

**January 21, 2026**  
**CHANGES/MODIFICATIONS TO**  
**PLANNING COMMISSION AGENDA**

**Agenda Item No. 1**

**Folsom Heights Villages 1-6 (DRCL25-00144)**

Revisions to Staff Recommendation/Planning Commission Action

Move to confirm staff's determination that no further CEQA review is required for the Folsom Heights Villages 1-6 design review project, and approve the application for Design Review for said project (DRCL25-00144), based on the findings (Findings A-I ~~J~~) and subject to the conditions of approval (Conditions 1-17) attached to the staff report.

Revisions to Findings

**GENERAL FINDINGS**

A. NOTICE OF MEETING 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. ~~E.~~ THE CITY, AS LEAD AGENCY, PREVIOUSLY APPROVED AN ADDENDUM TO THE ENVIRONMENTAL IMPACT REPORT / ENVIRONMENTAL IMPACT STATEMENT FOR THE FOLSOM PLAN AREA SPECIFIC PLAN FOR THE FOLSOM HEIGHTS SUBDIVISION PROJECT.

~~E. F.~~ THE PROPOSED PROJECT IS CONSISTENT WITH THE FOLSOM PLAN AREA SPECIFIC PLAN.

~~F. G.~~ THE FEASIBLE MITIGATION MEASURES SPECIFIED IN THE FOLSOM PLAN AREA SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT AND FOLSOM HEIGHTS SUBDIVISION ADDENDUM WILL BE IMPLEMENTED FOR THE PROPOSED DESIGN REVIEW PROJECT.

~~G. H.~~ NONE OF THE EVENTS SPECIFIED IN SECTION 21166 OF THE PUBLIC RESOURCES CODE OR SECTION 15162 OF THE CEQA GUIDELINES REQUIRING SUBSEQUENT ENVIRONMENTAL REVIEW HAVE OCCURRED.

**DESIGN REVIEW FINDINGS**

**H. I.** THE PROJECT IS IN COMPLIANCE WITH THE GENERAL PLAN, THE FOLSOM PLAN AREA SPECIFIC PLAN, AND APPLICABLE ZONING ORDINANCES.

**I. J.** THE PROJECT IS IN CONFORMANCE WITH THE FOLSOM HEIGHTS DESIGN GUIDELINES, ADOPTED JULY 2017.

**J. K.** 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.