

White Rock Springs Ranch (Gragg Ranch)  
FPASP Policy Consistency Analysis

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
<b>Section 4 - Land Use</b>			
<b>4.1</b>	Create pedestrian-oriented neighborhoods through the use of a grid system of streets where feasible, sidewalks, bike paths and trails. Residential neighborhoods shall be linked, where appropriate, to encourage pedestrian and bicycle travel.	yes	Neighborhoods are pedestrian-oriented through a modified grid system and linked with sidewalks and bike trails.
<b>4.2</b>	Residential neighborhoods shall include neighborhood focal points such as schools, parks, and trails. Neighborhood parks shall be centrally located and easily accessible, where appropriate.	yes	School and parklands are shared with the adjacent approved Russell Ranch as approved in the FPASP 2011.
<b>4.3</b>	Residential neighborhoods that are directly adjacent to open space shall provide at least two defined points of pedestrian access into the open space area.	yes	Multiple points of access to the open space are provided.
<b>4.4</b>	Provide a variety of housing opportunities for residents to participate in the home-ownership market.	yes	Four residential lot sizes are proposed and provide home-buyer variety. In the SF areas of the project site, lot sizes will be 70 ft x 110 ft. In the SFHD areas, three lot sizes are available: 45/ 55/ 60 ft x 100 ft.
<b>4.5</b>	All multi-family high density residential sites shall provide on-site recreational amenities for its residents, unless directly adjacent to a park site.	n/a	MFHD uses are not a part of this project (per FPASP 2011).

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4.6	As established by the FPASP, the total number of dwelling units for the Plan Area shall not exceed 10,210. The number of units within individual residential land use parcels may vary, so long as the number of units falls within the allowable density range for that land use designation.	yes	The total number of dwelling units for the Plan Area will not exceed 10,210. The number of SFHD units and SF units have been changed, but the number of units are within the allowable density range.
4.7	Transfer of dwelling units is permitted between residential parcels as long as the maximum density within each land use category is not exceeded unless rezoned, and the overall FPASP dwelling unit maximum (10,210) is not exceeded.	yes	The project proposes 395 residential units: 380 were allocated in the FPASP and 15 additional units are proposed in a Transfer of Development Rights (TDR) with the adjacent Carr Trust property. The maximum density has not been exceeded and the total dwelling units for the FPASP Plan area does not exceed 10,210.
4.8	Each new residential development shall be designed with a system of local streets, collector streets, and access to an arterial road that protects the residents from through traffic.	yes	The project proposes a local street system that protects the residents from through traffic.
4.9	Subdivisions of 200 dwellings units or more not immediately adjacent to a neighborhood or community park are encouraged to develop one or more local parks as needed to provide convenient resident access to children's plan areas, picnic areas and un-programmed open turf area. If provided, these local parks shall be maintained by a landscape and lighting district or homeowner's association and shall not receive or provide substitute park land dedication credit for parks required by the FPASP.	yes	The project proposes a 1.8ac Recreation Center facility that will be privately maintained by the project HOA and is not seeking Quimby parkland credit.
<i>Commercial Policies</i>			

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<b>4.10</b>	The mixed-use Town Center should contain unique retail, entertainment and service-based establishments, as well as public gathering spaces.	n/a	Not a part of this project per FPASP 2011.
<b>4.11</b>	The mixed-use neighborhood centers should contain retail and service-based establishments that are intended to serve the immediate area in which it is located.	n/a	Not a part of this project per FPASP 2011.
<b>4.12</b>	Commercial and office areas should be accessible via public transit routes, where feasible.	n/a	Not a part of this project per FPASP 2011.
<b>4.13</b>	The Plan Area land use plan should include commercial, light industrial/office park and public/quasi-public land uses in order to create employment.	n/a	Not a part of this project per FPASP 2011.
<b>4.14</b>	The transfer of commercial intensity is permitted as provided in Subsection 4.10.	n/a	Not a part of this project per FPASP 2011.
<i>Open Space Policies</i>			
<b>4.15</b>	Thirty percent (30%) of the Plan Area shall be preserved and maintained as natural open space, consistent with Article 7.08.C of the Folsom City Charter.	yes	30% of the FPASP is allocated as permanent open space. The proposed project open space acreage meets and exceeds the acreage shown for the property in the FPASP. Where the FPASP allocated a total of 27.9 acres of open space lands on the project site, the project provides 29.2 acres of open space lands. Thus, the proposed project open space acreage is increased by 1.3 acres from the FPASP allocation.
<b>4.16</b>	The open space land use designation shall provide for the permanent protection of preserved wetlands.	yes	Permanent protection of wetland areas is provided in the open space.

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<i>Parks Policies</i>			
<b>4.17</b>	Land shall be reserved for parks as shown in Figure 4.1 – Land Use Diagram and Table 4.1 – Land Use Summary. On future tentative subdivision maps or planned development applications, park sites shall be within 1/8 of a mile of the locations shown on Figure 4.1. Park sites adjacent to school sites should remain adjacent to schools to provide for joint use opportunities with the Folsom-Cordova Unified School District. Park sites adjacent to open space shall remain adjacent to open space to provide staging areas and access points to the open space for the public.	yes	Park site is provided in the same location as the approved FPASP 2011. Proposed project park acreage is increased by 1.7ac over the approved FPASP 2011.
<b>4.18</b>	Sufficient land shall be dedicated for parks to meet the City of Folsom requirement (General Plan Policy 35.8) of 5 acres of parks for every 1,000 residents.	yes	This policy is interpreted as applied to the specific plan as a whole. In this project, the park site is provided in the same location as the FPASP. Additionally, while a total of 3.8 acres of parkland was allocated to the project area in the FPASP, the project provides 5.5 acres of parkland. Thus, the project increases the FPASP's required parkland for the property by 1.7 acres. Therefore, the project is consistent with the FPASP's ability to comply with this policy. (FPASP, p. 9-9.)
<b>4.19</b>	Parks shall be located throughout the Plan Area and linked to residential neighborhoods via sidewalks, bike paths and trails, where appropriate. During the review of tentative maps or planned development applications, the City shall verify that parks are provided in the appropriate locations and that they are accessible to resident via sidewalks, bike paths and trails.	yes	The park site is provided in the same location as the approved FPASP 2011. Neighborhoods are linked to the park via sidewalks and trails.

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4.20	Elementary school sites shall be co-located with parks to encourage joint-use of parks where feasible.	yes	A 0.2 acre elementary school site is “co-located” with the 5.5 acres of park land in the WRSR project. There is one contiguous school site that is largely situated in the Russell Ranch project area and only 0.2 acres of that school site juts into the WRSR project area. The other 1.1 acre of school site was allocated to the approved Russell Ranch plan area in the FPASP.

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<i>Public/Quasi-Public Policies</i>			
<b>4.21</b>	Land shall be reserved for public services and facilities, as required by the City of Folsom. Public services and facilities sites shall be in the general locations as shown in Figure 4.1 – Land Use Diagram.	yes	The proposed project complies with this policy. School and park sites are in the same general locations as shown in FPASP Figure 4.1. See Policy 4.24 regarding the water tank (P/QP) site.
<b>4.22</b>	Land shall be reserved for schools as required by the City of Folsom and the Folsom-Cordova Unified School District in accordance with state law. School sites shall be in the general locations shown in Figure 4.1 – Land Use Diagram and have comparable acreages as established in Table 4.1.	yes	School and park sites are co-located and shown in the same general location as the approved FPASP 2011.
<b>4.23</b>	Elementary school sites shall be co-located with parks to encourage joint-use of parks.	yes	A 0.2 acre elementary school site is “co-located” with the 5.5 acres of park land in the WRSR project. See Policy 4.20.
<b>4.24</b>	All Public/Quasi-Public sites shown on Figures 4.1 and 4.2 may be relocated or abandoned as a minor administrative modification of the FPASP. The land use and zoning of the vacated site or sites will revert to the lowest density adjacent residential land use. In no event shall the maximum number of Plan Area residential units exceed 10,210.	yes	The P/QP site (water tank site) has been relocated to the Carr Trust consistent with the approved Water Master Plan (2/25/15). This change did not cause the maximum number of residential units in the Plan Area to exceed 10,210.

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<b>Section 5 - Housing Strategies</b>			
<i>City of Folsom General Plan Housing Element Policies Incorporated in the FPASP</i>			
<b>18.1</b>	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.	yes	The project includes two types of residential zones (SF and SFHD) and four different residential lot sizes, which will provide a range in housing opportunities. See Policy 4.4.
<b>18.4</b>	The City shall encourage home builders to develop their projects on multi-family-designated land at the high end of the applicable density range.	n/a	This is a City requirement not a project requirement.
<b>18.5</b>	The City shall designate future sites for higher-density housing near transit stops, commercial services, and schools, when feasible.	n/a	This is a City requirement not a project requirement.
<b>18.7</b>	The City shall support and facilitate the development of second units on single-family designated and zoned parcels.	yes	The development of second units on SF parcels is not prohibited. (See generally Exhibit 1, Design Guidelines.)
<b>18.10</b>	The City shall ensure that its current development impact fee structure does not unnecessarily constrain production of multi-family housing units.	n/a	This is a City requirement not a project requirement.

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19.1	The City shall seek funding from state and federal housing programs and work with for-profit and non-profit developers to make use of those programs for which the developer must be the applicant. The City shall also cooperate with for-profit or no-profit developers of affordable housing and senior housing by offering density bonuses and other local incentives, and lending City support to or local assistance in preparing funding applications and applying for complementary programs that can help reduce land or site development costs for such projects. Such assistance may include, but not be limited to, design review workshops and providing site location assistance.	n/a	This is a City requirement not a project requirement.
19.2	The City shall investigate the feasibility of issuing tax-exempt bonds or mortgage credit certificates to provide low-interest financing for affordable housing.	n/a	This is a City requirement not a project requirement.
19.3	The City shall provide density bonuses of at least 20 percent to home builders proposing to include at least 5 percent very low-income or 10 percent low-income housing in their residential development, and the City shall support and facilitate the use of density bonuses.	n/a	This is a City requirement not a project requirement.
19.4	The City shall continue to implement its plan for the use of redevelopment tax increment funds set-aside for the construction and rehabilitation of housing for low and moderate income households.	n/a	This is a City requirement not a project requirement.
19.5	The City shall ensure that its site plan and design review procedures maintain community design values without adversely impacting affordable housing projects, reducing the density of multi-family projects, or substantially increasing the development costs for affordable housing project.	n/a	This is a City requirement not a project requirement.



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19.7	Where appropriate, the City shall use development agreements to assist housing developers in complying with City affordable housing goals.	yes	The project is subject to the Amended Development Agreement, although the development agreement does not address affordable housing goals. On June 22, 2015, the applicant formally notified the City that it intends to pay an affordable housing in-lieu fee in accordance to FMC Section 17.104.060(G) for compliance with the Inclusionary Housing Plan requirement.
19.8	The City shall continue to provide fee deferrals or waivers of City-controlled residential impact fees to developers of affordable housing consistent with the provisions of Chapter 16.60 of the Folsom Municipal Code.	n/a	This is a City requirement not a project requirement.
21.1	The City shall ensure that locations are available within the City to accommodate any future need for facilities to serve City residents in need of emergency shelter.	n/a	This is a City requirement not a project requirement.
21.2	The City shall encourage developers to include spaces in proposed buildings or sites on which child care facilities could be developed or leased by a child care operator.	n/a	This is a City requirement not a project requirement.
22.1	The City shall provide information and referrals regarding fair housing complaints.	n/a	This is a City requirement not a project requirement.
23.1	The City shall continue to implement state energy-efficient standards.	n/a	This is a City requirement not a project requirement.
23.2	The City shall include energy conservation guidelines as part of the development standards for the specific plan area.	n/a	This is a City requirement not a project requirement.
23.4	The City shall reduce residential cooling needs associated with the urban heat island effect.	n/a	This is a City requirement not a project requirement.
23.5	The City shall promote an increase in the energy efficiency of new and existing housing beyond minimum state requirements.	n/a	This is a City requirement not a project requirement.
23.6	The City shall encourage the increased use of renewable energy.	n/a	This is a City requirement not a project requirement.

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<b>Section 7 - Circulation</b>			
<i>Circulation Policies</i>			
<b>7.1</b>	The roadway network in the Plan Area shall be organized in a grid-like pattern of streets and blocks, except where topography and natural features make it infeasible, for the majority of the Plan Area in order to create neighborhoods that encourage walking, biking, public transit and other alternative modes of transportation.	yes	Project proposes a modified grid system that is sensitive to the topography, and neighborhoods are designed to encourage walking and biking. The Project includes realignment of Street A to better conform to the existing land contours and to minimize project impacts to wetland resources.
<b>7.2</b>	Circulation within the Plan Area shall be ADA accessible and minimize barriers to access by pedestrians, the disabled, seniors and bicyclists. Physical barriers such as walls, berms, and landscaping that separate residential and nonresidential uses and impede bicycle or pedestrian access or circulation shall be minimized.	yes	Access will meet ADA where required.
<b>7.3</b>	The Plan Area shall apply for permanent membership in the 50 Corridor TMA. Funding to be provided by a Community Facilities District or other non-revocable funding mechanism.	n/a	This is a FPASP requirement, not a project requirement. The applicant's understanding is that this item is in process.
<b>7.4</b>	Traffic Level of Service 'C' may not be achieved throughout the entire Plan Area at buildout; however, the inclusion of a transit corridor, Complete Streets, a comprehensive network of trails and bikeways, a jobs/housing balance of 1 to 1, and a mix of land uses developed in compact patterns will serve as mitigation for this condition.	yes	The FPASP provides for a transit corridor, jobs/housing balance, and a mix of land uses. The proposed project is consistent with the FPASP allocation of land uses and provides complete streets, compact development and a trail system.
<i>Roadway Classification Policies</i>			
<b>7.5</b>	A framework of arterial and collector roadways shall be developed that accommodate Plan Area traffic while accommodating through-traffic demands to adjoining city areas.	yes	Arterial and collector roadways are consistent with and provided per the approved FPASP 2011.

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<b>7.6</b>	Major and minor arterials, collectors, and minor collectors shall be provided with sidewalks that safely separate pedestrians from vehicular traffic and class II bicycle lanes that encourage transportation choices within the Plan Area.	yes	Arterials and collectors are provided with safe sidewalks and Class II bike lanes.
<b>7.7</b>	Traffic calming measures shall be utilized, where appropriate, to minimize neighborhood cut-through traffic and excessive speeds in residential neighborhoods. Roundabouts and traffic circles shall be considered on low volume neighborhood streets as an alternative to four-way stops or where traffic signals will be required at project build-out. Traffic calming features included in the City of Folsom's Neighborhood Traffic Management Program Guidelines (NTMP) may also be utilized in the Plan Area.	yes	Traffic calming measures will be implemented where appropriate. The street system has been designed to discourage traffic through the neighborhood, with Street A providing the approved connections to the adjacent properties on the west and east sides of the project as envisioned in the FPASP.
<b>7.8</b>	Roadway improvements shall be constructed to coincide with the demands of new development, as required to satisfy City minimum level of service standards.	yes	Roadway improvements will coincide with development where appropriate and feasible, and as required to meet the City's minimum LOS standards.
<i>Public Transit Policies</i>			
<b>7.9</b>	Public transportation opportunities to, from, and within the Plan Area shall be coordinated with the City Public Works Transit Division and the Sacramento Regional Transit District (RT). Regional and local fixed and circulator bus routes through the Plan Area shall be an integral part of the overall circulation network to guarantee public transportation service to major destinations for employment, shopping, public institutions, multi-family housing and other land uses likely to attract public transit use.	yes	The project does not include multi-family housing, public institutions or commercial development that would likely attract public transit use. There is an existing city transit route along the Street A corridor. (FPASP, p. 7-53.) The project is consistent with the FPASP and regional transit plans.

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7.10	Consistent with the most recent update of the RT master plan and the Plan Area Master Transit Plan, a transit corridor shall be provided through the Plan Area for future regional 'Hi-Bus' service (refer to Figure 7.28 and the FPASP Transit Master Plan). Sufficient right-of-way shall be dedicated for the transit corridor as described in Subsection 7.3 and Figures 7.3, 7.4, 7.13, 7.14 & 7.19.	yes	The project site is to the east of but not adjacent to the FPASP's Old Placerville Road transit corridor (FPASP, p. 7-31, Figure 7.14). Right of way dedications for the transit corridor are not required at this project site by the FPASP.
7.11	Future transit bus stops and associated amenities shall be placed at key locations in the Plan Area according to the recommendation of the FPASP Transit Master Plan.	yes	The project does not impede the placement or selection of future transit bus stops along Old Placerville Road or other key locations in the Plan Area.
7.12	Provide interim park-and-ride facilities for public transit use as shown in the FPASP Transit Master Plan.	n/a	Park and Ride site is not identified in the Project area.
7.13	The City of Folsom shall participate with the El Dorado County Transportation Commission in an update of the "Folsom El Dorado Corridor Transit Strategy Final Report dated December 2005. The update shall include the Plan Area and Sacramento County. There are no major transit stops planned along the development and therefore the project is not a TOD.	n/a	This is a City requirement not a project requirement.
7.14	The City of Folsom shall participate with the Sacramento Area Council of Government in a revision of the City of Folsom Short-Range Transit Plan Update Final Report, dated September 2005. The update shall include the Plan Area.	n/a	This is a City requirement not a project requirement.

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7.15	The Sacramento Regional Transit District (RT) "A Guide to Transit Oriented Development (TOD)" shall be used as a design guideline for subsequent project level approvals for all projects along the Plan Area transit corridor.	n/a	The project includes pedestrian-friendly features and more SFHD land uses conveniently located close to the Old Placerville transit corridor. The Guide to Transit Oriented Development was used in the preparation of the FPASP. The project is consistent with the FPASP. Therefore, this project is not inconsistent with this policy.

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<i>Sidewalks, Trails and Bikeway Policies</i>			
<b>7.16</b>	A system of sidewalks, trails, and bikeways shall internally link all land uses and connect to all existing or planned external street and trail facilities contiguous with the Plan Area to provide safe routes of travel for pedestrians and bicyclists as depicted in Figure 7.29 and as indicated on the applicable roadway sections. Pedestrian and bicycle facilities shall be designed in accordance with City design standards, including the latest version of the Bikeway Master Plan, the FPASP and the FPASP Community Design Guidelines.	yes	Sidewalks and trails are provided and will create safe routes of travel for pedestrians and bicyclists.
<b>7.17</b>	Public accessibility to open space and scenic areas within the Plan Area shall be provided via roadway, sidewalks, trail and bikeway connections, where appropriate.	yes	Sidewalks and trails provide access to open space and scenic areas of the project for pedestrians and bicyclists. The project includes Class I bike paths.
<b>7.18</b>	Traffic calming measures and signage shall be used to enhance the safety of sidewalk, trail and bikeway crossings of arterial and collector streets.	yes	Traffic calming measures are not proposed at this time because they are not anticipated to be needed. They will be implemented where necessary and appropriate.
<b>7.19</b>	Class I bike path and trail crossings of Alder Creek and intermittent drainages channels shall be minimized and located and designed to cause the least amount of disturbance to the creek environment.	yes	Project site does not include Alder Creek, and the project does not propose Class I path crossing of the intermittent drainages.
<b>7.20</b>	Per state and federal programs, safe routes to schools shall be identified and signed.	yes	Safe routes to schools will be identified and signed.
<b>7.21</b>	All Plan Area land uses shall be located within approximately 1/2 mile of a Class I bike path or a Class II bike lane.	yes	All project land uses are within a half-mile of Class I and II routes. The project includes a Class II bike path.

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7.22	Site design and building placement shall minimize barriers to pedestrian access and interconnectivity. Physical barriers such as walls, berms, landscaping and slopes between residential and non-residential land uses that unnecessarily impede bicycle or pedestrian circulation shall be minimized. Clearly marked shaded paths shall be provided through commercial and mixed use parking lots.	yes	Barriers to pedestrian access and interconnectivity will be minimized.
7.23	Adequate short and long term bicycle parking shall be provided for all Plan Area land uses (except for single-family and single-family high density residential uses) as specified in Table A.15.	yes	Adequate short and long term bike parking will be provided in the project's non-residential (SF and SFHD) land uses.
<b>Section 8 - Open Space</b>			
8.1	Open Space areas shall be created throughout the entirety of the Plan Area.	yes	Project includes 29.2 acres of permanent open space lands.
8.2	Create a preserve open space zone that will include all of the preserved wetlands and required buffers that are under the jurisdiction of the U.S. Army Corp of Engineers (USACE).	n/a	Open Space Preserve zone was created as a part of the FPASP.
8.3	Create a passive open space zone that may contain limited recreation uses and facilities, storm water quality detention basins, water quality structures, wetland and tree mitigation areas and limited public facilities.	n/a	Passive Open Space Zone was created as a part of the FPASP.
8.4	Where feasible, locate schools and parks adjacent or near to open space.	yes	Park and school sites are located near open space uses.
8.5	Open space areas shall incorporate sensitive Plan Area natural resources, including oak woodlands, Alder Creek and its tributaries, hillside areas, cultural resources and tributaries of Carson, Buffalo and Coyote Creeks within the boundaries of the Plan Area.	yes	Open space areas incorporate wetland resources and cultural resources (white rocks).
8.6	Open space improvements shall comply with City of Folsom General Plan Policy 27.1 and the Americans with Disabilities Act (ADA) standards.	yes	Open space improvements will comply with City of Folsom General Plan Policy and ADA where appropriate and feasible.

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<b>8.7</b>	Natural parkways, thirty-feet (30') in width or larger, shall be considered part of the required thirty percent (30%) Plan Area natural open space provided the following minimum criteria is met: 8.7a: They include a paved path or trail. 8.7.b: They have the ability to be utilized for tree mitigation plantings or other appropriate mitigation measures and; 8.7.c: They are planted primarily with California central valley and foothills native plants as described in the most current edition of River-Friendly Landscape Guidelines.	yes	Natural parkways include a paved path, may be used for tree mitigation plantings, and will be planted with California central valley and foothills native plants.
<b>8.8</b>	Locate Class I bicycle paths and paved and unpaved trails throughout the open space.	yes	Class I bicycle paths, trails, and pedestrian pathways are located in the open space.
<b>8.9</b>	Carefully site infrastructure, including roads, wastewater and water facilities, trailheads, equestrian trails and the like to minimize impact to the oak woodlands, Alder Creek and its tributaries, hillside areas, cultural resources and intermittent tributaries of Carson, Buffalo and Coyote Creeks within the boundaries of the Plan Area.	yes	Infrastructure has been carefully located to avoid the areas' natural resources.
<b>8.10</b>	Provide the opportunity for educational programs that highlight the value of the various natural features of the Plan Area.	yes	Project provides opportunities for educational signage in the open space.
<b>8.11</b>	All open space improvements, including erosion control planting and landscaping, within the 200-year flood plain shall be designed to withstand inundation during a 200-year flood event.	yes	Open Space improvements within the 200-yr floodplain will be designed to withstand inundation during a 200-yr event where appropriate and feasible.
<b>8.12</b>	All open space improvements, including erosion control planting and landscaping adjacent to Alder Creek and its tributaries shall be consistent with Section 10.2.6 - Alder Creek & Floodplain Protection.	yes	All open space improvements will comply with Section 10.2.6.



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<b>8.13</b>	The FPASP Open Space Management Plan shall describe the ownership, funding, and maintenance of open space areas.	n/a	The document submitted to the City contains this information.
<b>8.14</b>	The FPASP Community Design Guidelines shall include recommendations for the design of natural parkways and other passive open space recreation facilities, storm water quality detention basins, water quality structures, wetland and tree mitigation areas, and public utilities.	n/a	The document submitted to the City contains this information.
<b>8.15</b>	All entitlements within the FPASP shall be reviewed to ensure that thirty percent (30%) of the Plan Area is maintained as natural open space to preserve oak woodlands and sensitive habitat areas.	n/a	The project is consistent with the Specific Plan. This is a City requirement, not a project requirement.
<b>Section 9 - Parks</b>			
<b>9.1</b>	To promote walking and cycling, community and neighborhood parks shall be connected to the pedestrian and bicycle network.	yes	The neighborhood park is connected to the pedestrian and bicycle network.
<b>9.2</b>	Park designs shall accommodate a variety of active and passive recreational facilities and activities that meet the needs of Plan Area residents of all ages, abilities and special interest groups, including the disabled.	yes	Park designs will meet the needs of the Plan Area residents, as per the City of Folsom Parks and Recreation Department.
<b>9.3</b>	Neighborhood parks shall feature active recreational uses as a priority and provide field lighting for nighttime sports uses and other activities as deemed appropriate by the City of Folsom Parks and Recreation Department.	yes	Park designs will meet the needs of the Plan Area residents, as per the City of Folsom Parks and Recreation Department. Nighttime lighting for sports use is not planned or anticipated at this time.
<b>9.4</b>	The sports facilities listed in Table 9.1 are suggested facilities for inclusion in community, neighborhood and local parks. The City may amend Table 9.1 as City needs change without amending the FPASP.	n/a	This is a City requirement not a project requirement.

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9.5	All park master plans shall include a lighting plan and all park lighting fixtures shall be shielded and energy efficient.	yes	Future park master plans will include all requirements as per the City of Folsom Parks and Recreation Department.
9.6	Parks shall be designed and landscaped to provide shade, easy maintenance, water efficiency, and to accommodate a variety of recreational uses. Park improvements will comply with Folsom Municipal Code Chapter 13.26 Water Conservation and all applicable mitigations measures set forth in the FPASP EIR/EIS.	yes	Parks will be designed as per the City of Folsom Parks and Recreation Department.
9.7	Park furniture and structures shall be selected based on durability, vandal resistance and long term maintenance, as approved by the City.	yes	Parks will be designed as per the City of Folsom Parks and Recreation Department.
9.8	Public art is encouraged in parks where appropriate and feasible in compliance with the City's Arts and Culture Master Plan.	yes	Locations for art installations will be considered during park planning.
9.9	Easements and designated open space shall not be credited as parkland acreage. These areas may be used for park activities, but not to satisfy Quimby park land dedication requirements.	yes	The project applicant acknowledges this limitation.
9.10	Placement of stand alone cell towers or antennae in parks in strongly discouraged. Cell towers or antennae are permitted to be located on sports field lighting poles with a use permit.	yes	The project applicant acknowledges this limitation. Cell towers are not proposed in the project.
9.11	All parks shall be sited and designed with special attention to safety and visibility. Park designs shall follow the use restrictions as outlined in the Folsom Municipal Code Chapter 9.68: Use of Park Facilities. The Parks and Recreation Commission shall review all park master development plans and make recommendations to the City Council for approval.	yes	Parks will be designed as per the City of Folsom Parks and Recreation Department.
9.12	A Parks Master Plan shall be prepared for the Plan Area.	yes	This is a FPASP requirement, not a project requirement. A Parks Master Plan was prepared for the FPASP.

White Rock Springs Ranch (Gragg Ranch)  
FPASP Policy Consistency Analysis

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
<b>9.13</b>	If the existing slope of a park site shown on Figure 9.1 exceeds five percent, the site shall be rough graded by owner/developer/builder dedicating the park land in accordance with grading plans approved by the City of Folsom Parks and Recreation Department. The cost to grade sites may be credited against park impact fees subject to city approval.	yes	Project will comply with this policy. The park impact fees contain funding for grading the park site to meet this policy requirement.
<b>9.14</b>	Park land dedications are net areas in acres and exclude easements, wetlands, public rights-of-way and steep slopes or structures.	yes	The project applicant acknowledges this policy.
<b>Section 10 - Resource Management &amp; Sustainable Design</b>			
<i>Wetland Policies</i>			
<b>10.1</b>	Delineated wetlands shall be preserved to the greatest extent possible within open space areas and corridors, or otherwise provided for in protected areas.	yes	As determined by the Project Biologist, the highest-quality wetlands are preserved in permanent open space. The Army Corps of Engineers issued a Letter of Permission for proposed activities on September 18, 2014.
<b>10.2</b>	Where preservation is not feasible, mitigation measures shall be carried out as specified in the FPASP EIR/EIS.	yes	The project applicant acknowledges this policy.

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FPASP Policy Consistency Analysis

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
10.3	Water quality certification based on Section 401 of the Clean Water Act shall be obtained before issuance of the Section 404 permit.	yes	Project will comply with all applicable rules and regulations.
10.4	<p>Construction, maintenance, and monitoring of compensation wetlands shall be in accordance with requirements of the USACE, pursuant to the issuance of a Section 404 permit. Compensation wetlands may consist of one of the following:</p> <p>10.4a: Constructed wetlands within designated open space areas or corridors in the Plan Area;</p> <p>10.4b: Wetland credits purchased from a mitigation bank; and /or;</p> <p>10.4c: The purchase of land at an off-site location to preserve or construct mitigation wetlands.</p> <p>To ensure successful compensation wetlands, wetland feasibility studies shall be carried out in conjunction with request for permits from regulatory agencies prior to any construction.</p>	yes	Project will comply with all requirements of the USACE.
10.5	As part of the Section 404 permitting process, the project applicants shall prepare a wetland mitigation and monitoring plan (MMP). The plan shall include detailed information on the habitats present within the preservation and mitigation areas, the long-term management and monitoring of these habitats, legal protection for the preservation and mitigation areas (e.g., conservation easement, declaration of restrictions), and funding mechanism information (e.g., endowment). The plan shall identify participation within mitigation banks.	yes	Project will comply with all applicable rules and regulations.

White Rock Springs Ranch (Gragg Ranch)  
FPASP Policy Consistency Analysis

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
10.6	Maintenance and monitoring of all compensation wetlands, whether constructed or purchased, shall be carried out by an approved monitoring agency or organization, and shall be in accordance with all federal, state, and local regulations. Monitoring shall continue for a minimum of 5 years from completion of mitigation or until performance standards have been met, whichever is longer	yes	Project will comply with all applicable rules and regulations.

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FPASP Policy Consistency Analysis

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
<b>10.7</b>	Special status vernal pool invertebrates shall be protected as required by State and federal regulatory agencies. Where protection is not feasible, vernal pool invertebrates shall be mitigated per the wetland mitigation and monitoring plan.	yes	The project is required to and will comply with all FPASP EIR mitigation measures.
<i>Wildlife Policies</i>			
<b>10.8</b>	Tricolored blackbird nesting colony habitat, if any, shall be protected as required by State and federal regulatory agencies.	yes	Project will comply with State and Federal regulatory agencies.
<b>10.9</b>	A Swainson's Hawk mitigation plan shall be prepared to avoid loss of nesting areas if applicable.	yes	Project will comply with all applicable rules and regulations. A Swainson's hawk plan is being prepared by the whole owners group of the entire plan area.
<b>10.10</b>	An incidental take permit shall be obtained to avoid impacts on the Valley Elderberry Longhorn Beetle (VELB), unless delisting has occurred.	yes	Project will comply with all applicable rules and regulations.
<b>10.11</b>	Special-status bat roosts shall be protected as required by State and federal regulatory agencies.	yes	Project will comply with all applicable rules and regulations. Any bat roosts discovered shall be addressed by the biologist per the FPASP EIR mitigation measures.
<b>10.12</b>	The Sacramento-Yolo Mosquito and Vector Control District will provide year-round mosquito and vector control in accordance with state regulations and its Mosquito Management Plan.	yes	The project applicant acknowledges this policy.
<i>Oak Woodlands &amp; Isolated Oak Tree Policies</i>			
<b>10.13</b>	Preserve and protect in perpetuity approximately 399-acres of existing oak woodlands.	n/a	There are no oak woodlands on the Project site.
<b>10.14</b>	The details of ownership, long term maintenance and monitoring of the preserved and mitigated oak woodlands and isolated oak tree canopy shall be specified in the FPASP Open Space Management Plan approved concurrently with the FPASP.	n/a	There are no oak woodlands on the Project site.

White Rock Springs Ranch (Gragg Ranch)  
FPASP Policy Consistency Analysis

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks																								
<b>10.15</b>	<p>Oak trees included in residential and non-residential development parcel impacted oak woodlands are encouraged to be preserved wherever practical, provided preservation does not:</p> <p>a) Cause a reduction in the number of lots or a significant reduction in the size of residential lots.</p> <p>b) Require mass grading that eliminates level pads or requires specialized foundations.</p> <p>c) Require the use of retaining wall or extended earthen slopes greater than 4 feet in height, as measured from the bottom of the footing to the top of the retaining wall.</p> <p>d) Require the preservation of any trees certified by an arborist to be dead or in poor or hazardous or non-correctable condition or trees the pose a safety risk to the public.</p> <p>e) Cost more to preserve the tree than to mitigate for its loss, based on the Isolated Oak Tree Mitigation requirements listed below.</p>	n/a	There are no oak woodlands on the Project site.																								
<b>10.16</b>	<p>Isolated oak trees in residential and non-residential development parcels shall be rated according to the following national rating system developed by the American Society of Consulting Arborists (ASCA):</p> <table border="1" style="margin-left: auto; margin-right: auto; border-collapse: collapse;"> <thead> <tr> <th colspan="3" style="text-align: center; background-color: #D3D3D3;">TABLE 10.1 ASCA TREE RATING SYSTEM</th> </tr> <tr> <th style="text-align: center;">RATING</th> <th style="text-align: center;">RATING NO.</th> <th style="text-align: center;">RATING DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Excellent</td> <td style="text-align: center;">5</td> <td style="text-align: center;">No problem(s)</td> </tr> <tr> <td style="text-align: center;">Good</td> <td style="text-align: center;">4</td> <td style="text-align: center;">No apparent problem(s)</td> </tr> <tr> <td style="text-align: center;">Fair</td> <td style="text-align: center;">3</td> <td style="text-align: center;">Minor problem(s)</td> </tr> <tr> <td style="text-align: center;">Poor</td> <td style="text-align: center;">2</td> <td style="text-align: center;">Major problem(s)</td> </tr> <tr> <td style="text-align: center;">Hazardous or non-correctable</td> <td style="text-align: center;">1</td> <td style="text-align: center;">Extreme problem(s)</td> </tr> <tr> <td style="text-align: center;">Dead</td> <td style="text-align: center;">0</td> <td style="text-align: center;">Dead</td> </tr> </tbody> </table>	TABLE 10.1 ASCA TREE RATING SYSTEM			RATING	RATING NO.	RATING DESCRIPTION	Excellent	5	No problem(s)	Good	4	No apparent problem(s)	Fair	3	Minor problem(s)	Poor	2	Major problem(s)	Hazardous or non-correctable	1	Extreme problem(s)	Dead	0	Dead	n/a	There are no oak woodlands on the Project site.
TABLE 10.1 ASCA TREE RATING SYSTEM																											
RATING	RATING NO.	RATING DESCRIPTION																									
Excellent	5	No problem(s)																									
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White Rock Springs Ranch (Gragg Ranch)  
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FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
10.17	As part of any small lot tentative subdivision map application submittal, prepare and submit a site map, a tree preservation program and arborist's report and both a canopy survey of oak trees in the development parcel as well as a survey of individual free standing oak trees. The surveys will show trees to be preserved and trees to be removed consistent with the requirements of FMC Chapter 12.16.	n/a	There are no oak woodlands on the Project site.
10.18	For small lot tentative subdivision parcels that contain oak trees, a pre-application and conceptual project review is required to ensure that every reasonable and practical effort has been made by the applicant to preserve oak trees. At a minimum, the submittal shall consist of a completed application form, the site map, the tree preservation program, the arborist's report, an aerial photograph of the project site, the oak tree surveys, and a conceptual site plan and grading plan showing road and lot layouts and oak trees to be preserved or removed.	n/a	There are no oak woodlands on the Project site.
10.19	Minor administrative modifications to the FPASP development standards, including but not limited to reduced parking requirements, reduced landscape requirement, reduced front and rear yard building setbacks, modified drainage requirements, increased building heights; and variations in lot area, width, depth and site coverage are permitted as part of the Design Review approval process in order to preserve additional oak trees within development parcels.	yes	The project applicant acknowledges this policy.
10.20	When oak trees are proposed for preservation in a development parcel, ensure their protection during and after construction as outlined in FMC Chapter 12.16 – Tree Preservation. Once an individual residence or commercial building has received an occupancy permit, preserved trees on the property are subject to the requirements of FMC Chapter 12.16 – Tree Preservation.	n/a	There are no oak woodlands on the Project site.



White Rock Springs Ranch (Gragg Ranch)  
FPASP Policy Consistency Analysis

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
<i>Cultural Resources Policies</i>			
<b>10.21</b>	<p>The following shall be prepared prior to extensive grading or excavation:</p> <p>10.21a: Existing archeological reports relevant to the Plan Area shall be reviewed by a qualified archaeologist.</p> <p>10.21b: Areas found to contain or likely to contain archaeological resources shall be fully surveyed, to the extent required, to characterize and record the site. Any artifacts that are uncovered should be recorded and preserved on-site or donated to an appropriate organization to archive.</p> <p>10.21c: An Archaeological Resources Report shall be prepared, as</p> <p>10.21d: Copies of all records shall be submitted to the appropriate information center in the California Historical Resource Information System (CHRIS).</p>	yes	The archeological review has been completed. See ECORP's memo (Exhibit 5).
<b>10.22</b>	Publicly accessible trails and facilities in open space areas shall be located so as to ensure the integrity and preservation of historical and cultural resources as specified in the FPASP Community Design Guidelines and the Open Space Management Plan.	yes	Trails are carefully located to ensure the integrity and preservation of the site's cultural resources.
<b>10.23</b>	Views toward cultural resources from publicly accessible trails and facilities shall be protected, where appropriate.	yes	Viewers on trails will have visibility of cultural resources, but not access to the cultural resources.
<b>10.24</b>	Interpretive displays near cultural resources shall be unobtrusive and compatible with the visual form of the resources.	yes	Interpretive displays will be unobtrusive and compatible with the natural resources.
<i>Water Quality Policies</i>			
<b>10.25</b>	Natural drainage courses within the Plan Area along Alder, Carson, Coyote, and Buffalo Creeks and their tributaries shall be preserved as required by state and federal regulatory agencies and incorporated into the overall storm water drainage system.	yes	Project will comply with all applicable rules and regulations. Drainage courses are preserved.

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FPASP Policy Consistency Analysis

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
<b>10.26</b>	Trails located within open space corridors and areas shall be designed to include soil erosion control measures to minimize sedimentation of nearby creeks and maintain the natural state of drainage courses.	yes	Trails located within open space corridors will be designed to include soil erosion control measures.
<b>10.27</b>	Public recreational facilities (e.g., picnic areas and trails) located within open space corridors or areas shall be subject to urban storm water best management practices, as defined in Section 10.3.1 – Sustainable Design.	yes	Project will comply with all applicable rules and regulations.
<b>10.28</b>	Best management practices shall be incorporated into construction practices to minimize the transfer of water borne particulates and pollutants into the storm water drainage system in conformance with FMC Chapters 8.70 – Stormwater Management & Discharge Control and 14.29 – Grading as well as current NPDES permit requirements and State Water Resources Control Board’s Construction General Permit requirements.	yes	Project will comply with all applicable rules and regulations.
<b>10.29</b>	All mitigation specified in the FPASP EIR/EIS shall be implemented.	yes	Project will comply with all applicable mitigation measures.
<b>10.30</b>	Preference shall be given to biotechnical or non-structural alternatives, over alternatives involving revetments, bank regarding or installation of stream training structures.	yes	The project applicant acknowledges this policy.
<i>Alder Creek &amp; Floodplain Protection Policies</i>			
<b>10.31</b>	Alder Creek shall be preserved in its natural state, to the extent feasible, to maintain the riparian and wetland habitat adjacent to the creek.	n/a	Alder Creek is not on the project site.
<b>10.32</b>	All improvements and maintenance activity, including creek bank stabilization, adjacent to Alder Creek shall comply with the Clean Water Act Section 404 permits and the Central Valley Flood Protection Act of 2008 (SB 5).	n/a	Alder Creek is not on the project site.

White Rock Springs Ranch (Gragg Ranch)  
FPASP Policy Consistency Analysis

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
10.33	Bank stabilization and other erosion control measures shall have a natural appearance, wherever feasible. The use of biotechnical stabilization methods is required within Alder Creek where it is technically suitable can be used instead of mechanical stabilization.	yes	Alder Creek is not on the project site. Project will comply where applicable to this project.
10.34	New drainage outfalls within or near Alder Creek, or improvements to existing outfalls, shall be designed and constructed utilizing low impact development (LID) practices in conformance with the most current National Pollutant Discharge Elimination (NPDE) regulations. Consistent with these practices, storm water collection shall be decentralized, its quality improved and its peak flow contained in detention facilities that will slowly release it back into the creek drainage outfalls and improvements shall be unobtrusive and natural in appearance (refer to Section 12.6).	n/a	Alder Creek is not on the project site. Project will comply where applicable to this project.
10.35	All Plan Area development projects shall avoid encroaching on the Alder Creek 200-year flood plain to ensure that no adverse alterations to the creek or the floodplain occur where practical. However, in the event encroachment is unavoidable, construction shall comply with the FPASP EIR/EIS mitigation measures, and all relevant provisions of the Central Valley Flood Protection Plan and FMC Chapter 14.23 – Flood Damage Prevention.	n/a	Alder Creek is not on the project site.
10.36	Plan Area streets that cross Alder Creek may be grade-separated from the creek to allow uninterrupted passage of wildlife and trail users. Adequate vertical clearance shall be provided under all such street crossings to allow safe, visible bicycle, pedestrian and equestrian travel. Any streets that cross Alder Creek and are grade-separated shall follow the standards established in FMC Chapter 10.28 – Bridges.	n/a	Alder Creek is not on the project site.

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FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
10.37	Emergency vehicle access along Alder Creek may be provided on Class I bike paths and/or separately designated emergency access roads (refer to Figure 7.29).	n/a	Alder Creek is not on the project site.
10.38	All lighting adjacent to Alder Creek shall be limited to bridges, underpasses, trailheads, public facilities and for other public safety purposes. Lighting fixtures shall be fully shielded and energy efficient.	n/a	Alder Creek is not on the project site.
10.39	Class I bike paths and other paved and unpaved trails may be constructed near Alder Creek in the SP-OS2 passive open space zone consistent with the FPASP Community Design Guidelines.	n/a	Alder Creek is not on the project site.
10.40	Public access points shall be located in areas where they have the least impact to the Alder Creek environment and designed to avoid sensitive plant wildlife habitat areas.	n/a	Alder Creek is not on the project site.
10.41	Re-vegetation and new planting along Alder Creek shall use California central valley and foothills native plants as described in the most current edition of River-Friendly Landscape Guidelines.	n/a	Alder Creek is not on the project site.
10.42	Adhere to the recommendations and policies of the Alder Creek Watershed Management Action Plan where feasible.	yes	Project will comply with all applicable policies.
<i>Air Quality Policies</i>			
10.43	An Operational Air Quality Mitigation Plan has been prepared and approved by the Sacramento Metropolitan Air Quality Management District based on the District's CEQA guidelines dated July 2004. As required by LAFCO Resolution 1195 (dated 6 June 2001) the plan achieves a 35% reduction in potential emissions than could occur without a mitigation program.	yes	The project applicant acknowledges this policy.
10.44	The approved Operational Air Quality Mitigation measures shall be included as policies in the relevant sections of the FPASP.	yes	Project will comply with all applicable mitigation measures. The Project is consistent with the FPASP.

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FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
10.45	Based on advisory recommendations included in Table 1-1 of the California Air Resources Board document entitled Air Quality and Land Use Handbook, avoid locating residential land uses within 500-feet of U.S. Highway 50	n/a	Project is not located within 500' of US HWY 50.
10.46	Prohibit wood burning fireplaces in all residential construction.	yes	Residential homes will not include wood-burning fireplaces.
10.47	Provide complimentary electric lawnmowers to each residential buyer in the SF, SFHD and the MLD land uses.	yes	Given the drought situation this may not be an effective mitigation measure as lawn areas may be restricted or eliminated. Project will comply with this policy or will provide alternative/superior measure for compliance.

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FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
<i>Noise Policies</i>			
<b>10.48</b>	Residential developments must be designed and/or located to reduce outdoor noise levels generated by traffic to less than 60 dB.	yes	Project will comply with all applicable policies. Where necessary, sound walls will be installed. (See Exhibit 6, Noise Study.)
<b>10.49</b>	Noise from Aerojet propulsion system and routine component testing facilities affecting sensitive receptor areas shall be mitigated based on recommendations in the acoustical study.	yes	This has been addressed in the noise study (Exhibit 6).
<b>10.50</b>	The Conditions, Covenants and Restrictions in the Department of Real Estate Public Report shall disclose that the Plan Area is within the Mather Airport flight path and that over flight noise may be present at various times.	yes	Avigation easements have been recorded on the property and disclosures will be provided to future residents.
<b>10.51</b>	Landowner shall, prior to Tier 2 Development Agreement, record an easement over the property relating to noise caused by aircraft arriving or departing from Mather Airport.	yes	Avigation easements have been recorded on the property and disclosures will be provided to future residents.

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FPASP Policy Consistency Analysis

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
<i>Low Impact Development Policies</i>			
10.52	<p>Site specific development projects shall incorporate LID design strategies that include:</p> <p>10.52a: Minimizing and reducing the impervious surface of site development by reducing the paved area of roadways, sidewalks, driveways, parking areas, and roof tops;</p> <p>10.52b: Breaking up large areas of impervious surface area and directing stormwater flows away from these areas to stabilized vegetated areas;</p> <p>10.52c: Minimizing the impact of development on sensitive site features such as streams, floodplains, wetlands, woodlands, and significant on-site vegetation;</p> <p>10.52d: Maintaining natural drainage courses; and</p> <p>10.52e: Provide runoff storage dispersed uniformly throughout the site, using a variety of LID detention, retention, and runoff techniques that may include:</p> <ul style="list-style-type: none"> <li>· Bioretention facilities and swales (shallow vegetated depressions engineered to collect, store, and infiltrate runoff); and</li> <li>· Landscape buffers, parkways, parking medians, filter strips, vegetated curb extensions, and planter boxes (containing grass or other close-growing vegetation planted between polluting sources (such as a roadway or site development) and downstream receiving water bodies).</li> </ul>	yes	<p>Project will comply with LID strategies and will incorporate strategies in the project site as appropriate and feasible. Some LID measures include but are not limited to: (a) Bio-retention cells typically consist of grass buffers, sand beds, a ponding area for excess runoff storage, organic layers, planting soil and vegetation; (b) Decreasing Impervious Surfaces can be a simple strategy to address water quality and avoid problems from storm water runoff and water table depletion, by reducing surfaces that prevent natural filtration. Methods may include reducing roadway surfaces, permeable pavement surfacing, vegetative roof systems; and (c) Protect slopes, channels and other areas particularly susceptible to erosion and sediment loss. (WRSR Design Guidelines, pp. 3-22 to 3-23.)</p>

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FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
<i>Landscaping Policies</i>			
<b>10.53</b>	The Plan Area landscape palette shall consist of California Central Valley and foothills native plant species as described in the most current edition of River-Friendly Landscape Guidelines and drought tolerant adaptive plant species except at neighborhood entry gateways and similar high visibility locations where ornamental plant species may be preferred.	yes	Plant materials are discussed in the Project Design Guidelines and incorporate California Central Valley and Foothills native plant species. (WRSR Design Guidelines, pp. 3-36 to 3-54.)
<b>10.54</b>	The use of turf is not allowed on slopes greater than 25% where the toe of the slope is adjacent to an impermeable hardscape. Consistent with CALGreen Tier 2 voluntary recommendations, all development projects within the Plan Area shall be encouraged to limit the use of turf to 25% of the total landscaped area.	yes	Project will limit turf installation as per the requirement(s).
<b>10.55</b>	Open space areas adjacent to buildings and development parcels shall maintain a fuel modification and vegetation management area in order to provide the minimum fuel modification fire break as required by State and local laws and ordinances. Additionally, development parcels adjacent to open space areas may be required to provide emergency access through the property to the open space by means of gates, access roads or other means approved by the City of Folsom Fire Department. Ownership and maintenance of open space areas, including fuel modification requirements and fire hazard reduction measures are outlined in the FPASP Open Space Management Plan.	yes	The Open Space Management Plan provides fuel modification measures. The project will comply with these measures.
<b>10.56</b>	Trees shall be interspersed throughout parking lots so that in fifteen (15) years, forty (40) percent of the parking lot will be in shade at high noon. At planting, trees shall be equivalent to a #15 container or larger.	yes	Project will comply with City's tree planting requirements.
<i>Energy Efficiency Policies</i>			



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FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
10.57	Conservation of energy resources will be encouraged through site and building development standards.	yes	The project will comply with City and Building Code requirements, as well as relevant provisions in the Design Guidelines, that address conservation of energy resources.
10.58	Buildings shall incorporate site design measures that reduce heating and cooling needs by orienting buildings on the site to reduce heat loss and gain depending on the time of day and season of the year.	yes	Buildings will incorporate site design measures that reduce heating and cooling needs as appropriate and feasible.
10.59	Solar access to homes shall be considered in the design of residential neighborhoods to optimize the opportunity for passive and active solar energy strategies.	yes	Solar access will be considered in neighborhoods to optimize opportunity for passive and solar access where applicable and feasible.
10.60	Multi-family and attached residential units shall be oriented toward southern exposures, where site conditions permit.	n/a	MF and Condo development is not a part of the project.
10.61	Buildings shall be designed to incorporate the use of high quality, energy efficient glazing to reduce heat loss and gain.	yes	Residential development will incorporate high-quality energy-efficient glazing where appropriate and feasible.
10.62	Energy efficient appliances, windows, insulation, and other available technologies to reduce energy demands will be encouraged.	yes	Energy efficiency will be considered in residential development to reduce energy demands.
10.63	Office park uses shall install automatic lighting and thermostat features.	n/a	Office park uses are not a part of this project.

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FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
10.64	Commercial and public buildings shall use energy efficient lighting with automatic controls to minimize energy use.	n/a	Public buildings are not a part of this project.
10.65	Energy Star certified equipment and appliances shall be installed, to include: 10.65a - Residential appliances; heating and cooling systems; and 10.65b - Nonresidential appliances and office equipment; heating, cooling, and lighting control systems; and roofing.	yes	Energy Star rated equipment will be used in residential development where appropriate and feasible.
10.66	Commercial, residential, and public projects shall be designed to allow for the possible installation of alternative energy technologies including active solar, wind, or other emerging technologies, and shall comply with the following standards: 10.66a - Installation of solar technology on buildings such as rooftop photovoltaic cell arrays shall be installed in accordance with the State Fire Marshal safety regulations and guidelines. 10.66b - Standard rooftop mechanical equipment shall be located in such a manner so as not to preclude the installation of solar panels. 10.66c - Alternative energy mechanical equipment and accessories installed on the roof of a building, they shall be integrated with roofing materials and/or blend with the structure's architectural form.	yes	Commercial and public buildings are not a part of this project. Residential development will be designed to allow for the possible installation of alternative energy systems where appropriate and feasible.
10.67	Radiant solar heating or similar types of energy efficient technologies, shall be installed in all swimming pools.	yes	Radiant solar heating or similar will be installed in the Recreation Center Pool.
10.68	Electrical outlets shall be provided along the front and rear exterior walls of all single family homes to allow for the use of electric landscape maintenance tools.	yes	Outdoor electrical outlets will be installed in residential development as described.

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FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
<b>10.69</b>	The city will strive to ensure that all new publicly owned buildings within the Plan Area will be designed, constructed and certified at LEED-NC certification levels.	n/a	This is a City requirement, not a project requirement. No publicly owned buildings are proposed in the project.
<b>10.70</b>	The City of Folsom shall undertake all cost-effective operational and efficiency measures and consider the installation of onsite renewable energy technologies within appropriate portions of the Plan Area, including parks, landscape corridors and open space areas.	n/a	This is a City requirement, not a project requirement.
<i>Water Efficiency Policies</i>			
<b>10.71</b>	All office, commercial, and residential land uses shall be required to install water conservation devices that are generally accepted and used in the building industry at the time of development, including low-flow plumbing fixtures and low-water-use appliances.	yes	Residential and Recreation Center development will install water conservation devices as appropriate and feasible.
<b>10.72</b>	A backbone “purple pipe” non-potable water system shall be designed and installed where feasible and practical to supply non-potable water to park sites, landscape corridors, natural parkways and other public landscaped spaces within the Plan Area.	yes	Reclaimed water system will be installed as described and defined in the FPASP Water Master Plan and Financing Plan.
<b>10.73</b>	Water efficient irrigation systems, consistent with the requirements of the latest edition of the California Model Water Efficient Landscape Ordinance, or similar ordinance adopted by the City of Folsom, shall be mandatory for all public agency projects and all private development projects with a landscape area equal to or greater than 2,500 square feet requiring a building or landscape permit, plan check or design review.	yes	Water efficient irrigation systems will be provided per the requirements of the California Model Water Efficient Landscape Ordinance, or similar ordinance adopted by the City of Folsom.

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FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
<i>Material Conservation &amp; Resource Efficiency Policies</i>			
<b>10.74</b>	Use "Green" certified construction products whenever feasible.	yes	The Design Guidelines implement this policy by requiring the use of local, recycled, and/or rapidly renewable materials to conserve resources and reduce energy consumption associated with the manufacturing and transport of materials, and by requiring the use of LED technology where possible and feasible.
<b>10.75</b>	Prepare a construction waste management plan for individual construction projects.	yes	A construction waste management plan will be prepared.
<b>10.76</b>	A minimum of 50% of the non-hazardous construction waste generated at a construction site shall be recycled or salvaged for reuse.	yes	Project will comply with this policy.
<b>10.77</b>	Topsoil displaced during grading and construction shall be stockpiled for reuse in the Plan Area.	yes	Project will comply with this policy.
<i>Environmental Quality Policies</i>			
<b>10.78</b>	All HVAC and refrigeration equipment shall not contain chlorofluorocarbons (CFCs).	yes	Project will comply with this policy.
<b>10.79</b>	All fire suppression systems and equipment shall not contain halons	yes	Project will comply with this policy.
<b>10.80</b>	Provide accessible screened areas that are identified for the depositing, storage and collection of non-hazardous materials for recycling for commercial, industrial/office park, mixed-use, public-use and multi-family residential projects.	n/a	Not applicable to this SF/SFHD residential project.
<b>10.81</b>	Particleboard, medium density fiberboard (MDF) and hardwood plywood shall comply with low formaldehyde emission standards.	yes	Project will comply with this policy.
<b>10.82</b>	Limit the use of volatile organic compounds (VOC) in all construction materials	yes	Project will comply with this policy.

White Rock Springs Ranch (Gragg Ranch)  
FPASP Policy Consistency Analysis

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
<b>Section 11 - Public Services and Facilities</b>			
<b>11.1</b>	Public schools will be constructed in the Plan Area in accordance with the City Charter and state law.	yes	The City and School District will implement this policy. Project will comply with City Charter and State law.
<b>11.2</b>	All public service facilities shall participate in the City's recycling program.	n/a	Not applicable to this SF/SFHD residential project.
<b>11.3</b>	Energy efficient technologies shall be incorporated in all Public Service buildings	n/a	Not applicable to this SF/SFHD residential project.
<b>11.4</b>	Passive solar design and/or use of other types of solar technology shall be incorporated in all public service buildings.	n/a	Not applicable to this SF/SFHD residential project.
<b>11.5</b>	The city shall strive to ensure that all public service buildings shall be built to silver LEED NC standards.	n/a	Not applicable to this SF/SFHD residential project.
<b>11.6</b>	Utilize Crime Prevention Through Environmental Design (CPTED) principles in the design of all public service buildings.	n/a	Not applicable to this SF/SFHD residential project.
<b>11.7</b>	If the existing slope of a public facilities site shown on Figure 11.1 exceeds five percent, the site shall be rough graded by the owner/developer/builder dedicating the public facilities site in accordance with grading plans approved by the City of Folsom, subject to a credit and/or reimbursement agreement.	n/a	Not applicable to this SF/SFHD residential project.
<b>11.8</b>	Plan Area landowners shall, prior to approval of the annexation by LAFCo and prior to any Tier 2 Development Agreement, whichever comes first, comply with the schools provision in Measure W (Folsom Charter Provision Section 7.08D) and incorporate feasible school impact mitigation requirements as provided in LAFCo Resolution No. 1196, Section 13.	yes	The Project will comply with Measure W provisions, which is implemented planwide not on a project by project level.
<b>Section 12 - Utilities</b>			

White Rock Springs Ranch (Gragg Ranch)  
FPASP Policy Consistency Analysis

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
12.1	Consistent with the provisions of City Charter Article 7.08 (A), the FPASP shall "identify and secure the source of water supply(is) to serve the Plan Area. This new water supply shall not cause a reduction in the water supplies designated to serve existing water users north of Highway 50 and the new water supply shall not be paid for by Folsom residents north of Highway 50.	yes	This is a FPASP requirement, not a project requirement. The project applicant's understanding is that this has been completed.
12.2	Design and construct the necessary potable water, non-potable water for irrigation, wastewater and stormwater infrastructure require to serve the Plan Area. All infrastructure improvements shall follow the requirements established in the Water Master Plan, Wastewater Master Plan and the Storm Drainage Master Plan. Improvements will be based on phasing of development.	yes	Project will comply with the requirements of the Water Master Plan, Waste Water Master Plan and the Storm Drainage Master Plan.
12.3	Land shall be reserved for the construction of public utility facilities that are not planned within road rights-of-way, as required by the City of Folsom.	n/a	No un-planned public utility facilities have been identified to be located in the Project area.
12.4	Utilize Best Management Practices (BMPs) where feasible and appropriate.	yes	Project will utilize BMPs as appropriate and feasible.
12.5	Urban runoff will be treated prior to discharging to a water of the state (i.e. creek, wetland) in accordance with the City's most current Municipal Stormwater Permit requirements for new development.	yes	Project will comply with the City's Municipal Stormwater Permit requirements.
12.6	Employ Low Impact Development (LID) practices, as required by the City of Folsom, in conformance with the City's stormwater quality development standards.	yes	Project will implement LID practices as required by the City's stormwater quality standards. (See WRSR Design Guidelines, pp. 3-22 to 3-23.)
<b>Section 13 - Implementation</b>			
<i>Financing Policies</i>			
13.1	The Plan Area shall fund its proportional share of regional backbone infrastructure costs and the full costs for primary and secondary backbone infrastructure.	yes	Project will fund it's fair share requirements as set forth in the FPASP Finance Plan.

White Rock Springs Ranch (Gragg Ranch)  
FPASP Policy Consistency Analysis

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
13.2	The Plan Area shall fund the its proportional share of the costs for Plan Area public facilities including the municipal center, police and fire department stations, the city corp yard and community, neighborhood and local parks.	yes	Project will fund its fair share requirements as set forth in the FPASP Finance Plan.
13.3	The City of Folsom shall apply for Sacramento Countywide Transportation Mitigation fee funding to help fund all eligible regional road backbone infrastructure.	n/a	This is a City requirement not a project requirement.
13.4	A Plan Area fee will be created to fund backbone infrastructure and a proportional cost allocation system will be established for each of the Plan Area property owners.	n/a	This is a FPASP requirement, not a project requirement. The project applicant's understanding is that this has been completed.
13.5	City of Folsom impact and capital improvement fees shall be used to fund Plan Area backbone infrastructure and public facilities where allowed by law.	yes	The project applicant acknowledges this policy.
13.6	One or more Community Facilities Districts shall be created in the Plan Area to help finance backbone infrastructure and public facilities costs and other eligible improvements and/or fees.	yes	This is a FPASP requirement, not a project requirement. The project applicant's understanding is that this item is in process.

White Rock Springs Ranch (Gragg Ranch)  
FPASP Policy Consistency Analysis

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
<i>Phasing Policies</i>			
<b>13.7</b>	Submit a conceptual backbone infrastructure phasing plan for the appropriate development area with the first tentative map or building permit submittal. Updating of the conceptual backbone infrastructure phasing plan shall be a requirement of subsequent tentative map or building permit applications for each development area.	Yes	The revised tentative map shows offsite infrastructure that will be built if the backbone infrastructure is not completed by the time the WRSR project is ready to move forward. Otherwise, the Project will connect to the backbone improvements planned for Mangini Ranch and Russell Ranch.
<i>Maintenance Policies</i>			
<b>13.8</b>	Create one or more Landscaping and Lighting Districts in the Plan Area for the maintenance and operation of public improvements and facilities and open space.	Yes	The landscaping on a portion of the project site will be the City's responsibility under the O&M plan. Everything that is non-native landscaping will be maintained by the HOA.