

November 20, 2024
CHANGES/MODIFICATIONS TO
PLANNING COMMISSION AGENDA

Agenda Item No. 1

Town Center North Large Lot Tentative Subdivision Map (SUBP24-00008)

Modification to Conditions of Approval

Modification to Condition No. 3

No Development Rights

The approval of this Large-Lot Tentative Subdivision Map does not convey any right to develop. Processing and approval of a Small-Lot Final Map and/or Design Review/Planned Development Permit applications shall be required prior to grading, construction, or any development of the parcels created by this Large-Lot Tentative Subdivision Map.

As a condition of a subsequent Small-Lot Tentative Subdivision Map, the City shall identify improvements necessary to develop the subject parcels. These improvements may include on and off-site roadways, **grading**, water, sewer, storm drainage, landscaping, soundwalls, and other similar improvements.

Modification to Condition No. 9

Notice of Restriction

A Notice of Restriction shall be recorded on Lots 1 through 23 as shown on the Large-Lot Vesting Tentative Subdivision Map, which states the following:

- The requirement to construct the creek crossing on Alder Creek Parkway just east of Oak Avenue Parkway shall be a requirement of the first Small-Lot Final Map for Lots 1 through 23 **pending traffic analysis**.

Said restriction shall be binding upon the heirs, assigns and successors in interest of the grantors, and shall remain in effect until rescinded by the City of Folsom. The purpose of the Notice of Restriction is to give constructive notice of this development limitation.

Modification to Condition No. 10

Not Used

No Construction or Building Permits on Large Lots

~~A Notice of Restriction shall be recorded on Lots 1 through 23 as shown on the Large Lot Vesting Tentative Subdivision Map which states the following:~~

- ~~• Lots 1 through 23 are phasing lots only. No construction or building permits shall be issued until further discretionary approvals, including but not limited to, approval of Small Lot Final Map, Parcel Map and/or Final Map, whichever may be applicable consistent with the Folsom Plan Area Specific Plan and Amendments, and have been granted by the City of Folsom.~~

~~Said Restriction shall be binding upon their heirs, assigns, and successors in interest of their grantors, and shall remain in effect until rescinded by the City of Folsom. The purpose of this Notice of Restriction is to give constructive notice of this development limitation.~~

Modification to Condition No. 26

Bikeway Plan

Upon recordation of the Final Map, Applicant/Owner shall dedicate easements for Class I trails and Class II bike lanes as shown on Figure 7.32 – Bikeway Plan of the FPASP, as applicable to the project area. Easement areas shall be shown on the Final Map ***to the satisfaction of the Community Development Department.***