shall accommodate pedestrian and bicycle access to the satisfaction of the City of Folsom.



# Approved Subdivision Map



# Offsite Improvements



# Regional Road Network

- ① STA: 1+34.45 (12.00' L) SEE SD LAT BB, SHEET C38
- ② STA: 6+45.77 (13.74' L) SEE SD LAT KK, SHEET C42
- ③ STA: 6+45.77 (9.07' R) SEE SD LAT KK, SHEET C42
- ④ STA: 10+15.57 (19.90' L) SEE SD LAT LL, SHEET C42
- ⑤ STA: 10+07.52 (14.90' R) SEE SD LAT LL, SHEET C42
- ⑥ STA: 1+10.95 (5.00' L) INSTALL 12"x6" TEE
- ⑦ STA: 1+10.95 (5.00' L) 2 - 12" GATE VALVES (NW & SE)
- ⑧ STA: 1+57.35 (11.17' R) 3' TRANSITION FROM MODIFIED FOLSOM TYPE 2 C&G TO EL DORADO COUNTY TYPE 2 C&G
- ⑨ STA: 1+40.22 (13.07' L) END MODIFIED FOLSOM TYPE 2 C&G AND BEGIN EL DORADO COUNTY 6" BARRIER CURB
- ⑩ REMOVE EXISTING TIMBER BARRICADE AS PART OF CLEARING AND GRUBBING
- ⑪ STA 5+61.32 SHALL BE MUELLER DRY BARREL PER EID STANDARDS

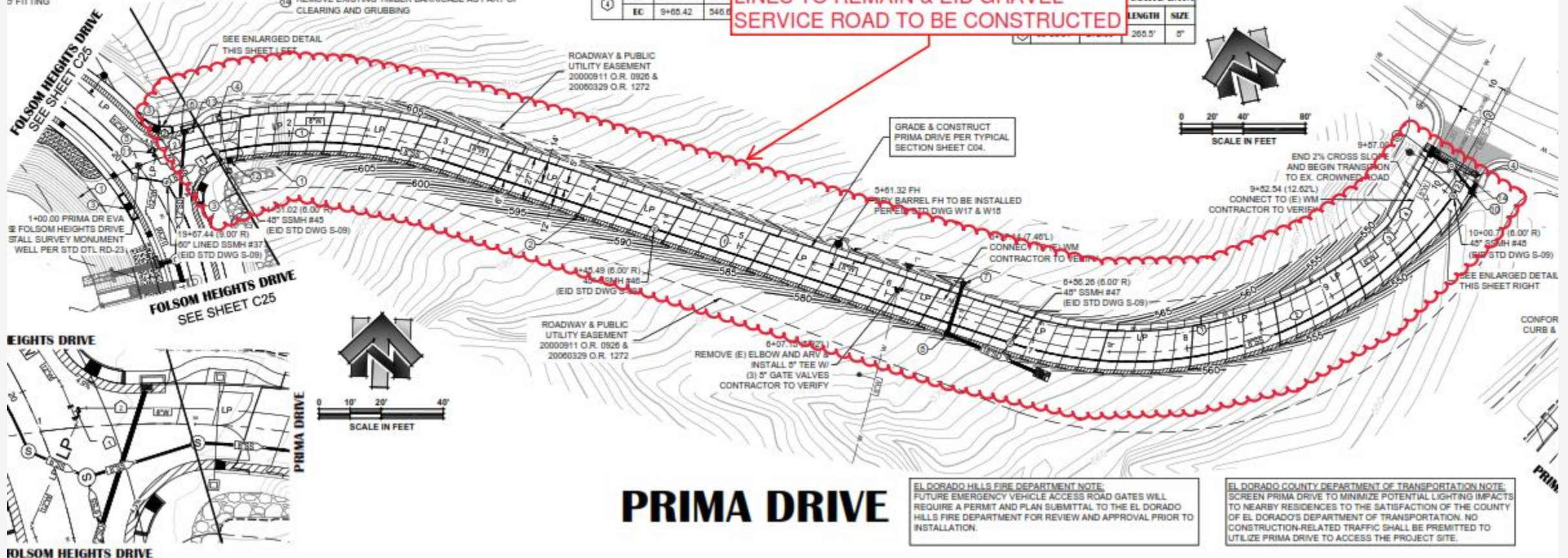
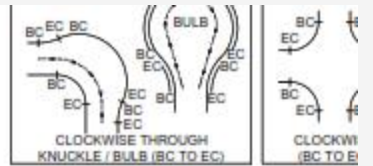
CR #	STATION	FL
①	BC 19+43.00	617.54
	EC 1+56.48	615.6
②	BC 1+29.61	617.0
	EC 20+07.75	619.3
③	BC 9+05.32	547.5
	EC 9+53.54	548.5
④	BC 10+11.24	544.4
	EC 9+05.42	546.6

**PRIMA EVA ROADWAY AND STORM DRAIN IMPROVEMENTS TO BE REMOVED. E.I.D. WATER AND SEWER LINES TO REMAIN & EID GRAVEL SERVICE ROAD TO BE CONSTRUCTED**

PIPE LINE DATA			
#	BEGIN STA	END STA	LENGTH
1			
2			

PIPE LINE DATA			
#	BEARING	LENGTH	SIZE
1	N70°40'20"E	37.49'	0"
2	N39°27'50"E	12.12'	0"

CURVE DATA	
LENGTH	SIZE
265.5'	0"



# PRIMA DRIVE

**EL DORADO HILLS FIRE DEPARTMENT NOTE:**  
FUTURE EMERGENCY VEHICLE ACCESS ROAD GATES WILL REQUIRE A PERMIT AND PLAN SUBMITTAL TO THE EL DORADO HILLS FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

**EL DORADO COUNTY DEPARTMENT OF TRANSPORTATION NOTE:**  
SCREEN PRIMA DRIVE TO MINIMIZE POTENTIAL LIGHTING IMPACTS TO NEARBY RESIDENCES TO THE SATISFACTION OF THE COUNTY OF EL DORADO'S DEPARTMENT OF TRANSPORTATION. NO CONSTRUCTION-RELATED TRAFFIC SHALL BE PERMITTED TO UTILIZE PRIMA DRIVE TO ACCESS THE PROJECT SITE.

Recommend City Council approval of Resolution No. 11263 for the Folsom Heights Small-Lot Vesting Tentative Subdivision Map Amendment, as conditioned.

Recommendation