

CITY OF FOLSOM
CEQA EXEMPTION AND STREAMLINING ANALYSIS
for ENCLAVE AT FOLSOM RANCH

1. Application No: PN 16-026
2. Project Title: Enclave at Folsom Ranch (previously Carpenter Ranch)
3. Lead Agency Name and Address:
City of Folsom
50 Natoma Street
Folsom, CA 95630
4. Contact Person and Phone Number:
Scott Johnson, AICP, Planning Manager
Community Development Department
(916) 355-7222

Steven Banks, Principal Planner
(916) 355-7385
5. Project Location:
75.17 acres adjacent to Highway 50 in the northeastern portion of the Folsom Plan Area Specific Plan
APN: 072-3190-036
6. Project Applicant's/Sponsor's Name and Address:

Tim Kihm, President, Land Acquisitions & Development
Red Tail Acquisitions, LLC
2082 Michelson Drive, 4th Floor
Irvine, CA 92612
7. General Plan Designation: GC, MLD, POQ
8. Zoning: SP-GC, SP-MLD, SP-POQ
9. Other public agencies whose approval may be required or agencies that may rely on this document for implementing project:

California Department of Fish and Wildlife (for Section 1602 agreement)
Capital Southeast Connector Joint Powers Authority
Central Valley Regional Water Quality Control Board
Folsom-Cordova Unified School District
Sacramento Metropolitan Air Quality Management District

I.	INTRODUCTION.....	3
II.	PROJECT DESCRIPTION	3
A.	PROJECT OVERVIEW.....	3
B.	PROJECT LOCATION	3
C.	EXISTING SITE CONDITIONS.....	4
D.	PROJECT OBJECTIVES AND FPASP OBJECTIVES.....	4
E.	PROJECT CHARACTERISTICS	5
1.	Tentative Parcel Map.....	5
2.	Small Lot Vesting Tentative Subdivision Map	5
3.	Circulation	6
4.	Water, Sewer, and Storm Drainage Infrastructure	7
III.	EXEMPTION AND STREAMLINING ANALYSIS.....	8
A.	Folsom Plan Area Specific Plan.....	8
B.	Documents Incorporated by Reference.....	9
C.	Introduction to CEQA Exemption and Streamlining Provisions.....	10
1.	Exemption provided by Government Code, § 65457, and CEQA Guidelines, § 15182.....	11
2.	Streamlining provided by Public Resources Code, § 21083.3 and CEQA Guidelines, § 15183 11	
D.	Environmental Checklist Review.....	12
1.	Where Impact Was Analyzed.....	13
2.	Do Proposed Changes Involve New or More Severe Impacts?.....	13
3.	Any New Circumstances Involving New or More Severe Impacts?	13
4.	Any New Information of Substantial Importance Requiring New Analysis or Verification?.....	14
5.	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In A Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which the Project is Consistent?.....	14
6.	Are There Effects Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	15
7.	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project Is Consistent?	16
8.	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts That Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan, Or Zoning Action? 17	
9.	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?.....	17
10.	Mitigation Measures Addressing Impacts.	18
E.	Checklist and Discussion.....	20
1.	AESTHETICS.....	20
	Discussion:	21
2.	AGRICULTURE AND FOREST RESOURCES.....	22
	Discussion:	23
3.	AIR QUALITY	24

	Discussion:	26
4.	BIOLOGICAL RESOURCES	28
	Discussion:	31
5.	CULTURAL RESOURCES	33
	Discussion:	34
6.	GEOLOGY AND SOILS.....	35
	Discussion:	38
7.	GREENHOUSE GAS EMISSIONS	39
	Discussion:	40
8.	HAZARDS AND HAZARDOUS MATERIALS.....	41
	Discussion:	45
9.	HYDROLOGY AND WATER QUALITY	47
	Discussion:	51
10.	LAND USE AND PLANNING.....	52
	Discussion:	54
11.	MINERAL RESOURCES.....	55
	Discussion:	56
12.	NOISE.....	57
	Discussion:	60
13.	POPULATION AND HOUSING	62
	Discussion:	63
14.	PUBLIC SERVICES	64
	Discussion:	66
15.	RECREATION	67
	Discussion:	68
16.	TRANSPORTATION/ TRAFFIC	69
	Discussion:	73
17.	UTILITIES	75
	Discussion:	78
18.	MANDATORY FINDINGS OF SIGNIFICANCE	80
	Discussion:	82
	The City finds that:.....	82
F.	Conclusion.....	83
IV.	REFERENCES.....	84

I. INTRODUCTION

The Enclave at Folsom Ranch (formerly Carpenter Ranch) development proposal is entirely consistent with the Folsom Plan Area Specific Plan (FPASP). As a project that is consistent with existing plans and zoning, the Enclave at Folsom Ranch development is eligible for the exemption from review under the California Environmental Quality Act¹ (“CEQA”) provided in Government Code section 65457 and CEQA Guidelines² section 15182, as well as the streamlining provisions in Public Resources Code section 21083.3 and CEQA Guidelines section 15183. Because the Project is exempt from CEQA, the City is not required to provide the following CEQA analysis. Nonetheless, the City provides the following checklist exploring considerations raised by sections 15182 and 15183 because the checklist provides a convenient vehicle for disclosing the City’s evidence and reasoning for determining the project’s consistency with the FPASP and eligibility for the claimed CEQA exemptions.

II. PROJECT DESCRIPTION

A. PROJECT OVERVIEW

The Enclave at Folsom Ranch project provides a private, gated enclave of 111 single-family residential lots within one of four parcels in the overall 75.17-acre project area (or Tentative Parcel Map area). The requested land use entitlements for the Enclave at Folsom Ranch project include: (1) a Tentative Parcel Map; (2) a Vesting Tentative Small Lot Subdivision Map; and (3) establishment of a Planned Development. The Project will connect to the City’s infrastructure. The Enclave at Folsom Ranch Design Guidelines are attached as Exhibit 1.

The proposed land uses are consistent with the Folsom Plan Area Specific Plan adopted by the City in 2011, for which an EIR was certified. The Folsom Plan Area is a 3,513.4-acre comprehensively planned community that creates new development patterns based on the principles of Smart Growth and Transit Oriented Development.

B. PROJECT LOCATION

The Project site consists of a 75.17-acre portion of the FPASP plan area that is within the Westland Eagle Specific Plan Amendment Area, south of U.S. Highway 50 and west of Placerville Road. The project site has been known as the “Carpenter Ranch site.”

¹ California Environmental Quality Act, Pub. Resources Code, § 21000 et seq. (hereafter “CEQA”).

² The Guidelines for the Implementation of the California Environmental Quality Act, Cal. Code Regs., tit. 14, § 15000 et seq. (hereafter “CEQA Guidelines”).

See the Area Map exhibit (Figure 1) for the regional location of the project site. This map depicts the proposed site boundary and surrounding land uses and major buildings around the project site. A site plan is also attached as Figure 2.

FIGURE 1: Area/ Vicinity Map

FIGURE 2: Site Plan

C. EXISTING SITE CONDITIONS

Currently, the 75.17 acres of the Project site is undeveloped and vacant land.

The Specific Plan zoning for the Project site consists of General Commercial (SP-GC), Multi-Family Low Density (SP-MLD), Public/Quasi-Public (SP-PQP) land uses.

D. PROJECT OBJECTIVES AND FPASP OBJECTIVES

The objectives of the Enclave at Folsom Ranch Project are:

- To provide a MLD-zoned community located immediately adjacent to the Transit Corridor route which will promote ridership of public transportation.
- To provide a gated community incorporating compact residential units, which promotes diversity in the Plan Area.
- To provide a private recreation amenity for the residents at the Enclave at Folsom Ranch which promotes orientation within the community and encourages interaction amongst neighbors.
- To promote healthy lifestyles through mindful design by promoting walking and biking to the adjacent planned commercial uses.

The Project is consistent with and aims to fulfill the specific policies and objectives in the Folsom Plan Area Specific Plan. In particular, the Enclave at Folsom Ranch Project is consistent with the following Land Use objectives in the FPASP:

- Objective 4.2: Locate commercial centers, public buildings, parks, and schools within walking distance of residential neighborhoods.
- Objective 4.4: Provide required park sites throughout the Plan Area that are linked by sidewalks, bike paths and trails to promote pedestrian and bicycle usage.
- Objective 4.6: Provide a public transit corridor that connects transit oriented developments of higher density residential uses to commercial, light industrial/office park and office uses and offers opportunities for regional transit connections.

(FPASP, pp. 4-2 to 4-3.)

E. PROJECT CHARACTERISTICS

1. Tentative Parcel Map

A tentative parcel map will further subdivide the 75.17-acre "Parcel 7"³ into four parcels for future sale and development: (a) one parcel north of Easton Valley Parkway for GC land use; (b) two parcels south of Easton Valley Parkway for GC land use; (c) one parcel south of Easton Valley Parkway for MLD land use.

2. Small Lot Vesting Tentative Subdivision Map

The small lot vesting tentative subdivision map will subdivide the residential area (MLD parcel south of Easton Valley Parkway) and a portion of the adjoining GC site (also south of Easton Valley Parkway) into 111 residential lots suited for single-family dwellings. The residential density achieved is 8.9 du/acre, which is within the range allowed for the MLD zone (range of 7-12 du/acre). The site plan includes a small, private 0.4 –acre park that is intended to meet the passive recreation needs of the small gated community.

The *vesting small lot tentative subdivision map* proposes to create 111 residential lots on a portion (14.7 acres, new "Parcel 1") of the larger project area (75.17 acres subject to the separate *tentative parcel map* to subdivide "Parcel 7"). The area covered by the small lot tentative map is zoned for Multi-family Low Density (SP-MLD) and General Commercial (SP-GC) land uses under the Westland Eagle FPASP Plan Amendment. While the Enclave proposes to create 111 residential lots suited for single-family dwellings, the project does not include an amendment to change the zoning to Single Family (SP-SF) land uses. The Enclave's proposal to create this particular type of residential product is consistent with the FPASP and the Westland Eagle SPA for the following reasons:

- 1) The FPASP explains that MLD residential designations are very flexible and can include "single family dwellings (SF zero-lot-line and SF patio only), two family dwellings and multi-family dwellings." (FPASP, p. 4-14.) Therefore, the portion of the small lot tentative map that is zoned SP-MLD can properly be subdivided into residential lots suited for single-family dwellings.
- 2) With regard to the portion of the small lot tentative map that is zoned SP-GC, Westland Eagle Properties' Folsom Plan Area Specific Plan Amendment (June 2015) revised language in the FPASP to allow the GC parcel in question to be developed with a mix of land uses, including MLD. (Westland/Eagle Plan Amendment, pp. 8-9, 12 ["Office and multi-family residential uses are permitted and encouraged for only the three General Commercial parcels located at the intersection of Scott Road and Easton Valley Parkway and not other General Commercial parcels in the Plan Area"].) Therefore, the portion of the small lot tentative map that is zoned

³ Parcel 7 is shown on Parcel Map PN 14-306, filed on December 31, 2015 in Book 224 of Parcel Maps, at Page 14, Sacramento County Records.

SP-GC can also be properly subdivided into MLD residential lots suited for single-family dwellings.

In summary, the proposed land uses and the density of residential uses in the small lot vesting tentative map (new Parcel 1) are consistent with the FPASP and the Westland Eagle FPASP Plan Amendment.

3. Circulation

The Enclave at Folsom Ranch includes a simple street pattern, which includes a loop street and a middle street. Two gated entries are provided: (a) a northern entry located off Easton Valley Parkway, and (b) a southern entry located at Street 1.

The street sections used in the Plan include the same pavement widths as specified in the FPASP and the Folsom Municipal Code. Some of the sidewalks on one side of the street frontages have been removed to accommodate the site plan. The middle street includes a separated sidewalk and landscape planter along the north frontage, which provides a pleasant walking environment for pedestrians traveling to the Local Park and/or the adjacent commercial site.

Traffic signals are planned on New Placerville Road at Easton Valley Parkway and New Placerville Road at Street B, which will facilitate pedestrian crossing to the planned school and park. The nearest planned public elementary school and park are located immediately adjacent and diagonally southeast of the Project across New Placerville Road.

The Enclave at Folsom Ranch is located on a planned Transit Corridor, as identified in the FPASP. The residential area of the Project is located south and west of the Transit Corridor. This design complements the downtown core of the FPASP land use plan and provides a compact development pattern near employment areas and transit opportunities.

Every single-family dwelling will have a standard two-car garage and a typical full-length driveway, thereby accommodating two off-street parking spaces per unit. Additionally, the project provides 111 on-street parking spaces for guests.

A pedestrian paseo connection is provided on the west side of the project site. This paseo connection is intended to have a pedestrian access gate and will be coordinated with the adjacent future commercial site plan.

4. Water, Sewer, and Storm Drainage Infrastructure

Water infrastructure

The Enclave is being served by two sources of water, Zone 3 water from the north via New Placerville Road and Zone 4 water from the east via Easton Valley Parkway. The project is located within the Zone 3 pressure zone, therefore a pressure reducing station is required to reduce Zone 4 water pressure to acceptable levels for use within Zone 3. Water mains are provided within the perimeter streets, including Easton Valley Parkway, Street '1' and New Placerville Road, along project frontage in order to serve the site.

Sewer infrastructure

Enclave will be served by the sewer infrastructure within Scott Road. The sewer main has been extended along Street '1', the project frontage from Scott Road to New Placerville Road to serve the site and to allow for future upstream connections at New Placerville Road.

Storm drainage infrastructure

The Enclave will ultimately drain to Hydromodification Basin #19 to the south of the project, located on the west side of Scott Road and within the existing right-of-way. Eventually, storm drain pipes will be installed by other developers within Scott Road that will extend south to Hydromodification Basin #19.

Until that basin and associated storm drain infrastructure are in place, however, the project drainage will be captured in an interim detention basin. The basin will outfall into the public storm drain system which terminates at Scott Road. From there, flows will be conveyed within an interim drainage swale on the west side of Scott Road to an existing channel approximately 200' south of Street '1'. The interim swale is entirely within the existing Scott Road right-of-way; therefore, no easement should be required for the interim basin. Once the Hydromodification Basin #19 and related infrastructure are constructed, the temporary basin and swale at Enclave can be abandoned.

The Enclave storm drainage will be collected on site through a series of public inlets and pipes that convey the runoff into the 24" storm drain within Street '1'. Perimeter street runoff from New Placerville Road and Street '1' will also be directed to this storm drain after being collected via inlets and/or interim roadside ditches and field inlets. On an interim basis, these flows are directed to a detention basin, which releases into a roadside ditch that flows to an existing channel approximately 200' south of the project site. Ultimately, flows will connect to future storm drain infrastructure within Scott Road and into future Hydromodification Basin #19.

Interim runoff from the west end of Easton Valley Parkway (EVP) will flow into a temporary roadside drainage swale. Runoff from the east is collected by the proposed drain inlet and then into the 48"

Enclave at Folsom Ranch

storm drain on the north side of EVP. The storm drain has been preliminarily sized for ultimate build out conditions. Both the roadside swale and 48" storm drain release to an interim outfall structure that connects into swales are anticipated to be graded with the Russell Ranch project.

Additionally, an interim inlet structure is proposed on the east side of New Placerville Road to collect runoff from adjacent properties on an interim basis. Flows are directed north to the 48" storm drain within Easton Valley Parkway.

III. EXEMPTION AND STREAMLINING ANALYSIS

A. Folsom Plan Area Specific Plan

The City adopted the Folsom Plan Area Specific Plan on June 28, 2011 (Resolution No. 8863).

The City of Folsom and the U.S. Army Corps of Engineers prepared a joint environmental impact report/environmental impact statement ("EIR/EIS" or "EIR") for the Folsom South of U.S. Highway 50 Specific Plan Project ("FPASP"). (See FPASP EIR/EIS, SCH #2008092051). The Draft EIR/EIS (DEIR) was released on June 28, 2010. The City certified the Final EIR/EIS (FEIR) on June 14, 2011 (Resolution No. 8860). For each impact category requiring environmental analysis, the EIR provided two separate analyses: one for the "Land" component of the FPASP project, and a second for the "Water" component. (FPASP DEIR, p. 1-1 to 1-2.) The analysis in this document is largely focused on and cites to the "Land" sections of the FPASP EIR.

On December 7, 2012, the City certified an Addendum to the EIR for the FPASP for purposes of analyzing an alternative water supply for the project. The revisions to the "Water" component of the FPASP project included: (1) Leak Fixes, (2) Implementation of Metered Rates, (3) Exchange of Water Supplies, (4) New Water Conveyance Facilities. (Water Addendum, pp. 3-1 to 3-4.) The City concluded that, with implementation of certain mitigation measures from the FPASP EIR's "Water" sections, the water supply and infrastructure changes would not result in any new significant impacts, substantially increase the severity of previously disclosed impacts or involve any of the other conditions related to changed circumstances or new information that can require a subsequent or supplemental EIR. (See Pub. Resources Code, § 21166; Guidelines, § 15162.) The analysis in portions of the FPASP EIR's "Water" sections that have not been superseded by the Water Addendum are still applicable.

The FPASP includes the Westland Eagle development, which is located in the central portion of the FPASP flanking Scott Road and Easton Valley Parkway. Since approval of the FPASP, the Westland Eagle development was transferred to new owners: Westland Capital Partners, Eagle Commercial Partners (applicant), and Eagle Office Properties. The new owners subsequently evaluated the approved land use plan and determined that many of the assumptions underlying the type and distribution of retail commercial and residential land uses in this area needed to be reevaluated to respond to current and future market conditions for retail commercial and residential development.

Enclave at Folsom Ranch

Accordingly, the applicants proposed an amendment to the adopted FPASP that would significantly reduce the area of commercial retail land use in the Westland Eagle plan area and increase the number of allowed residential dwelling units. The City adopted a FPASP Amendment for the Westland Eagle Properties in June 2015 (Westland/Eagle SPA) that reduced the amount of commercial, industrial/office park and mixed-use acreage from 451.8 acres to 302.3 acres and the potential building area from approximately 4.5 million square feet to approximately 3.4 million square feet. The SPA also increased the number of proposed residential dwelling units from 9,895 to 10,817.

All of the proposed uses envisioned in the Enclave at Folsom Ranch Project are permitted or conditionally permitted uses as shown on Table 4.3 of the FPASP. (See also FPASP DEIR, Table 3A.10-4.)

B. Documents Incorporated by Reference

The analysis in this document incorporates by reference the following environmental documents that have been certified by the Folsom City Council:

- i. Folsom South of U.S. Highway 50 Specific Plan Project EIR/EIS and Findings of Fact and Statement of Overriding Considerations, certified by the Folsom City Council on June 14, 2011, a copy of which is available for viewing at the City of Folsom Planning Public Counter located on the 2nd floor of the City Hall Building at 50 Natoma Street in Folsom, CA (from 8:00 a.m. to 1:00 p.m. Monday through Friday). A copy is also available for download from the City's website at:
<http://www.folsom.ca.us/city_hall/depts/community/annexation/current_documents.asp>;
- ii. CEQA Addendum for the Folsom South of U.S. 50 Specific Plan Project- Revised Proposed Off-site Water Facility Alternative prepared November, 2012, ("Water Addendum"), certified by the Folsom City Council on December 11, 2012, a copy of which is available for viewing at the City of Folsom Planning Public Counter located on the 2nd floor of the City Hall Building at 50 Natoma Street in Folsom, CA (from 8:00 a.m. to 1:00 p.m. Monday through Friday);
- iii. South of Highway 50 Backbone Infrastructure Project Initial Study/Mitigated Negative Declaration (Backbone Infrastructure MND), dated December 9, 2014, adopted by the City Council on February 24, 2015, a copy of which is available for viewing at the City of Folsom Planning Public Counter located on the 2nd floor of the City Hall Building at 50 Natoma Street in Folsom, CA (from 8:00 a.m. to 1:00 p.m. Monday through Friday). A copy is also available for download from the City's website at: <http://ftp.folsom.ca.us/files/MND-IS%20_South_of_Highway_50_Backbone_Infrastructure_Project.pdf>; and
- iv. CEQA Addendum and Environmental Checklist for the Westland Eagle Specific Plan Amendment, dated June 2015, ("Westland Eagle Addendum"), a copy of which is available

for viewing at the City of Folsom Planning Public Counter located on the 2nd floor of the City Hall Building at 50 Natoma Street in Folsom, CA (from 8:00 a.m. to 1:00 p.m. Monday through Friday). A copy is also available for download from the City's website at: <<https://www.folsom.ca.us/civica/filebank/blobload.asp?BlobID=23709>>.

Each of the environmental documents listed above includes mitigation measures imposed on the FPASP and activities authorized therein and in subsequent projects to mitigate plan-level environmental impacts, which are, therefore, applicable to the proposed project. The mitigation measures are referenced specifically throughout this document and are incorporated by reference in the environmental analysis. The Applicant will agree, as part of the conditions of approval for the proposed project, to comply with each of those mitigation measures.

Pursuant to Public Resources Code section 21083.3, subdivision (c), the City will make a finding at a public hearing that the feasible mitigation measures specified in the FPASP EIR will be undertaken.

Moreover, for those mitigation measures with a financial component that apply plan-wide, the approved Public Facilities Financing Plan and Amended and Restated Development Agreement bind the Applicant to a fair share contribution for funding those mitigation measures.

The May 22, 2014, Record of Decision (ROD) for the Folsom South of U.S. Highway 50 Specific Plan Project—City of Folsom Backbone Infrastructure (Exhibit 2) by the U.S. Army Corps of Engineers is also incorporated by reference.

All impacts from both on-site and off-site features of the Enclave at Folsom Ranch project have been analyzed and addressed in the CEQA analysis and other regulatory permits required for the Enclave at Folsom Ranch project and/or the Backbone Infrastructure project.

C. Introduction to CEQA Exemption and Streamlining Provisions

The City finds that the Enclave at Folsom Ranch (formerly Carpenter Ranch) development proposal is entirely consistent with the Folsom Plan Area Specific Plan (FPASP) and therefore exempt from CEQA under Government Code section 65457 and Guidelines section 15182 as a residential project undertaken pursuant to and in conformity with a specific plan.

The City also finds that the Enclave at Folsom Ranch project is eligible for streamlined CEQA review provided in Public Resources Code section 21083.3, and CEQA Guidelines section 15183 for projects consistent with a community plan, general plan, or zoning. Because the Project is exempt from CEQA, the City is not required to provide the following streamlined CEQA analysis. Nonetheless, the City provides the following checklist exploring considerations raised by sections 15182 and 15183 because

the checklist provides a convenient vehicle for disclosing the City's evidence and reasoning underlying its consistency determination.

As mentioned above, the City prepared an addendum to the FPASP EIR in December 2012 for purposes of analyzing an alternative water supply for the FPASP. Although this Water Addendum was prepared and adopted by the City after the certification of the FPASP EIR/EIS, it would not change any of the analysis under Public Resources Code section 21083.3 and CEQA Guidelines section 15183 because it gives the Plan Area a more feasible and reliable water supply.

The City also prepared an addendum to the FPASP EIR in June 2015 for the purposes of analyzing the effects of an increase in residentially-designated land and a substantial decrease in commercially-designated land in the Westland Eagle development area. The Westland Eagle Addendum supplemented and updated the analysis in the FPASP EIR that is relevant to the Enclave at Folsom Ranch Project.

The City has prepared or will be completing site-specific studies pursuant to the requirements set forth in the mitigation measures and conditions of approval adopted for the FPASP under the FPASP EIR, Water Addendum, and Westland Eagle Addendum for subsequent development projects. (See Exhibits 4 [Noise Assessment], 5 [Transportation/ Trip Generation Consistency Letter Memo], and 6 [Water Demand Comparison Technical Memo].) These studies support the conclusion that the Enclave at Folsom Ranch development proposal would not have any new significant or substantially more severe impacts (Guidelines, § 15162), nor would it result in any new significant impacts that are peculiar to the project or its site (Guidelines, § 15183).

1. Exemption provided by Government Code, § 65457, and CEQA Guidelines, § 15182

Government Code section 65457 and CEQA Guidelines section 15182 exempt residential projects that are undertaken pursuant to a specific plan for which an EIR was previously prepared if the projects are in conformity with that specific plan and the conditions described in Guidelines section 15162 (relating to the preparation of a supplemental EIR) are not present. (Gov. Code, § 65457, subd. (a); Guidelines, §§ 15182, subd. (c), 15162, subd. (a).)

The FPASP Policy Consistency Analysis attached as Exhibit 3 provides exhaustive analysis that supports the determination that the Project is undertaken pursuant to and in conformity with the FPASP.

2. Streamlining provided by Public Resources Code, § 21083.3 and CEQA Guidelines, § 15183

Public Resources Code section 21083.3 provides a streamlined CEQA process where a subdivision map application is made for a parcel for which prior environmental review of a zoning or planning approval was adopted. If the proposed development is consistent with that zoning or plan, any further environmental review of the development shall be limited to effects upon the environment which are peculiar to the parcel or to the project and which were not addressed as significant effects in the prior EIR or which substantial new information shows will be more significant than described in the prior EIR. Effects are not to be considered peculiar to the parcel or the project if uniformly applied development policies or standards have been previously adopted by the city, which were found to substantially mitigate that effect when applied to future projects.

CEQA Guidelines section 15183 provides further detail and guidance for the implementation of the exemption set forth in Public Resources Code section 21083.3.

D. Environmental Checklist Review

The row titles of the checklist include the full range of environmental topics, as presented in Appendix G of the CEQA Guidelines.

The column titles of the checklist have been modified from the Appendix G presentation to assess the Project's qualifications for streamlining provided by Public Resources Code section 21083.3 and CEQA Guidelines sections 15183, as well as to evaluate whether the conditions described in Guidelines section 15162 are present.

Pursuant to Guidelines section 15162, one of the purposes of this checklist is to evaluate the categories in terms of any "changed condition" (i.e. changed circumstances, project changes, or new information of substantial importance) that may result in a different environmental impact significance conclusion. If the situations described in Guidelines section 15162 are not present, then the exemption provided by Government Code section 65457 and Guidelines section 15182 can be applied to the Project. Therefore, the checklist does the following: a) identifies the earlier analyses and states where they are available for review; b) discusses whether proposed changes to the previously-analyzed program, including new site specific operations, would involve new or substantially more severe significant impacts; c) discusses whether new circumstances surrounding the previously-analyzed program would involve new or substantially more severe significant impacts; d) discusses any substantially important new information requiring new analysis; and e) describes the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project. (Guidelines, § 15162, subd. (a).)

The checklist serves a second purpose. Public Resources Code section 21083.3 and its parallel Guidelines provision, section 15183, provide for streamlined environmental review for projects consistent with the development densities established by existing zoning, general plan, or community

Enclave at Folsom Ranch

CEQA Exemption and Streamlining Analysis

September, 2016

plan policies for which an EIR was certified. Such projects require no further environmental review except as might be necessary to address effects that (a) are peculiar to the project or the parcel on which the project would be located, (b) were not analyzed as significant effects in the prior EIR, (c) are potentially significant off-site impacts or cumulative impacts not discussed in the prior EIR, or (d) were previously identified significant effects but are more severe than previously assumed in light of substantial new information not known when the prior EIR was certified. If an impact is not peculiar to the parcel or to the project, has been addressed as a significant impact in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards, then an additional EIR need not be prepared for the project solely on the basis of that impact.

A “no” answer does not necessarily mean that there are no potential impacts relative to the environmental category, but that there is no change in the condition or status of the impact since it was analyzed and addressed with mitigation measures in the prior environmental documents approved for the zoning action, general plan, or community plan. The environmental categories might be answered with a “no” in the checklist since the Enclave at Folsom Ranch project does not introduce changes that would result in a modification to the conclusion of the FPASP EIR.

The purpose of each column of the checklist is described below.

1. Where Impact Was Analyzed

This column provides a cross-reference to the pages of the environmental documents for the zoning action, general plan, or community plan where information and analysis may be found relative to the environmental issue listed under each topic.

2. Do Proposed Changes Involve New or More Severe Impacts?

Pursuant to Section 15162(a)(1) of the CEQA Guidelines, this column indicates whether the changes represented by the proposed project will result in new significant impacts not disclosed in the prior EIR or negative declaration or that the proposed project will result in substantial increases the severity of a previously identified significant impact. A yes answer is only required if such new or worsened significant impacts will require “major revisions of the previous EIR or negative declaration.” If a “yes” answer is given, additional mitigation measures or alternatives may be needed.

3. Any New Circumstances Involving New or More Severe Impacts?

Pursuant to Section 15162(a)(2) of the CEQA Guidelines, this column indicates whether changed circumstances affecting the proposed project will result in new significant impacts not disclosed in the prior EIR or negative declaration or will result in substantial increases the severity of a previously identified significant impact. A yes answer is only required if such new or worsened significant impacts will require “major revisions of the previous EIR or negative declaration.” If a “yes” answer is given, additional mitigation measures or alternatives may be needed.

4. Any New Information of Substantial Importance Requiring New Analysis or Verification?

Pursuant to Section 15162(a)(3) of the CEQA Guidelines, this column indicates whether new information “of substantial importance” is available requiring an update to the analysis of a previous EIR to verify that the environmental conclusions and mitigations remain valid. Any such information is only relevant if it “was not known and could not have been known with reasonable diligence at the time of the previous EIR.” To be relevant in this context, such new information must show one or more of the following:

- (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
- (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
- (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
- (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

This category of new information may apply to any new regulations, enacted after certification of the prior EIR or adoption of the prior negative declaration, which might change the nature of analysis of impacts or the specifications of a mitigation measure. If the new information shows the existence of new significant effects or significant effects that are substantially more severe than were previously disclosed, then new mitigation measures should be considered. If the new information shows that previously rejected mitigation measures or alternatives are now feasible, such measures or alternatives should be considered anew. If the new information shows the existence of mitigation measures or alternatives that are (i) considerably different from those included in the prior EIR, (ii) able to substantially reduce one or more significant effects, and (iii) unacceptable to the project proponents, then such mitigation measures or alternatives should also be considered.

5. Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In A Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which the Project is Consistent?

Pursuant to Section 15183, subdivision (b)(1), of the CEQA Guidelines, this column indicates whether there are project-specific significant effects that are peculiar to the project or its site. Although neither section 21083.3 nor section 15183 defines the term “effects on the environment which are peculiar to the parcel or to the project,” a definition can be gleaned from what is now the leading case interpreting

section 21083.3, *Wal-Mart Stores, Inc. v. City of Turlock* (2006) 138 Cal.App.4th 273 (*Wal-Mart Stores*). In that case, the court upheld the respondent city's decision to adopt an ordinance banning discount "superstores." The city appropriately found that the adoption of the ordinance was wholly exempt from CEQA review under CEQA Guidelines section 15183 as a zoning action consistent with the general plan, where there were no project-specific impacts – of any kind – associated with the ordinance that were peculiar to the project. The court concluded that "a physical change in the environment will be peculiar to [a project] if that physical change belongs exclusively and especially to the [project] or it is characteristic of only the [project]." (*Id.* at p. 294.) As noted by the court, this definition "illustrate[s] how difficult it will be for a zoning amendment or other land use regulation that does not have a physical component to have a sufficiently close connection to a physical change to allow the physical change to be regarded as 'peculiar to' the zoning amendment or other land use regulation." (*Ibid.*)

A "yes" answer in the checklist indicates that the project has effects peculiar to the project relative to the environmental category that were not discussed in the prior environmental documentation for the zoning action, general plan or community plan. A "yes" answer will be followed by an indication of whether the impact is "potentially significant", "less than significant with mitigation incorporated", or "less than significant". An analysis of the determination will appear in the Discussion section following the checklist.

6. Are There Effects Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?

Sections 21083.3 and 15183 include a separate, though complementary, means of defining the term "effects on the environment which are peculiar to the parcel or to the project." Subdivision (f) of section 15183 provides as follows:

An effect of a project on the environment shall not be considered peculiar to the project or the parcel for the purposes of this section if uniformly applied development policies or standards have been previously adopted by the city or county with a finding that the development policies or standards will substantially mitigate that environmental effect when applied to future projects, unless substantial new information shows that the policies or standards will not substantially mitigate the environmental effect. The finding shall be based on substantial evidence which need not include an EIR.

This language explains that an agency can dispense with CEQA compliance for environmental impacts that will be "substantially mitigated" by the uniform application of "development policies or standards" adopted as part of, or in connection with, previous plan-level or zoning-level decisions, or otherwise – unless "substantial new information" shows that the standards or policies will not be

effective in “substantially mitigating” the effects in question. Section 15183, subdivision (f), goes on to add the following considerations regarding the kinds of policies and standards at issue:

Such development policies or standards need not apply throughout the entire city or county, but can apply only within the zoning district in which the project is located, or within the area subject to the community plan on which the lead agency is relying. Moreover, such policies or standards need not be part of the general plan or any community plan, but can be found within another pertinent planning document such as a zoning ordinance. Where a city or county, in previously adopting uniformly applied development policies or standards for imposition on future projects, failed to make a finding as to whether such policies or standards would substantially mitigate the effects of future projects, the decision-making body of the city or county, prior to approving such a future project pursuant to this section, may hold a public hearing for the purpose of considering whether, as applied to the project, such standards or policies would substantially mitigate the effects of the project. Such a public hearing need only be held if the city or county decides to apply the standards or policies as permitted in this section.

Subdivision (g) provides concrete examples of “uniformly applied development policies or standards”: (1) parking ordinances; (2) public access requirements; (3) grading ordinances; (4) hillside development ordinances; (5) flood plain ordinances; (6) habitat protection or conservation ordinances; (7) view protection ordinances.

A “yes” answer in the checklist indicates that the project has effects peculiar to the project relative to the environmental category that were not discussed in the prior environmental documentation for the zoning action, general plan or community plan and that cannot be mitigated through application of uniformly applied development policies or standards that have been previously adopted by the agency. A “yes” answer will be followed by an indication of whether the impact is “potentially significant”, “less than significant with mitigation incorporated”, or “less than significant”. An analysis of the determination will appear in the Discussion section following the checklist.

7. Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project Is Consistent?

Pursuant to Section 15183, subdivision (b)(2) of the CEQA Guidelines, this column indicates whether there are any effects that were not analyzed as significant effects in the prior EIR for the zoning action, general plan, or community plan with which the project is consistent.

This provision indicates that, if the prior EIR for a general plan, community plan, or zoning action failed to analyze a potentially significant effect then such effects must be addressed in the site-specific CEQA analysis.

A “yes” answer in the checklist indicates that the project has effects relative to the environmental category that were not analyzed as significant effects in the prior environmental documentation for the zoning action, general plan or community plan. A “yes” answer will be followed by an indication of

whether the impact is “potentially significant”, “less than significant with mitigation incorporated”, or “less than significant”. An analysis of the determination will appear in the Discussion section following the checklist.

8. Are There Potentially Significant Off-Site Impacts And Cumulative Impacts That Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan, Or Zoning Action?

Pursuant to Section 15183, subdivision (b)(3), of the CEQA Guidelines, this column indicates whether there are any potentially significant off-site impacts and cumulative impacts that were not discussed in the prior EIR prepared for the general plan, community plan or zoning action with which the project is consistent.

Subdivision (j) of CEQA Guidelines section 15183 makes it clear that, where the prior EIR has adequately discussed potentially significant offsite or cumulative impacts, the project-specific analysis need not revisit such impacts:

This section does not affect any requirement to analyze potentially significant offsite or cumulative impacts if those impacts were not adequately discussed in the prior EIR. If a significant offsite or cumulative impact was adequately discussed in the prior EIR, then this section may be used as a basis for excluding further analysis of that offsite or cumulative impact.

This provision indicates that, if the prior EIR for a general plan, community plan, or zoning action failed to analyze the “potentially significant offsite impacts and cumulative impacts of the [new site-specific] project,” then such effects must be addressed in the site-specific CEQA analysis. (Pub. Resources Code, § 21083.3, subd. (c); see also CEQA Guidelines, § 15183, subd. (j).)

A “yes” answer in the checklist indicates that the project has potentially significant off-site impacts or cumulative impacts relative to the environmental category that were not discussed in the prior environmental documentation for the zoning action, general plan or community plan. A “yes” answer will be followed by an indication of whether the impact is “potentially significant”, “less than significant with mitigation incorporated”, or “less than significant”. An analysis of the determination will appear in the Discussion section following the checklist.

9. Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?

Pursuant to Section (b)(4) of the CEQA Guidelines, this column indicates whether there are previously identified significant effects that are now determined to be more severe than previously assumed based on substantial information not known at the time the EIR for the zoning action, general plan or community plan was certified.

This provision indicates that, if substantial new information has arisen since preparation of the prior EIR for a general plan, community plan, or zoning action with respect to an effect that the prior EIR identified as significant, and the new information indicates that the adverse impact will be more severe, then such effects must be addressed in the site-specific CEQA analysis.

A “yes” answer in the checklist indicates that the project has significant impacts relative to the environmental category that were previously identified in the prior environmental documentation for the zoning action, general plan or community plan but, as a result of new information not previously known, are now determined to be more severe than previously assumed. A “yes” answer will be followed by an indication of whether the impact is “potentially significant”, “less than significant with mitigation incorporated”, or “less than significant”. An analysis of the determination will appear in the Discussion section following the checklist.

10. Mitigation Measures Addressing Impacts.

Pursuant to Public Resources Code section 21083.3, this column indicates whether the prior environmental document and/or the findings adopted by the lead agency decision-making body provides mitigation measures to address effects in the related impact category. In some cases, the mitigation measures have already been implemented. A “yes” response will be provided in either instance. If “NA” is indicated, this Environmental Review concludes that the impact does not occur with this project and therefore no mitigations are needed.

Subdivision (c) of Public Resources Code section 21083.3 further limits the partial exemption for projects consistent with general plans, community plans, and zoning by providing that:

[A]ll public agencies with authority to mitigate the significant effects shall undertake or require the undertaking of any feasible mitigation measures specified in the prior [EIR] relevant to a significant effect which the project will have on the environment or, if not, then the provisions of this section shall have no application to that effect. The lead agency shall make a finding, at a public hearing, as to whether those mitigation measures will be undertaken.

(Pub. Resources Code, § 21083.3, subd. (c).) Accordingly, to avoid having to address a previously identified significant effect in a site-specific CEQA document, a lead agency must “undertake or require the undertaking of any feasible mitigation measures specified in the prior [EIR] relevant to a significant effect which the project will have on the environment.” (Pub. Resources Code, § 21083.3, subd. (c).) Thus, the mere fact that a prior EIR has analyzed certain significant cumulative or off-site effects does not mean that site-specific CEQA analysis can proceed as though such effects do not exist. Rather, in order to take advantage of the streamlining provisions of section 21083.3, a lead agency must commit itself to carry out all relevant feasible mitigation measures adopted in connection with the general plan, community plan, or zoning action for which the prior EIR was prepared. This commitment must be expressed as a finding adopted at a public hearing. (See *Gentry v. City of Murrieta* (1995) 36 Cal.App.4th 1359, 1408 [court rejected respondent city’s argument that it had complied with

this requirement because it made a finding at the time of project approval “that the Project complied with all ‘applicable’ laws”; such a finding “was not the equivalent of a finding that the mitigation measures in the [pertinent] Plan EIR were actually being undertaken”).)

E. Checklist and Discussion

1. AESTHETICS

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which the Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project Is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
1. Aesthetics. Would the Project:	FPASP Draft EIR pp. 3A.1-1 to -34									
a. Have a substantial adverse effect on a scenic vista?	pp. 3A.1-24 to -25	No	No	No	No	No	No	No	No	MM 3A.1-1
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	pp. 3A.1-26 to -27	No	No	No	No	No	No	No	No	No feasible MM
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	pp. 3A.1-27 to -30	No	No	No	No	No	No	No	No	MM 3A.1-1 3A.7-4 3A.1-4
d. Create a new source of substantial light or glare which would	pp. 3A.1-31 to -33	No	No	No	No	No	No	No	No	MM 3A.1-5

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which the Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project Is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
1. Aesthetics. Would the Project:	FPASP Draft EIR pp. 3A.1-1 to -34									
adversely affect day or nighttime views in the area?										

Discussion:

The FPASP EIR concluded that implementation of the mitigation measures in the EIR would reduce all except the following aesthetic and visual impacts to less than significant levels: Impact 3A.1-1 (Substantial Adverse Effect on a Scenic Vista); Impact 3A.1-2 (Damage to Scenic Resources Within a Designated Scenic Corridor); Impact 3A.1-4 (Temporary, Short-Term Degradation of Visual Character for Developed Project Land Uses During Construction); Impact 3A.1-6 (New Skyglow Effects); and impacts from the off-site improvements constructed in areas under the jurisdiction of El Dorado and Sacramento Counties (Impacts 3A.1-4 and 3A.1-5). (FEIR, pp. 1-15 to 1-19; DEIR, p. 3A.1-34.) The pages indicated in the table above contain the relevant analysis of the potential impacts.

Additionally, the 2012 Water Addendum includes a short discussion of how the changes to the water facilities aspects of the FPASP project would have the same or less impacts to aesthetic resources when compared to the FPASP project as analyzed in the 2011 EIR after implementation of the following mitigation measures: MM 3B.1-2a, MM 3B.1-2b, MM 3B.1-3a, and MM 3B.1-3b. (Water Addendum, p. 3-5.) The 2015 Westland Eagle Addendum also includes a discussion of how project amendments would have the same or reduced impacts to aesthetic resources when compared to the FPASP project as analyzed in the 2011 EIR with implementation of the following mitigation measures from the FPASP EIR: MM 3A.1-1, MM 3A.1-4, MM 3A.1-5. (Westland Eagle Addendum, pp. 4.1-4.3.)

See Exhibit 3 for discussion of the Enclave at Folsom Ranch project's consistency with landscaping policies in the FPASP that may be relevant to aesthetic and visual impacts. (Exh. 3, pp. 30-31.) See Exhibit 1 (the Enclave at Folsom Ranch Design Guidelines) for more discussion of the architectural design guidelines and landscape design guidelines that apply to the Project. (Exh. 1, pp. 10-37.)

Mitigation Measures:

- MM 3A.1-1
- MM 3A.1-4
- MM 3A.1-5
- MM 3A.7-4
- MM 3B.1-2a
- MM 3B.1-2b
- MM 3B.1-3a
- MM 3B.1-3b

Conclusion:

With implementation of the above mitigation measures identified in the FPASP EIR, Water Addendum, and Westland Eagle Addendum, the Enclave at Folsom Ranch would not have any new significant or substantially more severe aesthetic impacts (Guidelines, § 15162), nor would it result in any new significant impacts that are peculiar to the project or its site (Guidelines, § 15183).

2. AGRICULTURE AND FOREST RESOURCES

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which the Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project Is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
2. Agriculture. Would the project:	FPASP Draft EIR pp. 3A.10-1 to -49									
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	p. 3A.10-29	No	No	No	No	No	No	No	No	None required
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	pp. 3A.10-41 to -43	No	No	No	No	No	No	No	No	No feasible MM
c. Involve other changes in the existing environment which, due to their location or nature,	p. 3A.10-29	No	No	No	No	No	No	No	No	None required

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which The Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project Is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
2. Agriculture. Would the project:	FPASP Draft EIR pp. 3A.10-1 to -49									
could result in conversion of Farmland, to non-agricultural use?										
<p>Discussion:</p> <p>The FPASP EIR concluded that there were no feasible mitigation measures that would reduce the two agriculture impacts to less than significant levels. Impacts 3A.10-3 (Cancellation of Existing On-Site Williamson Act Contracts) and 3.10-4 (Potential Conflict with Existing Off-Site Williamson Act Contracts) remain significant and unavoidable. (FEIR, pp. 1-123 to 1- 124; DEIR, pp. 3A.10-41 to -43.) The pages indicated in the table above contain the relevant analysis of the potential impacts.</p> <p>Additionally, the 2012 Water Addendum includes a short discussion of how the changes to the water facilities aspects of the FPASP project would have the same or less impacts to agricultural resources when compared to the FPASP project as analyzed in the 2011 EIR after implementation of the following mitigation measures: MM 3B.10-5. (Water Addendum, p. 3-12.) The 2015 Westland Eagle Addendum also includes a discussion of how project amendments would have the same or reduced impacts to agricultural resources when compared to the FPASP project as analyzed in the 2011 EIR. (Westland Eagle Addendum, pp. 4.4-4.5.)</p> <p>See Exhibit 3 for discussion of the Enclave at Folsom Ranch project's consistency with open space policies in the FPASP that may be relevant to agriculture and forest resources impacts. (Exh. 3, pp. 3-4, 13-16.)</p> <p>Mitigation Measures:</p> <ul style="list-style-type: none"> • MM 3B.10-5 <p>Conclusion:</p> <p>With implementation of the above mitigation measures identified in the FPASP EIR, Water Addendum, and Westland Eagle Addendum, Enclave at Folsom Ranch would not have any new significant or substantially more severe agriculture and forest resources impacts (Guidelines, § 15162), nor would it result in any new significant impacts that are peculiar to the project or its site (Guidelines, § 15183).</p>										

3. AIR QUALITY

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which the Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project Is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
3. Air Quality. Would the project:	FPASP Draft EIR pp. 3A.2-1 to -63									
a. Conflict with or obstruct implementation of the applicable air quality plan?	pp. 3A.2-23 to -59	No	No	No	No	No	No	No	No	MM 3A.2-1a 3A.2-1b 3A.2-1c 3A.2-1d 3A.2-1e 3A.2-1f 3A.2-1g 3A.2-1h 3A.2-2 3A.2-4a 3A.2-4b 3A.2-5
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	Same as (a) above	No	No	No	No	No	No	No	No	Same as (a) above
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an	Same as (a) above	No	No	No	No	No	No	No	No	Same as (a) above

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which The Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project Is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
3. Air Quality. Would the project:	FPASP Draft EIR pp. 3A.2-1 to -63									
applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?										
d. Expose sensitive receptors to substantial pollutant concentrations?	Same as (a) above	No	No	No	No	No	No	No	No	Same as (a) above
e. Create objectionable odors affecting a substantial number of people?	pp. 3A.2-59 to -63	No	No	No	No	No	No	No	No	MM 3A.2-6

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which the Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project Is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
3. Air Quality. Would the project:	FPASP Draft EIR pp. 3A.2-1 to -63									
<p>Discussion:</p> <p>The FPASP EIR concluded that implementation of the mitigation measures in the EIR would reduce all except the following air quality impacts to less than significant levels: temporary short-term construction-related emissions of criteria air pollutants and precursors (Impact 3A.2-1, for PM₁₀ concentrations); long-term operation-related, regional emissions of criteria air pollutants and precursors (Impact 3A.2-2); exposure to TACs (Impact 3A.2-4); and exposure to odorous emissions from construction activity (Impact 3A.2-6, for construction diesel odors and for corporation yard odors); and exposure to odorous emissions from operation of the proposed corporation yard (Impact 3A.2-6). (FEIR, pp. 1-22 to 1-34; DEIR, p. 3A.2-63.) The pages indicated in the table above contain the relevant analysis of the potential impacts.</p> <p>Additionally, the 2012 Water Addendum includes a short discussion of how the changes to the water facilities aspects of the FPASP project would have the same or less impacts to air quality when compared to the FPASP project as analyzed in the 2011 EIR after implementation of the following mitigation measures: MM 3B.2-1a, MM 3B.2-1b, MM 3B.2-1c, MM 3B.2-3a, MM 3B.2-3b. (Water Addendum, pp. 3-5 to 3-6.) The 2015 Westland Eagle Addendum also includes a discussion of how project amendments would have the same or reduced impacts to air quality when compared to the FPASP project as analyzed in the 2011 EIR with implementation of the following mitigation measures from the FPASP EIR: MM 3A.2-1a, MM 3A.2-1b, MM 3A.2-1c, MM 3A.2-1f, MM 3A.2-2, MM 3A.2-4a, MM 3A.2-4b, MM 3A.2-5, MM 3A.2-6. (Westland Eagle Addendum, pp. 4.6-4.17.)</p> <p>See Exhibit 3 for discussion of the Enclave at Folsom Ranch project's consistency with air quality policies in the FPASP that may be relevant to air quality impacts. (Exh. 3, pp. 27-28.)</p> <p>The land use mix in the Enclave at Folsom Ranch project is consistent with the FPASP, and the mitigation measures in the MMRP for the FPASP EIR are applicable to and will be implemented for the Enclave at Folsom Ranch development.</p> <p>Mitigation Measures:</p> <ul style="list-style-type: none"> • MM 3A.2-1a • MM 3A.2-1b • MM 3A.2-1c • MM 3A.2-1d • MM 3A.2-1e • MM 3A.2-1f • MM 3A.2-1g • MM 3A.2-1h • MM 3A.2-2 • MM 3A.2-4a • MM 3A.2-4b • MM 3A.2-5 • MM 3A.2-6 • MM 3B.2-1a 										

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which the Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project Is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
3. Air Quality. Would the project:	FPASP Draft EIR pp. 3A.2-1 to -63									
<ul style="list-style-type: none"> • MM 3B.2-1b • MM 3B.2-1c • MM 3B.2-3a • MM 3B.2-3b <p>Conclusion:</p> <p>With implementation of the above mitigation measures identified in the FPASP EIR, Water Addendum, and Westland Eagle Addendum, Enclave at Folsom Ranch would not have any new significant or substantially more severe air quality impacts (Guidelines, § 15162), nor would it result in any new significant impacts that are peculiar to the project or its site (Guidelines, § 15183).</p>										

4. BIOLOGICAL RESOURCES

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which the Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project Is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
4. Biological Resources. Would the project:	FPASP Draft EIR pp. 3A.3-1 to -94									
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	pp. 3A.3-50 to -72	No	No	No	No	No	No	No	No	MM 3A.3-1a 3A.3-1b 3A.3-2a 3A.3-2b 3A.3-2c 3A.3-2d 3A.3-2g 3A.3-2h 3A.3-3
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans,	pp. 3A.3-72 to -75	No	No	No	No	No	No	No	No	MM 3A.3-1a 3A.3-1b 3A.3-4a 3A.3-4b

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which the Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project Is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
4. Biological Resources. Would the project:	FPASP Draft EIR pp. 3A.3-1 to -94									
policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?										
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	pp. 3A.3-28 to -50	No	No	No	No	No	No	No	No	MM 3A.3-1a 3A.3-1b
d. Interfere substantially with the movement of any native resident or migratory fish and wildlife	pp. 3A.3-88 to -93	No	No	No	No	No	No	No	No	None required

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which the Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project Is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
4. Biological Resources. Would the project:	FPASP Draft EIR pp. 3A.3-1 to -94									
species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?										
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.	pp. 3A.3-75 to -88 (oak woodland and trees)	No	No	No	No	No	No	No	No	MM 3A.3-5
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	pp. 3A.3-93 to -94	No	No	No	No	No	No	No	No	None required

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which the Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project Is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
4. Biological Resources. Would the project:	FPASP Draft EIR pp. 3A.3-1 to -94									

Discussion:

The FPASP EIR concluded that implementation of the mitigation measures in the EIR would reduce all except the following biological resources impacts to less than significant levels: impacts on jurisdictional waters of the United States, including wetlands (Impact 3A.3-1); cumulative impacts on aquatic resources, oak woodlands, nesting and foraging habitat for raptors, including Swainson's hawk, and potential habitat for special-status plant species (Impact 3A.3-2); impacts on blue oak woodlands and on trees protected under Folsom Municipal Code and County Tree Preservation Ordinance (Impact 3A.3-5); as well as the impacts of off-site improvements which would be located in the jurisdiction of El Dorado County, Sacramento County, or Caltrans. (FEIR, pp. 1-38 to 1-63; DEIR, p. 3A.3-94.)

The pages indicated in the table above contain the relevant analysis of the potential impacts.

Additionally, the 2012 Water Addendum includes a short discussion of how the changes to the water facilities aspects of the FPASP project would have the same or less impacts to biological resources when compared to the FPASP project as analyzed in the 2011 EIR after implementation of the following mitigation measures: MM 3B.3-1a, MM 3B.3-1b, MM 3B.3-1c, MM 3A.3-1a, and MM 3B.3-2. (Water Addendum, p. 3-7.) The 2015 Westland Eagle Addendum also includes a discussion of how project amendments would have the same or reduced impacts to biological resources when compared to the FPASP project as analyzed in the 2011 EIR with implementation of the following mitigation measures that include updated versions of some mitigation measures in the FPASP EIR as well as new mitigation measures: MM 3A.3-1a, MM 3A.3-1b, MM 3A.3-2c, MM 3A.3-2d, MM 3A.3-2h, MM 3A.3-4a, MM 3A.3-4b, MM 3A.3-5, MM 4.4-1, MM 4.4-2, MM 4.4-3, MM 4.4-4, MM 4.4-5, MM 4.4-6, and MM 4.4-7. (Westland Eagle Addendum, pp. 4.18-4.30.)

See Exhibit 3 for discussion of the Enclave at Folsom Ranch project's consistency with wetlands and wildlife policies in the FPASP that may be relevant to biological resources impacts. (Exh. 3, pp. 18-21.)

There are ongoing efforts to complete the South Sacramento HCP, which is referenced in the FPASP EIR. But the South Sacramento HCP is not relevant to the Enclave at Folsom Ranch Project because the City did not choose to participate in the HCP and the project site is outside of the boundaries of the proposed HCP plan area. (See South Sacramento HCP Schedule of Implementation, available at <http://www.southsachcp.com/implementation/environmental-review-process/> (last visited April 20, 2016).)

Mitigation Measures:

- MM 3A.3-1a
- MM 3A.3-1b
- MM 3A.3-2a
- MM 3A.3-2b
- MM 3A.3-2c
- MM 3A.3-2d
- MM 3A.3-2e
- MM 3A.3-2f

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which the Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project Is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
4. Biological Resources. Would the project:	FPASP Draft EIR pp. 3A.3-1 to -94									
<ul style="list-style-type: none"> • MM 3A.3-2g • MM 3A.3-2h • MM 3A.3-3 • MM 3A.3-4a • MM 3A.3-4b • MM 3A.3-5 • MM 3B.3-1a • MM 3B.3-1b • MM 3B.3-1c • MM 3A.3-1a • MM 3B.3-2 • MM 4.4-1 • MM 4.4-2 • MM 4.4-3 • MM 4.4-4 • MM 4.4-5 • MM 4.4-6 • MM 4.4-7 <p>Conclusion:</p> <p>With implementation of the above mitigation measures identified in the FPASP EIR, Water Addendum, and Westland Eagle Addendum, Enclave at Folsom Ranch would not have any new significant or substantially more severe biological resources impacts (Guidelines, § 15162), nor would it result in any new significant impacts that are peculiar to the project or its site (Guidelines, § 15183).</p>										

5. CULTURAL RESOURCES

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which the Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project Is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
5. Cultural Resources. Would the project:	FPASP Draft EIR pp. 3A.5-1 to -25									
a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	pp. 3A.5-17 to -23	No	No	No	No	No	No	No	No	MM 3A.5-1a 3A.5-1b 3A.5-2
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	Same as (a) above	No	No	No	No	No	No	No	No	Same as (a) above
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	Same as (a) above	No	No	No	No	No	No	No	No	Same as (a) above
d. Disturb any human remains, including those interred outside the formal cemeteries?	pp. 3A.5-23 to -24	No	No	No	No	No	No	No	No	MM 3A.5-3

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which the Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project Is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
5. Cultural Resources. Would the project:	FPASP Draft EIR pp. 3A.5-1 to -25									

Discussion:

The FPASP EIR concluded that implementation of the mitigation measures in the EIR would reduce all except the following cultural resources impacts to less than significant levels: impacts on identified and previously undiscovered cultural resources (Impacts 3A.5-1 and 3A.5-2); and impacts from off-site improvements constructed in areas under the jurisdiction of El Dorado County, Sacramento County, or Caltrans (Impacts 3A.5-1 through 3A.5-3). (FEIR, pp. 1-81 to 1- 86; DEIR, p. 3A.5-25.) The pages indicated in the table above contain the relevant analysis of the potential impacts.

Additionally, the 2012 Water Addendum includes a short discussion of how the changes to the water facilities aspects of the FPASP project would have the same or less impacts to cultural resources when compared to the FPASP project as analyzed in the 2011 EIR after implementation of the following mitigation measures: MM 3A.5-1a, MM 3A.5-1b, MM 3A.5-2, MM 3A.5-3. (Water Addendum, pp. 3-8 to 3-9.) The 2015 Westland Eagle Addendum also includes a discussion of how project amendments would have the same or reduced impacts to cultural resources when compared to the FPASP project as analyzed in the 2011 EIR with implementation of the following mitigation measures from the FPASP EIR, some of which have been updated in the Westland Eagle Addendum: MM 3A.7-10, MM 3A.5-1a, MM 3A.5-1b, MM 3A.5-2, MM 3A.5-3. (Westland Eagle Addendum, pp. 4.31-4.39.)

See Exhibit 3 for discussion of the Enclave at Folsom Ranch project's consistency with cultural resources policies in the FPASP that may be relevant to cultural resources impacts. (Exh. 3, p. 24.)

Mitigation Measures:

- MM 3A.5-1a
- MM 3A.5-1b
- MM 3A.5-2
- MM 3A.5-3

Conclusion:

With implementation of the above mitigation measures identified in the FPASP EIR, Water Addendum, and Westland Eagle Addendum, Enclave at Folsom Ranch would not have any new significant or substantially more severe cultural resources impacts (Guidelines, § 15162), nor would it result in any new significant impacts that are peculiar to the project or its site (Guidelines, § 15183).

6. GEOLOGY AND SOILS

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which the Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project Is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
6. Geology and Soils. Would the project:	FPASP Draft EIR pp. 3A.7-1 to -40									
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: 1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. 2. Strong seismic ground shaking?	pp. 3A.7-24 to -28	No	No	No	No	No	No	No	No	MM 3A.7-1a 3A.7-1b

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which the Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project Is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
6. Geology and Soils. Would the project:	FPASP Draft EIR pp. 3A.7-1 to -40									
3. Seismic-related ground failure, including liquefaction? 4. Landslides?										
b. Result in substantial soil erosion or the loss of topsoil?	pp. 3A.7-28 to -31	No	No	No	No	No	No	No	No	MM 3A.7-3
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	pp. 3A.7-31 to -34	No	No	No	No	No	No	No	No	MM 3A.7-1a 3A.7-4 3A.7-5
d. Be located on expansive soil, as defined in Table 18- 1-B of the Uniform Building Code (1994),	pp. 3A.7-34 to -35	No	No	No	No	No	No	No	No	MM 3A.7-1a 3A.7-1b

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which The Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project Is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
6. Geology and Soils. Would the project:	FPASP Draft EIR pp. 3A.7-1 to -40									
creating substantial risks to life or property?										
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	pp. 3A.7-35 to -36	No	No	No	No	No	No	No	No	None required

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which The Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project Is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
6. Geology and Soils. Would the project:	FPASP Draft EIR pp. 3A.7-1 to -40									

Discussion:

The FPASP EIR concluded that implementation of the mitigation measures in the EIR would reduce all except the following geology impacts to less than significant levels: impacts from off-site elements under the jurisdiction of El Dorado and Sacramento Counties and Caltrans. (FEIR, pp. 1-89 to 1- 95; DEIR, p. 3A.7-40.) The pages indicated in the table above contain the relevant analysis of the potential impacts.

Additionally, the 2012 Water Addendum includes a short discussion of how the changes to the water facilities aspects of the FPASP project would have the same or less impacts to geology and soils resources when compared to the FPASP project as analyzed in the 2011 EIR after implementation of the following mitigation measures: MM 3B.7-1a, MM 3B.7-1b, MM 3B.7-4, MM 3B.7-5. (Water Addendum, p. 3-10.) The 2015 Westland Eagle Addendum also includes a discussion of how project amendments would have the same or reduced impacts to geology and soils when compared to the FPASP project as analyzed in the 2011 EIR with implementation of the following mitigation measures from the FPASP EIR: MM 3A.7-1a, MM 3A.7-1b, MM 3A.7-3, MM 3A.7-4, MM 3A.7-5. (Westland Eagle Addendum, pp. 4.40-4.43.)

See Exhibit 3 for discussion of the Enclave at Folsom Ranch project's consistency with floodplain protection policies in the FPASP that may be relevant to geology and soils impacts. (Exh. 3, pp. 25-27.)

Mitigation Measures:

- MM 3A.7-1a
- MM 3A.7-1b
- MM 3A.7-3
- MM 3A.7-4
- MM 3A.7-5
- MM 3B.7-1a
- MM 3B.7-1b
- MM 3B.7-4
- MM 3B.7-5

Conclusion:

With implementation of the above mitigation measures identified in the FPASP EIR, Water Addendum, and Westland Eagle Addendum, Enclave at Folsom Ranch would not have any new significant or substantially more severe geology and soils impacts (Guidelines, § 15162), nor would it result in any new significant impacts that are peculiar to the project or its site (Guidelines, § 15183).

7. GREENHOUSE GAS EMISSIONS

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which the Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project Is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
7. Greenhouse Gas Emissions. Would the project:	FPASP Draft EIR pp. 3A.4-1 to -49									
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment??	pp. 3A.4-13 to -30	No	No	No	No	No	No	No	No	MM 3A.2-1a 3A.2-1b 3A.4-1 3A.2-2 3A.4-2a 3A.4-2b
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	pp. 3A.4-10 to -13	No	No	No	No	No	No	No	No	None required

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which the Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project Is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
7. Greenhouse Gas Emissions. Would the project:	FPASP Draft EIR pp. 3A.4-1 to -49									

Discussion:

The FPASP EIR concluded that FPASP project's incremental contributions to greenhouse gas (GHG) emissions from project-related construction (Impact 3A.4-1) and from long-term operation (Impact 3A.4-2) are cumulatively considerable and significant and unavoidable. (FEIR, pp. 1-70 to 1- 79; DEIR, pp. 3A.4-23, 3A.4-30.) The pages indicated in the table above contain the relevant analysis of the potential impacts.

Additionally, the 2012 Water Addendum includes a short discussion of how the changes to the water facilities aspects of the FPASP project would have the same or less impacts to GHG emissions and climate change when compared to the FPASP project as analyzed in the 2011 EIR after implementation of the following mitigation measures: MM 3B.4-1a, MM 3B.4-1b. (Water Addendum, p. 3-8.) The 2015 Westland Eagle Addendum also includes a discussion of how project amendments would have the same or fewer impacts to GHG emissions and climate change when compared to the FPASP project as analyzed in the 2011 EIR with implementation of the following mitigation measures from the FPASP EIR: MM 3A.4-1, MM 3A.4-2a, MM 3A.4-2b. (Westland Eagle Addendum, pp. 4.44-4.52.)

See Exhibit 3 for discussion of the Enclave at Folsom Ranch project's consistency with energy efficiency policies in the FPASP that may be relevant to GHG emissions and climate change impacts. (Exh. 3, pp. 31-34.)

Mitigation Measures:

- MM 3A.2-1a
- MM 3A.2-1b
- MM 3A.4-1
- MM 3A.2-2
- MM 3A.4-2a
- MM 3A.4-2b
- MM 3B.4-1a
- MM 3B.4-1b

Conclusion:

With implementation of the above mitigation measures identified in the FPASP EIR, Water Addendum, and Westland Eagle Addendum, Enclave at Folsom Ranch would not have any new significant or substantially more severe GHG emissions and climate change impacts (Guidelines, § 15162), nor would it result in any new significant impacts that are peculiar to the project or its site (Guidelines, § 15183).

8. HAZARDS AND HAZARDOUS MATERIALS

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which the Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project Is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
8. Hazards and Hazardous Materials. Would the project:	FPASP Draft EIR pp. 3A.8-1 to -36									
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	pp. 3A.8-19 to -20	No	No	No	No	No	No	No	No	None required
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	pp. 3A.8-20 to -22	No	No	No	No	No	No	No	No	MM 3A.8-2 3A.9-1

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which the Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project Is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
8. Hazards and Hazardous Materials. Would the project:	FPASP Draft EIR pp. 3A.8-1 to -36									
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	pp. 3A.8-31 to -33	No	No	No	No	No	No	No	No	MM 3A.8-6
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	pp. 3A.8-22 to -28	No	No	No	No	No	No	No	No	MM 3A.8-3a 3A.8-3b 3A.8-3c
e. For a project located within an airport land use plan or, where	pp. 3A.8-18 to -19	No	No	No	No	No	No	No	No	None required

Enclave at Folsom Ranch

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which the Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project Is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
8. Hazards and Hazardous Materials. Would the project:	FPASP Draft EIR pp. 3A.8-1 to -36									
such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?										
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working on the project area?	pp. 3A.8-18 to -19	No	No	No	No	No	No	No	No	None required
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	p. 3A.8-29	No	No	No	No	No	No	No	No	None required

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which The Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project Is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
8. Hazards and Hazardous Materials. Would the project:	FPASP Draft EIR pp. 3A.8-1 to -36									
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	pp. 3A.8-18 to -19	No	No	No	No	No	No	No	No	None require

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which the Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project Is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
8. Hazards and Hazardous Materials. Would the project:	FPASP Draft EIR pp. 3A.8-1 to -36									

Discussion:

The FPASP EIR concluded that implementation of the mitigation measures in the EIR would reduce all hazards and hazardous materials impacts to less than significant levels, except for the impacts from off-site elements that fall under the jurisdiction of El Dorado and Sacramento Counties (Impacts 3A.8-2, 3A.8-3, 3A.8-5, 3A.8-7). (FEIR, pp. 1-99 to 1- 108; DEIR, pp. 3A.8-35 to -36.) The pages indicated in the table above contain the relevant analysis of the potential impacts. The DEIR also analyzes Impact 3A.8-7 related to mosquito and vector control. (See pp. 3A.8-33 to -35; MM 3A.8-7.)

Additionally, the 2012 Water Addendum includes a short discussion of how the changes to the water facilities aspects of the FPASP project would have the same or less hazards and hazardous materials impacts when compared to the FPASP project as analyzed in the 2011 EIR after implementation of the following mitigation measures: MM 3B.8-1a, MM 3B.8-1b, MM 3B.16-3a, MM 3B.16-3b, MM 3B.8-5a, MM 3B.8-5b. (Water Addendum, pp. 3-10 to 3-11.) The 2015 Westland Eagle Addendum also includes a discussion of how project amendments would have the same or reduced hazards and hazardous materials impacts when compared to the FPASP project as analyzed in the 2011 EIR with implementation of the following mitigation measures from the FPASP EIR: MM 3A.8-2, MM 3A.8-5, MM 3A.8-7. (Westland Eagle Addendum, pp. 4.53-4.57.)

Mitigation Measures:

- MM 3A.8-2
- MM 3A.9-1
- MM 3A.8-6
- MM 3A.8-3a
- MM 3A.8-3b
- MM 3A.8-3c
- MM 3A.8-7
- MM 3B.8-1a
- MM 3B.8-1b
- MM 3B.16-3a
- MM 3B.16-3b
- MM 3B.8-5a
- MM 3B.8-5b

Conclusion:

With implementation of the above mitigation measures identified in the FPASP EIR, Water Addendum, and Westland Eagle Addendum, Enclave at Folsom Ranch would not have any new significant or substantially more severe hazards and

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which the Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project Is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
8. Hazards and Hazardous Materials. Would the project:	FPASP Draft EIR pp. 3A.8-1 to -36									
hazardous materials impacts (Guidelines, § 15162), nor would it result in any new significant impacts that are peculiar to the project or its site (Guidelines, § 15183).										

9. HYDROLOGY AND WATER QUALITY

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which the Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project Is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
9. Hydrology and Water Quality. Would the Project:	FPASP Draft EIR pp. 3A.9-1 to -51									
a. Violate any water quality standards or waste discharge requirements?	pp. 3A.9-24 to -28	No	No	No	No	No	No	No	No	MM 3A.9-1
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have	pp. 3A.9-45 to -50	No	No	No	No	No	No	No	No	None required

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which the Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project Is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
9. Hydrology and Water Quality. Would the Project:	FPASP Draft EIR pp. 3A.9-1 to -51									
been granted?										
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	pp. 3A.9-24 to -28	No	No	No	No	No	No	No	No	MM 3A.9-1
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	pp. 3A.9-28 to -37	No	No	No	No	No	No	No	No	MM 3A.9-2

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which the Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project Is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
9. Hydrology and Water Quality. Would the Project:	FPASP Draft EIR pp. 3A.9-1 to -51									
e. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	pp. 3A.9-28-42 Also see generally Backbone Infrastructure MND	No	No	No	No	No	No	No	No	MM 3A.9-1 MM 3A.9-2
f. Otherwise substantially degrade water quality?	See generally pp. 3A.9-1 to -51	No	No	No	No	No	No	No	No	None required
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	p. 3A.9-45	No	No	No	No	No	No	No	No	None required
h. Place within a 100-year flood hazard area structures which	p. 3A.9-45	No	No	No	No	No	No	No	No	None required

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which the Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project Is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
9. Hydrology and Water Quality. Would the Project:	FPASP Draft EIR pp. 3A.9-1 to -51									
would impede or redirect flood flows?										
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	pp. 3A.9-43 to -44	No	No	No	No	No	No	No	No	MM 3A.9-4
j. Inundation by seiche, tsunami, or mudflow?	Not relevant	No	No	No	No	No	No	No	No	None required

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which the Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project Is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
9. Hydrology and Water Quality. Would the Project:	FPASP Draft EIR pp. 3A.9-1 to -51									

Discussion:

The FPASP EIR concluded that implementation of the mitigation measures in the EIR would reduce all hydrology and water quality impacts to less than significant levels, except for the impacts from off-site elements that fall under the jurisdiction of El Dorado and Sacramento Counties and Caltrans (Impacts 3.10-1, 3.10-2, 3.10-3, 3.10-5). (FEIR, pp. 1-113 to 1- 118; DEIR, p. 3A.9-51.) The pages indicated in the table above contain the relevant analysis of the potential impacts.

Additionally, the 2012 Water Addendum includes a short discussion of how the changes to the water facilities aspects of the FPASP project would have the same or less impacts to hydrology and water quality when compared to the FPASP project as analyzed in the 2011 EIR after implementation of the following mitigation measures: MM 3B.9-1a, MM 3B.9-1b, MM 3A.3-1a, MM 3A.3-1b, MM 3B.9-3a, MM 3B.9-3b. (Water Addendum, pp. 3-11 to 3-12.) The 2015 Westland Eagle Addendum also includes a discussion of how project amendments would have the same or reduced impacts to hydrology and water quality when compared to the FPASP project as analyzed in the 2011 EIR with implementation of the following mitigation measures from the FPASP EIR: MM 3A.9-1, MM 3A.9-2, MM 3A.9-3 MM 3A.9-4. (Westland Eagle Addendum, pp. 4.58-4.62.)

See Exhibit 3 for discussion of the Enclave at Folsom Ranch project's consistency with water efficiency and floodplain protection policies in the FPASP that may be relevant to hydrology and water quality impacts. (Exh. 3, pp. 25-27, 34.)

Mitigation Measures:

- MM 3A.9-1
- MM 3A.9-2
- MM 3A.9-4
- MM 3B.9-1a
- MM 3B.9-1b
- MM 3A.3-1a
- MM 3A.3-1b
- MM 3B.9-3a
- MM 3B.9-3b

Conclusion:

With implementation of the above mitigation measures identified in the FPASP EIR, Water Addendum, and Westland Eagle Addendum, Enclave at Folsom Ranch would not have any new significant or substantially more severe hydrology and water quality impacts (Guidelines, § 15162), nor would it result in any new significant impacts that are peculiar to the project or its site (Guidelines, § 15183).

10. LAND USE AND PLANNING

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which the Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project Is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
10. Land Use and Planning. Would the project:	FPASP Draft EIR pp. 3A.10-1 to -49									
a. Physically divide an established community?	p. 3A.10-29	No	No	No	No	No	No	No	No	None required
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	pp. 3A.10-34 to -41	No	No	No	No	No	No	No	No	None require

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which the Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project Is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
10. Land Use and Planning. Would the project:	FPASP Draft EIR pp. 3A.10-1 to -49									
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	pp. 3A.3-93 to -94	No	No	No	No	No	No	No	No	None required
d. Contribute to the decay of an existing urban center?	Not relevant; also see Folsom South of U.S. Highway 50 Specific Plan Project's CEQA Findings of Fact and Statement of Overriding Considerations, pp. 361-363	No	No	No	No	No	No	No	No	

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which the Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project Is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
10. Land Use and Planning. Would the project:	FPASP Draft EIR pp. 3A.10-1 to -49									

Discussion:

The FPASP EIR concluded that the following land use impacts were less than significant and no mitigation was required: Impacts 3A.10-1 (Consistency with Sacramento LAFCo Guidelines) and 3.10-2 (Consistency with the SACOG Sacramento Region Blueprint). (FEIR, pp. 1-123 to 1-124; DEIR, pp. 3A.10-36, 3A.10-39.) But impacts from off-site elements that fall under the jurisdiction of El Dorado and Sacramento Counties and Caltrans would be potentially significant and unavoidable. The pages indicated in the table above contain the relevant analysis of the potential impacts.

Additionally, the 2012 Water Addendum includes a short discussion of how the changes to the water facilities aspects of the FPASP project would have the same or less impacts to land use when compared to the FPASP project as analyzed in the 2011 EIR after implementation of the following mitigation measures: MM 3B.10-5. (Water Addendum, p. 3-12.) The 2015 Westland Eagle Addendum also includes a discussion of how project amendments would have the same or reduced impacts to land use when compared to the FPASP project as analyzed in the 2011 EIR. (Westland Eagle Addendum, pp. 4.63-4.64.)

See Exhibit 3 for discussion of the Enclave at Folsom Ranch project's consistency with land use policies in the FPASP that may be relevant to land use impacts. (Exh. 3, pp. 1-5.) The Enclave at Folsom Ranch Design Guidelines (Exhibit 1) is a complementary document to the Folsom Plan Area Specific Plan and the Folsom Plan Area Specific Plan Community Guidelines.

There are ongoing efforts to complete the South Sacramento HCP, which is referenced in the FPASP EIR. But the South Sacramento HCP is not relevant to the Enclave at Folsom Ranch Project because the City did not choose to participate in the HCP and the project site is outside of the boundaries of the proposed HCP plan area. (See South Sacramento HCP Schedule of Implementation, available at <http://www.southsachcp.com/implementation/environmental-review-process/> (last visited April 20, 2016).) In any event, the Enclave at Folsom Ranch Project would not impede the completion of or ultimate implementation of the South Sacramento HCP.

Mitigation Measures:

- MM 3B.10-5

Conclusion:

With implementation of the above mitigation measures identified in the FPASP EIR, Water Addendum, and Westland Eagle Addendum, Enclave at Folsom Ranch would not have any new significant or substantially more severe land use impacts (Guidelines, § 15162), nor would it result in any new significant impacts that are peculiar to the project or its site (Guidelines, § 15183).

11. MINERAL RESOURCES

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which the Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project Is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
11. Mineral Resources. Would the Project:	FPASP Draft EIR pp. 3A.7-1 to -40									
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	pp. 3A.7-36 to -38	No	No	No	No	No	No	No	No	MM 3A.7-9
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	Same as (a) above	No	No	No	No	No	No	No	No	Same as (a) above

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which the Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project Is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
11. Mineral Resources. Would the Project:	FPASP Draft EIR pp. 3A.7-1 to -40									

Discussion:

The FPASP EIR concluded that implementation of the mitigation measures in the EIR would reduce all except one of the impacts to mineral resources to less than significant levels. Impact 3A.7-9 (Possible Loss of Mineral Resources-Kaolin Clay) remains significant and unavoidable. (FEIR, pp. 1-89 to 1- 95; DEIR, pp. 3A.7-37 to -38.) The pages indicated in the table above contain the relevant analysis of the potential impacts.

Additionally, the 2012 Water Addendum includes a short discussion of how the changes to the water facilities aspects of the FPASP project would have the same or less impacts to mineral resources when compared to the FPASP project as analyzed in the 2011 EIR and that no mitigation measures were necessary to address the water supply and water facilities aspect of the FPASP project. (Water Addendum, p. 3-13.) The 2015 Westland Eagle Addendum also includes a discussion of how project amendments would have the same or reduced impacts to mineral resources when compared to the FPASP project as analyzed in the 2011 EIR. (Westland Eagle Addendum, p. 4.65.)

Mitigation Measures:

- None required

Conclusion:

With implementation of the above mitigation measures identified in the FPASP EIR, Water Addendum, and Westland Eagle Addendum, Enclave at Folsom Ranch would not have any new significant or substantially more severe mineral resources impacts (Guidelines, § 15162), nor would it result in any new significant impacts that are peculiar to the project or its site (Guidelines, § 15183).

12. NOISE

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which the Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project Is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
12. Noise. Would the project result in:	FPASP Draft EIR pp. 3A.11-1 to -52									
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	pp. 3A.11-50 to -51	No	No	No	No	No	No	No	No	MM 3A.11-4
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	pp. 3A.11-33 to -35	No	No	No	No	No	No	No	No	MM 3A.11-3
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	pp. 3A.11-36 to -48	No	No	No	No	No	No	No	No	MM 3A.11-4 3A.11-5

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which the Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project Is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
12. Noise. Would the project result in:	FPASP Draft EIR pp. 3A.11-1 to -52									
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	pp. 3A.11-27 to -35	No	No	No	No	No	No	No	No	MM 3A.11-1 3A.11-3
e. For a project located within an airport land use plan or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	pp. 3A.11-27 and 3A.11-49	No	No	No	No	No	No	No	No	None required

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which The Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project Is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
12. Noise. Would the project result in:	FPASP Draft EIR pp. 3A.11-1 to -52									
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	pp. 3A.11-27	No	No	No	No	No	No	No	No	None required

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which the Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project Is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
12. Noise. Would the project result in:	FPASP Draft EIR pp. 3A.11-1 to -52									

Discussion:

The FPASP EIR concluded that implementation of the mitigation measures in the EIR would reduce all except the following noise impacts to less than significant levels: temporary, short-term exposure of sensitive receptors to increased equipment noise and groundborne noise and vibration from project construction (Impacts 3A.11-1, 3A.11-3); long-term exposure of sensitive receptors to increased operational traffic noise levels from project operation (Impact 3A.11-4); and impacts from off-site elements that are under the jurisdiction of El Dorado County, Sacramento County, or Caltrans. (FEIR, pp. 1-127 to 1-132; DEIR, pp. 3A.11-51 to -52.) The pages indicated in the table above contain the relevant analysis of the potential impacts.

Additionally, the 2012 Water Addendum includes a short discussion of how the changes to the water facilities aspects of the FPASP project would have the same or less noise impacts when compared to the FPASP project as analyzed in the 2011 EIR after implementation of the following mitigation measures: MM 3B.11-1a, MM 3B.11-1b, MM 3B.11-1c, MM 3B.11-1d, MM 3B.11-1e, and MM 3B.11-3. (Water Addendum, p. 3-14.) The 2015 Westland Eagle Addendum also includes a discussion of how project amendments would have the same or reduced noise impacts when compared to the FPASP project as analyzed in the 2011 EIR with implementation of the following mitigation measures from the FPASP EIR and one additional mitigation measure from the Westland Eagle Addendum: MM 3A.11-1, MM 3A.11-3, MM 3A.11-4, MM 3A.11-5, MM 4.12-1. (Westland Eagle Addendum, pp. 4.66-4.74.)

See Exhibit 3 for discussion of the Enclave at Folsom Ranch project's consistency with noise policies in the FPASP that may be relevant to noise impacts. (Exh. 3, p. 29.)

Mitigation Measures:

- MM 3A.11-1
- MM 3A.11-3
- MM 3A.11-4
- MM 3A.11-5
- MM 3B.11-1a
- MM 3B.11-1b
- MM 3B.11-1c
- MM 3B.11-1d
- MM 3B.11-1e
- MM 3B.11-3
- MM 4.12-1

The April 8, 2016 Noise Study completed by Bollard Acoustical Consultants (attached as Exhibit 4) found that, consistent with the noise impact analysis in the FPASP EIR, a portion of the Enclave at Folsom Ranch Residential Development project site will be exposed to future traffic noise levels in excess of the City of Folsom's 60 dB Ldn exterior noise level standard. The impacts analyzed in the Noise Study are of the same type, scope, and scale as those impacts addressed in the FPASP EIR. In other words, the Noise Study did not find any new impacts, any effects that are peculiar to the project or project site, or any substantially more severe impacts than those analyzed in the FPASP EIR. The Noise Study provides

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which the Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project Is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
12. Noise. Would the project result in:	FPASP Draft EIR pp. 3A.11-1 to -52									

recommendations for how to implement the FPASP EIR's mitigation measures to achieve compliance with the City's exterior and interior noise standards. These recommendations, which are listed below, are consistent with the mitigation measures in the FPASP EIR and simply add new details about noise barriers (e.g., required height and materials) and windows required in the previously adopted mitigation measures.

The following Noise Study recommendations for how to implement the FPASP EIR's mitigation measures will be required as conditions of approval:

- An 8-foot solid noise barrier would be required to reduce future Easton Valley Parkway traffic noise levels below the City of Folsom exterior criteria of 60 dB Ldn. This barrier is specified relative to backyard elevation unless the backyard elevation is below the roadway elevation, in which case the barrier height is specified relative to roadway elevation.
- A 7-foot solid noise barrier would be required to reduce future New Placerville Road traffic noise levels below the City of Folsom exterior criteria of 60 dB Ldn. This barrier is specified relative to backyard elevation unless the backyard elevation is below the roadway elevation, in which case the barrier height is specified relative to roadway elevation.
- Suitable materials for the traffic noise barriers include masonry and precast concrete panels. Other materials may be acceptable but should be reviewed by an acoustical consultant prior to use.
- Mechanical ventilation (air conditioning) should be provided for all residences in this development to allow the occupants to close doors and windows as desired to achieve compliance with the applicable interior noise level criteria.
- All second-floor bedroom windows of the lots located adjacent to Easton Valley Parkway from which the roadway is visible should have a minimum STC rating of 32.

(Exh. 4, p. 13.) Additionally, Bollard concluded that construction noise impacts at offsite locations are predicted to be insignificant. (Exh. 4, p. 12.)

Conclusion:

With implementation of the above mitigation measures identified in the FPASP EIR, Water Addendum, and Westland Eagle Addendum, Enclave at Folsom Ranch would not have any new significant or substantially more severe noise impacts (Guidelines, § 15162), nor would it result in any new significant impacts that are peculiar to the project or its site (Guidelines, § 15183).

13. POPULATION AND HOUSING

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which the Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project Is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
13. Population and Housing. Would the Project:	FPASP Draft EIR pp. 3A.13-1 to -16									
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	pp. 3A.13-11 to -15	No	No	No	No	No	No	No	No	None required
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	p. 3A.13-16	No	No	No	No	No	No	No	No	None required

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which The Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project Is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
13. Population and Housing. Would the Project:	FPASP Draft EIR pp. 3A.13-1 to -16									
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	p. 3A.13-16	No	No	No	No	No	No	No	No	None required
<p>Discussion:</p> <p>The FPASP EIR concluded that all population, employment and housing impacts are less than significant and do not require mitigation. (FEIR, pp. 1-137 to 1- 138; DEIR, p. 3A.13-16.) The pages indicated in the table above contain the relevant analysis of the potential impacts.</p> <p>Additionally, the 2012 Water Addendum includes a short discussion of how the changes to the water facilities aspects of the FPASP project would have the same or less impacts to population and housing when compared to the FPASP project as analyzed in the 2011 EIR and, thus, no new mitigation was required. (Water Addendum, p. 3-15.) The 2015 Westland Eagle Addendum also includes a discussion of how project amendments would have the same or reduced impacts to population and housing when compared to the FPASP project as analyzed in the 2011 EIR. (Westland Eagle Addendum, pp. 4.75-4.76.)</p> <p>See Exhibit 3 for discussion of the Enclave at Folsom Ranch project's consistency with housing policies in the FPASP that may be relevant to population and housing impacts. (Exh. 3, pp. 6-8.)</p> <p>Mitigation Measures:</p> <ul style="list-style-type: none"> • None required <p>Conclusion:</p> <p>With implementation of the above mitigation measures identified in the FPASP EIR, Water Addendum, and Westland Eagle Addendum, Enclave at Folsom Ranch would not have any new significant or substantially more severe population and housing impacts (Guidelines, § 15162), nor would it result in any new significant impacts that are peculiar to the project or its site (Guidelines, § 15183).</p>										

14. PUBLIC SERVICES

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which the Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project Is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
14. Public Services.	FPASP Draft EIR pp. 3A.14-1 to -30									
a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any the public services:	pp. 3A.14-12 to -13	No	No	No	No	No	No	No	No	MM 3A.14-1
Fire protection?	pp. 3A.14-13 to -20	No	No	No	No	No	No	No	No	MM 3A.14-2 3A.14-3

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which the Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project Is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
14. Public Services.	FPASP Draft EIR pp. 3A.14-1 to -30									
Police protection?	pp. 3A.14-20 to -23	No	No	No	No	No	No	No	No	None required
Schools?	pp. 3A.14-24 to -30	No	No	No	No	No	No	No	No	None required
Parks?	pp. 3A.12-14 to -17 (in Parks and Recreation chapter, not the Public Services chapter)	No	No	No	No	No	No	No	No	None required
Other public facilities?	Same as (a) above	No	No	No	No	No	No	No	No	Same as (a) above

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which the Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project Is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
14. Public Services.	FPASP Draft EIR pp. 3A.14-1 to -30									
<p>Discussion:</p> <p>The FPASP EIR concluded that implementation of the mitigation measures in the EIR would reduce all public services impacts to less than significant levels, except for impacts from off-site elements constructed in areas under the jurisdiction of El Dorado and Sacramento Counties, or Caltrans (Impact 3A.14-1). (FEIR, pp. 1-138 to 1- 141; DEIR, p. 3A.14-30.) The pages indicated in the table above contain the relevant analysis of the potential impacts.</p> <p>Additionally, the 2012 Water Addendum includes a short discussion of how the changes to the water facilities aspects of the FPASP project would have the same or less impacts to public services when compared to the FPASP project as analyzed in the 2011 EIR and, thus, no new mitigation was required. (Water Addendum, p. 3-16.) The 2015 Westland Eagle Addendum also includes a discussion of how project amendments would have the same or reduced impacts to public services when compared to the FPASP project as analyzed in the 2011 EIR with implementation of the following mitigation measures from the FPASP EIR: MM 3A-14-1, MM 3A.14-2, MM 3A.14-3. (Westland Eagle Addendum, pp. 4.77-4.78.)</p> <p>See Exhibit 3 for discussion of the Enclave at Folsom Ranch project's consistency with public services policies in the FPASP that may be relevant to public services impacts. (Exh. 3, p. 36-37.)</p> <p>Mitigation Measures:</p> <ul style="list-style-type: none"> • MM 3A.14-1 • MM 3A.14-2 • MM 3A.14-3 <p>Conclusion:</p> <p>With implementation of the above mitigation measures identified in the FPASP EIR, Water Addendum, and Westland Eagle Addendum, Enclave at Folsom Ranch would not have any new significant or substantially more severe public services impacts (Guidelines, § 15162), nor would it result in any new significant impacts that are peculiar to the project or its site (Guidelines, § 15183).</p>										

15. RECREATION

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which the Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project Is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
15. Recreation.	FPASP Draft EIR pp. 3A.12-1 to -17									
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	pp. 3A.12-12 to -17	No	No	No	No	No	No	No	No	None required
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	Same as (a) above	No	No	No	No	No	No	No	No	Same as (a) above

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which the Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project Is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
15. Recreation.	FPASP Draft EIR pp. 3A.12-1 to -17									

Discussion:

The FPASP EIR concluded that all parks and recreation impacts are less than significant and, thus, no mitigation was necessary. (FEIR, p. 1-136; DEIR, p. 3A.12-17.) The pages indicated in the table above contain the relevant analysis of the potential impacts.

Additionally, the 2012 Water Addendum includes a short discussion of how the changes to the water facilities aspects of the FPASP project would have the same or less impacts to recreation when compared to the FPASP project as analyzed in the 2011 EIR after implementation of the following mitigation measure: MM 3B.12-1. (Water Addendum, p. 3-15.) The 2015 Westland Eagle Addendum also includes a discussion of how project amendments would have the same or reduced impacts to recreation when compared to the FPASP project as analyzed in the 2011 EIR. (Westland Eagle Addendum, p. 4.79.)

See Exhibit 3 for discussion of the Enclave at Folsom Ranch project's consistency with parks and open space policies in the FPASP that may be relevant to recreation impacts. (Exh. 3, pp. 4, 13-18.)

Mitigation Measures:

- MM 3B.12-1

Conclusion:

With implementation of the above mitigation measures identified in the FPASP EIR, Water Addendum, and Westland Eagle Addendum, Enclave at Folsom Ranch would not have any new significant or substantially more severe recreation impacts (Guidelines, § 15162), nor would it result in any new significant impacts that are peculiar to the project or its site (Guidelines, § 15183).

16. TRANSPORTATION/ TRAFFIC

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which the Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project Is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
16. Transportation/Traffic. Would the project:	FPASP Draft EIR pp. 3A.15-1 to -157									
a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ration on roads, or congestion at intersections)?	pp. 3A.15-25 to -157	No	No	No	No	No	No	No	No	MM 3A.15-1a 3A.15-1b 3A.15-1c 3A.15-1f 3A.15-1i 3A.15-1j 3A.15-1l 3A.15-1o 3A.15-1p 3A.15-1q 3A.15-1r 3A.15-1s 3A.15-1u 3A.15-1v 3A.15-1w 3A.15-1x 3A.15-1y 3A.15-1z 3A.15-1aa 3A.15-1dd 3A.15-1ee 3A.15-1ff 3A.15-1gg 3A.15-1hh 3A.15-1ii 3A.15-2a 3A.15-2b

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which the Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project Is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
16. Transportation/Traffic. Would the project:	FPASP Draft EIR pp. 3A.15-1 to -157									
										3A.15-3 3A.15-4a 3A.15-4b 3A.15-4c 3A.15-4d 3A.15-4f 3A.15-4g 3A.15-4i 3A.15-4j 3A.15-4k 3A.15-4l 3A.15-4m 3A.15-4n 3A.15-4o 3A.15-4p 3A.15-4q 3A.15-4r 3A.15-4s 3A.15-4t 3A.15-4u 3A.15-4v 3A.15-4w 3A.15-4x 3A.15-4y
b. Exceed, either individually or cumulatively, a level of service standard established by the	Same as (a) above	No	No	No	No	No	No	No	No	Same as (a) above

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which the Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project Is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
16. Transportation/Traffic. Would the project:	FPASP Draft EIR pp. 3A.15-1 to -157									
county congestion management agency for designated roads or highways?										
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	Not relevant; no changes to air traffic would result from the Project	No	No	No	No	No	No	No	No	
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	No significant traffic hazards were identified in the EIR	No	No	No	No	No	No	No	No	
e. Result in inadequate emergency access?	3A.14-12 to -13 (in Public Services chapter, not Transportation chapter)	No	No	No	No	No	No	No	No	MM 3A.14-1

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which the Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project Is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
16. Transportation/Traffic. Would the project:	FPASP Draft EIR pp. 3A.15-1 to -157									
f. Result in inadequate parking capacity?	Development will be required to follow City parking standards	No	No	No	No	No	No	No	No	
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	3A.15-27	No	No	No	No	No	No	No	No	None required

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which the Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project Is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
16. Transportation/Traffic. Would the project:	FPASP Draft EIR pp. 3A.15-1 to -157									

Discussion:

The FPASP EIR concluded that implementation of the mitigation measures in the EIR would reduce all except the following traffic and transportation impacts to less than significant levels: Impacts 3A.15-1i, 3A.15-1j, 3A.15-1l, , 3A.15-1o, 3A.15-1p, 3A.15-1q, 3A.15-1r, 3A.15-1s, 3A.15-1u, 3A.15-1v, 3A.15-1w, 3A.15-1x, 3A.15-1y, 3A.15-1z, 3A.15-1aa, 3A.15-1dd, 3A.15-1ee, 3A.15-1ff, 3A.15-1gg, 3A.15-1hh, 3A.15-1ii, 3A.15-2, 3A.15-4b, 3A.15-4d, 3A.15-4i, 3A.15-4l, 3A.15-4m, 3A.15-4n, 3A.15-4o, 3A.15-4p, 3A.15-4r, 3A.15-4s, 3A.15-4t, 3A.15-4u, 3A.15-4v, 3A.15-4w, 3A.15-4x, 3A.15-4y. (FEIR, pp. 1-142 to 1-175.) These impacts include intersection impacts, such as the intersections at Oak Avenue Parkway/East Bidwell Street and East Bidwell Street/Iron Point Road; and impacts at roadway segments, such as on eastbound U.S. 50, including the Zinfandel Drive to Sunrise Boulevard segment, the Rancho Cordova Parkway to Hazel Avenue segment, and the Folsom Boulevard to Prairie City Road segment. (DEIR, pp. 3A.15-157.) The pages indicated in the table above contain the relevant analysis of the potential impacts.

Additionally, the 2012 Water Addendum includes a short discussion of how the changes to the water facilities aspects of the FPASP project would have the same or less transportation and traffic impacts when compared to the FPASP project as analyzed in the 2011 EIR after implementation of the following mitigation measures: MM 3B.15-1a, MM 3B.15-1b. (Water Addendum, p. 3-16.) The 2015 Westland Eagle Addendum also includes a discussion of how project amendments would have the same or reduced impacts to transportation and traffic when compared to the FPASP project as analyzed in the 2011 EIR with implementation of the mitigation measures from the FPASP EIR listed below, as well as two new mitigation measures: MM 4.16-1, MM 4.16-2. (Westland Eagle Addendum, pp. 4.80-4.90.)

See Exhibit 3 for discussion of the Enclave at Folsom Ranch project's consistency with circulation policies in the FPASP that may be relevant to traffic and transportation impacts. (Exh. 3, pp. 8-13.) See Exhibit 5 for a discussion of how the Enclave at Folsom Ranch is consistent with the trip generation calculations and analysis of transportation impacts in the Westland Eagle Addendum. In fact, the proposed change in land use will result in a net decrease in trips when compared to trips generated under the Westland/Eagle FPASP Amendment. (Exh. 5, p. 1)

Mitigation Measures:

- MM 3A.14-1
- MM 3A.15-1a through MM 3A.15-1c
- MM 3A.15-1f
- MM 3A.15-1i through MM 3A.15-1j
- MM 3A.15-1l
- MM 3A.15-1o through MM 3A.15-1s
- MM 3A.15-1u through MM 3A.15-1z
- MM 3A.15-1aa
- MM 3A.15-1dd through MM 3A.15-1ii
- MM 3A.15-2a through MM 3A.15-2b
- MM 3A.15-3
- MM 3A.15-4a through MM 3A.15-4d

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which The Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project Is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
16. Transportation/Traffic. Would the project:	FPASP Draft EIR pp. 3A.15-1 to -157									
<ul style="list-style-type: none"> • MM 3A.15-4f through MM 3A.15-4g • MM 3A.15-4i through MM 3A.15-4y • MM 3B.15-1a • MM 3B.15-1b • MM 4.16-1 • MM 4.16-2 <p>Conclusion: With implementation of the above mitigation measures identified in the FPASP EIR, Water Addendum, and Westland Eagle Addendum, Enclave at Folsom Ranch would not have any new significant or substantially more severe transportation/traffic impacts (Guidelines, § 15162), nor would it result in any new significant impacts that are peculiar to the project or its site (Guidelines, § 15183).</p>										

17. UTILITIES

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which the Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project Is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
17. Utilities and Service Systems. Would the Project:	FPASP Draft EIR pp. 3A.16-1 to -43									
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	pp. 3A.16-13 to -28	No	No	No	No	No	No	No	No	MM 3A.16-1 3A.16-3 3A.16-4 3A.16-5
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	Same as (a) above	No	No	No	No	No	No	No	No	Same as (a) above
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities,	pp. 3A.9-28 to -43 Also see generally Backbone Infrastructure MND	No	No	No	No	No	No	No	No	

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which The Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project Is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
17. Utilities and Service Systems. Would the Project:	FPASP Draft EIR pp. 3A.16-1 to -43									
the construction of which could cause significant environmental effects?										
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	Water Addendum, pp. 2-1 to 4-1. See generally DEIR, pp. 3A.18-7 to -53	No	No	No	No	No	No	No	No	
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	Same as (a) above	No	No	No	No	No	No	No	No	Same as (a) above

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which The Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project Is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
17. Utilities and Service Systems. Would the Project:	FPASP Draft EIR pp. 3A.16-1 to -43									
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	pp. 3A.16-28 to -32	No	No	No	No	No	No	No	No	None required
g. Comply with federal, state, and local statutes and regulations related to solid waste?	pp. 3A.16-28 to -32	No	No	No	No	No	No	No	No	None required

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which the Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project Is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
17. Utilities and Service Systems. Would the Project:	FPASP Draft EIR pp. 3A.16-1 to -43									

Discussion:

The FPASP EIR concluded that implementation of the mitigation measures in the EIR would reduce all except the following utilities impacts to less than significant levels: impacts that result from increased demand for SRWTP facilities and that are related to air quality impacts identified in the 2020 Master Plan EIR (Impact 3A.16-3); and impacts associated with improvements to treatment plant facilities for which feasible mitigation may not be available to reduce impacts to a less-than-significant level (Impacts 3A.16-4, 3A.16-5). (FEIR, pp. 1-177 to 1-182; DEIR, p. 3A.16-43.) The pages indicated in the table above contain the relevant analysis of the potential impacts.

In the Utilities and Service Systems chapter, the DEIR also addresses energy impacts, citing Appendix F of the CEQA Guidelines. See Impact 3A.16-8 (Electricity Demand and Infrastructure, pp. 3A.16-33 to -36); Impact 3A.16-9 (Natural Gas, pp. 3A.16-36 to -39); Impact 3A.16-10 (Telecommunications, pp. 3A.16-39 to -40); Impact 3A.16-11 (Cable TV, pp. 3A.16-40 to -41); Impact 3A.16-12 (Increased Energy Demand, pp. 3A.16-41 to -43).

Additionally, the 2012 Water Addendum includes a short discussion of how the changes to the water facilities aspects of the FPASP project would have the same or less impacts to utilities and service systems when compared to the FPASP project as analyzed in the 2011 EIR after implementation of the following mitigation measures: MM 3B.16-3a, MM 3B.16-3b. (Water Addendum, p. 3-17.) The 2015 Westland Eagle Addendum also includes a discussion of how project amendments would have the same or reduced impacts to utilities and service systems when compared to the FPASP project as analyzed in the 2011 EIR with implementation of the following mitigation measures from the FPASP EIRMM 3A.16-1, MM 3A.16-3, MM 3A.16-4, MM 3A.16-5, MM 3A.18-1, MM 3A.18-2a, MM 3A.18-2b. (Westland Eagle Addendum, pp. 4.91-4.95.)

See Exhibit 3 for discussion of the Enclave at Folsom Ranch project's consistency with utilities, water efficiency, and energy efficiency policies in the FPASP that may be relevant to utilities and service systems impacts. (Exh. 3, pp. 31-34, 37.) All of the permanent, offsite water and storm drainage infrastructure elements are consistent with and were included in pre-existing City plans – such as the Backbone Infrastructure Project – that have been considered in the FPASP EIR, 2012 Water Addendum, and/or 2015 Westland Eagle Addendum.

See Exhibit 6 for a comparison of the proposed project's potable water demand to the water demand of the land uses approved in the Westland Eagle FPASP Amendment. Exhibit 6 provides water demands calculated in accordance with the demand criteria provided in the June 2010 Water Supply Assessment for the FPASP by Tully & Young (see FPASP EIR Appendix M1, available at http://ftp.folsom.ca.us/soi/eir-eis-a/M_Water-Facilities.pdf). The approved land uses in the FPASP require a total of 167.9 acre feet per year (AFY) in normal years and 172.3 AFY in dry years. The proposed project's water demand is less, with a normal year demand of 162.2 AFY and a dry year demand of 166.4 AFY. The analysis in Exhibit 6 confirms that the proposed project land uses are consistent with the demands that were anticipated under the Westland Eagle FPASP Amendment. (Exh. 6, pp. 1-3, 10-11.)

Mitigation Measures:

- MM 3A.16-1
- MM 3A.16-3
- MM 3A.16-4
- MM 3A.16-5
- MM 3B.16-3a
- MM 3B.16-3b

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which the Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project Is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
17. Utilities and Service Systems. Would the Project:	FPASP Draft EIR pp. 3A.16-1 to -43									

Conclusion:

With implementation of the above mitigation measures identified in the FPASP EIR, Water Addendum, and Westland Eagle Addendum, Enclave at Folsom Ranch would not have any new significant or substantially more severe utilities and service systems impacts (Guidelines, § 15162), nor would it result in any new significant impacts that are peculiar to the project or its site (Guidelines, § 15183).

18. MANDATORY FINDINGS OF SIGNIFICANCE

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which the Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project Is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
18. Mandatory Findings of Significance.										
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, rare or threatened species, or eliminate important examples of the	See Folsom South of U.S. Highway 50 Specific Plan Project's CEQA Findings of Fact and Statement of Overriding Considerations, pp. 45-316	No	No	No	No	No	No	No	No	n/a

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which the Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project Is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
18. Mandatory Findings of Significance.										
major periods of California history or prehistory?										
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when view in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	Folsom South of U.S. Highway 50 Specific Plan Project's CEQA Findings of Fact and Statement of Overriding Considerations, pp. 316-345	No	No	No	No	No	No	No	No	n/a

Environmental Issue Area	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information of Substantial Importance Requiring New Analysis or Verification?	Are There Effects That Are Peculiar To The Project Or The Parcel On Which The Project Would Be Located That Have Not Been Disclosed In a Prior EIR On The Zoning Action, General Plan, Or Community Plan With Which The Project is Consistent?	Are There Effects That Are Peculiar To The Project That Will Not Be Substantially Mitigated By Application Of Uniformly Applied Development Policies Or Standards That Have Been Previously Adopted?	Are There Effects That Were Not Analyzed As Significant Effects In A Prior EIR On The Zoning Action, General Plan Or Community Plan With Which The Project Is Consistent?	Are There Potentially Significant Off-Site Impacts And Cumulative Impacts Which Were Not Discussed In The Prior EIR Prepared For The General Plan, Community Plan Or Zoning Action?	Are There Previously Identified Significant Effects That, As A Result Of Substantial New Information Not Known At The Time The EIR Was Certified, Are Now Determined To Have A More Severe Adverse Impact?	Prior Environmental Document's Mitigation Measures Addressing Impacts.
18. Mandatory Findings of Significance.										
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	Folsom South of U.S. Highway 50 Specific Plan Project's CEQA Findings of Fact and Statement of Overriding Considerations, pp. 45-316	No	No	No	No	No	No	No	No	n/a
<p>Discussion:</p> <p>The City finds that:</p> <p>(a) impacts on the environment under a wide range of topics, including extensive detail regarding on-site biological resources and their habitats, were analyzed and disclosed in the FPASP EIR;</p> <p>(b) cumulative impacts were analyzed for each impact topic throughout the FPASP EIR; and</p> <p>(c) adverse impacts on humans were included and analyzed where relevant as part of the environmental impact analysis of all required topics under CEQA in the FPASP EIR (e.g., air quality, hazards, noise, etc.).</p> <p>Mitigation Measures:</p> <p>See those listed in sections E.1 (Aesthetics) to E.17 (Utilities) above.</p>										

F. Conclusion

As indicated above, the City finds that the Enclave at Folsom Ranch Project is exempt from CEQA under Government Code section 65457 and Guidelines section 15182. Though not required to do so, the City also makes the following additional findings to facilitate informed decisionmaking.

Based on the preceding review, the City's FPASP EIR, Water Addendum, and Westland Eagle Addendum have adequately addressed the following issues, and no further environmental review is required pursuant to CEQA Guidelines section 15183: Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Mineral Resources, Population and Housing, Public Services, and Recreation.

The following site-specific impacts have been analyzed and determined to be less than significant: Land Use and Planning, Noise, Transportation/Traffic, and Utilities. Thus pursuant to CEQA Guidelines section 15183, no further environmental analysis is required.

The following site-specific issues reviewed in this document were within the scope of issues and impacts analyzed in the FPASP EIR, and site-specific analyses did not identify new significant impacts: Land Use and Planning, Noise, Transportation/Traffic, and Utilities.

IV. REFERENCES

1. City of Folsom. City of Folsom General Plan. January 1993.
2. City of Folsom. Folsom Plan Area Specific Plan. June 28, 2011.
3. City of Folsom. Folsom South of U.S. Highway 50 Specific Plan Project Public Draft EIR/EIS (June 2010) and Final EIR/EIS (May 2011).
4. City of Folsom. Folsom South of U.S. Highway 50 Specific Plan Project's CEQA Findings of Fact and Statement of Overriding Considerations (May 2011).
5. City of Folsom. CEQA Addendum for the Folsom South of U.S. 50 Specific Plan Project- Revised Proposed Off-site Water Facility Alternative. November, 2012.
6. City of Folsom. South of Highway 50 Backbone Infrastructure Project Initial Study/Mitigated Negative Declaration. December 9, 2014.
7. City of Folsom. FPASP Amendment: Westland/Eagle Properties. June 2015.
8. City of Folsom. CEQA Addendum and Environmental Checklist for the Westland Eagle Specific Plan Amendment. June 2015.
 - a. Including Appendices and Attachments:
 - AQ/GHG Calculations
 - Transportation Impact Study
 - Cultural Resources Study
 - Biological Resources Technical Memo
 - Water, Sewer, Storm Drainage Memos
 - Tri-Colored Blackbird Memo
 - Urban Decay Analysis

Exhibit 1: Enclave at Folsom Ranch Design Guidelines (July 2016)

Exhibit 2: ROD for the Folsom South of U.S. Highway 50 Specific Plan Project—City of Folsom Backbone Infrastructure (May 22, 2014)

Exhibit 3: FPASP Policy Consistency Analysis (April 2016)

Exhibit 4: Noise Assessment by Bollard Acoustical Consultants (July 15, 2016)

Exhibit 5: Transportation/ Trip Generation Consistency Letter Memo by Fehr & Peers (April 14, 2016)

Exhibit 6: Water Demand Comparison Technical Memo (April 15, 2016)

Enclave at
FOLSOM RANCH

DESIGN GUIDELINES

Revised July 25, 2016



DESIGN GUIDELINES

Revised July 25, 2016



Table OF Contents

ONE Introduction

Chapter 1 summarizes the context of the Enclave at Folsom Ranch site, its location and purpose, and outlines the authority and structure of this document.

1.1 LOCATION AND SETTING	6
1.2 PURPOSE.....	6

TWO Architecture

Chapter 2 defines the design principles that apply to all residential development within Enclave at Folsom Ranch. This Chapter also presents a collection of architectural styles grouped by thematic series.

2.1 INTRODUCTION	10
2.2 DESIGN PRINCIPLES	10
2.2.1 Diversity of Streetscape	10
2.2.2 Enhanced Building Architecture	12
2.2.3 Reciprocal Use Easements	12
2.2.4 Garages	12
2.3 Development Standards	14
2.4 Architectural Collections.....	15

THREE *Landscape*

Chapter 3 defines the design principles that apply to all landscape design within Enclave at Folsom Ranch. This section also addresses community elements, fences and walls, as well as monumentation and lighting.

3.1 Introduction..... 26

3.2 Community Landscape Guidelines 27

3.2.1 Common Area Landscapes: Easton Valley Parkway/New Placerville Road 28

3.2.2 Residential streets and Neighborhood Landscape: 28

3.2.3 Trellises and Screening at Neighborhood Landscapes 30

3.2.4 Landscape Development Standards.. 30

3.2.5 Entries and Monumentation..... 31

3.2.6 Parks and Open Space: 32

3.2.7 Walls and Fences..... 34

3.2.8 Street and Open Space Furniture 38

3.2.9 Lighting..... 39

3.3 Water Use Guidelines 42

3.3.1 Hydrozones, Microclimates and Irrigation Controls..... 42

3.3.2 Water Use Ordinances 42

APPENDIX *A*

Appendix A is a master plant and tree list for the community.

ONE *Introduction*

1.1 LOCATION AND SETTING

Enclave at Folsom Ranch (Enclave) is a private, gated community located in the City of Folsom, approximately 25 miles east of Sacramento in the Foothills of the Sierra Nevada Mountains. The site is nestled in the heart of the Folsom Plan Area Specific Plan (FPASP), tucked between Scott Road and Placerville Road, with Easton Valley Parkway directly to the north.



As part of the FPASP, Enclave will support the City's vision for complete communities by featuring a 0.4 acre private amenity local park that will enhance the character of the community as well as provide a beautiful neighborhood meeting space. The residential site plan is designed to promote walkability within the neighborhood as well as connections to amenities and public transit near the site.

Enclave has been thoughtfully designed to enhance the surrounding community, and will respect and complement the City of Folsom's commitment to a high quality of life for its residents.

The FPASP zoning for the approximately 14.7 acre site is Multi-Family Low Density (SP-MLD) and will feature 111 lots.

1.2 PURPOSE

In 2011, the City of Folsom adopted the Folsom Plan Area Specific Plan (FPASP) to guide development of approximately 3,500 acres of property south of U.S. Highway 50 that was later annexed into the City of Folsom in early 2012.

This Design Handbook provides an overview of the design criteria required to implement the desired physical form of the Enclave community and its key features. This Handbook addresses architectural character, as well as other components that create a distinguished community comprised of high quality design.

ONE Introduction



FIGURE 1.1 Site Illustrative

These Guidelines function to:

- ❖ Implement the City of Folsom General Plan goals for residential projects.
- ❖ Implement the Folsom Plan Area Specific Plan and Westland Eagle Specific Plan Amendment.
- ❖ Complement the design guidelines for “Public Realm” space set forth in the Community Design Guidelines that apply to the entire Folsom Plan Area with project-level design standards.
- ❖ Establish a design framework within which developers, builders, and architects/designers can conceive and produce high-quality design and construction within the development.

TWO *Architecture*

2.1 INTRODUCTION

Enclave at Folsom Ranch will feature a sophisticated architectural identity and distinctive character within the City of Folsom.

Chapter 2 defines the design principles and development standards that apply to all residential development within Enclave at Folsom Ranch. These guidelines and standards address garage type and orientation, building massing, and architectural design guidelines, which identify, define, and articulate the architectural styles appropriate for Enclave at Folsom Ranch.

2.2 DESIGN PRINCIPLES

2.2.1 DIVERSITY OF STREETScape

An eclectic and diverse streetscape is a defining characteristic of enduring neighborhoods. The intent of this section is to articulate the standards and unique defining elements by which Enclave at Folsom Ranch shall be built in order to create a cohesive streetscape with a distinctive character.

MASTER HOME PLAN REQUIREMENTS

To achieve streetscape variation, a master home plan series should comprise multiple different master home plans with varying elevations (each elevation must be a different architectural style), based upon the number of lots to be built upon by one builder as an individual project within the neighborhood. This selective architectural style application will enhance the variety of the streetscape, and together

with a variety of color schemes lower the “repeat factor” (the number of times the same plan, elevation and color scheme occurs). Master home plans are defined as unique floor plans with a distinct footprint with regard to placement and relationship of garage, front door, and building massing.

NUMBER OF LOTS	MINIMUM FLOOR PLANS	MINIMUM ELEVATIONS
40 or less	3	2
41-75	3	3
76+	3	4

MASSING AND ROOF FORM

Proportion and placement of architectural forms and elements must be appropriately and authentically applied in a manner consistent with the historical architectural style being represented. Roof articulation in the form of proper roof pitches and forms also plays a significant role in the authenticity and diversity of the streetscape.

Massing must be appropriate and authentic to the architectural style (e.g., the Arts and Crafts style has a front porch as a signature defining element; it would be inauthentic to design an Arts and Crafts style home without a porch element).

One out of every three homes must have a significantly different roof form than its neighbors (e.g., forward-facing gable versus side-facing gable).

TWO *Architecture*

Horizontal and vertical articulation is required on all homes, as appropriate to each architectural style, and can be achieved through differing roof forms, combinations of one-and two-story elements, architectural projections, porches, etc.

Front porches, when appropriate to the building style, must have a minimum depth of six (6) feet.



FIGURE 2.1 Example of massing & alternating roof styles

REPETITION

Avoiding repetition of identical floor plans or architectural styles is important to create a sense that a neighborhood has been built over time.

The same floor plan with the same architectural style shall be no less than three (3) lots away in any direction.



FIGURE 2.2 Example of four-sided architecture

2.2.2 ENHANCED BUILDING ARCHITECTURE

The continuation of style-specific architectural elements from the front façade around to the side and rear elevations creates an authentic architectural statement. There is a minimum level of enhancement required on all homes based on architectural style.

Blank, unadorned building faces are never permitted; a certain minimum amount of detail is required to reflect a unified architectural treatment. It is recognized, however, that there are situations where a building face is virtually hidden and adding additional architectural elements is unproductive (e.g. zero lot line conditions, reduced side yard setbacks, etc.). The approach should be a hierarchy of treatment based on location, function, and level of pedestrian interaction. For example, when side or rear façades face neighboring residences, the level of design along this side or rear façade, should continue the architectural style of the residence and use the same quality of materials, wrapping a maximum of two feet along non-visible side. The following section identifies enhanced lot situations.

Figure 2.3 identifies home sites that are visible from multiple angles, public ways, open space, community edges, and major arterials.

Building faces that are visible on identified lots shall exhibit at least two style-specific architectural elements carried from the front elevation.

2.2.3 RECIPROCAL USE EASEMENTS

Reciprocal use easements are an innovative way to increase the usable yard area for a small lot home. By allowing one home to utilize the

side yard of an adjacent home, side yard space effectively doubles. When reciprocal use easements are used, the following factors apply:

- ❖ The resident of the home relinquishing its side yard has the right to access the adjacent home's side yard for home maintenance and painting.
- ❖ Reciprocal use easements are required to be detailed on individual plot plans as part of the project construction phasing. Traditional setbacks shall not apply to reciprocal use easement areas, for landscape related features.
- ❖ Landscape structures, such as fountains, pergolas, etc. are permitted within the use easement and must be 3' from the face of the adjacent structure, consistent with building and fire code.

2.2.4 GARAGES

Reducing garage dominance on the streetscape and bringing living space closer to the street creates streetscenes that are inviting and safe with an "eyes on the street" environment. Using design techniques that enhance a home's architectural style promotes a more pedestrian-oriented neighborhood.

Garages must be set back a minimum of 3' from living space or porches when accessed from a traditional street configuration or be recessed into thickened walls by a minimum of 12" if on same plane as the front door.

Garages accommodating more than two cars are allowable only in a split or tandem configuration. Three car front-loaded garages are not permitted.

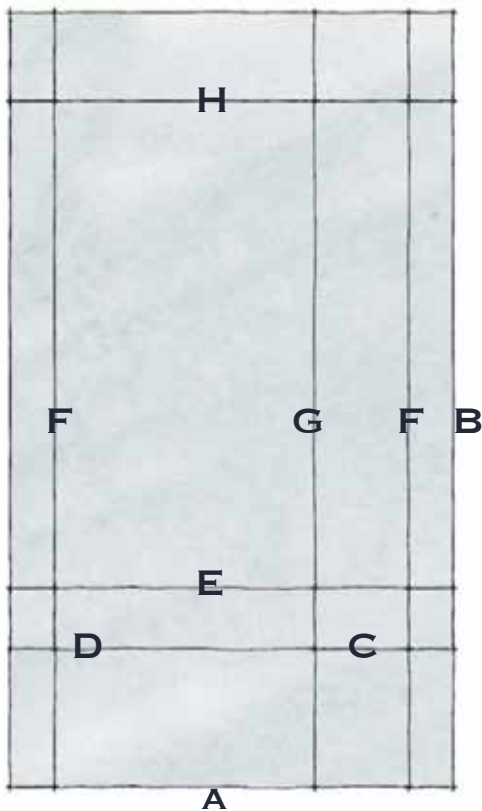


FIGURE 2.3 Enhanced Lots Exhibit

2.3 DEVELOPMENT STANDARDS

The following development standards section describes typical lot conditions within Enclave at Folsom Ranch. Lots within the community deviate from the development standards set forth in the FPASP.

Standard 40 x 70 Lot



LOT CHARACTERISTICS

A - Width (min.)	40' (at front setback line)
B - Lot Depth (min.)	70'
Max. Height	30' / two-stories

BUILDING SETBACKS (MIN.)

C - Front to Living	12.5'
D - Front to Porch	12.5'
E - Front to Garage/Rollup	18'
F - Interior Side	4'
G - Street Side	12.5'
H - Rear	8'

TWO *Architecture*

2.4 ARCHITECTURAL COLLECTIONS

These Guidelines provide direction for specific architectural styles within Enclave at Folsom Ranch. Each Collection includes a brief introduction to the featured architectural styles and the defining characteristics of each style, as well as example imagery. To further define and emphasize the architecture of Enclave at Folsom Ranch, the following statements apply to all styles:

- ❖ Masonry must be applied authentically, wrapping outside corners and terminating at inside corners.
- ❖ Stone or brick scattered over stucco to mimic building age is not appropriate.
- ❖ Stucco finish options should be varied and may include heavy knock down, light lace, sand, smooth, imperfect smooth, cat face, or similar.
- ❖ All material changes must occur at an inside corner or other defined terminus (i.e., a fence line).
- ❖ Where wood is specified, cementitious material is acceptable to promote longevity and ease of maintenance.
- ❖ Grooved plywood siding and vinyl siding are not permitted.
- ❖ Garage doors should complement the architectural style.
- ❖ House lights should complement the architectural style.

- ❖ Lighting fixtures shall be dark sky compliant and not create flare or spillover to adjacent neighbors.
- ❖ When shutters are used, each shutter shall be sized to one-half of the entire adjacent window width, such that if the shutters were closed, they would completely cover the window.

Architectural Collections:

THE ARTISAN COLLECTION

THE AGRARIAN COLLECTION

THE CALIFORNIA COLLECTION

THE COTTAGE COLLECTION

THE *Artisan Collection*

The Artisan Collection at Enclave at Folsom Ranch is rooted in nature. With a focus on integrating with the land, these styles are cut from the same natural cloth. Inspired by the work of Frank Lloyd Wright and Greene & Greene, these homes can range from classic to modern interpretations of these iconic American architectural styles.

The Artisan Collection is a sampling of architectural genres selected to create a cohesive palette comprised of The Bungalow, The Prairie, and The Craftsman. Additional complementary styles and contemporary interpretations are permitted.

Key features of this collection include:

MASSING & FORM

- ❖ Simple massing, front or side gabled or hipped with an emphasis on horizontal lines.
- ❖ Symmetrical or asymmetrical form.
- ❖ Front entry porch.
- ❖ Stylized column and beam detailing at porches.

ROOF

- ❖ Low-pitched roofs with large over-hanging eaves, emphasizing horizontal planes.
- ❖ 4:12 to 6:12 roof pitch.
- ❖ 6" to 18" overhangs.
- ❖ Flat concrete tile with a shingle appearance or composition shingle.
- ❖ Overhangs often extend over outdoor rooms.

WALLS, WINDOWS & DOORS

- ❖ Exterior wall materials with combinations of wood shingles, horizontal siding, board and batten, and stucco.
- ❖ Single hung divided light windows at front elevations.
- ❖ Use windows individually or in groups (typically two or three).

DETAILS

- ❖ Entry porches with columns resting on larger piers or bases.
- ❖ Porch rails of repeated vertical elements.
- ❖ Wood brackets or knee braces.

TWO *Architecture*



THE *Agrarian Collection*

The Agrarian Collection highlights the agricultural history of the region. This series brings an element of rustic charm to the neighborhood, featuring styles that are reminiscent of farm buildings that are comfortable and familiar. Eclectic materials and cascading forms will add texture and interest to the streetscape.

The Agrarian Collection is a series of architectural styles selected to create a cohesive palette comprised of The Americana, The Farmhouse, and The California Ranch. These styles present a range from very traditional to reinterpreted, adding to the built-over-time nature of the community. Additional complementary styles and contemporary interpretations are permitted.

A few distinctive design elements of these styles include:

MASSING & FORM

- ❖ Rectangular, typically two-story.
- ❖ Front, side, or cross-gabled, often with a dominant forward-facing feature gable.
- ❖ Symmetrical or asymmetrical.
- ❖ Simple entry porches project from the house rather than being incorporated into the primary massing.
- ❖ Dominant gable roof forms with shed and hip accent features; such as covered porches, dormers, etc.

ROOF

- ❖ Roof pitch 6:12 to 10:12 with porches of lower profiles.
- ❖ 6" to 12" overhangs.
- ❖ Concrete shingles that are flat or resemble wood shake or composition asphalt shingles.

WALLS, WINDOWS & DOORS

- ❖ Primary exterior material is lap siding with 6"-8" exposure or board and batten.
- ❖ Window and door trim, corner boards, starter boards, and vergeboards used as siding terminations.
- ❖ Single hung vertical windows with or without window grids.

DETAILS

- ❖ Verge rafters.
- ❖ Slender, unornamented square or round porch columns.
- ❖ Accent roofs of metal standing seam at porches, dormers, and other accent roof features.
- ❖ Shutters.

TWO *Architecture*



THE *California Collection*

The architectural styles in the California Collection blend the cultures of the early California residents with a Spanish influence. These homes are a juxtaposition of local indigenous materials with colonial detailing applied.

Included in this collection are variations of Spanish Eclectic, Santa Barbara, and Monterey styles, ranging from traditional styling to more modern exterior treatments.

MASSING & FORM

- ❖ Two-story, rectangular form.
- ❖ Principal side gabled roof.

ROOF

- ❖ Low-pitched gabled roofs (4:12 to 5:12).
- ❖ Flat tile roof with barrel ridge and hip tiles or full s-tile or barrel tile roof.
- ❖ Tight overhangs.

WALLS, WINDOWS & DOORS

- ❖ Stucco is the dominant exterior finish, imperfect smooth or cat face is preferred.
- ❖ Optionally, style may include brick at first floor, which may be painted.
- ❖ Paired windows in groups of twos or threes.

DETAILS

- ❖ Panel or louvered wood shutters.
- ❖ Wood or decorative iron railing at balcony.
- ❖ Exposed decorative wood elements.
- ❖ Painted tile accents around door or windows.

TWO *Architecture*



THE *Cottage Collection*

A true blend of European and traditional American architecture, The Cottage Collection showcases a variety of English Cottage, Tudor, and French Cottage styles, as well as various interpretations of Victorian.

The Cottage Collection is comprised of romantic, country styles that add an inviting and friendly atmosphere to new communities. A few key features of the Collection include:

MASSING & FORM

- ❖ Asymmetrical massing and proportions.
- ❖ Gable roof form (either front-to-back, side-to-side, or cross-gable).
- ❖ Turret as feature element.

ROOF

- ❖ Modestly pitched main roof (5:12 to 7:12) with steeply pitched feature gable (8:12 to 12:12).
- ❖ Asphalt composition shingles preferred, concrete tile permitted.
- ❖ Rake at gables up to 12".
- ❖ Bell cast eave.

WALLS, WINDOWS & DOORS

- ❖ Stucco, masonry/brick, stone, or any combination thereof.
- ❖ Divided lights common on all windows.
- ❖ Vertical windows in groupings of two and three; single windows also allowed.
- ❖ Head and sill window trim or full window surrounds.
- ❖ Entry doors accented by trim surrounds.

DETAILS

- ❖ Shutters
- ❖ Siding in gable end (lap or board and batten).
- ❖ Juliette balcony.
- ❖ Decorative stick work in gables.
- ❖ Decorative detailing at porch or cornice line.

TWO *Architecture*



PAGE LEFT INTENTIONALLY BLANK

THREE *Landscape*

3.1 INTRODUCTION

These landscape guidelines create a cohesive landscape identity while enhancing pedestrian and vehicular circulation for Enclave.

Chapter three outlines a landscape framework for streetscapes, residential settings, parks, paseos, community monumentation, irrigation and water conservation. Also presented in this chapter are guidelines for landscape design elements such as walls and fences, hardscape, site furnishings and lighting. Appendix A, located at the end of this chapter, contains a master tree and plant list for the community.

Enclave is located in a hot-summer Mediterranean climate – with a well-defined dry season, rainy winters and sub-tropical temperatures.



California Heritage landscapes shall provide a context and identity for Enclave by working with natural features such as climate, soils, native vegetation and the conditions formed by new land uses and built environments. California Heritage landscapes shall blend natural landscapes and manicured areas, make use of low water use and native plant materials,

and incorporate natural materials such as dry stacked stone product and heavy timbers – all within an earth toned color palette. The landscape character shall be extended into simple yet high quality public spaces, maintaining a cohesive landscape design throughout the neighborhood.

These landscape guidelines have been developed in accordance with the City of Folsom, the FPASP, WESPA and AB 1181 (California Model Water Efficient Landscape Ordinance).



THREE *Landscape*

3.2 COMMUNITY LANDSCAPE GUIDELINES

The following section establishes standards for the functional and visual character of the public landscapes to be established at Enclave.

Water efficiency shall define public landscapes; planting of turf for other than active play areas or at residential entries, turf in areas less than 12 feet in width, and fast growing, water-hungry trees and shrubs are not allowed. Plant materials shall be climate adapted, such as herbaceous shrubs, perennials and ornament grasses, seasonally interesting and complementary to the built environment. Climate adapted and native plants use less or no water, fertilizer, pesticides and labor than a conventional landscape, and can be considered a L.I.D. (Low Impact Development) measure.

Plant materials shall be grouped according to hydrozones - the similar water needs, solar exposure and maintenance needs of a plant group.

Plant materials shall be chosen for their adaptability to recycled water sources, especially in common areas and community entries.

Repeated use of massed plant materials and complementary plant communities shall establish a unique visual setting at Enclave. Thematic plant lists shall be developed for common areas, residential streets, neighborhood landscapes, community entries, parks and paseos. See Appendix A for plant lists.

A repeating palette of materials that presents a California Heritage theme shall be developed for entry features, monuments, site furnishings and special paving.

Canopy shade trees in common areas or residential neighborhoods shall conform to the City of Folsom approved street tree list. Tree planting shall conform to City of Folsom setbacks at utilities risers, utility easements, light standards, drain inlet, fire hydrants, water connections, maintenance setbacks at paving and vertical limb clearances.

Trees shall be specified at 15 gallon minimum installation size.

Top soils should be stockpiled and used in planting areas if possible; mounded and contoured to create visual interest at landscape types such as common area landscapes and parks.

Ownerships and maintenance areas shall have clear delineations between them, such as concrete mow curbs. Plant materials shall soften edges and views between land uses and create comfortable and memorable outdoor spaces for the residents of Enclave.



3.2.1 COMMON AREA LANDSCAPES: EASTON VALLEY PARKWAY/NEW PLACERVILLE ROAD

The common area landscape shall reinforce the hierarchy of boundary streets and community entries. Common area landscapes along Easton Valley Parkway / New Placerville Road shall provide seasonal interest and create a visual buffer to adjacent portions of Enclave. Frontages along Easton Valley Parkway / New Placerville Road shall be planted with single rows of large deciduous canopy trees, planted approximately 40 feet on center. Canopy trees in street-side parkways shall have massed blocks of short grasses and perennials as an understory.

Mixed groves of accent trees and low maintenance, evergreen shrubs and perennials shall form a naturalized, low maintenance backdrop, extending to the enclosing masonry wall at Enclave. Flowering shrubs and perennials within common area landscapes shall be limited to intersections and entries to visually accent those locations.

Where the parkway is 10 feet wide or more, and site grades allow, a landscaped swale to promote rainfall and runoff infiltration is encouraged.

Signage and landmarks shall be consistent with the FPASP and WESPA.

Where a parkway or planter is 10 feet wide or more, and site grades allow, a landscaped swale to promote rainfall and runoff infiltration is encouraged.

3.2.2 RESIDENTIAL STREETS AND NEIGHBORHOOD LANDSCAPE:

- 1.** Residential streets shall be framed and shaded by themed rows of deciduous canopy trees, corresponding to the directional orientation of the street. Deciduous shade producing trees shall be planted every 30 linear feet when no obstructions are present, or one per lot. Evergreen conifer trees are discouraged to allow winter sun exposure.
- 2.** Approaches to intersections on residential streets shall be indicated by groupings of flowering deciduous trees.
- 3.** Street tree planting shall occur within parkways; curb adjacent or attached sidewalk conditions shall continue street tree canopy no less than 4 feet from back of curb or walk.
- 4.** Where architecture and paving creates street-front pockets larger than 6 feet, small accent trees shall be planted to create separations between units and soften the building facade. No planting of accent trees at residences shall occur in a planter space less than 4 feet square.
- 5.** Residential streets where a curb adjacent or attached sidewalk condition occurs shall be landscaped with a mix of water efficient, low maintenance shrubs and groundcovers; flowering shrubs and perennials shall be enhanced at intersection and corner lots to accent those locations.

THREE Landscape



FIGURE 3.1 Landscape Illustrative

6. Residential streets where a separated parkway occurs shall be planted with repeating blocks of low, heat tolerant shrubs, perennials and ornamental grasses. Parkway planting shall not impede pedestrian or vehicular site lines at residential streets.

7. Turf at neighborhood landscapes shall be used for only for maximum effect, in areas no less than 10 feet in width, near residential entries where possible. Turf within 2 feet of curbside, driveways or sidewalk locations shall not be allowed.

8. Planting at neighborhood landscapes shall not occur within 2 feet of walks, walls, fences, curbs, driveway transitions or residential entry walks.

9. Front and side yards at neighborhood landscapes shall be landscaped using similar materials and groupings to create a consistent streetscape.

10. Evergreen hedge forming shrubs shall not be used between residences.

11. At residential fences or patios, use of non-woody plant materials (grasses and the like) are encouraged to reduce maintenance and conflicts with structures.

12. All landscape areas within neighborhood landscape shall maximize the use of sub-surface irrigation, drip collars at tree planting, high efficiency nozzles and emitters and be equipped with weather based irrigation controller. No spray irrigation shall

be allowed within 24" of paving, curbs or wood fencing.

13. Permanent, concrete mow strips shall separate public landscapes from Neighborhood landscapes where a fence, wall or walk does not form a separation.

3.2.3 TRELLISES AND SCREENING AT NEIGHBORHOOD LANDSCAPES

1. Trellises, screens and architectural extensions that create additional interests, screening, and reinforce architectural themes at residential neighborhoods are encouraged.

2. View-top panels to reduce the solid appearance of sideyard and corner return fences are encouraged.

3.2.4 LANDSCAPE DEVELOPMENT STANDARDS

1. Typical front yard landscape design for the neighborhood shall be developed by homebuilder and apply to front and sideyard areas, and will detail utility setbacks and safety concerns.

2. Landscape design shall detail how a third party irrigation certification is conducted per California Model Water Efficient Landscape Ordinance (AB 1881).

3. Landscape design shall include recommendations for maintenance practices for the proposed landscape.

THREE Landscape

3.2.5 ENTRIES AND MONUMENTATION



FIGURE 3.2 Entry Illustrative

The following guidelines apply to entry monument materials and massing that reinforce a California Heritage theme, and will provide a sense of arrival for residences and visitors, while extending the definitions of the neighborhood within Enclave. Monuments shall have a consistent design theme, durable materials and rich, natural color palette that is mirrored in other structures and settings to create a unified aesthetic for Enclave. Figure 3.2, portrays how these elements work together to establish a clear gateway for Enclave at Folsom Ranch.

1. Monumentation at entries shall serve as portals to Enclave, clearly visible to pedestrians and motorists in both directions. They shall create a sense of destination using gables, overhangs, accent and wall wash lighting, decorative typefaces, symbolic graphics and other elements that set them apart from their surroundings
2. Textured paving shall enhance the gateway aspect of project entries. Special paving at a pedestrian scale, such as cut stone

sets or concrete pavers shall repeat the effect where sidewalks and monuments meet.

3. Traditional, implied handcrafted materials and finishes are encouraged. Dry stacked stone product veneer and corner treatments, cast concrete pilaster and wall caps, brick bands and insets should be used to imply traditional building methods.

4. Community I.D. signage incorporated into monumentation shall be used as a focal point; the use of cast or polished stone product, patina metal or other materials that distinguish the Enclave logo and theme is encouraged.

5. Monumentation may be accompanied by smaller accessory pillars, side walls or fences to accentuate their surroundings.

6. Vehicular access gates shall be fabricated with a muted finish, including details that imply hand crafting. Gate shall be controlled by a well-lighted, post mount key pad type security system.

7. Community entries shall be indicated by blocks, groves or rows of columnar deciduous trees. Block plantings of flowering shrubs and perennials in medians and where separated paths are more than 8 feet from curb shall provide visual interest to drivers and pedestrians.

8. Attractive accents such as terraced landscape, low stone walls and groves of broadleaf evergreen trees and should be incorporated at Enclave's expansive southern entry.

9. Block planting of ornamental grasses in landscape areas less than 8 feet shall provide definition of street side landscape.

3.2.6 PARKS AND OPEN SPACE:

1. A private pocket park shall provide a community green space, with a pleasant, sheltering micro-climate, as the setting for informal play and passive recreation.

2. The park shall provide universal access to users, maintain visual and physical access from the surrounding street for public safety, provide durable materials such as stone product or cast concrete for seating and land forms at park perimeter for space definition.

3. Uses and amenities programmed for the park are more passive in nature and may include: neighborhood event space, entry arch or monument, intersecting special paving, Age 2-3 play areas, tree-shaded group seating, public art, themed plant collections (native plant demonstration, bird friendly planting, and butterfly planting). A schematic example of the park parcel is shown in Figure 3.3.

4. Explore the potential for a L.I.D. (Low Impact Development) feature to be considered at the park, in particular the design of a vegetated swale to slow and treat run-off from any turf or landscape areas within the park.

5. Conventional turf shall be minimized in park; use for maximum effect to enhance active use play or gathering places.

THREE *Landscape*

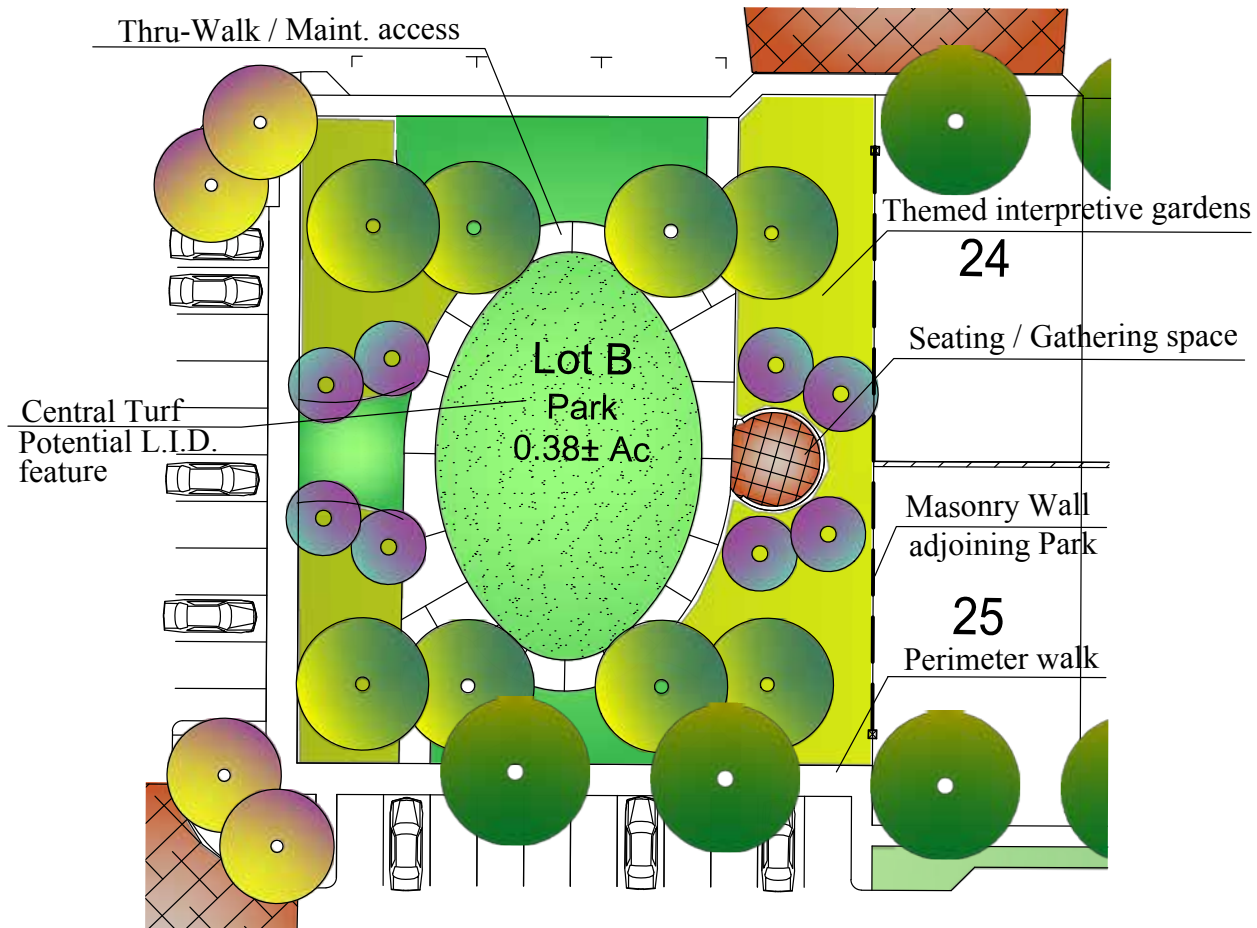


FIGURE 3.3 Park Illustrative

6. Plant materials that do not require regular, manicured care such as native shrubs are encouraged to create a theme and seasonal appearance for the park.
7. Paseos to adjacent land uses shall be fully landscaped using plant materials that are heat tolerant and appropriate to the limited planting areas available. They should be planted in a repeating pattern to simplify maintenance and not impede the path of travel.
8. Small, flowering trees shall be planted at paseos if a minimum planting area of 4' x 4' is available. Planting of small trees may be accomplished at either end of the paseo if planting along its length is not possible.

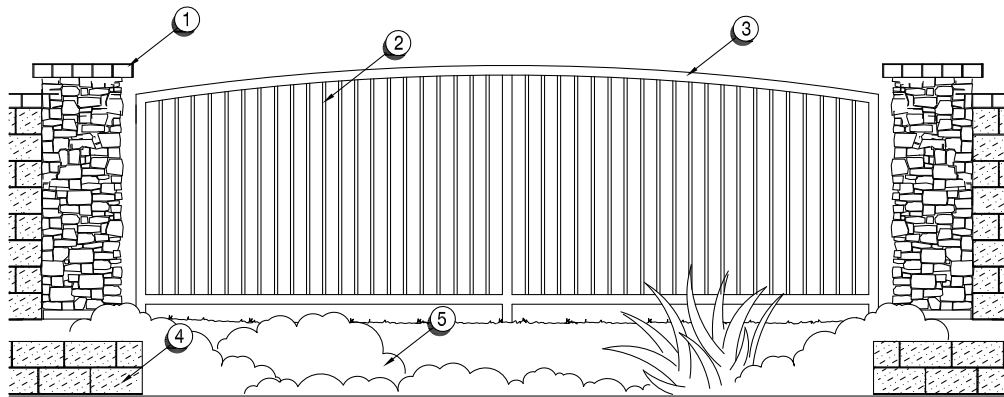
3.2.7 WALLS AND FENCES

The following guidelines apply to walls and fences required at the boundaries of Enclave, and intersections of private property within the project. Walls and fences shall be constructed to achieve City of Folsom vehicular line of sight standards.

1. Masonry walls fabricated with a split face block, brick cap and pilasters as described, at a height to be determined by traffic and sound study, will be constructed at the perimeters of Enclave and include materials, colors and details that reflect the themes at entry monuments. Visual example of masonry perimeter wall is shown in Figure 3.3. Pilasters clad in dry stack stone product shall punctuate masonry walls at all ends, change in direction or any continuous length greater than 50 feet.

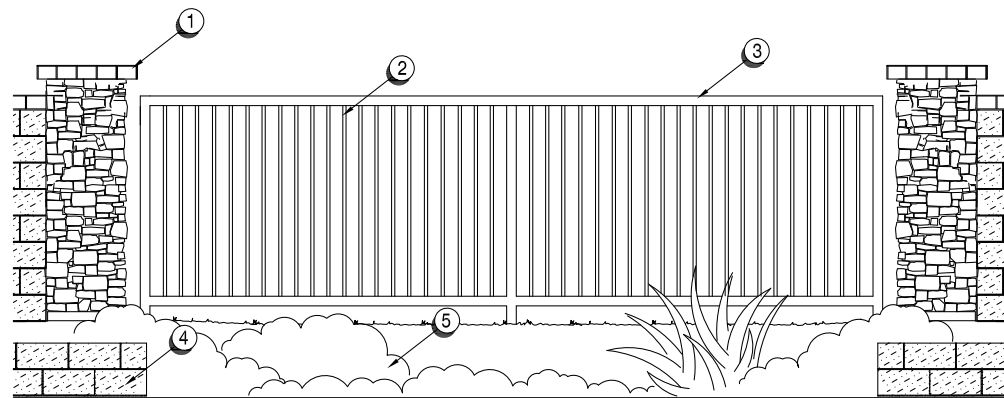
2. Where residential courts occur along the south boundary of the project, view panels shall be created at the masonry wall, secured by tube steel fencing. Style and fabrication shall match vehicular entries and be slightly taller than adjacent masonry wall for visual interest. Pedestrian exit gates may be considered where grade and wall conditions allow.
3. Well detailed and constructed wood fences are encouraged where conditions require fencing for privacy and safety. Neutral colors, are required for any wood construction visible from public areas. Painted wood fences shall not be allowed.
4. The form, materials and finishes for walls and fences shown in Figure 3.4, portray how materials will relate to each other at different ownerships and landscape types.

THREE *Landscape*



- ① Community Perimeter Wall and Pilaster at view panel, 20 ft. typical width
- ② Tube steel pickets 4" on center
- ③ Free standing tube steel fence, 6 ft. min. height
- ④ Retaining wall per civil engineering plan
- ⑤ Water efficient planting at street-side slope

FIGURE 3.4 Curved Tube Steel Fencing



- ① Community Perimeter Wall and Pilaster at view panel, 20 ft. typical width
- ② Tube steel pickets 4" on center
- ③ Free standing square tube steel fence, 6 ft. min. height
- ④ Retaining wall per civil engineering plan
- ⑤ Water efficient planting at street-side slope

FIGURE 3.5 Square Tube Steel Fencing

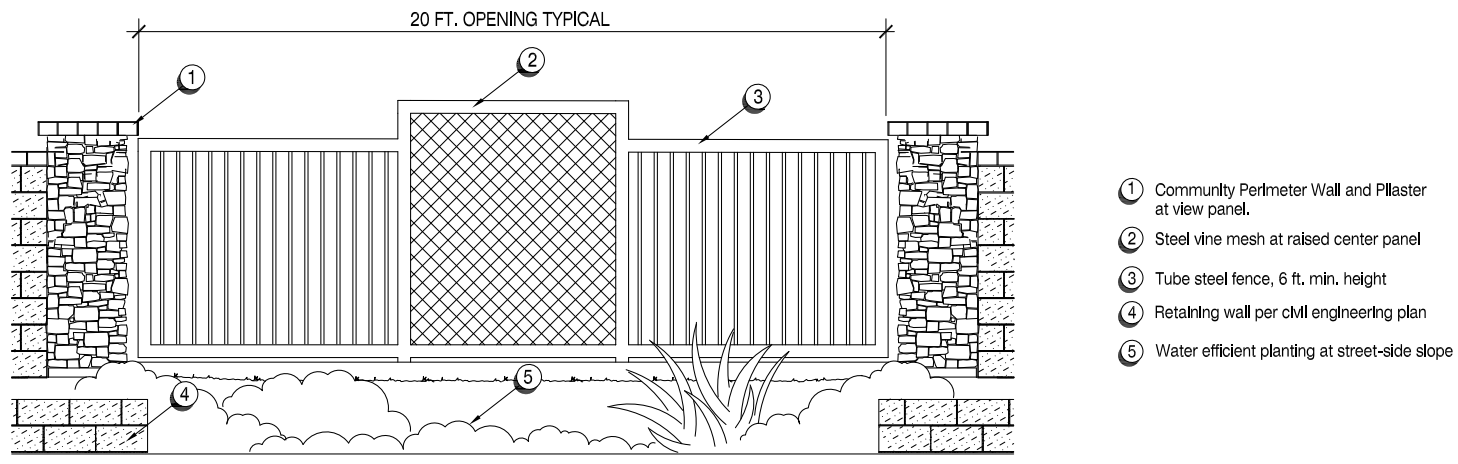


FIGURE 3.6 View Panel Fencing

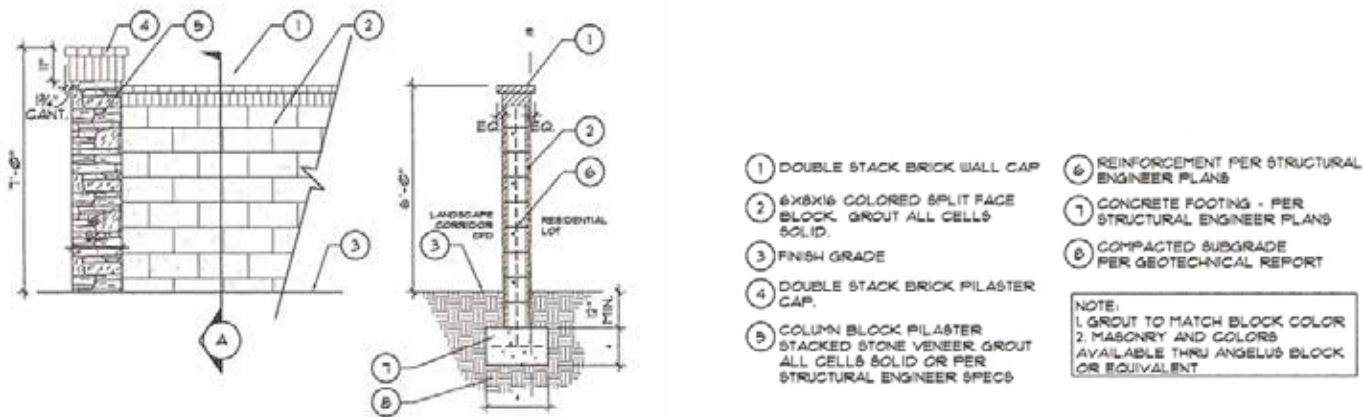
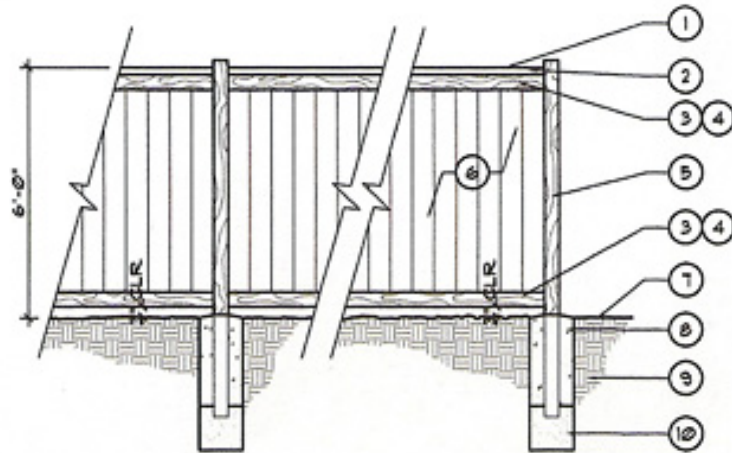


FIGURE 3.7 Perimeter Masonry Wall

THREE *Landscape*



- ① 2x2 TOP TRIM INSIDE, NAIL TO POST AND CAP
- ② 2 x 6 CAP, NAIL TO POSTS W/ HALF LAP SPLICES OVER POSTS AND MITER AT ALL CORNERS.
- ③ 2 X 4 TOP AND BOTTOM RAILS, TOE NAIL TO POSTS.
- ④ 1 X 4 TOP AND BOTTOM TRIM INSIDE NAIL TO POST, RAILING AND CAP.
- ⑤ 4 X 4 S4S PRESSURE TREATED POSTS AT 8'-0" O.C. MAX. AT ENDS AND CHANGES OF DIRECTION.
- ⑥ 1 X 6 CEDAR VERTICAL BOARDS BUTT-JOINT ALTERNATE PANELS ON BOTH SIDES, NAIL TO 2x4 TOP & BOTTOM RAIL.
- ⑦ FINISH GRADE - PER CIVIL ENGINEER PRECISE GRADING PLAN.
- ⑧ CONCRETE FOOTING PER STRUCTURAL ENGINEER.
- ⑨ COMPACTED SUBGRADE PER GEO-TECHNICAL REPORT.
- ⑩ 1 CUBIC FOOT OF GRAVEL PER POST FOOTING.

NOTE:

1. ALL WOOD SHALL BE S4S KILN DRIED UNLESS OTHERWISE NOTED.
2. ALL WOOD POST SHALL BE S4S DOUGLAS FIR UNLESS NOTED OTHERWISE. ALL OTHER WOOD TO BE CEDAR (NO.1)
3. PRIMER SHALL BE OIL BASED AND TOP COAT W/ PREMIUM WATERBASED LATEX ENAMEL. REFER TO MATERIALS SCHEDULE ON SHEET LC-0 FOR PAINT COLOR.
4. ALL NAILS AND METAL SHALL BE HOT DIPPED GALVANIZED.
5. ALL WOOD SHALL HAVE STAMP OF FSC (FOREST STEWARDSHIP COUNCIL) CERTIFICATION.

FIGURE 3.8 Interior Fencing

PUBLIC TO PRIVATE CONDITIONS

1. Where public land uses and private land uses adjoin (example: residences at common area landscapes, park parcel and entries to Enclave) a masonry wall minimum of 6 feet in height shall be installed. Masonry walls at public to private conditions shall be located entirely on common area landscapes to facilitate maintenance without easement creation.
2. Where public land uses and private land uses adjoin at residential front yards, (example: transition from residential street to park parcel) a solid wood fence with top rail, minimum 4 feet in height shall mark the transition from full height wood residential fence or masonry wall to within 6 feet from back of walk. The fence shall have a durable, dark colored finish to match full height wood residential fence

PRIVATE TO PRIVATE CONDITIONS

1. Where private land uses adjoin (example: residential lots) and a separation is required, a wood fence with cap and overlapping boards shall be installed. The fence shall appear the same from both sides. At retaining conditions, wood fence shall be allowed to retain site soils up to 12". Where a masonry retaining wall occurs between lots, a wood fence shall be extended to meet a 6 foot height on the higher of the two lots.

2. Sideyard wing fences shall return to architecture at a well-defined niche, pop-out or 12.5 feet back from solid architectural wall. Fence tie-in at pillars, or free standing patio walls will not be allowed.
3. Sideyard access gates a minimum of 3 feet shall be provided on one side of each residential unit.
4. Corner lot sideyard fencing shall return at a 45 degree angle to maintain City of Folsom vehicular site lines.

3.2.8 STREET AND OPEN SPACE FURNITURE

1. Site furniture is a key element in creating visually cohesive pedestrian scale neighborhoods. Site furniture should be located and chosen to reinforce the uses of community space at Enclave.
2. A palette of street furnishings should be developed to include benches, group mailboxes, bollards and trash receptacles at park parcel and include specifications regarding maintenance setbacks, universal access, and attachment recommendations.
3. Natural stone, concrete or large scale brushed metal furniture materials in subdued finishes imply permanence are encouraged - avoid overly complex or historic forms, painted finishes, bright colors and flammable materials.

THREE *Landscape*

3.2.9 LIGHTING

1. All exterior light fixtures and fixture placement shall comply to the standards specified in the City's design documents. Use of LED technology is required.
2. Streets and intersections should be well lighted in accordance with the City standard illumination levels. Low-level lighting for pedestrian safety should be installed where appropriate. Intersections should have increased light levels for definition and to mitigate automobile/pedestrian conflicts.
3. Accent lights should be installed at all primary entry monuments.
4. Street lights shall conform to the overall project theme and City standards. Use of LED technology is required.
5. All landscape lighting should be subdued and indirect to prevent spill over onto adjacent lots and streets.
6. The type and location of building lighting should preclude direct glare onto adjacent property, streets and skyward by the use and application of shields
7. Pedestrian scale fixtures are encouraged over "high mast" poles.
8. Light rays shall be confined on-site through orientation, the use of shading/directional controls, and/or landscape treatment.
9. No tree to be planted within 20 feet of a light standard.
10. Flood lamp shielding and/or City-approved "dark sky" light fixtures/bulbs shall be used in developed areas to reduce the amount of stray lighting into natural resource areas.
11. Direct lighting rays shall be confined to the respective residential and common area lots upon which the exterior lights are to be installed.
12. There shall be no additional lighting at common area landscape or park parcel.

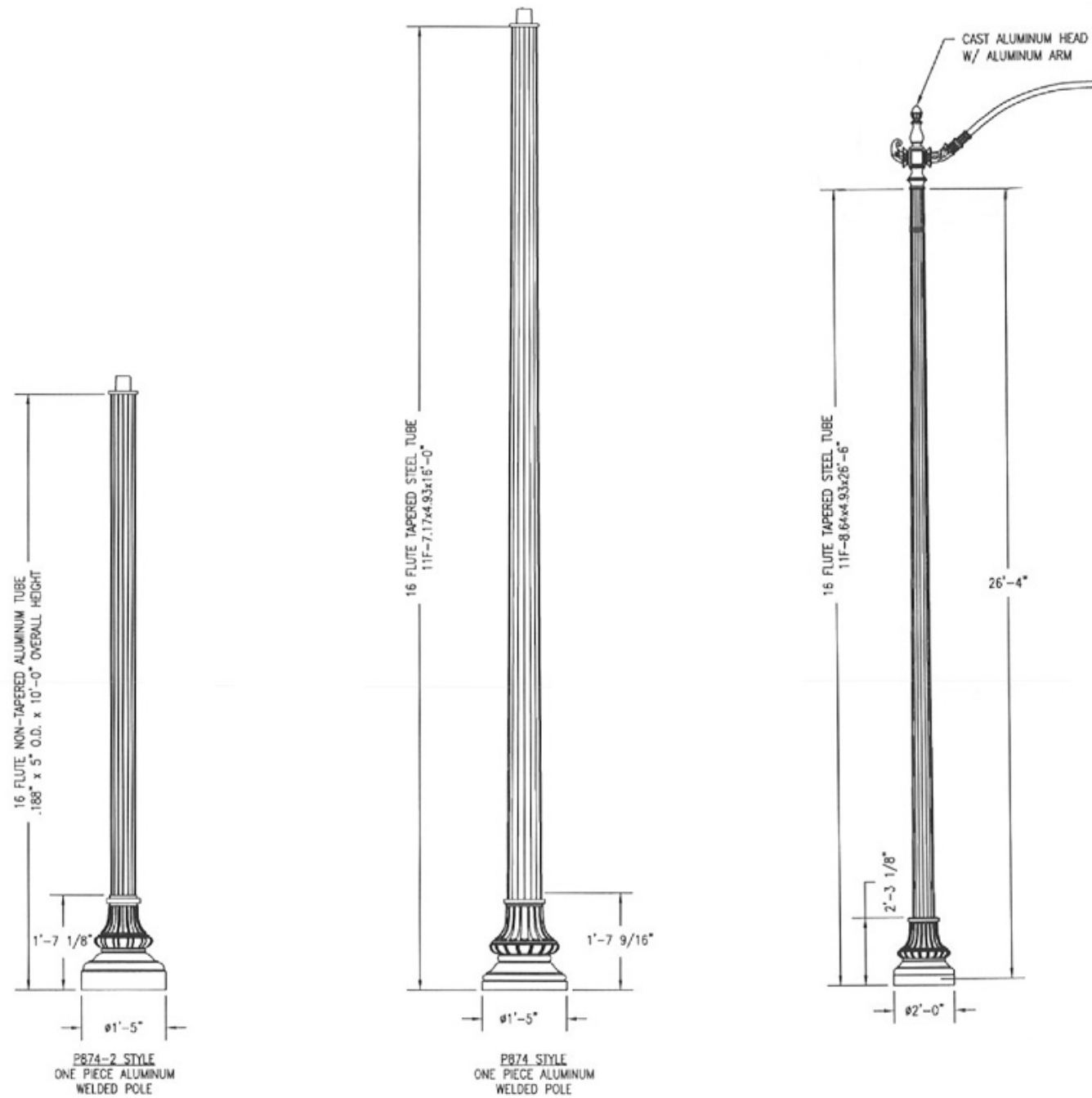


FIGURE 3.9 Lighting Standards

THREE *Landscape*

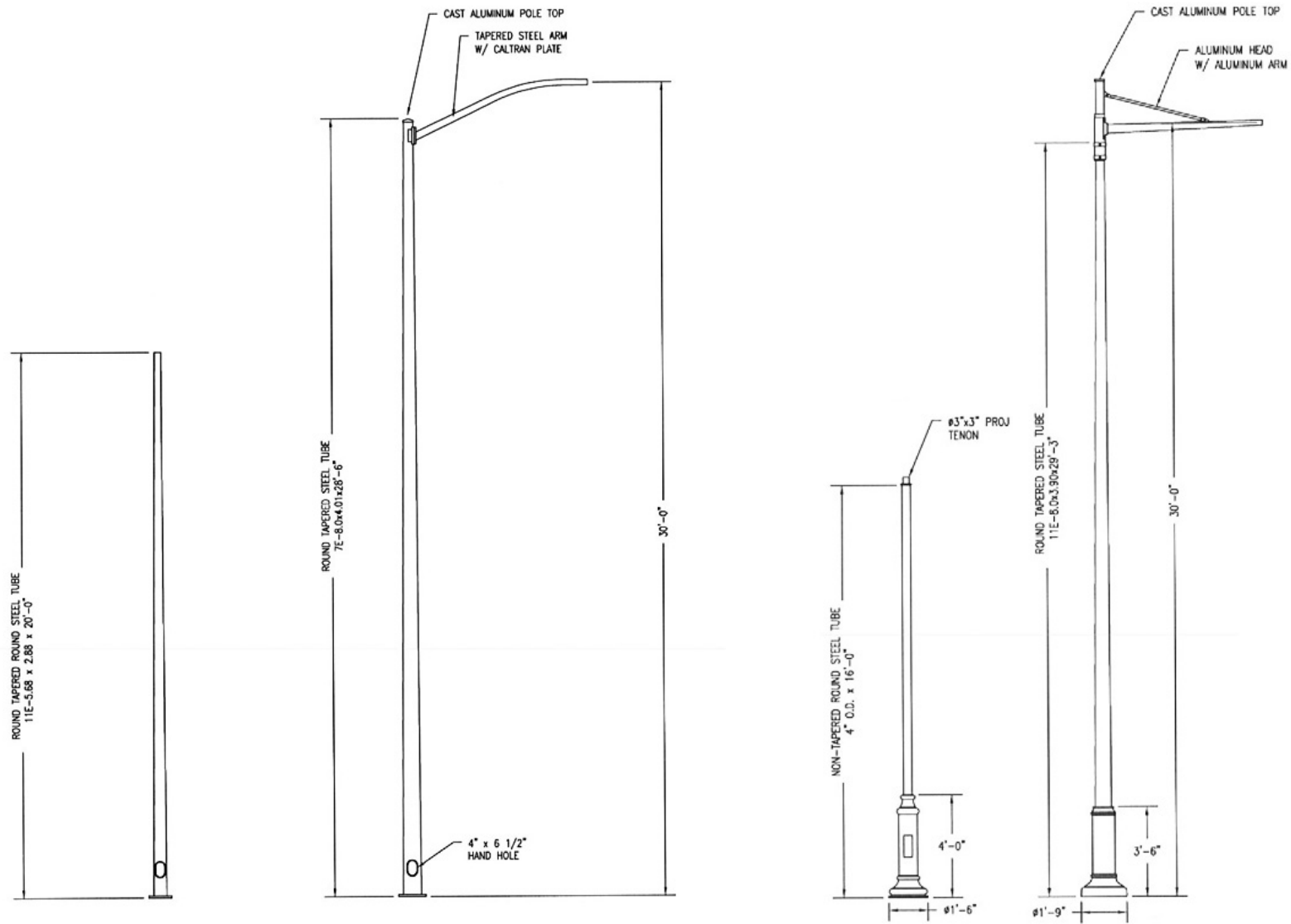


FIGURE 3.10 Lighting Standards Continued

3.3 WATER USE GUIDELINES

3.3.1 HYDROZONES, MICROCLIMATES AND IRRIGATION CONTROLS

1. Plant materials shall be permanently irrigated, and grouped according to the hydrozone they thrive in: similar water needs, solar exposure and maintenance needs of a plant group. Very low, low and moderate water use plants may not be mixed.
2. Trees shall be irrigated on a stand-alone system for the area they occur in the case that other landscape need be abandoned due to water shortage.
3. Plantings of shade tolerant or moderate water use plants shall be limited to protected, shaded micro-climates created by the built environment - walls, entries, T-courts and patios.
4. Drip or sub-surface irrigation is required at common area landscapes (except for turf in pocket park), residential street parkways, areas 8 ft. or less in width, sloping conditions greater than 5:1 and within 2 feet of paving, curbs, fences, walls and structures.
5. Matched precipitation, mini-rotor (MPR) type spray heads are required at all turf and large groundcover areas. MPR's shall not be used on slopes greater than 5:1.
6. Pressure regulation at irrigation source to accommodate the type of irrigation is required.

7. Flow metering at irrigation source to track and alert for leaks is required.

8. Weather based, seasonally adjusting per programmed eTO (evapotranspiration) irrigation controllers are required.

9. All valve covers, risers, quick couplers and pop-up nozzles using recycled water, or planned to use recycled water in common areas, project entries and park parcel shall use purple indicator coloring, and signs posted periodically in these areas with "Non Potable Irrigation in Use"

10. All irrigation connections, backflow devices, valves and hose bibs using recycled water shall be located well away from sidewalks, curbs, driveway cuts and maintenance access.

11. All residential landscapes shall be supplied from the adjacent unit using potable, metered water source.

3.3.2 WATER USE ORDINANCES

12. All landscape design, materials, submittals and testing must comply with the California Model Water Efficient Landscape Ordinance (AB 1881).



**DEPARTMENT OF THE ARMY
U.S. ARMY ENGINEER DISTRICT, SACRAMENTO
CORPS OF ENGINEERS
1325 J STREET
SACRAMENTO, CALIFORNIA 95814-2922**

RECORD OF DECISION

ACTION ID: SPK-2007-02159

APPLICANT: City of Folsom

PROJECT NAME: Folsom South of U.S. Highway 50 Specific Plan Project – City of Folsom Backbone Infrastructure

I have reviewed and evaluated, in light of the overall public interest, the documents and factors concerning the permit application for the City of Folsom Backbone Infrastructure Project, as well as the stated views of interested agencies and the public. In doing so, I have considered the possible consequences of the proposed action in accordance with regulations published in 33 Code of Federal Regulations (CFR) Parts 320 through 332 and 40 CFR Part 230.

An Environmental Impact Report/Environmental Impact Statement (EIR/EIS) was prepared by the U.S. Army Corps of Engineers, Sacramento District (Corps) and the City of Folsom (City) for the Folsom South of U.S. Highway 50 Specific Plan Area (SPA) for compliance with the National Environmental Policy Act (NEPA) and the California Environmental Quality Act (CEQA). The EIR/EIS evaluated the environmental impacts of the proposed SPA, as well as 5 on-site, and 11 off-site water supply alternatives. A Notice of Availability of the Draft EIR/EIS was published in the Federal Register on July 2, 2010 (Federal Register, Vol. 75, No. 127, 38500). Each of the 5 on-site alternatives included the Original Backbone Infrastructure Alternative as described in Section III.a.2 below. A public notice for the Draft EIR/EIS was issued on July 9, 2010. A public meeting was held with the City of Folsom on August 2, 2010 at the Folsom Community Center. During the Draft EIR/EIS public review period, 79 comment letters were received.

In May 2011 the Final EIR/EIS was released by the Corps and the City. A Notice of Availability was published in the Federal Register on May 26, 2011 (Federal Register, Vol. 76, no. 102, 30679). A public notice announcing the Final EIR/EIS was issued May 26, 2011.

On August 12, 2011, a Record of Decision (ROD) was issued, addressing each of the 9 properties located within the SPA, as well as the on-site and off-site infrastructure. The ROD did not include any decision regarding the backbone infrastructure. In accordance with Finding B of Section IX of the ROD, on February 12, 2013, a public notice was issued on February 12, 2013, for the Originally Proposed Backbone Infrastructure Project, which is the focus of this document, and the Carpenter Ranch and Folsom South sites, which will be evaluated in future RODs or supplemental decision documents for those projects.

This document is a ROD specifically for the backbone infrastructure portion of the SPA as described in the EIR/EIS, and addresses only those impacts associated with the construction of the on-site and off-site infrastructure within and adjacent to the SPA. Impacts to waters of the U.S. would be further avoided and minimized as a result of the Amended Proposed Backbone

Infrastructure Alternative (as described in Section III.a.3 below), and there is no substantial change in environmental impacts that warrant the preparation of a supplemental Environmental Assessment or EIS. Separate RODs or supplemental decision documents will be completed in the future for the 9 properties proposed for development within the SPA. The Originally Proposed Backbone Infrastructure Alternative involves the discharge of fill material into 14.97 acres of on-site and off-site waters of the U.S. As such, a Department of the Army permit under the Regulatory Program is required.

I. Background: See Section I of the August 12, 2011, ROD for a complete background of the SPA, including the proposed Backbone Infrastructure Project.

II. Project Purpose and Need

a. Purpose: Construct on-site and off-site backbone infrastructure, consisting of roads, utility lines, and water supply infrastructure, to serve the future needs of a large-scale, mixed-use development on the SPA.

b. Need: Sacramento County has been undergoing continuous growth, and increased housing needs have been identified within eastern Sacramento County. In addition, the City of Folsom is near build-out within its existing limits and believes that additional lands for its future growth would be required. In accordance with the planned growth in south-eastern Sacramento County, developers purchased property in the Folsom Sphere of Influence area, and the City of Folsom signed an MOU with the Sacramento LAFCo for future development of the proposed project area, to meet identified and expected housing demands. Backbone infrastructure (e.g. roads, trails, water and sewer infrastructure, and storm drain infrastructure) is needed to accommodate the mixed-use development with the SPA.

III. Alternatives: A reasonable range of alternatives were considered in the EIR/EIS for both land-use and water-supply, including backbone infrastructure. The August 12, 2011, ROD for the SPA evaluated the practicability of the on-site alternatives for the SPA, but did not make any decisions regarding the backbone infrastructure. On September 9, 2012, the applicant submitted Alternatives Information for 6 backbone infrastructure alternatives, which could further refine the Originally Proposed Backbone Infrastructure Alternative as analyzed in the EIR/EIS by avoiding and minimizing waters of the U.S. The applicant's Alternatives Information also serves to provide information necessary to determine compliance with the U.S. Environmental Protection Agency's Section 404(b)(1) Guidelines (Guidelines). These alternatives were not evaluated in the EIR/EIS or ROD for the SPA. Any one of the applicant's alternatives for the backbone infrastructure, except for one, appear to be practicable based on cost, logistics, and existing technology. However, four of the six alternatives would result in avoidance of less than 1/3 acre of waters of the U.S. In order to maximize the avoidance of waters of the U.S. and to determine which combination of these alternatives is practicable, the 6 alternatives provided by the applicant have been combined into 4 alternatives, based on location and maximizing avoidance of waters of the U.S. and include: the Amended Proposed Backbone Infrastructure Alternative (Easton Valley Parkway (West) and Scott Road Alternative); Easton Valley Parkway (East) and Empire Ranch Road Alternative; Street "A" and Oak Avenue Alternative; and Easton Valley Parkway (West), Easton Valley Parkway (East), Scott Road, Empire Ranch Road, Street "A" and Oak Avenue Alternative. The following backbone alternatives are being evaluated for compliance with the Guidelines.

a. Alternatives Considered:

1. Alternative 1: No Action Alternative: This alternative would result in no impacts to waters of the U.S. as a result of the construction of on-site and off-site infrastructure. This alternative would be accomplished through the construction of bridges over all waters of the U.S. for roads and trails, and directional drilling beneath all waters of the U.S. for the installation of utility lines. Because of the location of the waters of the U.S. within the proposed Backbone Infrastructure area, a minimum of 30 additional bridges would need to be constructed to fulfill this alternative. The Corps has determined that this alternative is not practicable, due to the cost for the construction of additional bridges and directional drilling for utility lines.

2. Alternative 2: Original Proposed Backbone Infrastructure Alternative: This alternative was analyzed in the EIR/EIS and would allow for phased implementation of the SPA to serve the comprehensive needs of the entire plan area in a segmented, phased manner. The proposed Backbone Infrastructure project includes major roads and trails, water and sewer infrastructure, and storm drain infrastructure. Because of the uncertainty of adjacent development, this alternative incorporates the phased implementation of the proposed backbone infrastructure. The impacts for each specific phase would be determined prior to initiation of construction activities in waters of the U.S. This alternative would result in impacts to 14.97 acres of waters of the U.S., including 12.62 acres on-site and 2.349 acres off-site.

Roads: This alternative would include major circulation roads that would serve the entire SPA and region.

Pedestrian/Bicycle Trails: This alternative would include a network of Class I and II bicycle trails that would provide connectivity to trails in Sacramento and El Dorado Counties. A multi-use trail system would provide pedestrian and bicycle linkage throughout the SPA area. The proposed trails would typically consist of 8- to 12-foot wide paved trails. Only those trails occurring within open space areas have been incorporated within the proposed Backbone Infrastructure application. Proposed trails located within specific project areas (e.g. the Carpenter Ranch or Folsom South site) have been incorporated into those applications.

Sanitary Sewer: This alternative includes main sanitary sewer system planned for the SPA, those sewers located in major roadways as well as separate sewer lines and off-site connections under Highway 50.

Drainage and Flood Control: This alternative includes detention and water quality basins that serve areas greater than the individual properties on which they are located, including one basin located off-site, just west of the SPA, on the west side of the existing Prairie City Road.

Water Supply: This alternative would include the construction of water lines and a water treatment plant, which would be located in the southwest portion of the SPA.

According to information submitted by the applicant, this alternative would result in construction costs of approximately \$15,781,000.

3. Alternative 3: Amended Proposed Backbone Infrastructure Alternative (Easton Valley Parkway (West) and Scott Road Alternative): This alternative would incorporate the majority of the features of Alternative 2, but would result in additional avoidance of waters of the U.S. through the realignment of the proposed Easton Valley Parkway on the Carpenter Ranch site on the western side of the SPA, and realignment of the existing Scott Road on the Folsom South Site, and would avoid impacts to an additional 1.06 acres of a

seasonal wetland located north of the proposed Easton Valley Parkway, and 0.26 acres of intermittent drainage on the Folsom South site. Realignment of Easton Valley Parkway (West) would result in the loss of 2.20 acres of developable land proposed on the Carpenter Ranch site, and realignment of Scott Road would result in the loss of 1.50 acres of developable land proposed on the Folsom South Site. This alternative would be accomplished through the construction of slope embankments and two retaining walls along the proposed Easton Valley Parkway (West), and shifting the centerline of the existing Scott Road 80-feet to the east so the proposed edge of pavement matches the existing edge of pavement, replacement of existing undersized culverts, and the construction of a large retaining wall. Similar as Alternative 2, because of the uncertainty of adjacent development, this alternative incorporates the phased implementation of the proposed backbone infrastructure. The impacts for each specific phase would be determined prior to initiation of construction activities in waters of the U.S. Based on information submitted by the applicant, this alternative would result in additional construction costs of \$1,254,000 (approximately 7.9% greater than the Original Proposed Backbone Infrastructure Project).

4. Alternative 4: Easton Valley Parkway (East) and Empire Ranch Road

Alternative: This alternative would incorporate the majority of the features of Alternative 2, but would result in additional avoidance of waters of the U.S. through the realignment of the proposed Easton Valley Parkway on the Folsom South site, and realignment of the proposed Empire Ranch Road site, on the Folsom Heights property, on the eastern side of the SPA, and would result in the avoidance of an additional 0.021 acre of seep, vernal pool, and intermittent drainage on the south side of the proposed Easton Valley Parkway, and 0.07 acre of seasonal wetland to the east of the proposed Empire Ranch Road. This alternative would result in the loss of 0.40 acres of developable land proposed on the Folsom South site. Realignment of Easton Valley Parkway (East) would be accomplished through adjusting the horizontal and vertical alignment of Easton Valley Parkway, and constructing a retaining wall and slope embankments near the wetland feature, and realignment of the proposed Empire Ranch Road would occur through the construction of a retaining wall. Based on information submitted by the applicant, this alternative would result in additional construction costs of up to \$750,000 (approximately 4.75% greater than the Original Proposed Backbone Infrastructure Project).

5. Alternative 5: Street "A" and Oak Avenue Alternative: This alternative would incorporate the majority of the features of Alternative 2, but would result in additional avoidance of waters of the U.S. through the realignment of the proposed Street "A" on the northern border of the proposed Sacramento Country Day School site, in the south-western portion of the SPA, and realignment of the proposed Oak Avenue located near the eastern boundary of the proposed Folsom 560 site, in the south-western portion of the SPA. This alternative would avoid an additional 0.07 acre of seasonal wetland and intermittent drainage south of the proposed Street "A," and 0.78 acre of seasonal wetland swales west of the proposed Oak Avenue. This alternative would result in the loss 1.10 acres of developable land proposed on the Folsom South and Sacramento Country Day School sites, and the loss of 36.7 acres of developable land proposed on the Folsom 560 site. Realignment of Street "A" would avoid portions of a seasonal wetland swale and intermittent drainage through the construction a retaining wall, which would impact a portion of the intermittent drainage, and realignment of Oak Avenue to the east involve the construction of a bridge and an additional water quality detention basin.. Based on information submitted by the applicant, this alternative would result in additional construction costs of \$5,830,000 (approximately 36.9% greater than the Original Proposed Backbone Infrastructure Project).

6. Alternative 6: Easton Valley Parkway (West), Scott Road, Easton Valley Parkway (East), Empire Ranch Road, Street (A) and Oak Avenue Alternative: This alternative is a combination of all of the alternative described in III(a)(3) – (5) above, and would avoid an additional 2.45 acres of waters of the U.S. over the Original Proposed Backbone Infrastructure Alternative through realignment of six existing and proposed roads throughout the SPA. This alternative would result in the loss of 41.9 acres of development proposed on the Folsom South, Carpenter Ranch, Sacramento Country Day School, and Folsom 560 sites. This alternative would result in additional construction costs of approximately \$7,834,000 (approximately 49.6% greater than the Original Proposed Backbone Infrastructure Project).

b. Determination of Practicable Alternatives: The Corps has determined that Alternatives 1, 5, and 6 are not practicable due to the costs associated with the construction of additional bridges, directional drilling of utility lines, and the construction of an additional storm water quality detention basin. In addition, the Corps has determined that alternatives 2, 3, and 4 meet the purpose and need of the proposed action, and are practicable based on costs, logistics, and existing technology.

c. Environmentally Preferred Alternative: The environmentally preferred alternative is Alternative 3, the Amended Backbone Infrastructure Alternative, which consists of the original proposed project, with the incorporation of avoidance of waters of the U.S. included in the Easton Valley Parkway (West) Alternative and the Scott Road Alternative. This alternative would result in fewer impacts to aquatic resources than practicable alternatives 2 and 4. Impacts to waters of the U.S. from the environmentally preferred alternative would be as follows:

<u>Wetlands/Waters</u>	<u>On-Site Waters (ac)</u>	<u>Off-Site Waters (ac)</u>	<u>Total Waters (ac)</u>
Vernal Pool	0.624	0.316	0.940
Seasonal Wetland	1.231	0.061	1.292
Seasonal Wetland Swale	4.930	0.055	4.985
Seep	0.617	0.000	0.617
Marsh	0.017	1.440	1.457
Creek/Channel	1.181	0.426	1.607
Intermittent Drainage	1.494	0.044	1.538
Ditch	0.356	0.007	0.363
Pond	0.852	0	0.852
Total:	11.302	2.349	13.651

IV. Comments on the February 12, 2013, Public Notice for the Proposed Backbone Infrastructure, Carpenter Ranch, and Folsom South Projects and Corps Response

a. Public Notice Comments

1. U.S. Environmental Protection Agency (EPA): On March 11, 2013, EPA provided the comments via email on the February 12, 2013, public notice for the proposed Backbone Infrastructure, Carpenter Ranch, and Folsom South Projects. EPA's comments related to development of each of the 3 projects in the public notice, and the entire SPA, but were not related to specifically the proposed Backbone Infrastructure Project being evaluated in

this ROD. EPA expressed concerns about the “challenges the applicants face in finding appropriate kinds and quantities of wetland habitat to offset the nearly 30 acres of impact.” EPA stated that they believe that there is a lack of suitable compensatory mitigation available for impacts in the SPA. EPA also expressed concern that there is “inadequate inventory [of aquatic resources] in existing banks to meet the demands” of all of the projects currently proposed within eastern Sacramento County (e.g. SunCreek, Cordova Hills, Mather Specific Plan). In addition, EPA expressed their belief that a mitigation ratio of 1:1 in California is inadequate, and after applying the Corps mitigation ratio setting checklist, they believe that the ratio would be “well over 1:1.” EPA also stated that it is unacceptable to offset the loss of the types of waters on the SPA site with “distinctively different” waters types such as those found at the Cosumnes River Mitigation Bank. EPA’s comments further stated that while it “might be reasonable to offset some of the project impacts (e.g. some of the “riverine wetlands”), the resources at the Cosumnes River mitigation bank are functionally and structurally different from the low gradient grassland habitats of the Folsom area.”

In addition, EPA attached their comments on the Final EIR/EIS for the SPA, which contained the following comments:

(a) EPA expressed concern that the applicants and the City of Folsom have not shown a need for the proposed project in light of changes in regional housing markets, and recommended that the Corps more thoroughly examine the basis for the City of Folsom’s predictions regarding population growth and development needs.

(b) EPA expressed their belief that the No USACE Permit Alternative and the Resource Impact Minimization Alternative evaluated in the EIR/EIS provide significantly reduced adverse environmental impacts and recommended that these two alternatives be refined to meet the Sacramento Area Council of Governments (SACOG) density and smart growth goals, and that with these design modification, the less damaging alternatives may prove to be practicable.

(c) EPA stated that project-level alternatives may be inconsistent with the programmatic nature of the EIR/EIS in that “more avoidance and minimization may be necessary at the project level to make a finding that the proposed project is the LEDPA.” In addition, EPA expressed concern that “once the larger avoidance and minimization steps have been taken through the NEPA process, the scope of change that could occur at the project level may be limited.” EPA also continued to express the objection they raised in the Draft EIR/EIS, stating that the cost criteria used within the Draft EIR/EIS to eliminate some alternatives for the Carpenter Ranch site were inappropriate.

(d) EPA stated that, given the information provided in the Final EIR/EIS, that it has not yet been demonstrated that additional avoidance and minimization is impracticable, and until the determination of the LEDPA is made, discussion of compensatory mitigation is premature. EPA further commented that the Final EIR/EIS was deficient in that it did not contain a discussion of the competing needs on mitigation bank credits in the region. EPA expressed the belief that the South Sacramento County Habitat Conservation Plan (SSHCP) would require as many, if not more, of the credits that are available at the approved mitigation banks in the area, EPA asserted that the statement within the Final EIR/EIS that ample credits are available to compensate for the impacts of the proposed project, without taking into account additional future demand is not adequate. In addition, EPA commented that the proposed mitigation ratio of 1:1 is inadequate, citing studies that have found that there are few mitigation projects with constructed vernal pools that compare favorably to natural plant communities. Therefore, EPA

stated that a compensatory mitigation ratio of greater than 1:1 is needed to realistically offset losses and meet the no-net-loss of functions threshold. EPA also asserted that several of the listed mitigation banks are located far from the project area and out of the immediate watershed, and many of the available credits are out-of-kind.

Corps Response: With regards to EPA's comments regarding suitable compensatory mitigation for impacts associated with the proposed project, the applicant has offered to compensate for impacts to waters of the U.S. through the purchase of credits from the Cosumnes River Floodplain Mitigation Bank for impacts to seasonal wetlands, seasonal wetland swales, seeps, marshes, creeks, intermittent drainages, ditches, and ponds, and through the purchase of credits from the Toad Hill Ranch mitigation bank for impacts to vernal pools. Both Cosumnes River Floodplain Mitigation Bank and Toad Hill Ranch contain the proposed project on-site and off-site infrastructure within their service area. In order to determine the appropriate amount of compensatory mitigation required, the Corps has utilized the South Pacific Division Mitigation Ratio Setting Checklist for each type of water proposed to be impacted, which is located in Appendix A.

We concur with the EPA's comment that in some cases compensatory mitigation would be out-of-kind, particularly for impacted seeps, ditches, and ponds. In accordance with 33 CFR 332.3(b)(6), the Corps has determined that on-site, in-kind mitigation is not practicable or is unlikely to compensate for the proposed impacts. The purchase of floodplain mosaic credits to compensate for impacts to jurisdictional ditches and ponds would result in conversion from a relatively common water type to a rarer water type, and is therefore appropriate. In addition, because seeps cannot be replaced through permittee responsible construction or mitigation bank purchase, the Corps has determined that it is appropriate to allow out-of-kind compensatory mitigation through the purchase of floodplain mosaic credits at an increased ratio. The Corps has determined that in-kind compensatory mitigation can occur for seasonal wetlands, seasonal wetland swales, marshes, creek, and intermittent drainage impacts with the purchase of floodplain mosaic and floodplain riparian credits at the Cosumnes Floodplain Mitigation Bank, and for vernal pools at the Toad Hill Ranch Mitigation Bank. Because the proposed on-site and off-site Backbone Infrastructure would occur within two different 8-digit HUC watershed, different mitigation ratios were determined for the waters of the U.S. within each of these watersheds.

The Corps has determined that the following compensatory mitigation is required in order to compensate for impacts to waters of the U.S. as a result of the proposed backbone infrastructure permit:

a. To compensate for the loss of jurisdictional ditches, ponds, and marshes, the applicant would be required to purchase floodplain mosaic re-establishment credits from the Cosumnes Floodplain Mitigation Bank at a ratio of 1:1.

b. Creeks/channels and intermittent drainages:

1. To compensate for the loss of creeks/channels and intermittent drainages located in the Lower American River 8-digit hydrologic unit code (HUC) watershed (018020111), the applicant would be required to purchase floodplain riparian re-establishment credits from the Cosumnes Floodplain Mitigation Bank at a ratio of 2:1.

2. To compensate for the loss of creeks/channels and intermittent drainages located in the Upper Cosumnes River 8-digit HUC watershed (18040013), the applicant would be

required to purchase floodplain riparian re-establishment credits from the Cosumnes Floodplain Mitigation Bank at a ratio of 1:1

c. Seasonal wetlands and seasonal wetland swales:

1. To compensate for the loss of seasonal wetlands and seasonal wetland swales located in the Lower American River 8-digit HUC watershed, the applicant would be required to purchase floodplain mosaic re-establishment credits from the Cosumnes Floodplain Mitigation Bank at a ratio of 1.3:1

2. To compensate for the loss of seasonal wetlands and seasonal wetland swales located in the Upper Cosumnes River 8-digit HUC watershed, the applicant would be required to purchase floodplain mosaic re-establishment credits from the Cosumnes Floodplain Mitigation Bank at a ratio of 1:1

d. Seeps

1. To compensate for the loss of seeps located in the Lower American River 8-digit HUC watershed, the applicant would be required to purchase floodplain mosaic re-establishment credits from the Cosumnes Floodplain Mitigation Bank at a ratio of 4:1

2. To compensate for the loss of seeps located in the Upper Cosumnes River 8-digit HUC watershed, the applicant would be required to purchase floodplain mosaic re-establishment credits from the Cosumnes Floodplain Mitigation Bank at a ratio of 3:1

e. To compensate for the loss of vernal pools, the applicant would be required purchase vernal pool creation credits from the Toad Hill Mitigation Bank at a ratio of 1:1

Based on the above mitigation ratios, the applicant would be required to purchase the following credits to compensate for impacts associated with the proposed Backbone Infrastructure Project:

<u>Wetlands/Waters</u>	<u>Impacted Amount (ac)</u>	<u>Required Credits</u>	<u>Credit Type</u>	<u>Bank</u>
Vernal Pool	0.940	0.940	Vernal Pool	Toad Hill
Seasonal Wetland	1.292	1.668	Floodplain Mosaic	Cosumnes
Seasonal Wetland Swale	4.985	6.319	Floodplain Mosaic	Cosumnes
Seep	0.617	2.432	Floodplain Mosaic	Cosumnes
Marsh	1.457	1.464	Floodplain Mosaic	Cosumnes
Creek/Channel	1.610	3.178	Floodplain Riparian	Cosumnes
Intermittent Drainage	1.538	2.971	Floodplain Riparian	Cosumnes
Ditch	0.363	0.363	Floodplain Mosaic	Cosumnes
Pond	0.852	0.852	Floodplain Mosaic	Cosumnes
Total:	13.654	20.187		

Based on an April 24, 2014, review of the Regulatory In-Lieu Fee and Bank Information Tracking System (RIBITS), the Cosumnes Floodplain Mitigation Bank has 113.98 available floodplain mosaic credits, and 19.465 available floodplain riparian credits, and the Toad Hill Ranch Mitigation Bank has 8.97 available vernal pool establishment credits. Therefore, the Corps has determined that the impacts of the proposed Backbone Infrastructure permit can be appropriately mitigated through the purchase of mitigation bank credits as described above, and that both the Cosumnes River Floodplain Mitigation Bank and the Toad Hill Ranch Mitigation Bank have sufficient credits available to compensate for these impacts.

In response to EPA's comment (a) on the Final EIR/EIS, based on future growth projections, the City of Folsom and the applicant have determined that there is a need for housing and commercial development within south-eastern Sacramento County. In addition, on January 18, 2012, the Local Agency Formation Commission (LAFCo), approved the application by the City of Folsom to annex the proposed SPA area into the City of Folsom. In addition, the certification of the EIR and approval of the Specific Plan and zoning entitlements by the City of Folsom indicate a future need for residential and commercial uses in the SPA. EPA has not provided information to indicate that there is not a future need for development in south-eastern Sacramento County. Therefore, based on available information, the Corps has determined that there is a need for residential and commercial development within south-eastern Sacramento County in order to meet future growth projections.

In response to EPA's comment (b) on the Final EIR/EIS, the project under consideration is not the residential and commercial development evaluated in the EIR/EIS, but is the proposed backbone infrastructure to support these proposed developments. The backbone infrastructure was included as part of each of the development alternatives evaluated in the EIR/EIS. As stated above, the Corps has determined that the No Action Alternative for the backbone infrastructure, which is the same as the No USACE Permit Alternative evaluated in the EIR/EIS, is not practicable, due to the number of bridges that would be required, and the directional drilling required for the installation of utility lines. With regards to the Resource Impact Minimization Alternative evaluated in the EIR/EIS, the backbone infrastructure associated with this alternative would result in the same impacts to waters of the U.S. as the Originally Proposed Backbone Infrastructure Alternative. The currently proposed Backbone Infrastructure Project would result in fewer impacts to waters of the U.S. than the backbone infrastructure would for the Resource Impact Minimization Alternative evaluated in the EIR/EIS, as the Resource Impact Minimization Alternative included the same impacts to waters of the U.S. for backbone infrastructure as the Originally Proposed Backbone Infrastructure Alternative.

With regards to EPA's comment (c) on the Final EIR/EIS, the applicant has incorporated additional avoidance of waters as a result of additional evaluation of alternatives. The Corps has determined that while these additional alternatives were not evaluated in the EIR/EIS, they still fall within the reasonable range of alternatives evaluated in the EIR/EIS, and do not represent an increase in environmental impacts beyond those addressed in the EIR/EIS. Therefore, a supplemental decision document is not required to analyze these effects. EPA's comment regarding the proposed Carpenter Ranch site is noted, and will be addressed within the ROD or supplemental decision document for that project.

With regards to EPA's comment (d) on the Final EIR/EIS, we concur with EPA's statement that at the time the Final EIR/EIS was published, the applicant's for the SPA had not demonstrated that additional avoidance and minimization is impracticable, and therefore discussions of compensatory mitigation were premature. The February 12, 2013, Public Notice for the proposed Backbone Infrastructure project included alternatives information prepared by

the applicant for review and approval by EPA. EPA did not provide any specific comments regarding this alternatives information. With regards to EPA's comment that the Final EIR/EIS is deficient in that it did not discuss competing needs on mitigation bank credits in the region, as stated above, sufficient compensatory mitigation credits are available at the Cosumnes River Mitigation Bank and Toad Hill Ranch Mitigation bank to compensate for impacts of the proposed project on waters of the U.S. We acknowledge that if all proposed actions in the region are approved, there are not sufficient credits available at the existing mitigation banks. However, it is not our responsibility to ensure that sufficient credits are available for all projects that are currently proposed, nor is it feasible for us to make this determination, as there may be additional mitigation banks approved in the future, and we do not yet know whether all proposed projects would be approved or what the required compensatory mitigation would be for those projects. If there are not sufficient credits available for future projects that are permitted within the region, the applicant for those projects would need to either propose and have approved permittee-responsible compensatory mitigation, or would not be able to commence construction until sufficient credits are available.

2. Ms. Karri Smith, President, K.A. Smith Consulting, Inc; Sandy, Utah: On February 13, 2013, Ms. Smith commented that "(f)illing almost 30 acres of wetlands in the year 2013 is absurd regardless of how good a compensatory mitigation plan is." In addition, Ms. Smith stated that "simple purchase of mitigation credits from wetland mitigation banks is only making mitigation bank developers and residential/industrial developers rich while the wildlife continues to lose critical habitat necessary to sustain their continued survival." Ms. Smith also provided her belief that only a small percentage of wetland mitigation projects are successful in the long-term, especially following the 5-year monitoring program required as part of a 404 permit. Finally, Ms. Smith commented that "vernal pool sensitive and endangered species and migratory birds need their natural habitat in their original areas of historic flyways and other areas to be preserved for their continued survival."

Corps Response: Ms. Smith's comment objecting to the placement of fill material into "almost 30 acres of wetlands," is noted. In accordance with the Section 404(b)(1) Guidelines, no permit will be issued for a project unless it is shown to be the least environmentally damaging practicable alternative. With regards to Ms. Smith's comment regarding wetland mitigation projects, both the Cosumnes Floodplain Mitigation Bank and the Toad Hill Mitigation Bank have gone through the mitigation bank review process required under 33 CFR Part 332, which included extensive review by the Interagency Review Team, requirements for short-term and long-term monitoring, and requirements for financial assurances to ensure success. Therefore, the Corps has determined that there is a likelihood that the established and re-established habitat on these sites will be successful, and that the use of these banks is appropriate for compensatory mitigation for the proposed Backbone Infrastructure project.

V. Consideration of Applicable Laws and Policies

a. National Environmental Policy Act (NEPA): The EIR/EIS was completed to evaluate a reasonable range of land-use (including backbone infrastructure) and water-supply alternatives and the cumulative impacts associated with nine projects in the SPA. Each of the land use alternatives included the Originally Proposed Backbone Infrastructure Alternative, as described in Section III.a.2 above. The Corps followed the NEPA process, including noticing and timeline requirements, to produce a document that discloses to the public the probable impacts of the Proposed Action, taking into account mitigation. The EIR/EIS was used in the preparation of this ROD for the on-site and off-site Backbone Infrastructure project.

b. Section 401 of the Clean Water Act Section 401 of the CWA: A Section 401 Water Quality Certification (WQC) was issued by the Central Valley Regional Water Quality Control Board on October 18, 2013, for the proposed Backbone Infrastructure project. The WQC will be a condition of the permit.

c. Endangered Species Act of 1973: On December 6, 2010, we initiated consultation with the United States Fish and Wildlife Service (USFWS) for potential impacts of the proposed project on the Federally-listed vernal pool fairy shrimp (*Branchinecta lynchi*), vernal pool tadpole shrimp (*Lepidurus packardi*), conservancy fairy shrimp (*Branchinecta conservatio*), Valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*), Sacramento Orcutt grass (*Orcuttia viscida*), and Slender Orcutt grass (*Orcuttia tenuis*). USFWS determined in the April 2, 2014, Biological Opinion (BO, File Number 81420-2010-F-0620-1) that habitat for conservancy fairy shrimp, Sacramento Orcutt grass, and Slender Orcutt grass does not occur in the on-site or off-site infrastructure area, and authorized the take of 0.294 acres of habitat for vernal pool fairy shrimp and vernal pool tadpole shrimp, and six elderberry shrubs. A special condition will be added to the permit, requiring compliance with the issued BO.

d. Fish and Wildlife Coordination Act: The Corps has worked with the USFWS on the proposed project, including meetings to obtain input. During EIR/EIS preparation, the Corps requested USFWS be a cooperating agency. Although it declined, the USFWS reviewed the draft of the EIR/EIS and provided comments.

e. Magnuson-Stevens Fishery Conservation and Management Act (Magnuson-Stevens Act): The proposed project is in compliance with the Magnuson-Stevens Act. The proposed project and other land-use and water-supply alternatives would not result in any impacts to essential fish habitat.

f. Section 106 of the National Historic Preservation Act: The Corps has consulted with the State Historic Preservation Officer (SHPO) and the Advisory Council on Historic Preservation (ACHP). Through consultation with the SHPO, a Programmatic Agreement (PA) between the Corps and the California Office of Historic Preservation was prepared and was executed on July 6, 2011. In addition, on October 3, 2013, an amended PA was executed by the Corps and SHPO. A special condition will be added to the permit, requiring compliance with the PA.

g. Section 176(C) of the Clean Air Act (CAA) General Conformity Rule Review: The proposed action has been analyzed for conformity applicability pursuant to regulations implementing Section 176(c) of the Clean Air Act. The Corps has determined that direct emissions from the proposed activities that require a DA permit will not exceed de minimis levels of a criteria pollutant or its precursors and are exempted by 40 CFR 93.153. Any later indirect emissions are generally not within the Corps' continuing program responsibility and generally cannot be practicably controlled by the Corps. For these reasons, a conformity determination is not required for this action.

h. Executive Order 11998 (Floodplain Management): The area along Alder Creek which flows through the SPA has been identified by the California Department of Water Resources as lying within a 100-year floodplain. While the proposed mixed-use development would avoid the 100-year floodplain of Alder Creek, there is some backbone infrastructure that would need to be located within the floodplain, particularly roads and bridges. As explained in Section 3A.9 of the Draft EIR/EIS, these impacts would be reduced to less-than-significant, provided Mitigation Measure 3A.9-2 is implemented. The proposed Backbone Infrastructure

project would result in minimal impacts to the floodplain of Alder Creek, and has been approved by the City of Folsom.

i. Executive Order 13175 (Consultation with Indian Tribes, Alaska Natives, and Native Hawaiians): During the development of the PA, and the amended PA, the Corps has consulted with the two tribes that may have an interest in the area, the Shingle Springs Band of Miwok Indians, and the United Auburn Indian Community. Both tribes are concurring parties on the PA, and, per the PA, will be consulted during the development of any Memoranda of Agreement (MOAs) required for individual compliance with Section 106 of the NHPA.

j. Environmental Justice (Title VI of the Civil Rights Act and Executive Order 12898): No low-income or minority populations are identified within or adjacent to the SPA or within or adjacent to any of the proposed water-supply alternatives. The proposed action is not expected to negatively impact any community, and therefore is not expected to cause disproportionately high and adverse impacts to minority or low-income communities.

VI. Consideration of Mitigation Measures for the Amended Proposed Backbone Infrastructure Project:

The EIR/EIS included a number of mitigation measures to reduce or offset impacts that fall outside of the Corps responsibility and generally cannot be practicably controlled by the Corps, like traffic, air quality, and noise. Many of the mitigation measures are requirements of the local land use agency (City of Folsom) and were addressed in the EIR/EIS for compliance with CEQA and would be approved through grading and construction permits by the City of Folsom. As such, enforcement of these mitigation measures is the responsibility of the City of Folsom and not the Corps.

The Corps requires mitigation measures to reduce or offset impacts to waters of the U.S. as special conditions of each DA permit issued. These special conditions are identified in Section VIII, and take into account mitigation measures 3A.3-1a, 3A.3-1b, 3B.3-1a, 3B.3-1b and 3B.3-1c, as described in Chapters 3A.3 and 3B.3 of the Draft EIR/EIS, and also include additional conditions that avoid, minimize and compensate for impacts to waters of the U.S. and those that ensure compliance with Section 7 of the Endangered Species Act and Section 106 of the National Historic Preservation Act.

VII: Compliance with 404(b)(1) Guidelines for the Amended Proposed Backbone Infrastructure Project:

Based on the discussion in Section III, are there available, practicable alternatives having less adverse impact on the aquatic ecosystem and without other significant adverse environmental consequences that do not involve discharges into "waters of the U.S." or at other locations within these waters? Yes No

If the project is in a special aquatic site and is not water dependent, has the applicant clearly demonstrated that there are no practicable alternative sites available? Yes No

Will the discharge:

Violate state water quality standards? Yes No

Violate toxic effluent standards under Section 307 of the Clean Water Act? Yes No

Jeopardize endangered or threatened species or their critical habitat? Yes ___ No X

Violate standards set by the Department of Commerce to protect marine sanctuaries?
Yes ___ No X

Evaluation of the information in the EIR/EIS indicates that the proposed discharge material meets testing exclusion criteria for the following reason(s):

(X) based on the above information, the material is not a carrier of contaminants.

() the levels of contaminants are substantially similar at the extraction and disposal sites and the discharge is not likely to result in degradation of the disposal site and pollutants will not be transported to less contaminated areas.

() acceptable constraints are available and will be implemented to reduce contamination to acceptable levels within the disposal site and prevent contaminants from being transported beyond the boundaries of the disposal site.

Will the discharge contribute to significant degradation of "waters of the U.S." through adverse impacts to:

Human health or welfare, through pollution of municipal water supplies, fish, shellfish, wildlife and/or special aquatic sites? Yes ___ No X

Life stages of aquatic life and/or wildlife? Yes ___ No X

Diversity, productivity, and stability of the aquatic life and other wildlife? Or wildlife habitat or loss of the capacity of wetlands to assimilate nutrients, purify water or reduce wave energy? Yes ___ No X

Recreational, aesthetic and economic values? Yes ___ No X

Will all appropriate and practicable steps be taken to minimize adverse impacts of the discharge on the aquatic ecosystem? Does the proposal include satisfactory compensatory mitigation for losses of aquatic resources? Yes X No ___

VIII. Special Conditions

The following special conditions will be included in the permit to ensure the project is not contrary to the public interest and complies with the 404 (b)(1) Guidelines and other applicable laws:

1. Prior to the initiation of construction activities in waters of the U.S. associated with each phase of construction of the backbone infrastructure, you shall submit to the Corps, for review and approval, a plan-view drawing of the work proposed to be conducted within that phase, and cross-section view drawings of all crossings of waters of the U.S., as well as pre-construction color photographs of the upstream and downstream area of each crossing. The compass angle and location of each photograph shall be identified on the plan-view drawing. In addition, you shall include a description of any deviations (including changes in phasing sequence or boundaries of phases) from the authorized work, including the amount and type of waters that would be impacted, and the amount and type of compensatory mitigation that would

be required. You shall ensure that the description provided includes information regarding any temporary impacts to waters of the U.S.

Rationale: *This condition is necessary to ensure compliance with the permit and applicable conditions and to ensure that no changes have occurred to the proposed project prior to each phase.. (33 USC 1344(a), 33 USC 401 et. seq., 33 CFR 320.4(r)(1), 33 CFR 325.4(a)(3); 33 CFR 326).*

2. Prior to the initiation of each phase of development, you shall compensate for the loss of waters of the U.S. within that phase through the purchase of mitigation credits from the Cosumnes Floodplain Mitigation Bank and/or the Toad Hill Mitigation Bank at the following compensation to impact ratios for aquatic resources identified on the *Figure 20. Current Backbone Impact Plan (3/1/12)* drawing, prepared by ECORP Consulting, Inc.:

a. To compensate for the loss of jurisdictional ditches, ponds, and marshes, you shall purchase floodplain mosaic re-establishment credits from the Cosumnes Floodplain Mitigation Bank at a ratio of 1:1;

b. Creeks/channels and intermittent drainages:

(1) To compensate for the loss of creeks/channels and intermittent drainages located in the Lower American River 8-digit hydrologic unit code (HUC) watershed (018020111), you shall purchase floodplain riparian re-establishment credits from the Cosumnes Floodplain Mitigation Bank at a ratio of 2:1.

(2) To compensate for the loss of creeks/channels and intermittent drainages located in the Upper Cosumnes River 8-digit HUC watershed (18040013), you shall purchase floodplain riparian re-establishment credits from the Cosumnes Floodplain Mitigation Bank at a ratio of 1:1

c. Seasonal wetlands and seasonal wetland swales:

(1) To compensate for the loss of seasonal wetlands and seasonal wetland swales located in the Lower American River 8-digit HUC watershed, you shall purchase floodplain mosaic re-establishment credits from the Cosumnes Floodplain Mitigation Bank at a ratio of 1.3:1

(2) To compensate for the loss of seasonal wetlands and seasonal wetland swales located in the Upper Cosumnes River 8-digit HUC watershed, you shall purchase floodplain mosaic re-establishment credits from the Cosumnes Floodplain Mitigation Bank at a ratio of 1:1

d. Seeps

(1) To compensate for the loss of seeps located in the Lower American River 8-digit HUC watershed, you shall purchase floodplain mosaic re-establishment credits from the Cosumnes Floodplain Mitigation Bank at a ratio of 4:1

(2) To compensate for the loss of seeps located in the Upper Cosumnes River 8-digit HUC watershed, you shall purchase floodplain mosaic re-establishment credits from the Cosumnes Floodplain Mitigation Bank at a ratio of 3:1

e. To compensate for the loss of vernal pools, you shall purchase vernal pool creation credits from the Toad Hill Mitigation Bank at a ratio of 1:1

Rationale: *This special condition is necessary to ensure compensatory mitigation for the unavoidable losses of waters of the U.S. due to the construction of the proposed project. (33 CFR 320.4(r)(1); 33 CFR 325.4(a)(3); 33 CFR 332).*

3. You shall ensure that impacts associated with all crossings of Alder Creek are temporary in nature and do not result in the permanent loss of waters in Alder Creek. You shall design road crossings of Alder Creek to maintain the pre-construction bankfull width of the creek, as well as accommodate reasonably foreseeable wildlife passage and expected high flows. This shall be accomplished by (1) employing bridge designs that span Alder Creek; (2) utilizing pier or pile supported structures; (3) utilizing large bottomless culverts that do not impact the natural stream bed; and/or (4) utilizing a large box culvert which spans the width of Alder Creek, and is installed beneath the natural bed of Alder Creek. For the installation of any proposed box culverts in Alder Creek, you shall restore the natural streambed to ensure that substrate and streamflow conditions approximate original channel conditions, in accordance with Special Condition 3. All crossings of waters of the U.S., including Alder Creek, shall be reviewed and approved by the Corps prior to initiation of construction activities in waters of the U.S., as identified in Special Condition 1.

Rationale: *This special condition is necessary to ensure minimization of impacts to Alder Creek, and to ensure that the functions of the aquatic environment are protected. In addition, this condition ensures that the Corps is provided specific information regarding crossings of all waters of the U.S. prior to the initiation of construction activities.. (33 CFR 320.4(r)(1); 33 CFR 325.4(a)(3); 33 CFR 332, 40 CFR 230).*

4. Within 30 days following completion of each crossing of Alder Creek, you shall restore areas of the creek temporarily impacted, as well as all disturbed adjacent upland areas, to pre-project contours and conditions. In order to ensure compliance with this condition, you shall:

a. Prior to the initiation of any construction of crossings of Alder Creek, submit to the Corps, for review and approval, a plan for the restoration of temporary impact areas. You shall include the following information in this plan:

(1) A description of and drawings showing the existing contours (elevation) and existing vegetation of each crossing of Alder Creek and the adjacent upland areas. This information shall also include site photographs taken upstream and downstream of each temporary impact area.

(2) The methods used to restore Alder Creek and the adjacent upland at each crossing to the original contour and condition, as well as a plan for the re-vegetation of the site following construction activities, if applicable.

(3) The proposed schedule for the restoration activities, and;

(4) A monitoring plan, to be approved by the Corps, for restoration of the temporary impact area to ensure success of the restoration. Monitoring shall be conducted for a minimum of three growing seasons after completion of restoration activities. The plan shall be

presented in the format of the Sacramento District's *Habitat Mitigation and Monitoring Proposal Guidelines*, dated December 30, 2004, or appropriate updates.

b. Within 30 days following completion of restoration activities, submit to the Corps a report describing the restoration activities including color photographs of the restored area. The compass angle and position of all photographs shall be similar to the pre-construction photographs required in Special Condition 1.

c. Submit to the Corps a Monitoring Report by October 1 of each year of the required monitoring period. This report shall be submitted in the format shown on the enclosed *Contents of Monitoring Reports*. Reports may be submitted in hard copy or electronically.

Rationale: *This special condition is necessary to ensure successful restoration of all temporary impacts authorized (33 CFR 320.4(r)(1), 33 CFR 325.4(a)(3), 33 CFR 332, 40 CFR 230).*

5. You shall ensure that trenching activities in waters of the U.S. associated with the installation of utility lines does not result in the draining of any water of the U.S., including wetlands. This may be accomplished through the use of clay blocks, bentonite, or other suitable material (as approved by the Corps) to seal the trench. For utility line trenches, during construction, you shall remove and stockpile, separately, the top 6 – 12 inches of topsoil. Following installation of the utility line(s), you shall replace the stockpiled topsoil on top and seed the area with native vegetation. All utility lines in waters of the U.S. shall be reviewed and approved by the Corps prior to initiation of construction activities in waters of the U.S., as identified in Special Condition 1.

Rationale: *This special condition is necessary to ensure minimization of impacts due to trenching for the installation of utility lines, and to ensure restoration of these areas (33 CFR 320.4(r)(1); 33 CFR 325.4(a)(3); 33 CFR 332, 40 CFR 230).*

6. Prior to initiation any phase of construction activities within waters of the U.S., you shall employ construction best management practices (BMPs) within 50-feet of all on-site and off-site waters of the U.S. to be avoided. Methods shall include the use of appropriate measures to intercept and capture sediment prior to entering waters of the U.S., as well as erosion control measures along the perimeter of all work areas to prevent the displacement of fill material. All BMPs shall be in place prior to initiation of any construction activities (or prior to the initiation of each phase of the project) and shall remain until construction activities are completed. You shall maintain erosion control methods until all on-site soils are stabilized. You shall submit a description of and photo-documentation of your BMPs to our office with information required in Special Condition 1.

Rationale: *This condition is necessary to minimize adverse impacts to water quality, from construction activities, to the maximum extent practicable (33 CFR 320.3(a), 33 CFR 320.4(d), 33 CFR 325.4(a)(3)).*

7. You shall implement the attached Programmatic Agreement (PA), entitled *First Amended Programmatic Agreement Between the U.S. Army Corps of Engineers and the California Office of Historic Preservation Regarding the Folsom Plan Area Specific Plan, Sacramento County, California*, and signed by these entities, in its entirety. The Corps has been designated the lead federal agency responsible for implementing and enforcing the PA as signed. If you fail to comply with the implementation and associated enforcement of the PA the

Corps may determine that you are out of compliance with the conditions of the Department of the Army permit and suspend the permit. Suspension may result in modification or revocation of the authorized work.

Rationale: *This condition is necessary to ensure compliance with Section 106 of the National Historic Preservation Act (16 USC 470, 33 CFR 320.3(g); 33 CFR 325.2(b)(3); 33 CFR 325, Appendix C; 36 CFR 800).*

8. This Corps permit does not authorize you to take an endangered species, in particular vernal pool fairy shrimp (*Branchinecta lynchi*), vernal pool tadpole shrimp (*Lepidurus packardii*), and valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*). In order to legally take a listed species, you must have separate authorization under the Endangered Species Act (e.g., an Endangered Species Act Section 10 permit, or a Biological Opinion under Endangered Species Act Section 7, with "incidental take" provisions with which you must comply). The enclosed Fish and Wildlife Service Biological Opinion (Number 81420-2010-F-0620-1, dated April 2, 2014), contains mandatory terms and conditions to implement the reasonable and prudent measures that are associated with "incidental take" that is also specified in the Biological Opinion. Your authorization under this Corps permit is conditional upon your compliance with all of the mandatory terms and conditions associated with "incidental take" of the attached Biological Opinion, which terms and conditions are incorporated by reference in this permit. Failure to comply with the terms and conditions associated with incidental take of the Biological Opinion, where a take of the listed species occurs, would constitute an unauthorized take, and it would also constitute non-compliance with your Corps permit. The U. S. Fish and Wildlife Service is the appropriate authority to determine compliance with the terms and conditions of its/their Biological Opinion, and with the Endangered Species Act. You must comply with all conditions of this Biological Opinion, including those ascribed to the Corps.

Rationale: *This condition is necessary to ensure compliance with Section 7 of the Endangered Species Act (16 USC 1531 et seq; 50 CFR 402; 33 CFR 320.4(j)(4); 33 CFR 325.2(b)(5); 33 CFR 325.4(a)(1)).*

9. You shall notify the Corps of the start and completion dates for each phase of the authorized work within 10 calendar days prior to the initiation of construction activities within waters of the U.S., and 10 calendar days following completion of construction activities.

Rationale: *This condition is necessary to assist the Corps in scheduling compliance inspections to ensure compliance with the permit and applicable conditions (33 CFR 325.4; 33 CFR 326).*

10. You are responsible for all work authorized herein and ensuring that all contractors and workers are made aware and adhere to the terms and conditions of this permit authorization. You shall ensure that a hard copy of the permit authorization and associated drawings are available for quick reference at the project site until all construction activities are completed.

Rationale: *This condition is necessary to ensure that all workers on site are aware of the terms and conditions of the permit in order to ensure compliance with the permit and applicable conditions (33 CFR 325.4; 33 CFR 326).*

11. You shall clearly identify the limits of all construction areas located within 100 feet of avoided waters of the U.S. with highly visible markers (e.g. construction fencing, flagging, silt

barriers, etc.) prior to commencement of each phase of construction activities in waters of the U.S. You shall maintain such identification properly until construction areas and soils have been stabilized. You are prohibited from undertaking any activity (e.g. equipment usage or materials storage) that impacts waters of the U.S. outside of the permit limits.

Rationale: *This condition is necessary to ensure the construction activities do not occur outside of the project area, which could cause adverse impacts to the aquatic ecosystem (33 CFR 325.4(a)(3)).*

12. You shall use only clean and non-toxic fill material for this project. The fill material shall be free from items such as trash, debris, automotive parts, asphalt, construction materials, concrete with exposed reinforcement bars, and soils contaminated with any toxic substance, in toxic amounts in accordance with Section 307 of the Clean Water Act.

Rationale: *This condition is necessary to ensure that contaminated material is not placed within waters of the U.S. (33 CFR 325.4(a)(3); 40 CFR 230).*

13. All crossings of creeks, seasonal wetland swales, intermittent or ephemeral drainage, where the upstream or downstream portions of the feature are intended to be avoided, shall be conducted when the project area is naturally dewatered, or is dewatered in accordance with a Corps approved dewatering plan. No work shall be conducted in flowing waters.

Rationale: *This condition is necessary to minimize downstream impacts to the aquatic environment from suspended sediments and turbidity to the maximum extent practicable. (33 CFR 320.3(a), 33 CFR 320.4(d); 33 CFR 325.4(a)(3); 40 CFR 230).*

IX. Public Interest Review

a. The relative extent of the public and private need for the proposed work has been considered: The proposed Backbone Infrastructure Project is intended to meet a private need for infrastructure associated with mixed-use development.

b. The practicability of using reasonable alternative locations and/or methods to accomplish the objective of the proposed structure or work has been evaluated: The Corps has determined that there are no practicable alternate locations that would accomplish the purpose of the proposed work. The Corps has also determined that there is no practicable alternative method to accomplish the purpose of the proposed work that would have fewer direct or indirect impacts than the proposed project. The applicant's Amended Proposed Backbone Infrastructure project represents the LEDPA, as described in Section II(a).

c. The extent and permanence of the beneficial and/or detrimental effects that the proposed structures or work may have on the public and private uses which the area is suited has been reviewed: The Amended Proposed Backbone Infrastructure alternative would result in the placement of fill material into, and the permanent loss of 13.65 acres of waters of the U.S., including wetlands, for the construction of a backbone infrastructure in the SPA. The loss of 13.65 acres of waters of the U.S would cause a permanent detrimental effect. The loss of waters of the U.S as a result of the proposed Backbone Infrastructure would be offset by the required mitigation. The proposed backbone infrastructure, consisting of roads, utility lines, and trails would provide a permanent beneficial effect to residents in and near the proposed project site.

X. Findings

a. The determinations made within this ROD are consistent with those made in the August 12, 2011, ROD for the SPA.

b. The evaluation of the proposed action and alternatives was done in accordance with all applicable laws, executive orders, and regulations. The EIR/EIS and supporting documents are adequate and contain sufficient information to make a reasoned permit decision.

c. The selected alternative is the applicant's Amended Proposed Backbone Infrastructure Alternative, with appropriate and practicable mitigation measures to minimize environmental harm and potential adverse impacts of the discharges on the aquatic ecosystem and the human environment, as identified in Section VIII. The applicant's Amended Proposed Backbone Infrastructure Alternative, as mitigated by these conditions, is considered the environmentally preferred alternative under NEPA.

d. The discharge complies with the Section 404(b)(1) guidelines and is considered the least environmentally damaging practicable alternative, with the inclusion of appropriate and practicable general and special conditions in the permit to minimize pollution or adverse effects to the affected ecosystem.

e. Issuance of a Department of the Army permit is not contrary to the public interest, with the inclusion of the special conditions identified in Section VIII.

f. The compensatory mitigation identified in the special conditions, was determined using the *South Pacific Division Mitigation Ratio Setting Checklist*, and is sufficient to ensure no-net loss of aquatic resources functions and services for impacts to 13.65 acres of waters of the U.S.


PREPARED BY:



Lisa M. Gibson
Senior Project Manager
California South Branch

5/10/14
Date

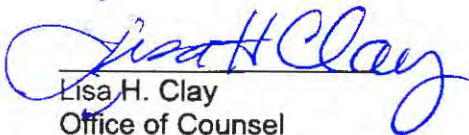
REVIEWED BY:



Kathleen A. Dadey, PhD.
Chief,
California South Branch

20 May 14
Date

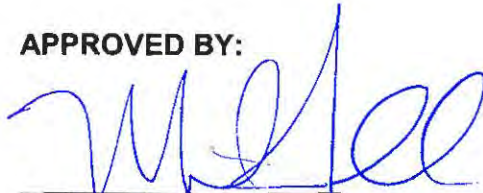
REVIEWED BY:



Lisa H. Clay
Office of Counsel
Sacramento District

22 MAY 2014
Date

APPROVED BY:



Michael S. Jewell
Chief, Regulatory Division

22 May 2014
Date

Enclave at Folsom Ranch

FPASP Policy Consistency Analysis (*with underlining to show Westland/Eagle FPASP Plan Amendments*)

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
Section 4 - Land Use			
4.1	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	Grid system is applied and community includes sidewalks and pedestrian and bike friendly design.
4.2	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	Site is next to a school and park and includes its own park, although it is not required to provide a park
4.3	Residential neighborhoods that are directly adjacent to open space shall provide at least two defined points of pedestrian access into the open space area.	N/A	Not adjacent to open space
4.4	Provide a variety of housing opportunities for residents to participate in the home-ownership market.	Yes	This project offers an entry level housing product and contributes to the variety offered throughout the FPASP plan area.
4.5	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	Not MF high density site
4.6	As established by the FPASP, the total number of dwelling units for the Plan Area shall not exceed <u>10,817</u> . 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 project has 111 units, and does not exceed the allowable number of housing units for this site under the Westland/Eagle FPASP Amendment ("Westland/Eagle SPA").

Enclave at Folsom Ranch

FPASP Policy Consistency Analysis (with underlining to show Westland/Eagle FPASP Plan Amendments)

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
4.6A	<p><u>A maximum of 937 low, medium and high density residential dwelling units are allowed only in the three General Commercial (GC) parcels and the Regional Commercial (RC) parcel located at the intersection of Scott Road and Easton Valley Parkway. No more and no less than 377 high density residential dwelling units on a minimum of 15.7 acres shall be provided on these parcels. Other than the RC and the three GC parcels specifically identified herein, this policy 4.6A shall not apply to any other Plan Area RC or GC parcels.</u></p>	Yes	This is the first project to propose residential uses on GC or RC zoned property under this policy. Since unit count is under the stated maximum, it is consistent with stated unit counts.
4.7	<p>Transfer of dwelling units is permitted between residential parcels, <u>or the residential component of RC and GC parcels</u>, as long as the maximum density within each land use category is not exceeded unless rezoned, and the overall FPASP dwelling unit maximum (<u>10,817</u>) is not exceeded.</p>	Yes	Transfer methodology used for this parcel is consistent with SPA and maximum densities are not exceeded
4.8	<p>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.</p>	Yes	Uses approved street network
4.9	<p>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.</p>	N/A	Less than 200 units
<i>Commercial Policies</i>			
4.10	<p>The mixed-use Town Center should contain unique retail, entertainment and service-based establishments, as well as public gathering spaces.</p>	N/A	Not part of the Town Center
4.11	<p>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.</p>	N/A	This is not a mixed use neighborhood center
4.12	<p>Commercial and office areas should be accessible via public transit routes, where feasible.</p>	Yes	This site is accessible to public transit as it is located on a transit corridor.

Enclave at Folsom Ranch

FPASP Policy Consistency Analysis (*with underlining to show Westland/Eagle FPASP Plan Amendments*)

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
4.13	The Plan Area land use plan should include commercial, light industrial/office park and public/quasi-public land uses in order to create employment.	Yes	The relevant commercial uses are consolidated on the adjacent site to the west of the project.
4.14	The transfer of commercial intensity is permitted as provided in Subsection 4.10.	Yes	The project does not propose or rely on any transfer of commercial intensity. Any future transfer of commercial intensity the project site will comply with Subsection 4.10 of the FPASP.
<i>Open Space Policies</i>			
4.15	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	Open Space is not required on this site and is located on other Plan Area parcels.
4.16	The open space land use designation shall provide for the permanent protection of preserved wetlands.	N/A	No Open Space on this site

Enclave at Folsom Ranch

FPASP Policy Consistency Analysis (*with underlining to show Westland/Eagle FPASP Plan Amendments*)

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
<i>Parks Policies</i>			
4.17	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	This site is not a site with a programmed park as shown on Figure 4.1.
4.18	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 proposed project is paying an In-Lieu Park Fee, consistent with the General Plan and FPASP policies.
4.19	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.	N/A	This is not one of the locations in the Plan Area for parks.
4.20	Elementary school sites shall be co-located with parks to encourage joint-use of parks where feasible.	N/A	This is not an elementary school site nor a park site.

Enclave at Folsom Ranch

FPASP Policy Consistency Analysis (*with underlining to show Westland/Eagle FPASP Plan Amendments*)

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
<i>Public/Quasi-Public Policies</i>			
4.21	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	Land has been reserved for public services and facilities, as required by the City of Folsom. Public services and facilities sites are in the general locations as shown in Figure 4.1 – Land Use Diagram.
4.22	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	This is not one of the sites reserved for a school.
4.23	Elementary school sites shall be co-located with parks to encourage joint-use of parks.	N/A	This is not one of the sites reserved for a school.
4.24	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 <u>10,817</u> .	Yes	No changes are proposed to Public/Quasi-Public sites as shown on Figures 4.1 and 4.2. No increases are proposed to the Plan Area residential unit count.

Enclave at Folsom Ranch

FPASP Policy Consistency Analysis (with underlining to show Westland/Eagle FPASP Plan Amendments)

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
Section 5 - Housing Strategies			
<i>City of Folsom General Plan Housing Element Policies Incorporated in the FPASP</i>			
H-1.1	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	Consistent with the approved housing plan.
H-1.3	The City shall encourage home builders to develop their projects on multi-family-designated land at the high end of the applicable density range.	Yes	The Project proposes density higher than the minimum and close to the middle of the allowable density range.
H-1.2	The City shall <u>endeavor to</u> designate future sites for higher-density housing near transit stops, commercial services, and schools, <u>where appropriate and</u> feasible.	N/A	This site was not designated for higher density housing.
H-1.4	The City shall support the development of second units on single-family parcels.	N/A	This is a multi-family zone
H-1.6	The City shall ensure that <u>new residential development pays its fair share in financing public facilities and services and pursues financing assistance techniques to reduce the cost impact on the production of affordable housing.</u>	Yes	The project will be paying it's fair share
H-1.8	<u>The City shall strive to create additional opportunities for mixed-use and transit oriented development.</u>	N/A	This is a City requirement, not a project-specific requirement.
H-3.1	<u>The City shall encourage residential projects affordable to a mix of household incomes and disperse affordable housing projects throughout the city to achieve a balance of housing in all neighborhoods and communities.</u>	Yes	This project is designed to meet the entry level home buyer market.

Enclave at Folsom Ranch

FPASP Policy Consistency Analysis (with underlining to show Westland/Eagle FPASP Plan Amendments)

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
H-3.2	The City shall continue to use Federal and State subsidies, as well as <u>inclusionary housing in-lieu fees, affordable housing impact fees on non-residential development, and other fees collected into the Housing Trust Fund in a cost-efficient manner to meet the needs of lower-income households, including extremely low income households.</u>	N/A	This is a City requirement, not a project-specific requirement.
H-3.3	The City shall <u>continue to make density bonuses available to affordable and senior housing projects, consistent with State law and Chapter 17.102 of the Folsom Municipal Code.</u>	N/A	This is a City requirement, not a project-specific requirement.
H-3.4	Where appropriate, the City shall use development agreements to assist housing developers in complying with City affordable housing goals.	Yes	This project is subject to a development agreement with the City of Folsom that addresses affordable housing.
H-3.5	<u>The City shall make incentives available to property owners with existing development agreements to encourage the development of affordable housing.</u>	Yes	This is a City requirement, not a project-specific requirement.
H-5.2	<u>The City shall encourage housing for seniors and persons with disabilities to be located near public transportation, shopping, medical, and other essential services and facilities</u>	N/A	The project does not include housing for seniors and persons with disabilities.
H-5.4	<u>The City shall encourage private efforts to remove physical barriers and improve accessibility for housing units and residential neighborhoods to meet the needs of persons with disabilities</u>	N/A	This is a City requirement, not a project-specific requirement.
H-5.7	The City shall <u>continue to provide zoning</u> to accommodate future need for facilities to serve City residents in need of emergency shelter.	N/A	The City has sites for this type of zoning, but our site is not zoned for it.
H-5.10	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	The City has sites for this type of zoning, but our site is not zoned for it.
H-6.2	The City shall <u>assist in the enforcement of fair housing laws by providing information and referrals to organizations that can receive and investigate fair housing allegations, monitor compliance with fair housing laws, and refer possible violations to enforcing agencies.</u>	N/A	This is a City requirement, not a project-specific requirement.

Enclave at Folsom Ranch

FPASP Policy Consistency Analysis (*with underlining to show Westland/Eagle FPASP Plan Amendments*)

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
H-7.1	The City shall continue to implement state energy-efficient standards <u>to new residential development</u> .	Yes	The City will require the project to meet state energy-efficient standards.
23.2	The City shall include energy conservation guidelines as part of the development standards for the specific plan area.	Yes	Energy conservation guidelines are included in the FPASP.
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-specific requirement. The City will require the project to comply with all applicable mitigation measures.
H-7.4	The City shall promote an increase in the energy efficiency of new and existing housing beyond minimum state requirements.	Yes	The City will require the project to comply with the mitigation measures in the FPASP EIR, which promote energy efficiency beyond minimum state requirements.
H-7.5	The City shall encourage the increased use of renewable energy.	N/A	This is a City requirement, not a project-specific requirement.
H-7.6	The City shall encourage “smart growth” that accommodates higher density residential <u>uses near transit, bicycle and pedestrian friendly areas of the city that encourage and facilitate the conservation of resources by reducing the need for automobile use.</u>	N/A	This site is not one of the sites designated for high density.
Section 7 - Circulation			
<i>Circulation Policies</i>			

Enclave at Folsom Ranch

FPASP Policy Consistency Analysis (*with underlining to show Westland/Eagle FPASP Plan Amendments*)

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
7.1	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	The project's roadway network is organized in a grid-like pattern of streets and blocks. The project has transit corridors on two sides of the small lot tentative map. The project includes bike lanes on all perimeter roadways as required by the FPASP.
7.2	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	Proposed project meets these standards.
7.3	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.	Yes	Plan Area is a participant in the 50 corridor TMA.
7.4	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	These circulation features have are in the Plan Area and in the proposed project where applicable.
<i>Roadway Classification Policies</i>			
7.5	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	These circulation features are in the Plan Area and in the proposed project where applicable.
7.6	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	These circulation features are in the Plan Area and in the proposed project where applicable.

Enclave at Folsom Ranch

FPASP Policy Consistency Analysis (with underlining to show Westland/Eagle FPASP Plan Amendments)

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
7.7	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	These circulation features have are in the Plan Area and in the proposed project where applicable.
7.8	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 be implemented consistent with the demand generated by the proposed project.
7.8a	<p><u>Concurrent with development of the RC and GC land use parcels located at the intersection of Scott Road and Easton Valley Parkway, the following roadway improvements will be constructed:</u></p> <ul style="list-style-type: none"> • <u>Easton Valley Parkway from Prairie City Road to Scott Road.</u> • <u>Scott Road from White Rock Road to U.S. Highway 50.</u> • <u>Rowberry Road from Easton Valley Parkway to Iron Point Road (including the overcrossing of U.S. Highway 50).</u> <p><u>The timing, extent of improvements and interim improvements shall be predicated on the extent and type of development proposed for the above referenced parcels.</u></p>	N/A	The Project proposes residential uses on a portion of the GC land use parcel to the east of the intersection of Scott Road and Easton Valley Parkway. But no commercial development is currently proposed on the portion of the parcel adjacent to the intersection. The necessary roadway improvements will be implemented as the commercial uses are developed.
<i>Public Transit Policies</i>			
7.9	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.	N/A	This is a City requirement, not a project-specific requirement. The project does not propose shopping, public institutions, or multi-family housing at this time.

Enclave at Folsom Ranch

FPASP Policy Consistency Analysis (*with underlining to show Westland/Eagle FPASP Plan Amendments*)

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
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.	N/A	This is a City requirement, not a project-specific requirement.
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.	N/A	This project is not located adjacent to a bus stop.
7.12	Provide interim park-and-ride facilities for public transit use as shown in the FPASP Transit Master Plan.	N/A	The FPASP Transit Master Plan does not designate any interim park and ride facilities within or adjacent to the project site.
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.	N/A	This is a City 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.
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	This is a City requirement.

Enclave at Folsom Ranch

FPASP Policy Consistency Analysis (*with underlining to show Westland/Eagle FPASP Plan Amendments*)

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
<i>Sidewalks, Trails and Bikeway Policies</i>			
7.16	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	The proposed project provides sidewalks and access to sidewalks, bikeways and trails where applicable, per the FPASP.
7.17	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	The project site does not include any open space and scenic areas. The project will not impede access to open space and scenic areas that are located outside of the project site.
7.18	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 and signage are provided where appropriate, where proposed project connects to collector and arterial streets.
7.19	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	The proposed project does not cross Alder Creek. Class I bike path and trail crossings of intermittent drainages channels, where they exist, have been minimized and located and designed to cause the least amount of disturbance to the creek environment.
7.20	Per state and federal programs, safe routes to schools shall be identified and signed.	N/A	No schools are located on the project site.

Enclave at Folsom Ranch

FPASP Policy Consistency Analysis (*with underlining to show Westland/Eagle FPASP Plan Amendments*)

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
7.21	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	The proposed project is located within a 1/2 mile of Class 1 or Class 2 bike lane on Easton Valley Parkway as well as on Scott Road and the collector road adjacent to the proposed project on the south side.
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	Site design and building placement minimize barriers to pedestrian access as appropriate and project is designed to meet objectives as described. Proposed project provides pathways between residential and commercial uses.
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	Bicycle parking will be provided for all uses as described except for single family homes.
Section 8 - Open Space			
8.1	Open Space areas shall be created throughout the entirety of the Plan Area.	N/A	The proposed project is not located in any of the FPASP or Westland/Eagle SPA plan areas designated to provide open space.
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	Does not apply to proposed project per our remarks for Policy No. 8.1
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	Does not apply to proposed project per our remarks for Policy No. 8.1

Enclave at Folsom Ranch

FPASP Policy Consistency Analysis (*with underlining to show Westland/Eagle FPASP Plan Amendments*)

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
8.4	Where feasible, locate schools and parks adjacent or near to open space.	N/A	Does not apply to proposed project per our remarks for Policy No. 8.1
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.	N/A	Does not apply to proposed project per our remarks for Policy No. 8.1
8.6	Open space improvements shall comply with City of Folsom General Plan Policy 27.1 and the Americans with Disabilities Act (ADA) standards.	N/A	Does not apply to proposed project per our remarks for Policy No. 8.1

Enclave at Folsom Ranch

FPASP Policy Consistency Analysis (*with underlining to show Westland/Eagle FPASP Plan Amendments*)

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
8.7	<p>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:</p> <p>8.7a: They include a paved path or trail.</p> <p>8.7.b: They have the ability to be utilized for tree mitigation plantings or other appropriate mitigation measures and;</p> <p>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.</p>	N/A	Does not apply to proposed project per our remarks for Policy No. 8.1
8.8	Locate Class I bicycle paths and paved and unpaved trails throughout the open space.	N/A	Does not apply to proposed project per our remarks for Policy No. 8.1
8.9	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.	N/A	The proposed project does not include any infrastructure that impacts the described sensitive environmental features.
8.10	Provide the opportunity for educational programs that highlight the value of the various natural features of the Plan Area.	Yes	The proposed project is participating in the described educational programs by participating in the fee program that funds these programs.
8.11	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.	N/A	Does not apply to proposed project per our remarks for Policy No. 8.1
8.12	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.	N/A	Does not apply to proposed project per our remarks for Policy No. 8.1

Enclave at Folsom Ranch

FPASP Policy Consistency Analysis (*with underlining to show Westland/Eagle FPASP Plan Amendments*)

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
8.13	The FPASP Open Space Management Plan shall describe the ownership, funding, and maintenance of open space areas.	Yes	The FPASP Open Space Management Plan describes the ownership, funding, and maintenance of open space areas.
8.14	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	This is a City requirement, not a project-specific requirement. The FPASP Community Design Guidelines does include recommendations for the design of these described environmental features and backbone facilities.
8.15	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	Does not apply to proposed project per our remarks for Policy No. 8.1
Section 9 - Parks			
9.1	To promote walking and cycling, community and neighborhood parks shall be connected to the pedestrian and bicycle network.	N/A	The proposed project does not include any community or neighborhood parks as it is not located in any of the FPASP or Westland/Eagle SPA areas designated to provide community or neighborhood parks.
9.2	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.	N/A	Does not apply to proposed project per our remarks for Policy No. 9.1
9.3	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.	N/A	Does not apply to proposed project per our remarks for Policy No. 9.1
9.4	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	Does not apply to proposed project per our remarks for Policy No. 9.1

Enclave at Folsom Ranch

FPASP Policy Consistency Analysis (*with underlining to show Westland/Eagle FPASP Plan Amendments*)

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
9.5	All park master plans shall include a lighting plan and all park lighting fixtures shall be shielded and energy efficient.	N/A	Does not apply to proposed project per our remarks for Policy No. 9.1
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.	N/A	Does not apply to proposed project per our remarks for Policy No. 9.1
9.7	Park furniture and structures shall be selected based on durability, vandal resistance and long term maintenance, as approved by the City.	N/A	Does not apply to proposed project per our remarks for Policy No. 9.1
9.8	Public art is encouraged in parks where appropriate and feasible in compliance with the City's Arts and Culture Master Plan.	N/A	Does not apply to proposed project per our remarks for Policy No. 9.1
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 proposed project does not include any easements or open space that is credited as parkland acreage.
9.10	Placement of stand alone cell towers or antennae in parks is strongly discouraged. Cell towers or antennae are permitted to be located on sports field lighting poles with a use permit.	N/A	Does not apply to proposed project per our remarks for Policy No. 9.1
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.	N/A	Does not apply to proposed project per our remarks for Policy No. 9.1
9.12	A Parks Master Plan shall be prepared for the Plan Area.	N/A	This is a City requirement.

Enclave at Folsom Ranch

FPASP Policy Consistency Analysis (*with underlining to show Westland/Eagle FPASP Plan Amendments*)

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
9.13	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.	N/A	Does not apply to proposed project per our remarks for Policy No. 9.1
9.14	Park land dedications are net areas in acres and exclude easements, wetlands, public rights-of-way and steep slopes or structures.	N/A	Does not apply to proposed project per our remarks for Policy No. 9.1
Section 10 - Resource Management & Sustainable Design			
<i>Wetland Policies</i>			
10.1	Delineated wetlands shall be preserved to the greatest extent possible within open space areas and corridors, or otherwise provided for in protected areas.	Yes	Wetlands areas will be preserved or mitigated consistent with the approved 404 permit and MMRP for the proposed project area.
10.2	Where preservation is not feasible, mitigation measures shall be carried out as specified in the FPASP EIR/EIS.	Yes	Same as remarks for 10.1

Enclave at Folsom Ranch

FPASP Policy Consistency Analysis (*with underlining to show Westland/Eagle FPASP Plan Amendments*)

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	The Section 401 permit was issued before issuance of the Section 404 permit.
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	The project will comply with mitigation measures in the permits for any wetlands impacted.
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	An MMP plan was prepared and approved.
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	The proposed project will adhere to the MMP plan that was prepared and approved.

Enclave at Folsom Ranch

FPASP Policy Consistency Analysis (*with underlining to show Westland/Eagle FPASP Plan Amendments*)

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
10.7	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	No special species were identified in the project area, and any impacts to the offsite areas are covered by the USFWS Biological Opinion for the FPASP Plan Area.
<i>Wildlife Policies</i>			
10.8	Tricolored blackbird nesting colony habitat, if any, shall be protected as required by State and federal regulatory agencies.	Yes	The Project will comply with mitigation measures in the FPASP EIR and Westland/Eagle SPA Addendum, including conducting preconstruction surveys. See MMRP.
10.9	A Swainson’s Hawk mitigation plan shall be prepared to avoid loss of nesting areas if applicable.	Yes	It is the applicant's understanding that the City will soon approve a Swainson's Hawk Mitigation Plan. The project will comply with all relevant mitigation measures in this plan.
10.10	An incidental take permit shall be obtained to avoid impacts on the Valley Elderberry Longhorn Beetle (VELB), unless delisting has occurred.	N/A	The Project will comply with mitigation measures in the FPASP EIR and Westland/Eagle SPA Addendum. See MMRP. No Valley Elderberry Longhorn Beetle (VELB) was identified on the proposed project.
10.11	Special-status bat roosts shall be protected as required by State and federal regulatory agencies.	N/A	The Project will comply with mitigation measures in the FPASP EIR and Westland/Eagle SPA Addendum, including conducting preconstruction surveys. See MMRP.

Enclave at Folsom Ranch

FPASP Policy Consistency Analysis (*with underlining to show Westland/Eagle FPASP Plan Amendments*)

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
10.12	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 proposed project will comply.
<i>Oak Woodlands & Isolated Oak Tree Policies</i>			
10.13	Preserve and protect in perpetuity approximately 399-acres of existing oak woodlands.	N/A	The proposed project does not have any oak woodlands to be preserved.
10.14	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	The proposed project does not have any oak woodlands or oak tree canopy to be preserved.

Enclave at Folsom Ranch

FPASP Policy Consistency Analysis (with underlining to show Westland/Eagle FPASP Plan Amendments)

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks																								
10.15	<p>Oak trees included in residential and non-residential development parcel impacted</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	The proposed project does not have any oak woodlands or oak tree canopy to be preserved.																								
10.16	<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" data-bbox="357 950 1264 1276"> <thead> <tr> <th colspan="3">TABLE 10.1 ASCA TREE RATING SYSTEM</th> </tr> <tr> <th>RATING</th> <th>RATING NO.</th> <th>RATING DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>Excellent</td> <td>5</td> <td>No problem(s)</td> </tr> <tr> <td>Good</td> <td>4</td> <td>No apparent problem(s)</td> </tr> <tr> <td>Fair</td> <td>3</td> <td>Minor problem(s)</td> </tr> <tr> <td>Poor</td> <td>2</td> <td>Major problem(s)</td> </tr> <tr> <td>Hazardous or non-correctable</td> <td>1</td> <td>Extreme problem(s)</td> </tr> <tr> <td>Dead</td> <td>0</td> <td>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	The proposed project does not have any oak woodlands or oak tree canopy to be preserved.
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																									

Enclave at Folsom Ranch

FPASP Policy Consistency Analysis (*with underlining to show Westland/Eagle FPASP Plan Amendments*)

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	The proposed project does not have any oak woodlands or oak tree canopy to be preserved.
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	The proposed project does not have any oak woodlands or oak tree canopy to be preserved.
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.	N/A	The proposed project does not have any oak woodlands or oak tree canopy to be preserved.
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	The proposed project does not have any oak woodlands or oak tree canopy to be preserved.

Enclave at Folsom Ranch

FPASP Policy Consistency Analysis (*with underlining to show Westland/Eagle FPASP Plan Amendments*)

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
<i>Cultural Resources Policies</i>			
10.21	<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 appropriate.</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 proposed project has completed the archaeological surveys and reports described here and they have been submitted to the California Historical Resource Information System (CHRIS).
10.22	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	Publicly accessible trails and facilities in the proposed project are 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.
10.23	Views toward cultural resources from publicly accessible trails and facilities shall be protected, where appropriate.	N/A	There are no views toward cultural resources from publicly accessible trails and facilities on the project site.
10.24	Interpretive displays near cultural resources shall be unobtrusive and compatible with the visual form of the resources.	N/A	There are no cultural resources that require interpretive displays on the project site.
<i>Water Quality Policies</i>			

Enclave at Folsom Ranch

FPASP Policy Consistency Analysis (*with underlining to show Westland/Eagle FPASP Plan Amendments*)

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
10.25	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	The proposed project is consistent with the drainage master plan, including the preservation measures for the referenced drainage features and waterways.
10.26	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	Final design of any such trails will include the stated erosion control measures.
10.27	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	The proposed project will adhere to urban storm water best management practices, as defined in Section 10.3.1 – Sustainable Design, for its public recreation facilities.
10.28	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	The described BMPs will be incorporated in the notes section for the final improvement plans for the proposed project.
10.29	All mitigation specified in the FPASP EIR/EIS shall be implemented.	Yes	The proposed project will implement all required mitigation measures as required.
10.30	Preference shall be given to biotechnical or non-structural alternatives, over alternatives involving revetments, bank regarding or installation of stream training structures.	Yes	The proposed project will give preference, where feasible, to environmental sensitive solutions including biotechnical or non-structural alternatives for drainage improvements.
<i>Alder Creek & Floodplain Protection Policies</i>			

Enclave at Folsom Ranch

FPASP Policy Consistency Analysis (*with underlining to show Westland/Eagle FPASP Plan Amendments*)

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
10.31	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	The proposed project does not impact Alder Creek and will not impede efforts to preserve Alder Creek.
10.32	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	The proposed project does not impact Alder Creek.
10.33	Bank stabilization and other erosion control measure 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.	N/A	The proposed project does not impact Alder Creek.
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	The proposed project does not impact Alder Creek.
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	The proposed project does not impact Alder Creek.

Enclave at Folsom Ranch

FPASP Policy Consistency Analysis (*with underlining to show Westland/Eagle FPASP Plan Amendments*)

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
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	The proposed project does not impact Alder Creek.
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	The proposed project does not impact Alder Creek.
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	The proposed project does not impact Alder Creek.
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	The proposed project does not impact Alder Creek.
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	The proposed project does not impact Alder Creek.
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	The proposed project does not impact Alder Creek.
10.42	Adhere to the recommendations and policies of the Alder Creek Watershed Management Action Plan where feasible.	N/A	The proposed project does not impact Alder Creek.
<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 proposed project will comply with all applicable air quality mitigation measures.
10.44	The approved Operational Air Quality Mitigation measures shall be included as policies in the relevant sections of the FPASP.	Yes	This is a City requirement and has been accomplished.

Enclave at Folsom Ranch

FPASP Policy Consistency Analysis (*with underlining to show Westland/Eagle FPASP Plan Amendments*)

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	Yes	There are no residential units located within 500 feet of US Highway 50.
10.46	Prohibit wood burning fireplaces in all residential construction.	Yes	No wood burning fireplaces are included proposed homes.
10.47	Provide complimentary electric lawnmowers to each residential buyer in the SF, SFHD and the MLD land uses.	Yes	Complimentary electric lawnmowers will be provided to each residential buyer in all SF, SFHD and the MLD land uses.

Enclave at Folsom Ranch

FPASP Policy Consistency Analysis (*with underlining to show Westland/Eagle FPASP Plan Amendments*)

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
<i>Noise Policies</i>			
10.48	Residential developments must be designed and/or located to reduce outdoor noise levels generated by traffic to less than 60 dB.	Yes	The builder will comply with all noise reduction mitigation adopted for the FPASP, and has already conducted a site specific noise study.
10.49	Noise from Aerojet propulsion system and routine component testing facilities affecting sensitive receptor areas shall be mitigated based on recommendations in the acoustical study.	N/A	The proposed project is far away from and not impacted by the Aerojet propulsion system.
10.50	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	The Conditions, Covenants and Restrictions for the proposed project will include the Mather Airport flight path disclosures as required in the FPASP.
10.51	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 over the property relating to noise caused by aircraft arriving or departing from Mather Airport have already been recorded.

Enclave at Folsom Ranch

FPASP Policy Consistency Analysis (*with underlining to show Westland/Eagle FPASP Plan Amendments*)

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>10.2b: 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"> · Bioretention facilities and swales (shallow vegetated depressions engineered to collect, store, and infiltrate runoff); and · 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). 	Yes	<p>The project is consistent with the City's Backbone Infrastructure Master Plan, which includes stormwater requirements. The portion of the proposed project that includes a site-specific development project, has incorporated LID design strategies as described in section 10.52 of the EIR for the FPASP. The project design guidelines provide for landscape swales in the common areas, parkways, vegetated swales within the park, and/or planter spaces between polluting sources and downstream receiving water bodies.</p>

Enclave at Folsom Ranch

FPASP Policy Consistency Analysis (*with underlining to show Westland/Eagle FPASP Plan Amendments*)

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
<i>Landscaping Policies</i>			
10.53	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	The proposed project includes the plant palettes described in this policy.
10.54	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.	N/A	The project does not contain any slopes that are greater than 25%
10.55	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.	N/A	The proposed project is not located adjacent to open space.
10.56	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	Trees will be planted in parking lots to achieve the stated shade targets.
<i>Energy Efficiency Policies</i>			
10.57	Conservation of energy resources will be encouraged through site and building development standards.	Yes	The proposed project will employ energy conservation standards for site and building development.
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	The project's residential lots are primarily oriented north/south to maximize energy efficiency.

Enclave at Folsom Ranch

FPASP Policy Consistency Analysis (*with underlining to show Westland/Eagle FPASP Plan Amendments*)

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
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	Builders for the proposed project will consider various forms of solar access for both passive and active solar use.
10.60	Multi-family and attached residential units shall be oriented toward southern exposures, where site conditions permit.	N/A	The proposed project is a single family detached product.
10.61	Buildings shall be designed to incorporate the use of high quality, energy efficient glazing to reduce heat loss and gain.	Yes	The buildings in the proposed project will use windows with high quality, energy efficient glazing.
10.62	Energy efficient appliances, windows, insulation, and other available technologies to reduce energy demands will be encouraged.	Yes	There are many incentives in place to encourage the builders to comply.
10.63	Office park uses shall install automatic lighting and thermostat features.	Yes	Any office park uses shall install automatic lighting and thermostat features.
10.64	Commercial and public buildings shall use energy efficient lighting with automatic controls to minimize energy use.	Yes	Any commercial and public buildings will be required to use energy efficient lighting with automatic controls to minimize energy use.
10.65	Energy Star certified equipment and appliances shall be installed, to include: 10.65a - Residential appliances; heating and cooling systems; and roofing; and 10.65b - Nonresidential appliances and office equipment; heating, cooling, and lighting control systems; and roofing.	Yes	Energy Star certified equipment and appliances shall be installed as described for both residential and nonresidential buildings as described.

Enclave at Folsom Ranch

FPASP Policy Consistency Analysis (*with underlining to show Westland/Eagle FPASP Plan Amendments*)

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
10.66	<p>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:</p> <p>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.</p> <p>10.66b - Standard rooftop mechanical equipment shall be located in such a manner so as not to preclude the installation of solar panels.</p> <p>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:</p>	Yes	Commercial, residential, and public projects shall be designed to allow for the possible installation of alternative energy technologies as described in 10.66a, b & c.
10.67	Radiant solar heating or similar types of energy efficient technologies, shall be installed in all swimming pools.	N/A	No pools are included in proposed project.
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	Builders will be required to install electrical outlets along the front and rear exterior walls of all single family homes to allow for the use of electric landscape maintenance tools.
10.69	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	There are no publicly owned buildings within the proposed project.

Enclave at Folsom Ranch

FPASP Policy Consistency Analysis (*with underlining to show Westland/Eagle FPASP Plan Amendments*)

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
10.70	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.	Yes	This is a City requirement, not a project-specific requirement. The City of Folsom has plans in place to undertake the described 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.
<i>Water Efficiency Policies</i>			
10.71	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	Water conservation measures will be taken as described in Section 10.71.
10.72	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	A backbone “purple pipe” non-potable water system is being designed in accordance with the FPASP and City's backbone infrastructure master plan, including installing purple pipe in Scott Road adjacent to the project site.
10.73	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 is included in the proposed project.

Enclave at Folsom Ranch

FPASP Policy Consistency Analysis (*with underlining to show Westland/Eagle FPASP Plan Amendments*)

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
<i>Material Conservation & Resource Efficiency Policies</i>			
10.74	Use “Green” certified construction products whenever feasible.	Yes	Builders in the proposed project will be required to use “Green” certified construction products whenever feasible. The project will comply with all relevant requirements in the City Code and State Building Code.
10.75	Prepare a construction waste management plan for individual construction projects.	Yes	Prior to construction, a construction waste management plan will be prepared for individual construction projects within the proposed project.
10.76	A minimum of 50% of the non-hazardous construction waste generated at a construction site shall be recycled or salvaged for reuse.	Yes	The plan described in Section 10.75 will provide for a minimum of 50% of the non-hazardous construction waste generated at a construction site to be recycled or salvaged for reuse.
10.77	Topsoil displaced during grading and construction shall be stockpiled for reuse in the Plan Area.	Yes	Topsoil displaced during grading and construction of the proposed project shall be stockpiled for reuse in the Plan Area.
<i>Environmental Quality Policies</i>			
10.78	All HVAC and refrigeration equipment shall not contain chlorofluorocarbons (CFCs).	Yes	Prior to building permits for the proposed project, improvement plans and construction drawings shall include the provisions stated in this Section.

Enclave at Folsom Ranch

FPASP Policy Consistency Analysis (*with underlining to show Westland/Eagle FPASP Plan Amendments*)

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
10.79	All fire suppression systems and equipment shall not contain halons	Yes	Same remark as in Section 10.78
10.80	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.	Yes	Same remark as in Section 10.78
10.81	Particleboard, medium density fiberboard (MDF) and hardwood plywood shall comply with low formaldehyde emission standards.	Yes	Same remark as in Section 10.78
10.82	Limit the use of volatile organic compounds (VOC) in all construction materials	Yes	Same remark as in Section 10.78
Section 11 - Public Services and Facilities			
11.1	Public schools will be constructed in the Plan Area in accordance with the City Charter and state law.	N/A	There are no public schools or public service facilities in the proposed project.
11.2	All public service facilities shall participate in the City's recycling program.	N/A	Same remark as in Section 11.1
11.3	Energy efficient technologies shall be incorporated in all Public Service buildings	N/A	Same remark as in Section 11.1
11.4	Passive solar design and/or use of other types of solar technology shall be incorporated in all public service buildings.	N/A	Same remark as in Section 11.1
11.5	The city shall strive to ensure that all public service buildings shall be built to silver LEED NC standards.	N/A	Same remark as in Section 11.1
11.6	Utilize Crime Prevention Through Environmental Design (CPTED) principles in the design of all public service buildings.	N/A	Same remark as in Section 11.1
11.7	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	Same remark as in Section 11.1

Enclave at Folsom Ranch

FPASP Policy Consistency Analysis (*with underlining to show Westland/Eagle FPASP Plan Amendments*)

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
11.8	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.	N/A	Same remark as in Section 11.1
Section 12 - Utilities			
12.1	Consistent with the provisions of City Charter Article 7.08 (A), the FPASP shall "identify and secure the source of water supply(ies) 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 City requirement, not a project-specific requirement. The project is consistent with the FPASP and complies with the City's water supply agreement.
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	The utilities described in Section 12.2 are being designed and will be constructed in the manner described.
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.	Yes	Land is being reserved for public utilities as described where needed.
12.4	Utilize Best Management Practices (BMPs) where feasible and appropriate.	Yes	BMPs will be utilized where feasible and appropriate.
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	The proposed project will be designed to treat urban runoff as described.
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	The proposed project will use Low Impact Development (LID) practices, as required by the City of Folsom.

Enclave at Folsom Ranch

FPASP Policy Consistency Analysis (*with underlining to show Westland/Eagle FPASP Plan Amendments*)

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
Section 13 - Implementation			
<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	The Plan Area has established plan area fees to fund the improvements described, and the proposed project will pay its proportional share of fees. The project is consistent with the Public Facilities Financing Plan.
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	Same remark as in Section 13.1
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.
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.	Yes	Same remark as in Section 13.1
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	Same remark as in Section 13.1
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	Community Facilities Districts have been and will continue to be created in the Plan Area to help finance the improvements and/or fees described herein.

Enclave at Folsom Ranch

FPASP Policy Consistency Analysis (*with underlining to show Westland/Eagle FPASP Plan Amendments*)

FPASP Policy No.	FPASP Policy Description	Map Consistent	Remarks
<i>Phasing Policies</i>			
13.7	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	Phasing plan has been submitted with project application.
<i>Maintenance Policies</i>			
13.8	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	A Community Facilities District will be formed to implement policy.

Environmental Noise Assessment

Enclave at Folsom Residential Development

Folsom, California

BAC Job # 2016-065

Prepared For:

Eagle Commercial Partners, LLC.
c/o PCCP, LLC.

Attn: Mr. James Galovan
555 California St., Ste. 3450
San Francisco, CA 94104

Prepared By:

Bollard Acoustical Consultants, Inc.



Paul Bollard, President

July 15, 2016



Introduction

The proposed Enclave at Folsom Ranch Residential Development (project) site is located within the Folsom South of U.S. Highway 50 Specific Plan. The project site is located between Scott Road and Placerville Road as indicated in Figure 1. The project proposes the construction of 111 single-family lots and a 0.4 acre private park as shown in Figure 2.

Traffic on Highway 50, Scott Road, future traffic on Easton Valley Parkway and New Placerville Road, are considered to be potentially significant noise sources which may affect the design of the residential project. As a result, Bollard Acoustical Consultants, Inc. (BAC) was retained by the project applicant to prepare this acoustical analysis. Specifically, this analysis was prepared to determine whether traffic noise from these roadways would cause noise levels at the project site to exceed acceptable limits as described in the Noise Element of the City of Folsom General Plan. In addition, this analysis was prepared to evaluate compliance with the Folsom South of U.S. Highway 50 Specific Plan EIR Noise Mitigation Measures.

Noise Fundamentals and Terminology

Noise is often described as unwanted sound. Sound is defined as any pressure variation in air that the human ear can detect. If the pressure variations occur frequently enough (at least 20 times per second), they can be heard, and thus are called sound. Measuring sound directly in terms of pressure would require a very large and awkward range of numbers. To avoid this, the decibel scale was devised. The decibel scale allows a million-fold increase in pressure to be expressed as 120 dB. Another useful aspect of the decibel scale is that changes in levels (dB) correspond closely to human perception of relative loudness. Appendix A contains definitions of Acoustical Terminology. Figure 3 shows common noise levels associated with various sources.

The perceived loudness of sounds is dependent upon many factors, including sound pressure level and frequency content. However, within the usual range of environmental noise levels, perception of loudness is relatively predictable, and can be approximated by weighing the frequency response of a sound level meter by means of the standardized A-weighting network. There is a strong correlation between A-weighted sound levels (expressed as dBA) and community response to noise. For this reason, the A-weighted sound level has become the standard tool of environmental noise assessment. All noise levels reported in this section are in terms of A-weighted levels in decibels.

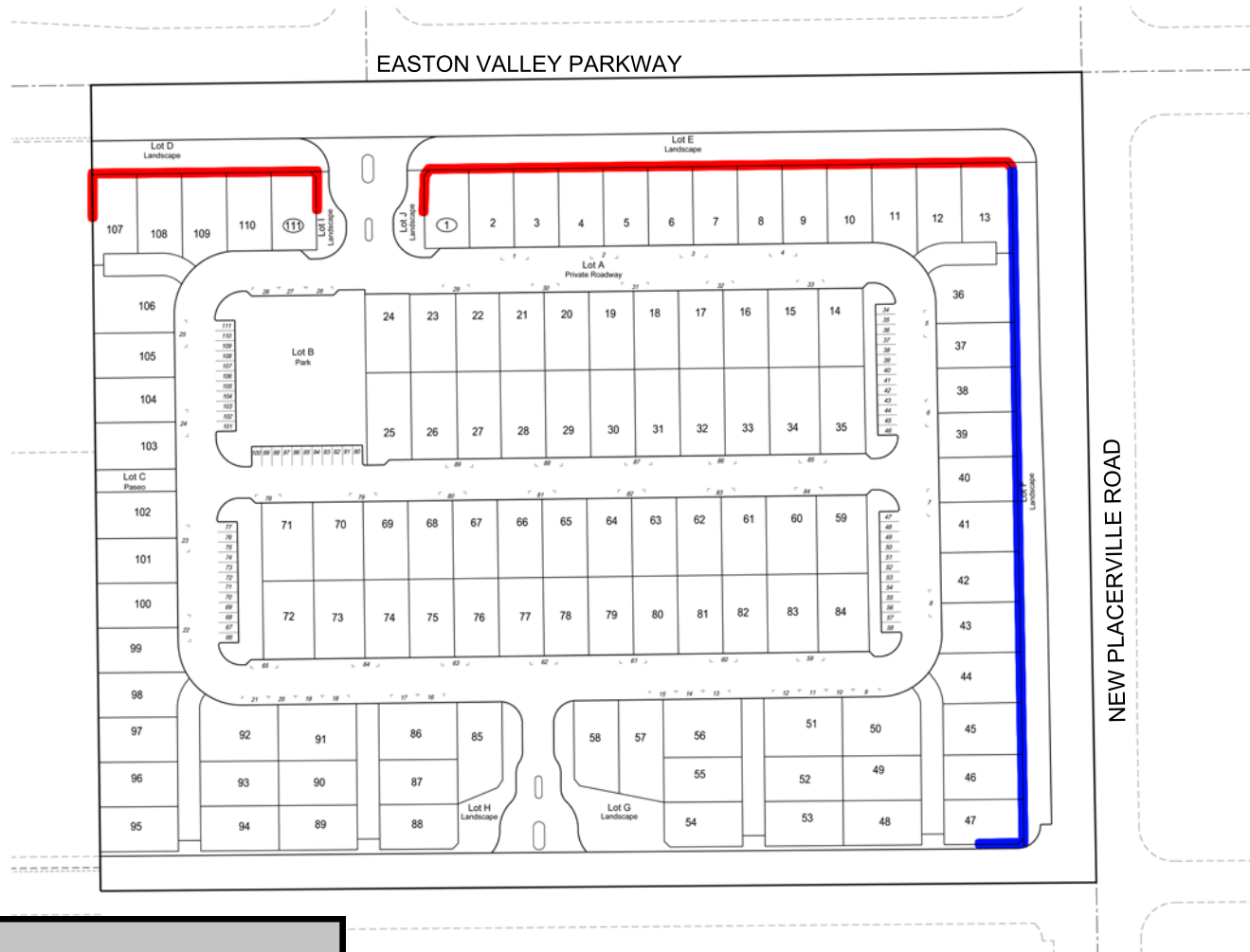
Community noise is commonly described in terms of the “ambient” noise level, which is defined as the all-encompassing noise level associated with a given noise environment. A common statistical tool to measure the ambient noise level is the average, or equivalent, sound level (L_{eq}) over a given time period (usually one hour). The L_{eq} is the foundation of the Day-Night Average Level noise descriptor, L_{dn} , and shows very good correlation with community response to noise.

Figure 1
 Project Area and Noise Measurement Locations
 Enclave at Folsom Ranch Residential Development - Folsom, California





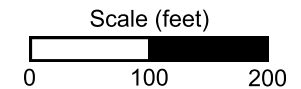
Figure 2

Proposed Project Site Plan & Recommended Noise Barrier Locations Enclave at Folsom Ranch Residential Development - Folsom, California



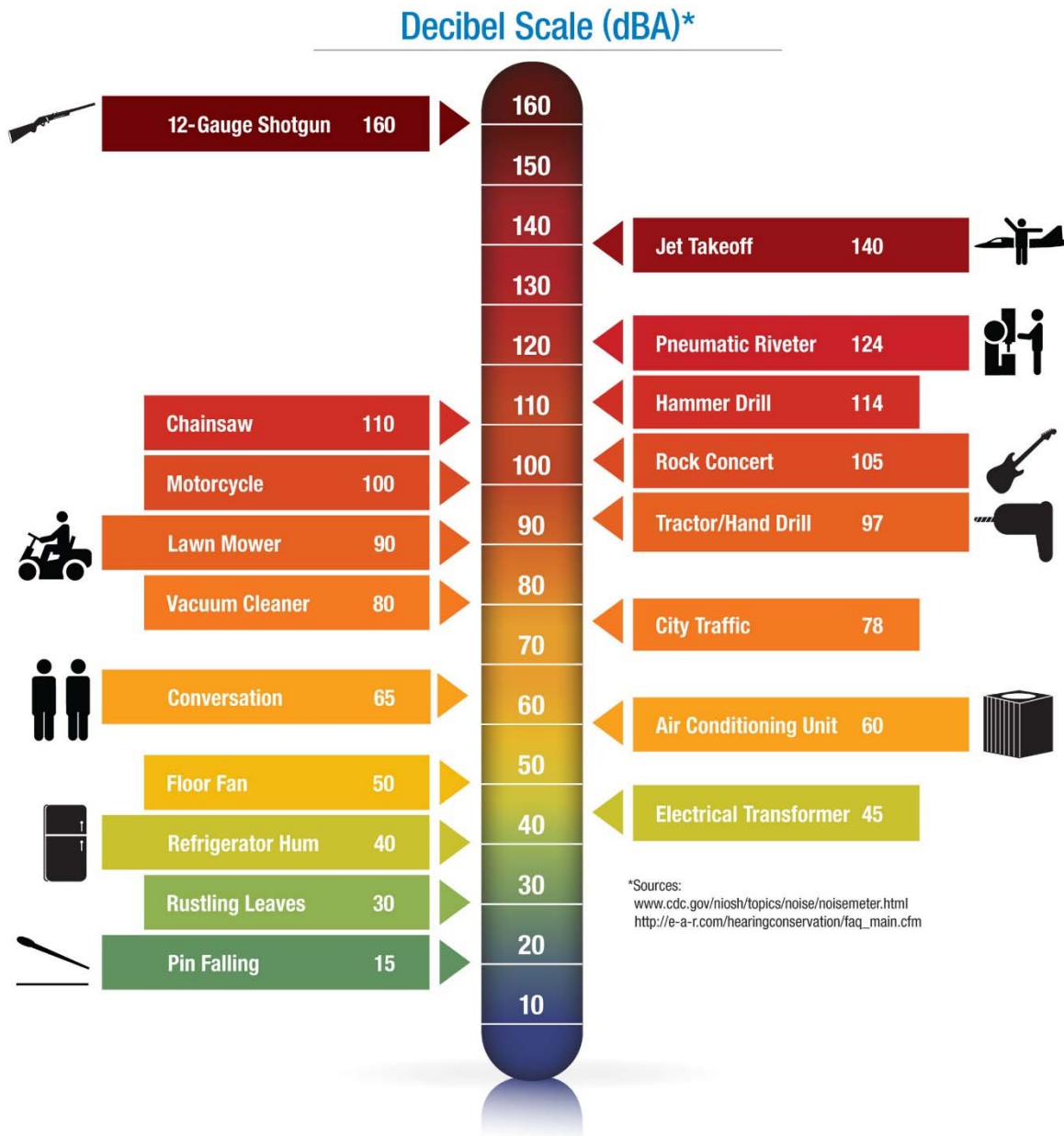
Legend

-  Recommended 7-Foot Noise Barrier Location
-  Recommended 8-Foot Noise Barrier Location



The Day-Night Average Level (L_{dn}) is based upon the average noise level over a 24-hour day, with a +10 decibel weighing applied to noise occurring during nighttime (10:00 p.m. to 7:00 a.m.) hours. The nighttime penalty is based upon the assumption that people react to nighttime noise exposures as though they were twice as loud as daytime exposures. Because L_{dn} represents a 24-hour average, it tends to disguise short-term variations in the noise environment. L_{dn} -based noise standards are commonly used to assess noise impacts associated with traffic, railroad and aircraft noise sources.

Figure 3
Typical A-Weighted Sound Levels of Common Noise Sources



Criteria for Acceptable Noise Exposure

City of Folsom General Plan

The City of Folsom General Plan Noise Element establishes an exterior noise level standard of 60 dB L_{dn} at outdoor activity areas of residential land uses exposed to transportation noise sources (i.e., traffic). The intent of this standard is to provide an acceptable exterior noise environment for outdoor activities. For single-family residential uses, such as the proposed project, these limits are normally applied at backyard areas.

The City of Folsom utilizes an interior noise level standard of 45 dB L_{dn} or less within noise-sensitive project dwellings. The intent of this interior noise limit is to provide a suitable environment for indoor communication and sleep.

Folsom South of U.S. Highway 50 Specific Plan Noise Mitigation Measures

The noise mitigation measures shown below have been incorporated into the Folsom South of U.S. Highway 50 Specific Plan in order to mitigate identified environmental impacts. The noise-related Mitigation Measures which are applicable to the development are reproduced below. Following each mitigation measure is a brief discussion as to the applicability of the mitigation measure to the Enclave at Folsom Ranch Residential Development.

MM 3A.11-1 Implement Noise-Reducing Construction Practices, Prepare and Implement a Noise Control Plan, and Monitor and Record Construction Noise near Sensitive Receptors.

To reduce impacts associated with noise generated during project-related construction activities, the project applicant(s) and their primary contractors for engineering design and construction of all project phases shall ensure that the following requirements are implemented at each work site in any year of project construction to avoid and minimize construction noise effects on sensitive receptors. The project applicant(s) and primary construction contractor(s) shall employ noise-reducing construction practices. Measures that shall be used to limit noise shall include the measures listed below:

- Noise-generating construction operations shall be limited to the hours between 7 a.m. and 7 p.m. Monday through Friday, and between 8 a.m. and 6 p.m. on Saturdays and Sundays.
- All construction equipment and equipment staging areas shall be located as far as possible from nearby noise-sensitive land uses.
- All construction equipment shall be properly maintained and equipped with noise-reduction intake and exhaust mufflers and engine shrouds, in accordance with manufacturers' recommendations. Equipment engine shrouds shall be closed during equipment operation.

- All motorized construction equipment shall be shut down when not in use to prevent idling.
- Noise-reducing enclosures shall be used around stationary noise-generating equipment (e.g., compressors and generators) as planned phases are built out and future noise sensitive receptors are located within close proximity to future construction activities.
- Written notification of construction activities shall be provided to all noise-sensitive receptors located within 850 feet of construction activities. Notification shall include anticipated dates and hours during which construction activities are anticipated to occur and contact information, including a daytime telephone number, for the project representative to be contacted in the event that noise levels are deemed excessive. Recommendations to assist noise-sensitive land uses in reducing interior noise levels (e.g., closing windows and doors) shall also be included in the notification.
- To the extent feasible, acoustic barriers (e.g., lead curtains, sound barriers) shall be constructed to reduce construction-generated noise levels at affected noise-sensitive land uses. The barriers shall be designed to obstruct the line of sight between the noise-sensitive land use and on-site construction equipment. When installed properly, acoustic barriers can reduce construction noise levels by approximately 8–10 dB (EPA 1971).
- When future noise sensitive uses are within close proximity to prolonged construction noise, noise-attenuating buffers such as structures, truck trailers, or soil piles shall be located between noise sources and future residences to shield sensitive receptors from construction noise.
- The primary contractor shall prepare and implement a construction noise management plan. This plan shall identify specific measures to ensure compliance with the noise control measures specified above. The noise control plan shall be submitted to the City of Folsom before any noise-generating construction activity begins. Construction shall not commence until the construction noise management plan is approved by the City of Folsom. Mitigation for the two off-site roadway connections into El Dorado County must be coordinated by the project applicant(s) of the applicable project phase with El Dorado County, since the roadway extensions are outside of the City of Folsom's jurisdictional boundaries.

Mitigation Measure 3A.11-1 will be implemented during project construction.

MM 3A.11-3 Implement Measures to Prevent Exposure of Sensitive Receptors to Groundborne Noise or Vibration from Project Generated Construction Activities.

- To the extent feasible, blasting activities shall not be conducted within 275 feet of existing or future sensitive receptors.

- To the extent feasible, bulldozing activities shall not be conducted within 50 feet of existing or future sensitive receptors.
- If blasting is required, all blasting shall be performed by a blast contractor and blasting personnel licensed to operate in the State of California.
- If blasting is required, a blasting plan, including estimates of vibration levels at the residence closest to the blast, shall be submitted to the enforcement agency for review and approval prior to the commencement of the first blast.
- If blasting is required, each blast shall be monitored and documented for groundborne noise and vibration levels at the nearest sensitive land use and associated recorded submitted to the enforcement agency.

Mitigation Measure 3A.11-3 will be implemented during project construction.

MM 3A.11-4 Implement Measures to Prevent Exposure of Sensitive Receptors to Increases in Noise from Project-Generated Operational Traffic on Off-site and On-Site Roadways.

To meet applicable noise standards as set forth in the appropriate General Plan or Code (e.g., City of Folsom, County of Sacramento, and County of El Dorado) and to reduce increases in traffic-generated noise levels at noise-sensitive uses, the project applicant(s) of all project phases shall implement the following:

- Obtain the services of a consultant (such as a licensed engineer or licensed architect) to develop noise-attenuation measures for the proposed construction of on-site noise-sensitive land uses (i.e., residential dwellings and school classrooms) that will produce a minimum composite Sound Transmission Class (STC) rating for buildings of 30 or greater, individually computed for the walls and the floor/ceiling construction of buildings, for the proposed construction of on-site noise-sensitive land uses (i.e., residential dwellings and school classrooms).
- Prior to submittal of tentative subdivision maps and improvement plans, the project applicant(s) shall conduct a site-specific acoustical analysis to determine predicted roadway noise impacts attributable to the project, taking into account site-specific conditions (e.g., site design, location of structures, building characteristics). The acoustical analysis shall evaluate stationary- and mobile-source noise attributable to the proposed use or uses and impacts on nearby noise-sensitive land uses, in accordance with adopted City noise standards. Feasible measures shall be identified to reduce project-related noise impacts. These measures may include, but are not limited to, the following:

- limiting noise-generating operational activities associated with proposed commercial land uses, including truck deliveries;
- constructing exterior sound walls;
- constructing barrier walls and/or berms with vegetation;
- using “quiet pavement” (e.g., rubberized asphalt) construction methods on local roadways; and,
- using increased noise-attenuation measures in building construction (e.g., dual-pane, sound-rated windows; exterior wall insulation).

Pursuant to this mitigation measure, this report includes an analysis of traffic noise impacts at proposed single-family residential lots within the Enclave at Folsom Ranch Residential Development resulting from traffic on Highway 50, Scott Road, future Easton Valley Parkway, and future New Placerville Road (See Figure 2). As determined by this analysis, which is presented later in this report, future traffic noise levels generated by traffic on future Easton Valley Parkway and future New Placerville Road are predicted to exceed the City of Folsom exterior noise standards at the nearest proposed residential lots to these roadways. As a result, this analysis prescribes specific noise control measures as required to achieve satisfaction with the City’s exterior and interior noise level standards applicable to new residential developments.

Existing Ambient Noise Levels

To generally quantify the existing ambient noise environment at the project site, BAC utilized long-term noise measurement data collected for a previous project. The noise measurement site is shown in Figure 1. The noise measurement results are presented in Appendix B and summarized below in Table 2.

Site	Measured L _{dn} (dB)			
	June 16	June 17	June 18	June 19
A	50	49	50	48

Source: Bollard Acoustical Consultants, Inc. (2016)

As shown in Table 2, existing ambient noise levels at the project site were measured to be well below the 60 dB L_{dn} City of Folsom exterior standard. In light of these results and the distance between the project site and Highway 50, it was concluded that the project site is not currently affected by appreciable Highway 50 traffic noise levels, and that it will not be affected by Highway 50 traffic noise in the future.

Evaluation of Future Traffic Noise Levels

Traffic Noise Prediction Methodology

The Federal Highway Administration Highway Traffic Noise Prediction Model (FHWA-RD-77-108) with the Calveno vehicle noise emission curves was used to predict traffic noise levels at the project site.

Traffic Noise Prediction Model Calibration

Because Easton Valley Parkway and New Placerville Road have not been constructed, no traffic noise level measurements of those roadways was possible. As mentioned in the previous section, the long term noise monitoring conducted at Site A (see Figure 1) reveals that the project is not appreciably affected by noise from Highway 50 traffic. As a result, the focus of the traffic noise calibration procedure was Scott Road.

The FHWA Model provides reasonably accurate traffic noise predictions under “ideal” roadway conditions. Ideal conditions are generally considered to be long straight roadway segments with uniform vehicle speeds, a flat roadway surface, good pavement conditions, a statistically large volume of traffic, and an unimpeded view of the roadway from the receiver location. Such conditions are not present at this project site due to topographical shielding partially obscuring Scott Road from view. As a result, Bollard Acoustical Consultants, Inc. conducted a calibration of the FHWA Model through site-specific traffic noise level measurements and concurrent traffic counts of Scott Road.

The calibration process was performed at three locations on the project site on March 30, 2016. The traffic noise measurement locations are shown in Figure 1. The detailed results of this procedure are provided in Appendix C. The FHWA Model was found to over-predict noise levels along Scott Road. As a result, a -5 dB offset was applied to predictions for the future lots proposed adjacent to Scott Road to account for partially obscured views of the roadway by intervening topography.

Predicted Future Exterior Traffic Noise Levels

The calibrated FHWA Model was used with future traffic data contained in the Folsom South of Highway 50 Specific Plan EIR to predict future traffic noise levels at the proposed residential backyards and building facades located closest to Scott Road, future Easton Valley Parkway, and future New Placerville Road. The predicted worst-case, future traffic noise levels at the lots proposed nearest to these roadways are summarized below in Table 3. Detailed listings of the FHWA Model inputs and predicted future traffic noise levels at the project site are provided in Appendix D.

Table 3
Predicted Future Traffic Noise Levels
Enclave at Folsom Ranch – Folsom, California

Lot Description	Distance From Centerline (feet)	Offset (dB)	Predicted Exterior L_{dn} (dB)
Lots closest to Scott Road	415	-5	56
Lots closest to Easton Valley Parkway	90	0	68
Lots closest to New Placerville Road	80	0	66

Note: A complete listing of FHWA Model inputs and results are provided in Appendix D.

Analysis

Outdoor Activity Areas (Backyards):

The Table 3 data indicate that future traffic noise levels are predicted to be greater than the 60 dB L_{dn} exterior noise level standard applied by City of Folsom to the outdoor activity areas of new residential developments. More specifically, future traffic noise levels in the backyard areas of the lots located adjacent to Easton Valley Parkway and New Placerville Road are predicted to be approximately 68 dB L_{dn} and 66 dB L_{dn} respectively. As a result, noise mitigation measures would be necessary to achieve compliance with the City's exterior noise level standards.

Bollard Acoustical Consultants, Inc. evaluated the effectiveness of solid noise barriers in reducing future Easton Valley Parkway and New Placerville Road traffic noise levels for this development. A listing of the noise barrier effectiveness algorithm inputs and results is shown in Appendix E. The results of the FHWA modeling exercise are summarized in Table 4.

Table 4
Predicted Future Traffic Noise Levels with Various Noise Barrier Heights
Enclave at Folsom Ranch Development – Folsom, California

Roadway	Lot	Barrier Height (feet)	Resulting Noise Level (L_{dn})
Easton Valley Parkway	All adjacent lots	6	62
		7	61
		8	59
New Placerville Road	All adjacent lots	6	60
		7	59
		8	58

Source: FHWA-RD-77-108 with inputs from the project site plans and Appendix D.
Note: Detailed inputs and results are provided in Appendix E.

The Table 4 data indicate that barrier heights of 8 feet and 7 feet relative to backyard elevation would be required to reduce future Easton Valley Parkway and New Placerville Road traffic noise levels to approximately 60 dB L_{dn} or less, respectively, at the outdoor activity areas of proposed adjacent lots. Figure 2 shows the locations of the recommended noise barriers.

Interior Areas:

After construction of the required barriers along Easton Valley Parkway and New Placerville Road, the exterior noise environment at the residences proposed closest to those roadways is predicted to be approximately 60 dB L_{dn} or less at first-floor facades. To achieve compliance with the City's 45 dB L_{dn} interior noise level requirement within first-floor rooms, a building facade noise reduction of 15 dB would be required of the first-floor exterior wall construction.

Standard residential construction typically results in an exterior to interior noise reduction of about 25 dB with windows closed, and approximately 15 dB with windows open. Therefore, standard construction practices would be adequate for first-floor facades of all residences constructed within this development, provided mechanical equipment is included in the project construction to allow occupants to close doors and windows as desired for additional acoustical isolation.

Due to reduced ground absorption at elevated positions, second-floor traffic noise levels are predicted to be approximately 3 dB higher than first-floor levels. In addition, second-floor facades would not be shielded by the recommended noise barriers. As a result, second floor exposure of the residences proposed adjacent to Easton Valley Parkway and New Placerville Road would be approximately 70 and 68 dB L_{dn} , respectively.

While standard construction practices would be acceptable for the second-floor facades of the residences proposed adjacent to New Placerville Road, improvements to second-floor residential building façades are recommended for the lots proposed nearest to Easton Valley Parkway. To ensure satisfaction with the City's 45 dB L_{dn} interior noise level standard, this analysis recommends that all upper-floor bedroom windows of the lots located adjacent to Easton Valley Parkway from which the roadway is visible have a minimum STC rating of 32.

Noise Generated During Project Construction

During the construction phases of the project, noise from construction activities would add to the noise environment in the immediate project vicinity. Activities involved in construction would generate maximum noise levels, as indicated in Table 5, ranging from 70 to 90 dB at a distance of 50 feet. This noise increase would be of short duration, and would likely occur primarily during daytime hours.

It should be noted that there are no existing residences or other noise-sensitive land uses in the immediate project vicinity, so construction noise impacts as offsite locations are predicted to be insignificant. As residences are constructed within the project development, noise from ongoing construction-related activities will be audible at completed residences, but is not expected to be significant provided construction activities are limited to daytime hours.

**Table 5
Typical Construction Equipment Noise**

Equipment Description	Maximum Noise Level at 50 feet, dBA
Auger drill rig	85
Backhoe	80
Bar bender	80
Boring jack power unit	80
Chain saw	85
Compactor (ground)	80
Compressor (air)	80
Concrete batch plant	83
Concrete mixer truck	85
Concrete pump truck	82
Concrete saw	90
Crane (mobile or stationary)	85
Dozer	85
Dump truck	84
Excavator	85
Flatbed truck	84
Front end loader	80
Generator (25 kilovoltamperes [kVA] or less)	70
Generator (more than 25 kVA)	82
Grader	85
Hydra break ram	90
Jackhammer	85
Mounted impact hammer (hoe ram)	90
Paver	85
Pickup truck	55
Pneumatic tools	85
Pumps	77
Rock drill	85
Scraper	85
Soil mix drill rig	80
Tractor	84
Vacuum street sweeper	80
Vibratory concrete mixer	80
Welder/Torch	73

Source: Federal Highway Administration 2006.

Conclusions

A portion of the Enclave at Folsom Ranch Residential Development project site will be exposed to future traffic noise levels in excess of the City of Folsom 60 dB L_{dn} exterior noise level standard. The following specific noise mitigation measures are recommended to achieve compliance with the City's exterior and interior noise standards:

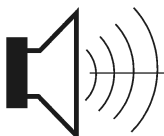
- An 8-foot solid noise barrier would be required to reduce future Easton Valley Parkway traffic noise levels below the City of Folsom exterior criteria of 60 dB L_{dn}. This barrier is specified relative to backyard elevation unless the backyard elevation is below the roadway elevation, in which case the barrier height is specified relative to roadway elevation.
- A 7-foot solid noise barrier would be required to reduce future New Placerville Road traffic noise levels below the City of Folsom exterior criteria of 60 dB L_{dn}. This barrier is specified relative to backyard elevation unless the backyard elevation is below the roadway elevation, in which case the barrier height is specified relative to roadway elevation.
- Suitable materials for the traffic noise barriers include masonry and precast concrete panels. Other materials may be acceptable but should be reviewed by an acoustical consultant prior to use.
- Mechanical ventilation (air conditioning) should be provided for all residences in this development to allow the occupants to close doors and windows as desired to achieve compliance with the applicable interior noise level criteria.
- All second-floor bedroom windows of the lots located adjacent to Easton Valley Parkway from which the roadway is visible should have a minimum STC rating of 32.

These conclusions are based on the Folsom South of 50 Specific Plan DEIR traffic assumptions cited in Appendix D and on noise reduction data for standard residential dwellings. Deviations from the Appendix D data, or the project site plan shown in Figure 2, could cause future traffic noise levels to differ from those predicted in this analysis. In addition, Bollard Acoustical Consultants, Inc. is not responsible for degradation in acoustic performance of the residential construction due to poor construction practices, failure to comply with applicable building code requirements, or for failure to adhere to the minimum building practices cited in this report.

This concludes BAC's traffic noise assessment for the proposed Enclave at Folsom Ranch Residential Development. Please contact BAC at (916) 663-0500 or paulb@bacnoise.com with any questions regarding this assessment.

Appendix A Acoustical Terminology

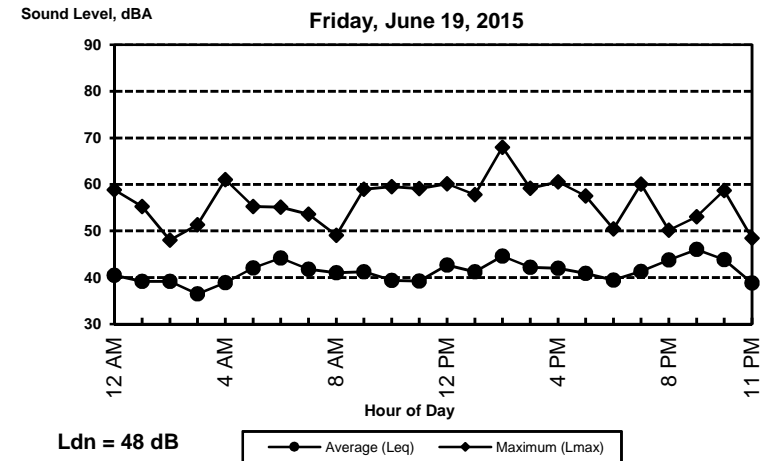
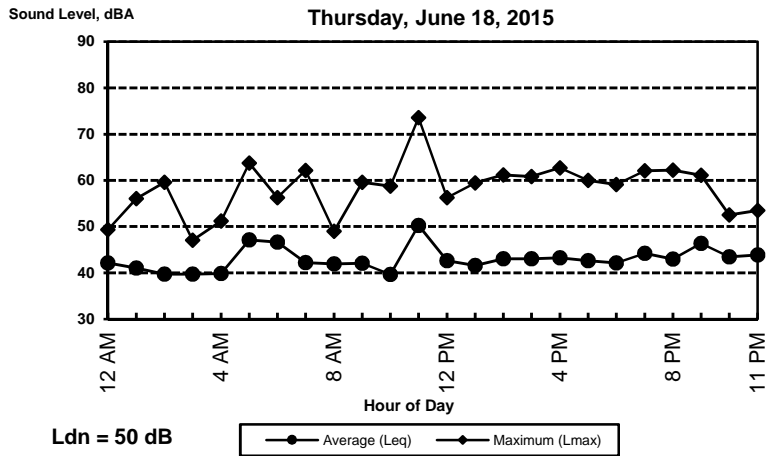
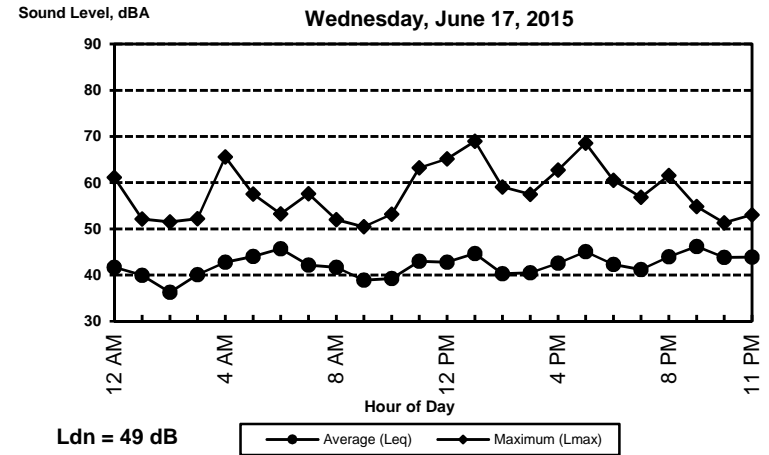
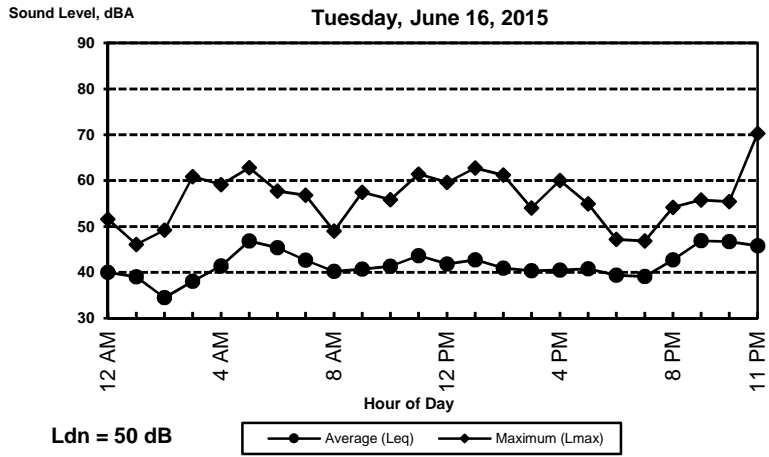
Acoustics	The science of sound.
Ambient Noise	The distinctive acoustical characteristics of a given space consisting of all noise sources audible at that location. In many cases, the term ambient is used to describe an existing or pre-project condition such as the setting in an environmental noise study.
Attenuation	The reduction of an acoustic signal.
A-Weighting	A frequency-response adjustment of a sound level meter that conditions the output signal to approximate human response.
Decibel or dB	Fundamental unit of sound, A Bell is defined as the logarithm of the ratio of the sound pressure squared over the reference pressure squared. A Decibel is one-tenth of a Bell.
CNEL	Community Noise Equivalent Level. Defined as the 24-hour average noise level with noise occurring during evening hours (7 - 10 p.m.) weighted by a factor of three and nighttime hours weighted by a factor of 10 prior to averaging.
Frequency	The measure of the rapidity of alterations of a periodic signal, expressed in cycles per second or hertz.
L_{dn}	Day/Night Average Sound Level. Similar to CNEL but with no evening weighting.
Leq	Equivalent or energy-averaged sound level.
L_{max}	The highest root-mean-square (RMS) sound level measured over a given period of time.
Loudness	A subjective term for the sensation of the magnitude of sound.
Masking	The amount (or the process) by which the threshold of audibility is for one sound is raised by the presence of another (masking) sound.
Noise	Unwanted sound.
Peak Noise	The level corresponding to the highest (not RMS) sound pressure measured over a given period of time. This term is often confused with the Maximum level, which is the highest RMS level.
RT₆₀	The time it takes reverberant sound to decay by 60 dB once the source has been removed.
Sabin	The unit of sound absorption. One square foot of material absorbing 100% of incident sound has an absorption of 1 sabin.
SEL	A rating, in decibels, of a discrete event, such as an aircraft flyover or train passby, that compresses the total sound energy of the event into a 1-s time period.
Threshold of Hearing	The lowest sound that can be perceived by the human auditory system, generally considered to be 0 dB for persons with perfect hearing.
Threshold of Pain	Approximately 120 dB above the threshold of hearing.



B O L L A R D

Acoustical Consultants

Appendix B Long-Term Noise Measurement Results - Site A June 16-19, 2015



Appendix C-1
FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Calibration Worksheet

Project Information: Job Number: 2016-065
Project Name: Enclave Development
Roadway Tested: Scott Road
Test Location: Site 1
Test Date: March 30, 2016

Weather Conditions: Temperature (Fahrenheit): 64
Relative Humidity: 41%
Wind Speed and Direction: SW 7mph
Cloud Cover: Sunny

Sound Level Meter: Sound Level Meter: LDL Model 820 (BAC #7)
Calibrator: LDL Model CAL200
Meter Calibrated: Immediately before
Meter Settings: A-weighted, slow response

Microphone: Microphone Location: On project site
Distance to Centerline (feet): 415
Microphone Height: 5 feet above ground
Intervening Ground (Hard or Soft): **Soft**
Elevation Relative to Road (feet): 5

Roadway Condition: Pavement Type Asphalt
Pavement Condition: Good
Number of Lanes: 2
Posted Maximum Speed (mph): 55

Test Parameters: Test Time: 12:39 PM
Test Duration (minutes): 15
Observed Number Automobiles: 109
Observed Number Medium Trucks: 5
Observed Number Heavy Trucks: 8
Observed Average Speed (mph): 60

Model Calibration: Measured Average Level (L_{eq}): 48.7
Level Predicted by FHWA Model: 55.4
Difference: 6.7 dB

Conclusions: -5 dB offset applied due to intervening topography.

Appendix C-2
FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Calibration Worksheet

Project Information: Job Number: 2016-065
Project Name: Enclave Development
Roadway Tested: Scott Road
Test Location: Site 2
Test Date: March 30, 2016

Weather Conditions: Temperature (Fahrenheit): 64
Relative Humidity: 41%
Wind Speed and Direction: SW 7mph
Cloud Cover: Sunny

Sound Level Meter: Sound Level Meter: LDL Model 820 (BAC #7)
Calibrator: LDL Model CAL200
Meter Calibrated: Immediately before
Meter Settings: A-weighted, slow response

Microphone: Microphone Location: On project site
Distance to Centerline (feet): 420
Microphone Height: 5 feet above ground
Intervening Ground (Hard or Soft): **Soft**
Elevation Relative to Road (feet): 5

Roadway Condition: Pavement Type Asphalt
Pavement Condition: Good
Number of Lanes: 2
Posted Maximum Speed (mph): 55

Test Parameters: Test Time: 12:39 PM
Test Duration (minutes): 15
Observed Number Automobiles: 104
Observed Number Medium Trucks: 2
Observed Number Heavy Trucks: 1
Observed Average Speed (mph): 60

Model Calibration: Measured Average Level (L_{eq}): 46.6
Level Predicted by FHWA Model: 52.9
Difference: 6.3 dB

Conclusions: -5 dB offset applied due to intervening topography.

Appendix C-3
FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Calibration Worksheet

Project Information: Job Number: 2016-065
Project Name: Enclave Development
Roadway Tested: Scott Road
Test Location: Site 3
Test Date: March 30, 2016

Weather Conditions: Temperature (Fahrenheit): 64
Relative Humidity: 41%
Wind Speed and Direction: SW 7mph
Cloud Cover: Sunny

Sound Level Meter: Sound Level Meter: LDL Model 820 (BAC #7)
Calibrator: LDL Model CAL200
Meter Calibrated: Immediately before
Meter Settings: A-weighted, slow response

Microphone: Microphone Location: On project site
Distance to Centerline (feet): 420
Microphone Height: 5 feet above ground
Intervening Ground (Hard or Soft): **Soft**
Elevation Relative to Road (feet): 5

Roadway Condition: Pavement Type Asphalt
Pavement Condition: Good
Number of Lanes: 2
Posted Maximum Speed (mph): 55

Test Parameters: Test Time: 1:22 PM
Test Duration (minutes): 15
Observed Number Automobiles: 115
Observed Number Medium Trucks: 6
Observed Number Heavy Trucks: 5
Observed Average Speed (mph): 60

Model Calibration: Measured Average Level (L_{eq}): 51.1
Level Predicted by FHWA Model: 54.9
Difference: 3.8 dB

Conclusions: -5 dB offset applied due to intervening topography.

Appendix D-1

FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)

Noise Prediction Worksheet

Project Information:

Job Number: 2016-065
 Project Name: Enclave at Folsom Ranch
 Roadway Name: Scott Road

Traffic Data:

Year: Future
 Average Daily Traffic Volume: 29,300
 Percent Daytime Traffic: 83
 Percent Nighttime Traffic: 17
 Percent Medium Trucks (2 axle): 2
 Percent Heavy Trucks (3+ axle): 1
 Assumed Vehicle Speed (mph): 55
 Intervening Ground Type (hard/soft): **Soft**

Traffic Noise Levels:

Location	Description	Distance	Offset (dB)	-----L _{dn} , dB-----			Total
				Autos	Medium Trucks	Heavy Trucks	
1	Nearest Backyards	415	-5	55	45	46	56
2	Nearest Facades	430	3	62	53	54	63

Traffic Noise Contours (No Calibration Offset):

L _{dn} Contour, dB	Distance from Centerline, (ft)
75	46
70	99
65	212
60	457

Notes: Average Daily Traffic volume conservatively assumed to be worst-case scenario for this roadway (Cumulative Plus Reduced Hillside Development 30-58) obtained from the Folsom South of 50 Specific Plan DEIR.

Appendix D-2

**FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Noise Prediction Worksheet**

Project Information:

Job Number: 2016-065
Project Name: Enclave at Folsom Ranch
Roadway Name: Easton Valley Parkway

Traffic Data:

Year: Future
Average Daily Traffic Volume: 34,100
Percent Daytime Traffic: 83
Percent Nighttime Traffic: 17
Percent Medium Trucks (2 axle): 2
Percent Heavy Trucks (3+ axle): 1
Assumed Vehicle Speed (mph): 40
Intervening Ground Type (hard/soft): **Soft**

Traffic Noise Levels:

Location	Description	Distance	Offset (dB)	-----L _{dn} , dB-----			Total
				Autos	Medium Trucks	Heavy Trucks	
1	Nearest Backyards	90	0	66	58	60	68
2	Nearest Facades	105	3	68	60	62	70

Traffic Noise Contours (No Calibration Offset):

L _{dn} Contour, dB	Distance from Centerline, (ft)
75	30
70	64
65	139
60	299

Notes: Average Daily Traffic volume conservatively assumed to be worst-case scenario for this roadway (Cumulative Plus Proposed Project 30-58) obtained from the Folsom South of 50 Specific Plan DEIR.

Appendix D-3

**FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Noise Prediction Worksheet**

Project Information:

Job Number: 2016-065
Project Name: Enclave at Folsom Ranch
Roadway Name: New Placerville Road

Traffic Data:

Year: Future
Average Daily Traffic Volume: 19,300
Percent Daytime Traffic: 83
Percent Nighttime Traffic: 17
Percent Medium Trucks (2 axle): 2
Percent Heavy Trucks (3+ axle): 1
Assumed Vehicle Speed (mph): 40
Intervening Ground Type (hard/soft): **Soft**

Traffic Noise Levels:

Location	Description	Distance	Offset (dB)	-----L _{dn} , dB-----			Total
				Autos	Medium Trucks	Heavy Trucks	
1	Nearest Backyards	80	0	65	57	59	66
2	Nearest Facades	95	3	67	59	60	68

Traffic Noise Contours (No Calibration Offset):

L _{dn} Contour, dB	Distance from Centerline, (ft)
75	20
70	44
65	95
60	205

Notes: Average Daily Traffic volume conservatively assumed to be worst-case scenario for this roadway (Cumulative Plus Proposed Project 1-29) obtained from the Folsom South of 50 Specific Plan DEIR.

Appendix E-1
FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Noise Barrier Effectiveness Prediction Worksheet

Project Information: Job Number: 2016-065
 Project Name: Enclave at Folsom Ranch
 Roadway Name: Easton Valley Parkway
 Location(s): Nearest Backyards

Noise Level Data: Year: Future
 Auto L_{dn}, dB: 66
 Medium Truck L_{dn}, dB: 58
 Heavy Truck L_{dn}, dB: 60

Site Geometry: Receiver Description: Nearest Backyards
 Centerline to Barrier Distance (C₁): 75
 Barrier to Receiver Distance (C₂): 15
 Automobile Elevation: 0
 Medium Truck Elevation: 2
 Heavy Truck Elevation: 8
 Pad/Ground Elevation at Receiver: 0
 Receiver Elevation¹: 5
 Base of Barrier Elevation: 0
 Starting Barrier Height 6

Barrier Effectiveness:

Top of Barrier Elevation (ft)	Barrier Height ² (ft)	----- L _{dn} , dB -----				Barrier Breaks Line of Sight to...		
		Autos	Medium Trucks	Heavy Trucks	Total	Autos?	Medium Trucks?	Heavy Trucks?
6	6	60	53	55	62	Yes	Yes	Yes
7	7	59	51	54	61	Yes	Yes	Yes
8	8	58	50	53	59	Yes	Yes	Yes
9	9	56	49	52	58	Yes	Yes	Yes
10	10	55	48	51	57	Yes	Yes	Yes
11	11	55	47	50	56	Yes	Yes	Yes
12	12	54	46	49	55	Yes	Yes	Yes
13	13	53	45	48	55	Yes	Yes	Yes
14	14	52	45	47	54	Yes	Yes	Yes

Notes: 1. Standard receiver elevation is five feet above grade/pad elevations at the receiver location(s)

Appendix E-2
FHWA Traffic Noise Prediction Model (FHWA-RD-77-108)
Noise Barrier Effectiveness Prediction Worksheet

Project Information: Job Number: 2016-065
 Project Name: Enclave at Folsom Ranch
 Roadway Name: New Placerville Road
 Location(s): Nearest Backyards

Noise Level Data: Year: Future
 Auto L_{dn}, dB: 65
 Medium Truck L_{dn}, dB: 57
 Heavy Truck L_{dn}, dB: 59

Site Geometry: Receiver Description: Nearest Backyards
 Centerline to Barrier Distance (C₁): 65
 Barrier to Receiver Distance (C₂): 15
 Automobile Elevation: 0
 Medium Truck Elevation: 2
 Heavy Truck Elevation: 8
 Pad/Ground Elevation at Receiver: 0
 Receiver Elevation¹: 5
 Base of Barrier Elevation: 0
 Starting Barrier Height 6

Barrier Effectiveness:

Top of Barrier Elevation (ft)	Barrier Height ² (ft)	----- L _{dn} , dB -----				Barrier Breaks Line of Sight to...		
		Autos	Medium Trucks	Heavy Trucks	Total	Autos?	Medium Trucks?	Heavy Trucks?
6	6	58	51	54	60	Yes	Yes	Yes
7	7	57	49	53	59	Yes	Yes	Yes
8	8	56	48	52	58	Yes	Yes	Yes
9	9	55	47	50	56	Yes	Yes	Yes
10	10	54	46	49	56	Yes	Yes	Yes
11	11	53	45	48	55	Yes	Yes	Yes
12	12	52	44	47	54	Yes	Yes	Yes
13	13	51	43	46	53	Yes	Yes	Yes
14	14	50	43	45	52	Yes	Yes	Yes

Notes: 1. Standard receiver elevation is five feet above grade/pad elevations at the receiver location(s)

April 14, 2016

RE: Summary of Trip Generation Changes due to Land Use Changes in Parcels 41, 42, and 43

RS15-3290

Dear Mr. Kihm:

Fehr & Peers understands that the Enclave Parcel TM 1 was previously WESPA Parcel 41, and increased in size from 7.7 acres to 12.5 acres (+4.5 acres) and in number of MLD units from 69 to 111 (+42 MLD units).

Enclave Parcels TM 2 & 3 were previously WESPA Parcel 42, and decreased in size from 10.6 to 5.8 acres (-4.8 acres). Of the 4.8 acre reduction, 1.6 acres was MLD (14 MLD units), 0.7 acres was Industrial/Office Park (5 RET, 19 OFF, 1 MED, 3 MO employees), 1.1 acres was Regional Commercial Use (31 RET employees), 1.1 acres was General Commercial Use (5 RET employees), and 0.2 acres was Neighborhood Park Use. In summary, there will be a net increase of 28 MLD units, and a net decrease of 42 RET employees, 19 OFF employees, 1 MED employee, 3 MO employees, and 0.2 acres of Neighborhood Park.

The Westland/Eagle SPA study utilized a modified version of the SACMET regional travel demand model to forecast travel demand within the study area. This model accounted for project characteristics including mix of land use types, densities, and neighborhood connectivity. The model was also sensitive to land use and demographic variables including mix of housing types, household size, and income levels. The land uses and proposed transportation network for the project were coded into the SACMET model, determining the project’s resulting trip generation estimate.

In order to determine the trip generation impacts of the proposed land use changes above, the model was updated to reflect these changes. The table below summarizes the change in trip generation:

<u>Land Use Update</u>	<u>AM Peak Hour</u>	<u>PM Peak Hour</u>	<u>Daily</u>
Total Project Trips – Original Land Use	4,721	5,551	61,639
Total Project Trips – Updated Lane Use	4,699	5,505	61,192
Net Change in Project Trips	- 22	- 46	- 447

Based on the table above, the proposed change in land use will result in a net decrease in trips generated by the Westland/Eagle SPA.

Please call if you have any questions or need additional information regarding this analysis.

Sincerely,
FEHR & PEERS

Alan Telford, P.E.
Principal

Technical Memo

Date: April 15, 2016

Project: Enclave at Folsom Ranch, Folsom, Ca

Subject: Comparison of Water Demands for the Enclave at Folsom Ranch Project per the Approved Amendment to the Westland/Eagle Specific Plan Area vs the Tentative Map of the Enclave at Folsom Ranch

Introduction

The Folsom Plan Area (Plan Area) is comprised of approximately 3,513 acres, located in the southern portion of the City of Folsom. The Plan Area is bounded by Highway 50 on the north, White Rock Road on the south, Prairie City Road on the west and the Sacramento/El Dorado County line on the east. The Enclave project is an approximately 12.5 acre planned community proposed to be constructed on the property owned by the Enclave at Folsom Ranch, LLC located within the Plan Area. The location of the Enclave project within the Plan Area is shown on the exhibit attached in Appendix A.

The City of Folsom adopted the Folsom Plan Area Specific Plan (FPASP) in June of 2011. The Westland/Eagle Specific Plan Amendment (WESPA) was approved September 2015 to amend a portion of the Folsom Plan Area. A Tentative Map (TM) (Control #PN-14-306) was submitted by the WESPA landowners and administratively approved by the City of Folsom in December 2015 to re-subdivide the lands of their various holdings to be consistent with the WESPA, including the newly created large lot "Parcel 7". This TM created four (4) separate land use FPASP parcels within parcel 7. Parcel 43, located north of Easton Valley Parkway, and parcel 42, located south of Easton Valley Parkway are zoned General Commercial (SP-GC). Parcel 44, also located north of Easton Valley Parkway is zoned Public/Quasi Public. Parcel 41, located south of Easton Valley Parkway is zoned Multi-Family Low Density (SP-MLD). The land uses proposed for the Westland/Eagle property per the approved WESPA are shown on the exhibit attached in Appendix B.

An additional TM is currently being reviewed which further subdivides large lot Parcel 7 into 4 separate parcels (three SP-GC and one SP-MLD) for future sale and development. The Enclave of Folsom Ranch (Enclave) development is located on a portion of large lot parcel 7, south of Easton Valley Parkway, which, per the WESPA, includes one SP-GC parcel (#42) and one SP-MLD parcel (#41). The TM proposes two SP-GC parcels and one SP-MLD parcel south of Easton Valley Parkway. The proposed land uses per the TM are also shown on the exhibit attached in Appendix B.

The purpose of this technical memo is to:

- present a comparison of the Parcel 7 water demands between the approved WESPA land uses and the proposed Enclave TM land uses
- demonstrate by the comparison that the water demands for the proposed Enclave TM land uses are consistent with the demands for the approved WESPA land uses in accordance with the demand criteria stipulated in the FPASP SB610 Water Assessment prepared by Tully & Young in June of 2010

Discussion

The water demands for the approved WESPA were calculated in accordance with the demand criteria outlined in the FPASP SB610 Water Assessment prepared by Tully & Young in June of 2010. This Comparison of Water Demand evaluates the demands for parcels 41, 42 and 43 within large lot Parcel 7.

The water demands for the Enclave TM were also calculated in accordance with the criteria from the same FPASP SB610 Water Assessment. The proposed land uses for the Enclave development consist of MLD units, and GC areas. Due to the increase in dwelling units above what was approved with the WESPA for Parcel 41, MLD units were transferred to Enclave from Parcels 42 and 43 in order to achieve a total of 111 units consistent with the TM. Accordingly, the future development of Parcels 42 and 43 will account for the reduction in MLD dwelling units and the corresponding reduction in water demand. Similarly, 3.2 acres of commercial and non-residential use were shifted to Enclave to account for the increase in land area shown on the TM. The TM indicates that Enclave will be strictly MLD, therefore no water demand was applied to the commercial and non-residential land area. These uses are designated as “*UNUSED*”.

The demand per land use for both the approved WESPA and the Enclave TM are shown in the tables also attached in Appendix C.

Results

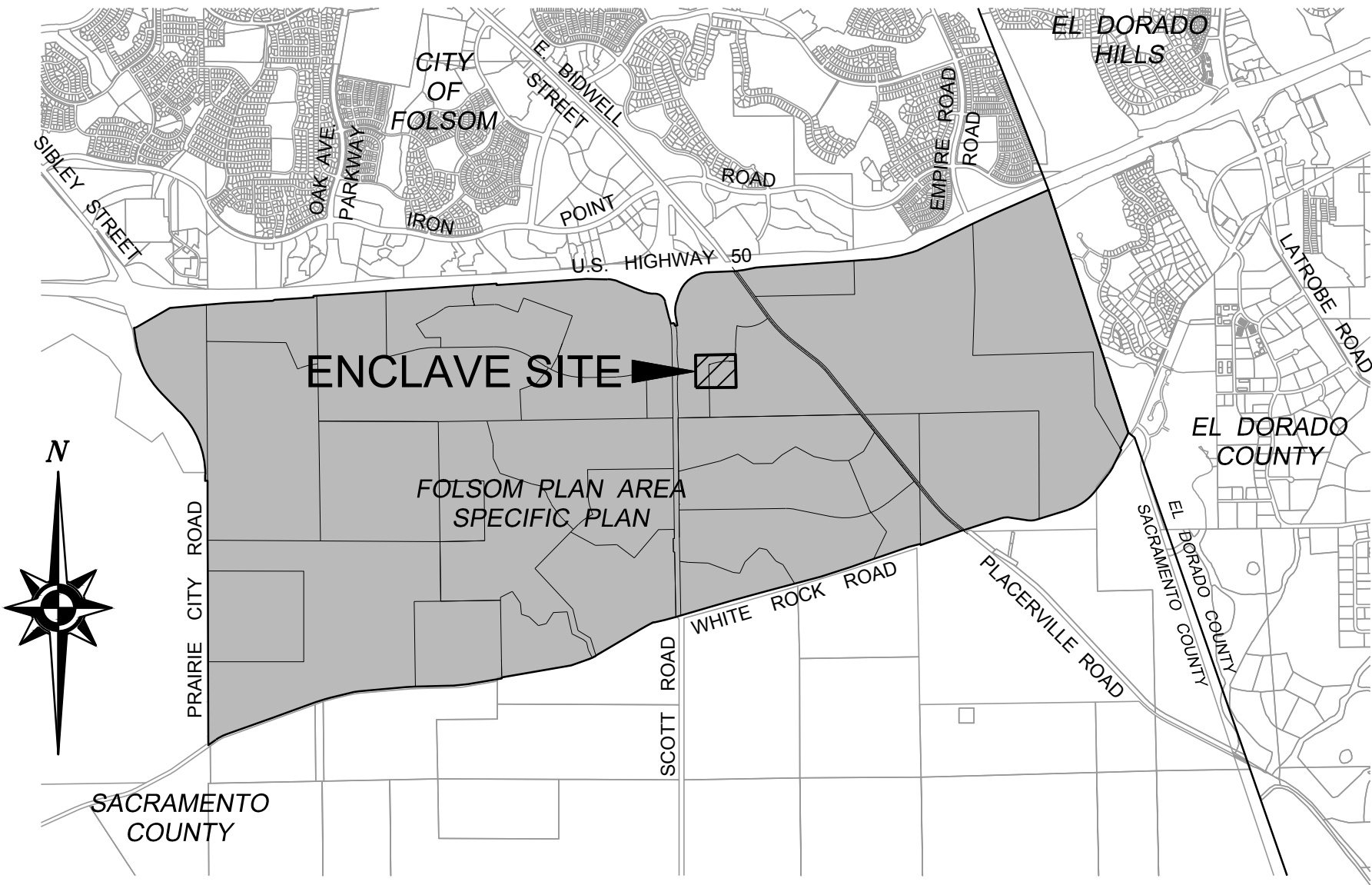
The results of the comparison between the approved WESPA and the Enclave TM are summarized in the tables attached in Appendix C. The calculated average yearly demands for each are as follows:

- Approved WESPA: Normal Demand – 167.9 ac-ft/yr
Dry Year Demand – 172.3 ac-ft/yr
- Enclave TM: Normal Demand – 162.2 ac-ft/yr
Dry Year Demand – 166.4 ac-ft/yr

Conclusion

The above summary indicates that the land uses proposed per the Enclave TM are consistent with the WESPA and actually result in a slight decrease in water demand. Thus, no upsizing of water infrastructure to serve the area will be required.

Appendix A

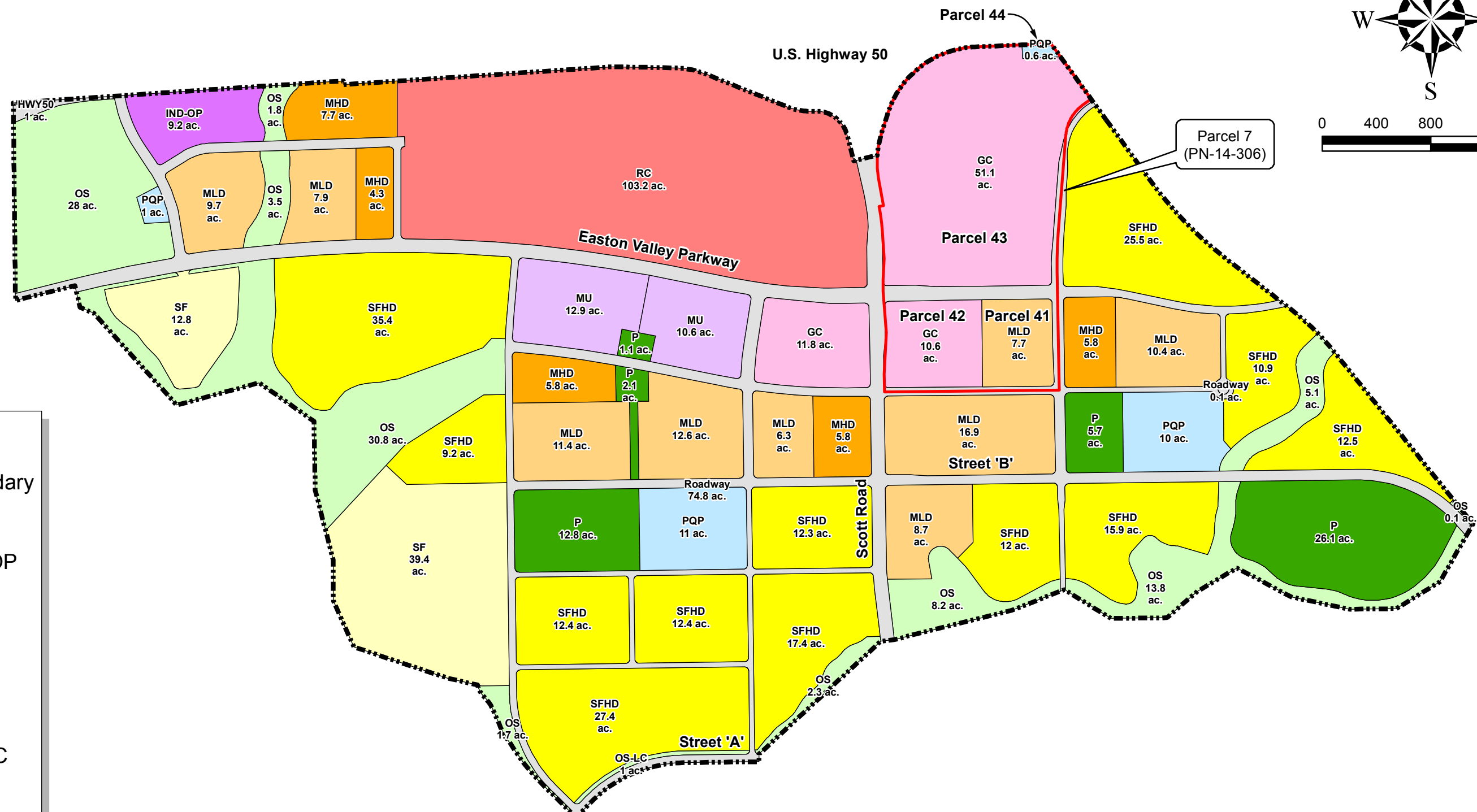
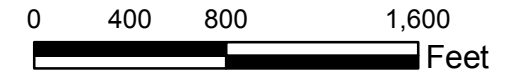
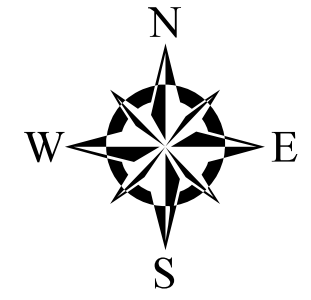


VICINITY MAP

Not To Scale

MACKEY & SOMPS
 ENGINEERS PLANNERS SURVEYORS
 1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

Appendix B



Legend

- Boundary
- GC
- IND-OP
- MHD
- MLD
- MU
- OS
- OS-LC
- P
- PQP
- RC
- Roadway
- SF
- SFHD

Westland/Eagle Specific Plan Amendment (SPA)

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

U.S. HIGHWAY 50

PARCEL 4

Sac-Placerville
Trans. Corridor JPA



0 300
SCALE: 1"=300'

New Placerville Road

Easton Valley Parkway

Scott Road

PARCEL 3

PARCEL 2

PARCEL 1
ENCLAVE

New Placerville Road

Street 1

ENCLAVE TENTATIVE MAP

1"=300'

MACKAY & SOMPS
 ENGINEERS PLANNERS SURVEYORS
 1552 Eurka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

Appendix C

**FOLSOM PLAN AREA
ENCLAVE AT FOLSOM RANCH
POTABLE WATER DEMAND COMPARISON**

Total Parcel 7 Potable Water Demands - Westland/Eagle Specific Plan Amendment Land Uses Land Use Summary						
Land Use	Net Area (Acres)	Number of Allocated Dwelling Units	Normal Indoor Demand Factor (ac-ft/yr)	Normal Outdoor Demand Factor (ac-ft/yr)	Total Normal Demand (ac-ft/yr)	Total Dry-Year Demand (ac-ft/yr)
WESPA Parcel 41						
Residential						
Multi-Family Low Density (MLD)	7.7	69	0.1369	0.0925	17.6	17.9
Residential Total	7.7	69			17.6	17.9
Subtotal	7.7	69			17.6	17.9
WESPA Parcel 42						
Residential						
Multi-Family Low Density (MLD)	1.6	14	0.1369	0.0925	3.6	3.6
Multi-Family Medium Density (MMD)	1.0	19	0.1369	0.0460	3.9	3.9
Multi-Family Medium Density (MHD)	1.0	21	0.1369	0.0400	4.1	4.2
Residential Total	3.6	54			11.6	11.7
Commercial						
Industrial/Office Park	1.5	0	0.4800	1.4900	3.3	3.4
Regional Commercial	2.5	0	0.5300	0.9300	4.1	4.2
General Commercial (GC)	2.5	0	0.4200	1.1200	4.3	4.4
Commercial Total	6.5				11.6	12.0
Non-Residential						
Neighborhood Park (P)	0.5	0	0.0100	3.5500	2.0	2.1
Non-Residential Total	0.5				2.0	2.1
Subtotal	10.6	54			25.2	25.8
WESPA Parcel 43						
Residential						
Multi-Family Low Density (MLD)	7.6	70	0.1369	0.0925	17.8	18.2
Multi-Family Medium Density (MMD)	4.6	94	0.1369	0.0460	19.1	19.3
Multi-Family Medium Density (MHD)	4.6	109	0.1369	0.0400	21.4	21.7
Residential Total	16.8	273			58.4	59.2
Commercial						
Industrial/Office Park	7.1	0	0.4800	1.4900	15.5	16.1
Regional Commercial	12.3	0	0.5300	0.9300	20.0	20.6
General Commercial (GC)	12.3	0	0.4200	1.1200	21.0	21.8
Commercial Total	31.7				56.5	58.5
Non-Residential						
Neighborhood Park (P)	2.6	0	0.0100	3.5500	10.3	10.8
Non-Residential Total	2.6				10.3	10.8
Subtotal	51.1	273			125.2	128.5
Grand Total	69.4	396			167.9	172.3

Notes:

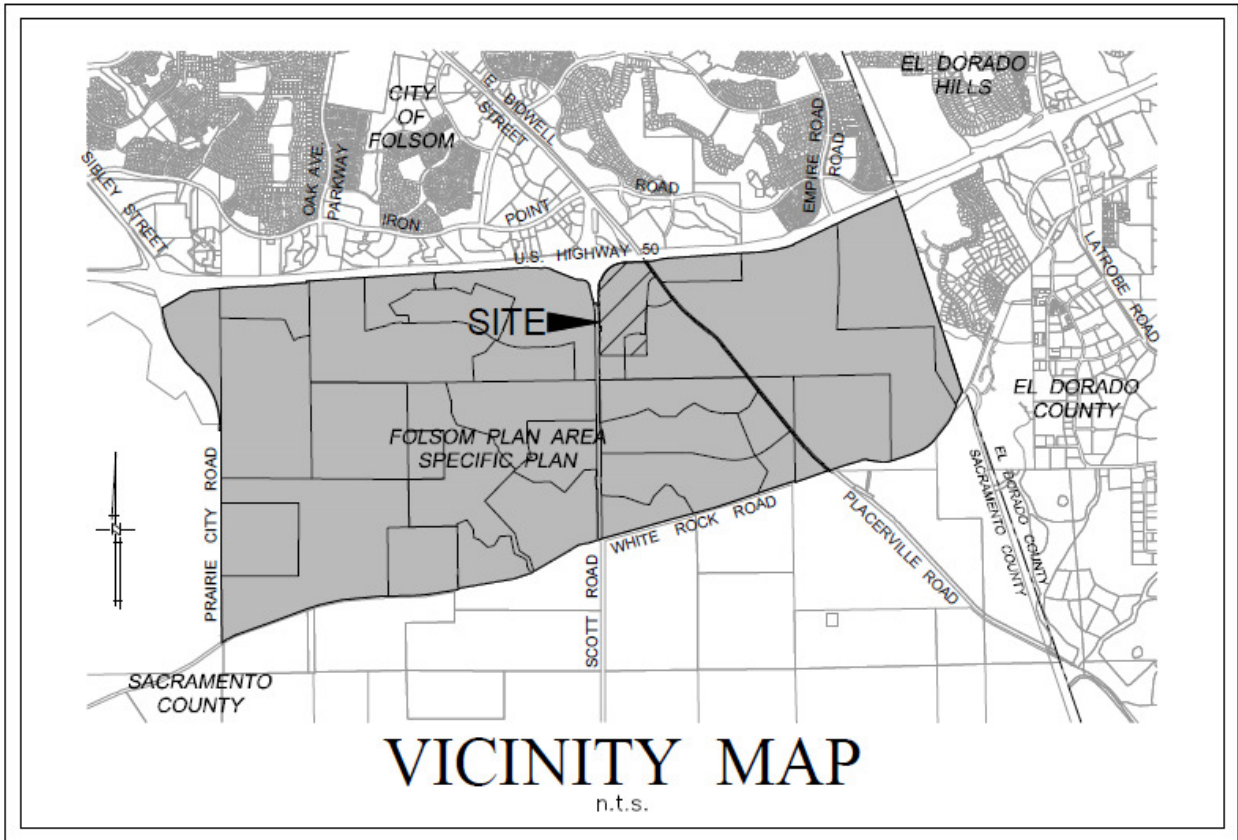
- 1.) Total water demands have been increased 11.11% pursuant to footnote 56 on page 30 of the Folsom Plan Area Water Supply Assessment prepared by Tully & Young.
- 2.) Outdoor water demands have been increased by 5% in dry years pursuant to the Water Supply Assessment prepared by Tully and Young.

**FOLSOM PLAN AREA
ENCLAVE AT FOLSOM RANCH
POTABLE WATER DEMAND COMPARISON**

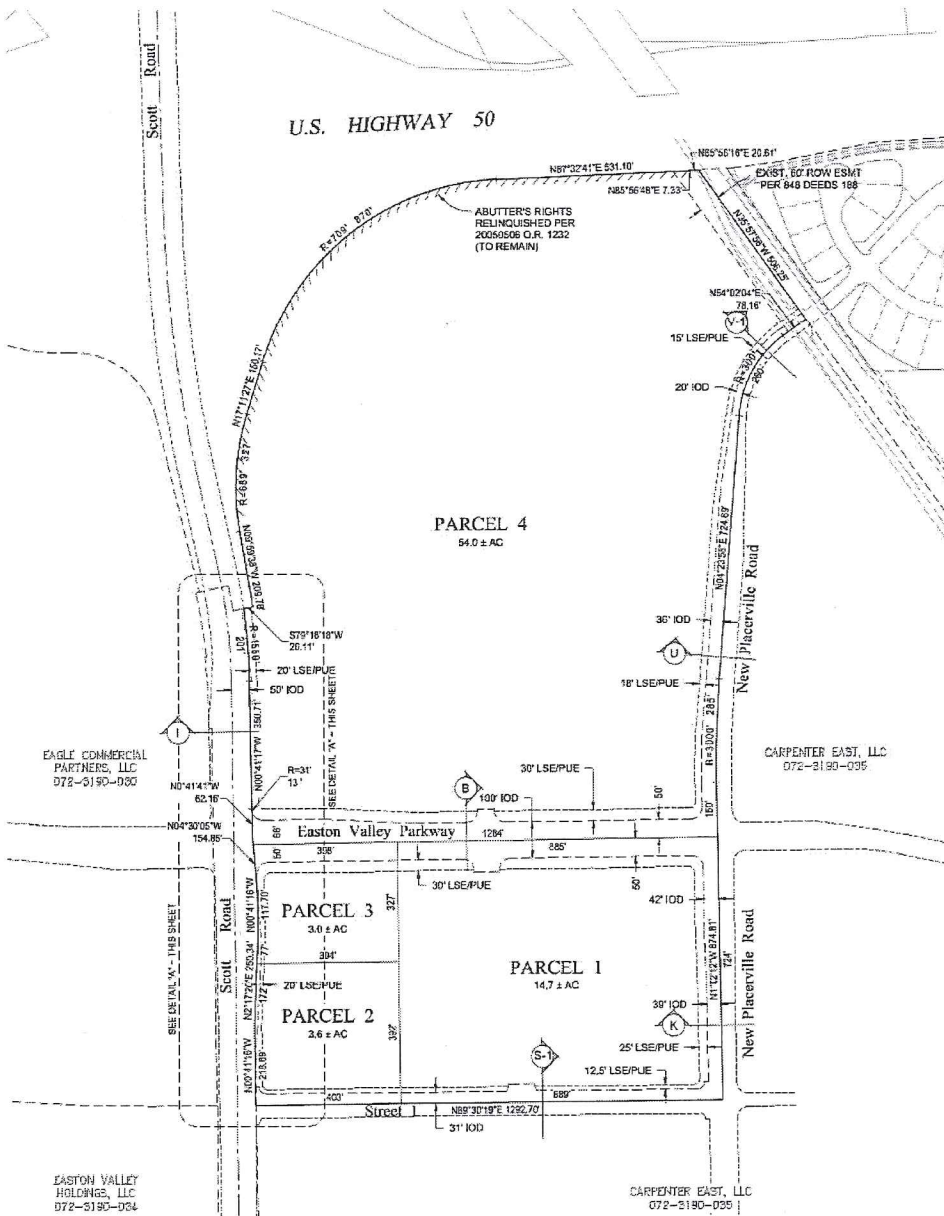
Total Parcel 7 Potable Water Demands - Enclave Tentative Map Land Uses Land Use Summary						
Land Use	Net Area (Acres)	Number of Allocated Dwelling Units	Normal Indoor Demand Factor (ac-ft/yr)	Normal Outdoor Demand Factor (ac-ft/yr)	Total Normal Demand (ac-ft/yr)	Total Dry-Year Demand (ac-ft/yr)
Enclave TM Parcel 1						
Residential						
Multi-Family Low Density (MLD)	9.3	111	0.1369	0.0925	28.3	28.9
Residential Total	9.3	111			28.3	28.9
Commercial						
Industrial/Office Park	0.7	0	<i>UNUSED</i>		0.0	0.0
Regional Commercial	1.2	0	<i>UNUSED</i>		0.0	0.0
General Commercial (GC)	1.2	0	<i>UNUSED</i>		0.0	0.0
Commercial Total	3.2				0.0	0.0
Subtotal	12.5	111			28.3	28.9
TM Parcels 2 & 3						
Residential						
Multi-Family Low Density (MLD)	0.0	0	0.1369	0.0925	0.0	0.0
Multi-Family Medium Density (MMD)	1.0	19	0.1369	0.0460	3.9	3.9
Multi-Family Medium Density (MHD)	1.0	21	0.1369	0.0400	4.1	4.2
Residential Total	2.0	40			8.0	8.1
Commercial						
Industrial/Office Park	0.8	0	0.4800	1.4900	1.7	1.7
Regional Commercial	1.3	0	0.5300	0.9300	2.1	2.1
General Commercial (GC)	1.3	0	0.4200	1.1200	2.2	2.3
Commercial Total	3.3				5.9	6.1
Non-Residential						
Neighborhood Park (P)	0.5	0	0.0100	3.5500	2.0	2.1
Non-Residential Total	0.5				2.0	2.1
Subtotal	5.8	40			15.9	16.3
TM Parcel 4						
Residential						
Multi-Family Low Density (MLD)	7.6	42	0.1369	0.0925	10.7	10.9
Multi-Family Medium Density (MMD)	4.6	94	0.1369	0.0460	19.1	19.3
Multi-Family Medium Density (MHD)	4.6	109	0.1369	0.0400	21.4	21.7
Residential Total	16.8	245			51.2	51.9
Commercial						
Industrial/Office Park	7.1	0	0.4800	1.4900	15.5	16.1
Regional Commercial	12.3	0	0.5300	0.9300	20.0	20.6
General Commercial (GC)	12.3	0	0.4200	1.1200	21.0	21.8
Commercial Total	31.7				56.5	58.5
Non-Residential						
Neighborhood Park (P)	2.6	0	0.0100	3.5500	10.3	10.8
Non-Residential Total	2.6				10.3	10.8
Subtotal	51.1	245			118.1	121.3
Grand Total	69.4	396			162.2	166.4

- 1.) Total water demands have been increased 11.11% pursuant to footnote 56 on page 30 of the Folsom Plan Area Water Supply Assessment prepared by Tully & Young.
- 2.) Outdoor water demands have been increased by 5% in dry years pursuant to the Water Supply Assessment prepared by Tully and Young.
- 3.) The water demand grand totals for the proposed overall Enclave project area are lower than those for the same Westland/Eagle Specific Plan Amendment project area because of the unused commercial line items in the newly created Enclave Parcel 1.

Enclave at Folsom Ranch
Figure 1: Area/ Vicinity Map



Enclave at Folsom Ranch
Figure 2: Site Plan



--Tentative Parcel Map
(creating four parcels
totaling 75.3 acres)

Detail of Parcel 1 -->
Illustrative Site Plan
Small Lot Tentative Map
with 111 lots on 14.7 ac

