

CITY OF
FOLSOM
DISTINCTIVE BY NATURE

PLANNING COMMISSION AGENDA
March 7, 2018
CITY COUNCIL CHAMBERS
6:30 p.m.
50 Natoma Street
Folsom, California 95630

CALL TO ORDER PLANNING COMMISSION: Vice Chair John Arnaz, Jennifer Lane, Kevin Mallory, Ross Jackson, Aaron Ralls, Thomas Scott, Chair Justin Raithe

Any documents produced by the City and distributed to the Planning Commission regarding any item on this agenda will be made available at the Community Development Counter at City Hall located at 50 Natoma Street, Folsom, California and at the table to the left as you enter the Council Chambers. The meeting is available to view via webcast on the City's website the day after the meeting.

PLEDGE OF ALLEGIANCE

CITIZEN COMMUNICATION: The Planning Commission welcomes and encourages participation in City Planning Commission meetings, and will allow up to five minutes for expression on a non-agenda item. Matters under the jurisdiction of the Commission, and not on the posted agenda, may be addressed by the general public; however, California law prohibits the Commission from taking action on any matter which is not on the posted agenda unless it is determined to be an emergency by the Commission.

MINUTES

The minutes of February 21, 2018 will be presented for approval.

NEW BUSINESS

1. **PN 18-046, Addition of Madeleine Moseley to the Historic Street Name List and Determination that the Project is Exempt from the California Environmental Quality Act (CEQA)**

The applicant, Ian Cornell, has proposed that the name "Madeleine Moseley" be added to the Historic Street Name list. The project is exempt from environmental review under Section 15061(b)(3) of the CEQA Guidelines (Review for Exemption). **(Project Planner, Stephanie Henry Traylor, Senior Planner)**

2. **PN 17-426, Syblon Reid Office Building – Commercial Design Review and Determination that the Project is Exempt from the California Environmental Quality Act (CEQA)**

A Public Hearing to consider a request from the Syblon Reid General Contracting Engineers for approval of a Design Review Application for development of a 6,815-square-foot single-story office building at 1130 Sibley Street. The General Plan land-use designation is IND (Industrial/Office Park) and the zoning classification for the site is M-1 (Light Industrial District). The project is categorically exempt from the California Environmental Quality Act (CEQA) under Section 15332 of the CEQA Guidelines, In-Fill

Development Projects. **(Project Planner: Principal Planner, Steve Banks / Applicant: Syblon Reid General Contract Engineers)**

3. **PN 17-420, Mangini Ranch Villages 8 and 9 Subdivision Planned Development Permit Modification and Residential Design Review**

A Public Hearing to consider a request from Lennar for approval of a Planned Development Permit Modification and Residential Design Review Application for 181 single-family residential units located within the Village 8 and 9 portion of the previously approved Mangini Ranch Phase 1 Subdivision. Specifically, the applicant is requesting approval of a Planned Development Permit Modification to increase the maximum lot coverage from 50% to 51% for 39 of the 181 lots within the subdivision. In addition, the applicant is requesting design review approval of seven (7) master plans for the Village 8 and Village 9 portions of the Mangini Ranch Phase 1 Subdivision. The Mangini Ranch Phase 1 Subdivision project was previously determined to be exempt from the Environmental Quality Act (CEQA) by Section 15182 of the CEQA Guidelines on June 23, 2015. **(Project Planner: Principal Planner, Steve Banks / Applicant: Lennar)**

4. **PN 17-160 Folsom Corporation Yard Sphere of Influence and Annexation Draft Environmental Impact Report Public Workshop**

The project includes a Sphere of Influence Amendment, General Plan Amendment, Prezone, and Annexations and Detachments from various jurisdictions. The 58-acre site includes 36.03 acres for the future corporation yard, 16.25 acres for SouthEast Connector right-of-way, and 5.12 acres to realign Scott Road. In addition, a 0.8-acre easement is included in the project but is not in the SOIA/annexation area. The project site is located, at the southeast corner of Prairie City Road and White Rock Road, just west of Scott Road in Sacramento County, California. The project is solely to facilitate the development of a new corporation yard for the City of Folsom which would be designated as Public and Quasi-Public Facility and prezoned Industrial (M-2). This is a public workshop on the Draft Environmental Impact Report and no action will be taken by the Planning Commission on this project at this meeting. (Project Planner, Scott A. Johnson, AICP, Planning Manager) **(Project Planner, Scott A. Johnson, AICP, Planning Manager)**

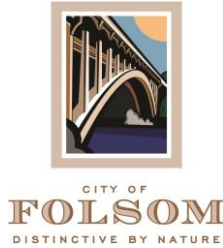
PLANNING COMMISSION / PLANNING MANAGER REPORT

The next Planning Commission meeting is scheduled for **March 21, 2018**. Additional non-public hearing items may be added to the agenda; any such additions will be posted on the bulletin board in the foyer at City Hall at least 72 hours prior to the meeting. Persons having questions on any of these items can visit the Community Development Department during normal business hours (8:00 a.m. to 5:00 p.m.) at City Hall, 2nd Floor, 50 Natoma Street, Folsom, California, prior to the meeting. The phone number is (916) 461-6203 and FAX number is (916) 355-7274.

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in the meeting, please contact the Community Development Department at (916) 461-6203, (916) 355-7274 (fax) or apalmer@folsom.ca.us. Requests must be made as early as possible and at least two-full business days before the start of the meeting.

NOTICE REGARDING CHALLENGES TO DECISIONS

The appeal period for Planning Commission Action: Any appeal of a Planning Commission action must be filed, in writing with the City Clerk's Office no later than ten (10) days from the date of the action pursuant to Resolution No. 8081. Pursuant to all applicable laws and regulations, including without limitation, California Government Code Section 65009 and or California Public Resources Code Section 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the City at, or prior to, the public hearing



PLANNING COMMISSION MINUTES
February 21, 2018
CITY COUNCIL CHAMBERS
6:30 P.M.
50 Natoma Street
Folsom, CA 95630

CALL TO ORDER PLANNING COMMISSION: Thomas Scott, Vice Chair John Arnaz, Jennifer Lane, Kevin Mallory, Ross Jackson, Chair Justin Raithel

ABSENT: Ralls

CITIZEN COMMUNICATION: None

MINUTES: The minutes of February 7, 2018 were approved as submitted.

CONTINUED ITEM

1. **PN 17-288, Russell Ranch Lots 24-32 Subdivision - General Plan Amendment, Specific Plan Amendment, Design Guidelines Amendment, Large-Lot Vesting Tentative Subdivision Map, Small-Lot Vesting Tentative Subdivision Map, and Development Agreement Amendment - Continued from the February 7, 2018 Planning Commission Meeting**

A Public Hearing to consider a request from the New Home Company for approval of a General Plan Amendment, Specific Plan Amendment, Design Guidelines Amendment, Large-Lot Vesting Tentative Subdivision Map, Small-Lot Vesting Tentative Subdivision Map, and Development Agreement Amendment for the development of a 389-unit residential subdivision on a 135-acre site located within the Folsom Plan Area. The Specific Plan designations are SP-SF-PD, SP-SFHD-PD, and SP-OS1, and SP-OS2, while the General Plan land use designations are SF, SFHD, and OS. An Environmental Checklist and Addendum to the Folsom Plan Area Specific Plan EIR/EIS and Russell Ranch EIR has been prepared for this project in accordance with the California Environmental Quality Act (CEQA). **(Project Planner: Principal Planner, Steve Banks / Applicant: The New Home Company)**

COMMISSIONER SCOTT MOVED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE ADDENDUM TO THE FOLSOM PLAN AREA SPECIFIC PLAN EIR/EIS AND THE RUSSELL RANCH EIR; MOVE TO RECOMMEND THAT THE CITY COUNCIL APPROVE THE GENERAL PLAN AMENDMENT FOR THE RUSSELL RANCH LOTS 24 THROUGH 32 PROJECT; MOVE TO RECOMMEND THAT THE CITY COUNCIL APPROVE AN AMENDMENT TO THE FOLSOM PLAN AREA SPECIFIC PLAN FOR THE RUSSELL RANCH LOTS 24 THROUGH 32 SUBDIVISION PROJECT; MOVE TO RECOMMEND THAT THE CITY COUNCIL APPROVE THE LARGE-LOT VESTING TENTATIVE SUBDIVISION MAP AS ILLUSTRATED ON ATTACHMENT NO. 6 FOR THE RUSSELL RANCH LOTS 24 THROUGH 32 SUBDIVISION PROJECT; MOVE TO RECOMMEND THAT THE CITY COUNCIL APPROVE THE SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP AS ILLUSTRATED ON ATTACHMENTS 7 THROUGH 16 FOR THE RUSSELL RANCH

SUBDIVISION LOTS 24 THROUGH 32 PROJECT; MOVE TO RECOMMEND THAT THE CITY COUNCIL APPROVE THE RUSSELL RANCH DESIGN GUIDELINES AMENDMENT; AND MOVE TO RECOMMEND THAT THE CITY COUNCIL APPROVE AMENDMENT NO. 2 TO THE FIRST AMENDED AND RESTATED DEVELOPMENT AGREEMENT BETWEEN THE CITY OF FOLSOM AND THE NEW HOME COMPANY WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B, CEQA FINDINGS C & D, GENERAL AMENDMENT FINDINGS E & F, FOLSOM PLAN AREA SPECIFIC PLAN AMENDMENT FINDING G, DEVELOPMENT AGREEMENT AMENDMENT FINDINGS H – L, AND TENTATIVE SUBDIVISION MAP FINDINGS M – P.

COMMISSIONER JACKSON SECONDED THE MOTION, WHICH CARRIED THE FOLLOWING VOTE:

AYES: SCOTT, ARNAZ, LANE, JACKSON, RAITHEL
NOES: MALLORY
ABSTAIN: NONE
ABSENT: RALLS

PLANNING MANAGER REPORT

None

RESPECTFULLY SUBMITTED,

Kelly Mullett, OFFICE ASSISTANT

APPROVED:

Justin Raithel, CHAIRMAN

PLANNING COMMISSION STAFF REPORT

PROJECT TITLE:	Nomination of the Name Madeleine Moseley to the Folsom Historic Street Name List
PROPOSAL:	To consider a request to add the name Madeleine Moseley to the City's Historic Street Name List
RECOMMENDED ACTION:	Approval
LOCATION:	Historic names are used for new streets throughout the City of Folsom
PREVIOUS ACTION:	Continuous maintenance of the City's Historic Street Name List
FUTURE ACTION:	Process projects that include street names from the City's Historic Street Name List
ENVIRONMENTAL REVIEW:	The project is categorically exempt from the California Environmental Quality Act (CEQA) under Section 15061(b)(3) of the CEQA Guidelines (Review for Exemption)
ATTACHMENTS:	<ol style="list-style-type: none">1. Current Folsom Historic Street Name List2. Madeleine Moseley Street Name Nomination Letter
PROJECT PLANNER:	Stephanie Traylor Henry, Senior Planner

BACKGROUND/PROPOSAL

The proposed street name Madeleine Moseley has been nominated by Ian Cornell in honor of the late Madeleine Moseley who passed away in Folsom on October 3, 2016 at the age of 89.

Madeleine Moseley was a pillar of the Folsom community who resided in the area for more than 75 years. As such, she was well known for her historical knowledge of the City and her efforts to preserve historical items, trails and open space. She was a very active and caring resident who provided many years of volunteer service to her community. Some of the organizations and events she was involved in include the Folsom Athletic Association, Folsom High School Alumni, Folsom Historical Society, Friends of Folsom Parkways, Folsom Trail Days and the Wayne Spence Veteran's Day Parade. In addition, Madeleine served as a city sentinel and was a regular attendee and speaker at City Council meetings for more than 30 years.

In honoring the memory of Madeleine Moseley and requesting that her name be added to the Historic Street Name list, Mr. Cornell requested that the City consider the following options:

Madeleine Moseley
Madeleine
Moseley

PROJECT ANALYSIS

The Folsom Municipal Code specifies that all new street names be considered and approved by the Planning Commission (see FMC 16.08.020[C][6]). Historic names that have been approved for listing with the City’s Historic Street Name List by the Planning Commission can be selected by project applicants and dedicated to new streets within the City.

The nominated names were reviewed by the Folsom Fire Department and Folsom Police Department to determine if any existing street names are identical or similar to the proposed name of Madeleine Moseley, Madeleine or Moseley. Based on emergency services review it was determined that, the entire name of “Madeleine Moseley” would be acceptable for a street name or the first name “Madeleine” and the last name “Moseley” would be acceptable for two street names. As such, staff has determined that the proposed name Madeleine Moseley is qualified to be added to the City’s Historic Street Name List.

ENVIRONMENTAL ANALYSIS

The project is exempt from environmental review under Section 15061(b)(3) of the CEQA Guidelines (Review for Exemption).

RECOMMENDED ACTION

Staff recommends that the Planning Commission approve the addition of the proposed street name Madeleine Moseley (or the two names: Madeleine and Moseley) to the City of Folsom Historic Street Name List (Attachment 1).

PLANNING COMMISSION ACTION

MOVE TO APPROVE THE ADDITION OF THE STREET NAME OF MADELEINE MOSELEY (OR THE TWO NAMES: MADELEINE AND MOSELEY) TO THE FOLSOM HISTORIC STREET NAME LIST AS DOCUMENTED IN ATTACHMENT 1 WITH THE FOLLOWING FINDINGS:

GENERAL PROJECT FINDINGS

- A. NOTICE HAS BEEN GIVEN AT THE TIME AND IN THE MANNER REQUIRED BY STATE LAW AND CITY CODE.
- B. THE PROJECT IS CONSISTENT WITH THE FOLSOM MUNICIPAL CODE.

CEQA FINDING

- C. THE PROJECT IS EXEMPT FROM ENVIRONMENTAL REVIEW UNDER SECTION 150061(b)(3) OF THE CEQA GUIDELINES (REVIEW FOR EXEMPTION).

Submitted,


Pam Johns
Director of Community Development

ATTACHMENT 1

City of Folsom Historic Street Name List

**CITY OF FOLSOM
HISTORIC STREET NAME LIST**

Updated: 01-19-18

NAME	SIGNIFICANCE	SUBDIVISION	DATE
AGOSTINI	Planning Commissioner	Prairie Oaks, Unit P	
ALTERI	Citizen Request	Empire Ranch 40B	
ASSAY			
AULL	First warden of the prison		
AVAZEDO	Had grape vineyard in the area around Bidwell, Oak, & Mormon St.		
AZAVEDO	Planning Commissioner	The Parkway, Phase 2	2002
BALLOU	Mary and her husband sailed from New Hampshire to California and settled in Mormon Island. Mary and husband later moved to Negro Bar, where Mary cooked for a boarding house.	The Parkway, Lot A	2006
BARNHILL	Veteran, killed in Iraq 2005	The Oaks	2006
BAYER	Volunteer fireman	The Parkway, Phase 2	2002
BICKER	Worked for the Natomas Co., wife was 1 st City Treasurer	Natoma Valley	2006
BOLI	Lou Boli, City Attorney (late 1950's to early 1960's) wife Ruth	Briggs Ranch	
BONHAM	Owner of Bonham's Feed Store during 1940'S and 1950'S		
BOWEN	Planning Commissioner, worked in real estate	The Parkway, Phase 2	2002
BRADLEY	Cyrus Bradley owned an insurance business in Folsom 1859 to 1867. He built the residence at 606 Figueroa Street	Oaks at Willow Springs, Parkside	2012
BRAZIL	Well known large family, including a son John that operated a bar named "John's Hideaway". Daughter Emily married George Coval.	The Parkway, Lot A	
BRODER	Ranchers	The Parkway, Phase 2, B3	
BRYAN		The Parkway, Phase 2	2002
BUGBY	Vintner in this area and was also elected Sheriff of Sac. County	Not Available	
BULJAN	Prison Guard	Not Available	2004
BURLOND		Empire Ranch, Village 34	2005
BUSSING		The Enclaves	

CAPLES	Postmaster	ARC-Canyon Falls Village	2001
CARLSON	Planning Commissioner	Natoma Station -Bungalows	1995
CARROLL	Historic company owner	Empire Ranch, Village 34	2005
CASEY-GOMES	Fire Chief for volunteers	Prairie Oaks, Unit 3 (Gomes)	
CASTRO	Historic family, Planning Commissioner and citizen recommendation	Cobble Ridge	
CHALCEDONY		The Parkway, Phase 2	2002
CHAN	Long time Folsom family	Cresleigh Ravine	2015
CHELMSFORD		Not Available	
CLAUDD	Resident		
CLEMENSEN		The Parkway, Phase 2	2002
COLNER	Andy and Marie – Andy was gold buyer and lived in a mobile home where the old bridge is located. One night a gang looking for gold broke into his home and tortured him. The gang was from Auburn, and the leader was executed for murder.	The Island, Phase 1	2014
COOCH	Athletic/Academic/Student Officer		
COONEY	Historical “White Bear Saloon”	Prairie Oaks, Unit 10	
COX	Merchant with J&P Hardware and mining term	Prairie Oaks, Unit 10	
CRAIL	Wilsey Crail had a pool hall on Sutter St. and taught many kids the finer points of the game. Son Jim had a market in Georgetown. Younger kids were “Buck.” Beth, and Nellie.	The Parkway Village H	2017
CROW	James Crow and his wife built Folsom’s first duplexes in the 1950s.	(Crow Canyon Drive)	N/A
CROWLE	Prison Accountant	The Parkway, Phase 2	2002
CUMMINGS	1987 Honorary Citizen of the Year	Natoma Valley	2006
CURRY	Employed by the Natomas Company	The Parkway, Phase 2	2002
DALL	Folsom Hook & Ladder Company	The Parkway, Phase 2	2002
DARLING	Rancher	The Parkway, Phase 2	
DEGNAN	Prison Worker		
DEAN	Killed in WWII	Not Available	
DENTON	Prison Worker	The Parkway, Phase 2	2002
DIEFENDERFER	Contractor		
DIGGINS		Cobble Ridge	2001
DOHERTY	1989 Honorary Citizen of the Year	The Parkway, Phase 2	2002

DOLAN	Tom Dolan, City Council Member	Sierra Estates	-
DOWD		Santa Juanita Subdivision	2014
DUCHOW	Veteran killed in WWII		
DURFEE	Two brothers – both physicians who bought the second store at Negro Bar.	Natoma Valley	2006
DRUILLINGER	School teacher		
EHRKEY			
ELLIS	George Ellis, Fire Commissioner, son Kenneth worked for City	Prairie Oaks, Unit 11	
ELMER KALLIS*	Elmer Kallis, Resident, Veteran WWII who survived Pearl Harbor.		
ELSWORTH	Planning Commissioner	The Parkway, Phase 2	2002
ESCHELMAN	Prison Guard	The Parkway, Phase 2	2002
FALLON	Russell Fallon owned a plumbing/electrical business in the original Wells Fargo building in the mid 1940s. His nephew Tom Russell and wife Ethel raised five children in Folsom.		
FARGO	Veteran killed in WWII	Not Available	
FARLEY	Veteran killed in WWII	Close to Blue Ravine/Riley	
FEHR		Empire Ranch, Village 34	2005
FERGUSON	Teacher	The Parkway, Phase 2	2002
FERRIER	Planning Commissioner and City Council Member	The Enclaves	2003
FERRY	Warden Larkin's son	Union Square	2004
FETTER		Broadstone 3, Village 2C	2003
FITZSIMONS	1987 Honorary Citizen of the Year	The Parkway, Phase 2	2002
FRATIS (JOHN)	First Police Judge	Prairie Oaks, Unit 8	
GALLINGER	Citizen Recommendation	Broadstone 3	
GARDNER		Prairie Oaks, Unit 8	
GAILANDER	Telephone Switchboard Operator (on Figueroa Street)		
GEORGE McADOW*	Station Master at the passenger depot		
GHILAIN	Jack Ghilain, High School coach		
GIVEN	Alice Given	The Enclaves	2003
GRAHAM	Operated American Exchange Hotel	Prairie Oaks, Unit 9	SIERRA A EST.
GUZZETTI	Louie had a bar on Sutter St. and owned a grape vineyard on lower	The Parkway, Lot A	2006

	Sutter St.		
HAKE			
HALVERSON	Planning Commissioner	The Parkway, Phase 2	2002
HAMMOND	Vice Mayor, Service Station Operator	The Parkway, Phase 2	2002
HANDY	First Council Woman (1954)	Empire Ranch, Village 21	2004
HAPTON		The Parkway, Phase 2	2002
HELER	First Brewery	Broadstone 3	
HEINZE	Warden		
HENDERSON	Killed in WWII	Not Available	
HILDERBRAND	Worked for the Natomas Company	Empire Ranch, Village 21	2005
HILL	Jim Hill, Town Barber		
HOLLEY	Grocery Business (1889)	Sibley Square	
JUNE HOSE			
HOUX	Planning Commissioner		
HOWARD CHAN*	(Both names or only the last name)		
HULETT	City police, raised at prison	Empire Ranch, Village 22	2004
HUMBERT	Civil Engineer (1976)	The Enclaves	2003
HUSE	Secretary of Prison Warden		shenry
HYMAN	Businessman		
ICKES			
IMHOFF	Businessman (store on Sutter Street during 1890's)		
INKS ?	City Council Member	Empire Ranch, Villages 34 and 35	2005
ISAMINGER			
JAMIE		(Off Sibley)	
JAMES	Planning Commissioner		
JENKINS		The Parkway, Phase 2	2002
JIM HILL		Natoma Valley	2006
KARL	Prison Guard		
KAVINE	Prison Guard	Empire Ranch, Village 22	2004
KEARNS	Jimmy Kearns, Prison Guard	The Parkway, Phase 2	2002
KEE	Grocery Store in China Town 1890	Empire Ranch, Village 22	2004
KEEFE	Bobby Keefe, Postmaster		

KEFER	Big League Pitcher	Prairie Oaks, Unit 3	
KIDDER		The Parkway, Phase 2	2002
KIRBY	Gene Kirby	Willow Springs Cluster	
KLUMPP	Louie Klumpp, Mortician, Mayor of Sacramento, owned bar on Sutter Street		
KOSTER			
LAHR			
LEFEVRE		Empire Ranch	
LEONARD	John Leonard Businessman and Judge	Natoma Valley	2006
LESNICK	Ed Lesnick, Academician, Pro-football player, Coach	Broadstone 2-Village 8	
LEULLA	Folsom Historian		
LEWIS	O.C. was very active in the original Hook & Ladder Co., also owned property on the 900 block of Sutter Street, along with other properties in Folsom	Parkway, Lot A	2006
LINDELOF	James Lindelof, a Folsom boy, was killed in an ambush in Afghanistan while filming action. James was a grandson of the longtime Thompson family. Two family members worked for the City.	The Oaks	2006
LONG		The Parkway, Phase 2	2002
LOOMIS	Jack Loomis killed in auto accident on the night of his senior HS prom May 18, 1962	Subdivision north of Levy Road	2005
LUNG	General Merchandise Contractor (1890)		
MAHAFFEY	Prison worker	The Parkway, Phase 2	2002
MANASCO	George Manasco, Volunteer Fireman	The Parkway, Phase 2	2002
MANGE	Principal of the Jr. High Charter School, Teacher and Citizen of the Year (1984)		
MARSALLA	Planning Commissioner	ARC-Canyon Falls Village	2001
MARTIN	Tom Martin Realtor, Developer	Sibley Square	
McADOW	George McAdow station master at the historic passenger depot	The Parkway, Lot J	2006
McBETH	Elmer McBeth	(Not Available)	
McDONALD			
McKENNY	'Mac' owned a garage	The Parkway, Phase 2	2002
McKIERNAN	Veteran killed in WWII	Not Available	

McMETH			
McWILLIAMS			
MENDES	Frank Mendes, Worked for the Natoma Company	The Parkway, Phase 2	2002
MENDONCA	Melvin Mendonca, Worked for the Natoma Company		
MEREDITH	Store and Hotel Owner (early 1950's)	The Parkway, Phase 2	2002
METTE	Louie	Prairie Oaks	
MILINOCKET			
MINNIE OLIVE ??	Wife of George McAdow	The Parkway, Lot J	2006
MOESZINGER	Citizen of the Year (1982)		
MOON	Planning Commissioner	Madrone	
MOORE	Chuck More, Councilman, Owned gas station at the intersection of Bidwell St. and Market St.	The Enclaves	2003
MORGANITE		The Parkway, Phase 2	2002
MORRIS	Paul Morris ('P.J. '), Warden, Honorary Citizen of the Year 1983		
MUNDT	Herman Mundt, Constable, Son Albert Mundt, D.A. Sacramento County		
NEASHAM	Prison Guard		
NEEDLES	Killed in WWII	Not Available	N/A
NETTLE	John Nettle moved to Folsom in the mid-1930's. He fought in Tunisia and Italy during WWII. He was employed by the Natoma Company.		
NICHOLS	Blacksmith (1881)	Prairie Oaks	
OLIVER	Businessman	Empire Ranch, Village 31	
ORENO	Supporter/Teacher	Empire Ranch, Village 32 and 40C	2005
OSBORNE	Prison Worker	The Parkway, Phase 2	2002
OTIS	1989 Honorary Citizen of the Year		
PAAVOLA	John and Mary Paavola, Owned shoe store on Sutter St.	The Parkway, Phase 2	2002
PATRICK	1985 Honorary Citizen of the Year	Willow Springs	
PRICE	Killed in WWII	East of Sutter Middle School	
QUIGLEY	B.C. was Justice of the Peace in Granite Township in the 1850s, and had the fist lumber yard in Folsom.	Natoma Valley	2006
RAMOS		Empire Ranch, Village 36	2005
REIMAN	Al Reiman, Pharmacist, Honorary Citizen of the Year 1989	The Parkway, Lot D	2005

RELVAS	Al Relvas, City Council Member, Pharmacist Abe Relvas, owned the Sutter Club	The Parkway, Phase 2	2002
RITCHIE	Stan Ritchie, Operated fruit market	Empire Ranch, Village 21 and 32	2004
RIZOR	Martin Rizer, Killed in auto accident (1930's)	Empire Ranch, Village 32	2005
RONCHI	Judge – R.J. a Swiss Italian had a grocery store on Sutter Street, call “Grocery Folks,” later went to work at the prison and after retirement was longtime Justice of the Peace – was very active in Folsom Lions Club.		
ROTARY	Citizen of the Year (1980)		
ROWLANDS		Sierra Estates	
ROY KEETER*	Retired from Navy, Electrician, Worked at Folsom Prison		
RUMSEY	Killed in WWII	Not Available	
RUSSELL	Dan Russell, Owned ranch in the east area	Empire Ranch, Village 36	2005
RYAN	Bill Ryan	Repressa	
SAUL		Natoma Valley	2006
SCHEETS			
SCHEIDEGGER	City Council Member and Planning Commissioner	The Parkway, Phase 2	2002
SEABOUGH	Editor of Folsom’s first newspaper	Willow Springs Cluster	2001
SERPA	Joe Serpa	Broadstone 3	
SETAUKET			
SIEKFIN	School Superintendent, Honorary Citizen of the Year 1981		
SIMPSON		(Simpson Court Sac County)	N/A
SKOHEGAN			
SLAUGHTER	Doctor (1898)		
SLAYBACK	Doctor, Arrived in Folsom 1882	Empire Ranch, Village 21	2004
SLICKEN	Mining term		
SMITH	Planning Commissioner	The Parkway, Phase 2	2002
SOUZA	Worked for the Natoma Company	The Parkway, Phase 2	2002
SPIVA		The Enclaves	2003
STOCKING		Empire Ranch, Village 22	2004
STONEHEDGE		Willow Springs Cluster	2001
SUNDAHL	Carl Sundahl, Dentist, Rotarian, Honorary Citizen of the Year	Empire Ranch, Village 36 and 32	2005

	1984		
SWINGLE	Longtime Folsom resident – 5 children, 3 still alive and living in Folsom.	Empire Ranch, Village 36	2005
THOMPSON	Edward Thompson, City Water Department	Willow Springs Cluster	2001
THURMAN	Fire Chief, Sheet metal worker	The Parkway, Phase 2	2002
TIBESSART	Earl Tibessart	Broadstone 3	
TOWNSEND	Charlie Townsend, Planning Commissioner	Empire Ranch, Village 32	2005
TRACY	Owner of a restaurant on Sutter Street (1917-1939)	Empire Ranch, Village 34	2005
TRAZIEL		Broadstone 3	2000
TUCHER	The family had two sons and one daughter and was very well liked.	Empire Ranch, Village 22	2004
VAN DYKE	Town Barber	The Island, Phase 1	2014
VAN VRANKIN			
VAN WICKLE	Winkle, Fire Chief	(Van Winkle is off Inwwod)	
VAN WICKLIN	Peggy van Wicklin		
VAN DE VORT			
WADDILOVE	Owner of Folsom Hook & Ladder and Freight Bus		
WALES	Stephen Wales, veteran killed in WW2	South of City Hall	
WARD	Tom Ward, Episcopalian Priest, killed in Navy	The Enclaves	2003
WEBB	Bryant Webb, Insurance Business	The Enclaves	2003
WEINREICH	Worked for Natomas Company	The Parkway, Phase 2	2002
WELTY	Dan and Louise Welty, Operated a telephone company and the Gaslight Theatre, Honorary Citizen of the Year 1972	The Parkway Village H	2017
WOODHEAD	Prison Worker	Empire Ranch, Village 22	2004
ZERLANG	Margarite Zerlang	The Parkway, Phase 2	2002
ZITTEL	Roger Zittel, Lutheran Minister, Farmer, Planning Commissioner, President of Chamber of Commerce	Empire Ranch, Village 24	

- Names with an asterisk must use both first and last name to avoid sound-alikes.

ATTACHMENT 2

Madeleine Moseley Street Name Nomination Letter



January 22, 2018

Planning Commission
City of Folsom
50 Natoma Street
Folsom, CA 95630

Esteemed members of the City of Folsom Planning Commission:

We request that the following name options be considered for addition to the Folsom Historic Street Name List for use at Folsom Ranch in honor of Madeleine Moseley:

Madeleine Moseley
Moseley
Madeleine

Mrs. Moseley passed away in 2016 at the age of 89 at her home in Folsom. She grew up in adjoining Clarksville where her father owned the gas station on the highway. She attended Folsom schools, graduated from Folsom High School in 1945 and was involved in numerous community organizations and events, including:

Folsom Athletic Association
Folsom High School Alumni
Folsom Historical Society
Folsom Trail Days
Friends of Folsom Parkways
The Easter Extravaganza
Wayne Spence Veterans Day Parade
Veterans of Foreign Wars Auxiliary

She served as a city sentinel, was a regular attendee and speaker at city council meetings for more than 30 years who was well known for her historical knowledge of the area and her efforts to preserve that history, trails and open space.

We thank you for your consideration of these street names to honor the memory of Madeleine Moseley.

Sincerely,

Ian B Cornell

P.O. BOX 838
FOLSOM, CA 95763
916-790-9220
FOLSOMRANCH.COM

PLANNING COMMISSION STAFF REPORT

PROJECT TITLE	Syblon Reid Office Building
PROPOSAL	Request for Design Review approval for development of a 6,815-square-foot single-story office building at 1130 Sibley Street
RECOMMENDED ACTION	Approve, based upon findings and subject to conditions
OWNER/APPLICANT	Syblon Reid General Contract Engineers
LOCATION	1130 Sibley Street
ASSESSOR'S PARCEL NO.	071-0020-117
SITE CHARACTERISTICS	The 7.03-acre project site is currently developed with 5,680-square-foot single-story office building, a 4,800-square-foot shop building, a 2,400-square-foot storage building, a number of smaller accessory buildings, and an outdoor storage yard. The front portion of the property is improved with a driveway, drive aisles, parking, site lighting, and site landscaping. The rear portion of the project site is improved with dirt and gravel drive aisles, gravel outdoor storage areas, a bridge crossing, and a number of concrete pads
GENERAL PLAN DESIGNATION	IND (Industrial/Office Park)
ZONING	M-1 (Light Industrial District)
ADJACENT LAND USES AND ZONING	North: Light Industrial Development (M-1) with Glenn Drive beyond South: Light Industrial Development (M-1) with multifamily development beyond

East: Sibley Street with open space (OSC)
Beyond

West: Open space (OSC) with single-family
residential development beyond

PREVIOUS ACTION

Approval of a General Plan Amendment and
Rezone by the City Council on February 13,
2007 (PN 06-393), Approval of a Parcel
Merger by the Community Development
Department in 2007

FUTURE ACTION

Issuance of Grading and Building Permits

APPLICABLE CODES:

FMC 17.06, Design Review
FMC 17.22, Commercial Land Use Zones
FMC 17.28, Light Industrial District
FMC 17.57, Parking Requirements

ENVIRONMENTAL DOCUMENTATION

The project is categorically exempt from the
California Environmental Quality Act (CEQA)
under Section 15332 of the CEQA Guidelines,
In-Fill Development Projects

ATTACHED REFERENCE MATERIAL

1. Vicinity Map
2. Preliminary Site Plan, dated December 19, 2017
3. Preliminary Grading and Drainage Plan, dated December 22, 2017
4. Preliminary Water Plan, dated December 22, 2017
5. Preliminary Sewer Plan, dated December 22, 2017
6. Preliminary Landscape Plan, dated December 19, 2017
7. Preliminary Lighting Plan, dated December 18, 2017
8. Building Elevations, dated December 19, 2017
9. Color Building Rendering
10. Floor Plan, dated December 19, 2017
11. Site Photographs

PROJECT PLANNER:

Steve Banks, Principal Planner

BACKGROUND

In 1955, Syblon Reid General Engineering Contractors (Syblon Reid) began utilizing a 4.35-acre parcel located at 1130 Sibley Street as an outdoor storage facility for storage of a variety of heavy construction equipment and materials. In 1975, a 5,680-square-foot office building was constructed on the project site to serve employees of the business. Subsequently, a 4,800-square-foot shop building, a 2,400-square-foot storage building, and a number of smaller accessory buildings were constructed on the project site. On September 26, 2006, Syblon Reid acquired a

2.68-acre parcel located directly to the east of the existing 4.35-acre parcel from the City. On February 13, 2007, the City Council approved a General Plan Amendment and Rezone to change the General Plan land use designation for the 2.68-acre parcel from Multi-Family High Density (MHD) to Industrial/Office Park (IND), and a Rezone to change the zoning classification from General Apartment, Planned Development District (R-4, PD) to Light Industrial District (M-1). The aforementioned parcels were ultimately merged, resulting in the subject 7.03-acre parcel.

PROJECT DESCRIPTION

The applicant, Syblon Reid, is requesting Design Review approval for development of a 6,815-square-foot single-story office building on a 7.03-acre property located on the west side of Sibley Street, approximately 700 feet south of the intersection of Sibley Street and Glenn Drive (1130 Sibley Street). The proposed single-story office building includes fifteen (15) individual office spaces, an open workstation area, a conference room, a lunchroom, and common restroom facilities. Primary Vehicle access to the project site is provided by an existing driveway located on the south side of Sibley Street. Pedestrian circulation is accommodated by a series of new internal walkways situated throughout the project site. Additional site improvements include 38 new parking spaces, elimination of three existing parking spaces, drive aisles, underground utilities, site lighting, site landscaping, relocation of existing fencing, and a concrete patio.

The proposed single-story office building has been designed with the intent of matching the architecture and design of the existing 5,680-square-foot office building located within the northeastern corner of the project site. The proposed office building features a ranch-style design that is representative of other structures built in the project area during the 1960's and 1970's. Significant design features include a prominent covered entry, exposed wood beams, wood barge-boards, and hipped roof elements. Proposed building materials include stucco, stone veneer, wood boards and beams, an aluminum window system, and concrete roof tiles. Proposed colors are primarily earth tone (Wickerwork) with richer accent and trim colors (Black Walnut).

ARCHITECTURE/SITE DESIGN

The project site is located within an industrial area where specific design standards or architectural guidelines have not previously been established. As a result, the architecture and design for development projects within this area are evaluated on a case-by case basis. In reviewing this particular application, staff determined that it is most appropriate to evaluate the architecture and design of the proposed office building by considering the industrial nature of land uses and buildings in the project area. In addition, and perhaps more importantly, staff evaluated the design of the proposed office building relative to the existing office building located on the project site.

The project site is bound by an industrial park to the north, the Geikkeikan Sake production facility to the south, Sibley Street to the east, and open space to the west. The industrial park located to the north, which includes seven large buildings accommodating a range of intensive commercial and industrial land uses, features buildings that are constructed of corrugated metal siding with roll-up doors and a relatively flat standing-seam metal roofs. The Geikkeikan Sake production facility to the south, which includes three large sake production buildings and an office building, features buildings that are constructed of metal panels, stucco, and metal roof systems. Based on the industrial nature of land uses and buildings in the project area as

described above, staff has determined that the proposed office building is consistent with and complimentary to the design, materials, and colors of existing buildings in the general project area.

The existing office building located on the project site, which was constructed in 1975, features a ranch-style design that was extremely popular during the early 1960's through the 1970's. The existing office building includes a prominent covered entry, decorative wood features, and hipped roof elements. Building materials present on the existing office building include stone veneer, wood boards and beams, an aluminum window system, and concrete roof tiles. The color scheme of the existing office building is primarily earth tone in nature. Based on the design, materials, and color of the existing office building as described above, staff has determined that the proposed office building will be complimentary in terms of design, materials, and colors. Staff forwards the following design recommendations to the Commission for consideration:

1. This approval is for a one-story, 6,815-square-foot office building associated with the Syblon Reid Office Building project. The applicant shall submit building plans that comply with this approval, the attached building elevations and renderings dated December 19, 2017.
2. The design, materials, and colors of the proposed Syblon Reid office building shall be consistent with the submitted building elevations, color renderings, materials samples, and color scheme to the satisfaction of the Community Development Department.
3. Roof-mounted mechanical equipment, including satellite dish antennas, shall not extend above the height of the parapet walls. Ground-mounted mechanical equipment shall be shielded by landscaping or trellis type features.
4. Utility equipment such as transformers, electric and gas meters, electrical panels, and junction boxes shall be screened by walls and or landscaping.
5. The final design of the building-attached light fixtures shall be subject to review and approval by the Community Development Department to ensure architectural consistency with the overall building design.

These recommendations are included in the conditions of approval presented for consideration by the Planning Commission (Condition No. 27).

Development Standards

The proposed project, which is located within M-1 (Light Industrial) zoning district, thus it is subject to the development standards established within the Folsom Municipal Code, Chapter 17.28, which institute requirements for lot size, lot width, lot coverage, setbacks, and building height. The following table compares the proposed project to the development standards established by the Folsom Municipal Code for the M-1 zoning district:

	<u>REQUIRED</u>	<u>PROPOSED</u>
Minimum Lot Size	Not Applicable	7.03-Acres
Minimum Lot Width	Not Applicable	380 Feet
Maximum Lot Coverage	Not Applicable	7%
Front Setback	Not Applicable	50 Feet
Rear Setback	20 Feet	68 Feet
Side Setback	12 Feet	650 Feet
Maximum Building Height	50 Feet	17 Feet

As shown in the table above, the proposed project meets or exceeds all applicable development standards established for the M-1 zoning district.

Parking

As shown on the submitted site plan, the proposed project includes 38 additional on-site parking spaces, which are located around the perimeter of the new 6,815-square-foot office building and behind the existing 5,680-square-foot office building. With the addition of 38 on-site parking spaces, the total number of parking spaces within the Syblon Reid project site as a whole will be 56. The Folsom Municipal Code (FMC, Section 17.57.040) requires one parking space per two hundred square feet of floor area for office-related uses. An allowance (typically 10% of gross floor area) is provided for common interior spaces within office buildings including hallways, restrooms, etc.). Based on the aforementioned information, staff has determined that the proposed project meets the minimum parking requirement by providing 56 on-site parking spaces whereas 56 on-site parking spaces (11,245 square feet/200 feet = 56 parking spaces) are required.

Landscaping

As illustrated on the submitted landscape plan (Attachment 6), the applicant is proposing a number of landscape improvements around the perimeter of the proposed office building and throughout the new parking lot area. Proposed landscape improvements include a variety of trees, shrubs, groundcover, and turf. Among the proposed trees are; Coast Live Oak, Maple, and Valley Oak. Proposed shrubs and groundcover include; African Iris, California Lilac, Emerald Carpet Manzanita, Majestic Hawthorne, Manzanita, and Red Oleander. Staff has determined that the proposed landscape plan meets the City shade requirement by providing appropriate 42% shade coverage (40% required) in the parking lot area within fifteen (15) years. Staff recommends that the final landscape plans be reviewed and approved by the Community Development Department. Condition No. 28 is included to reflect this requirement.

Lighting

The applicant is proposing to use a combination of building-attached light fixtures and pole-mounted parking lot light fixtures. As shown on the submitted lighting plan (Attachment 7), 16-foot-tall pole mounted lighting fixtures are proposed to illuminate the new parking lot areas on the project site including pedestrian walkways. Specific details regarding the building-attached light fixtures have not been provided at this time. To minimize potential lighting-related impacts, staff recommends that all pole-mounted parking lot light fixtures and all exterior building-attached light fixtures be shielded and directed downward to minimize glare towards the surrounding properties and the nearby Humbug-Willow Creek Parkway. In addition, staff recommends that the final design of the building-attached light fixtures be subject to review and

approval by the Community Development Department to ensure architectural consistency with the building design. Condition No. 20 is included to reflect these requirements.

Frontage Improvements

Based on the limited scope of the proposed project, the applicant is not proposing to construct any public improvements along the frontage of Sibley Street. However, as part of the City's Capital Improvement Program, construction documents have been approved for development of public improvements for the section of Sibley Street between Levy Road and Glenn Drive (includes the project frontage along Sibley Street). Public improvements expected to be constructed along the aforementioned section of Sibley Street include widening of Sibley Street from two to four lanes, installation of curbs, gutters, and sidewalks where necessary, relocating existing above-ground utility lines, and relocating public utility infrastructure and equipment. The benefits associated with the public frontage improvements to this project and the project applicant include but are not limited to; improving pedestrian access to and from the project site by adding a new sidewalk along the south side of Sibley Street, improving vehicle access to and from the project site by expanding Sibley Street from two lanes to four lanes, and improving drainage in and around the project site by adding curbs and gutters along the frontage of Sibley Street.

In order to construct the public improvements along the project's frontage of Sibley Street, certain public utility equipment will need to be relocated including but not limited to above-ground utility poles, above-ground utility lines, above-ground transformers, and under-ground vaults. To facilitate construction of the public improvements and relocation of infrastructure (which will confer a benefit to this project), staff recommends that the owner/applicant dedicate additional public right-of-way along the project's frontage of Sibley Street to the City to accommodate the Sibley Street widening project to the satisfaction of the Community Development Department. In addition, staff recommends that the owner/applicant dedicate a twelve and one-half-foot (12.5') public utility easement to the City adjoining the required public right-of-way dedication. The width of the required public utility easement may need to be increased to accommodate relocation of the 7' by 7' SMUD transformer with prior approval from public utility companies. Condition No. 21 is included to reflect these requirements.

ENVIRONMENTAL ANALYSIS

In reviewing the submitted development application, City staff determined that the proposed project was eligible for categorical exemption under Section 15332 In-Fill Development of the California Environmental Quality Act (CEQA) Guidelines. In order to be eligible for this particular exemption, a project must satisfy five specific criteria established within Section 15332. The first criterion is that the project must be consistent with the General Plan land use designation, applicable General Plan policies, the Zoning designation, and the applicable Zoning Regulations. The second criterion is that the proposed project must be located within the City limits on a project site of no more than five acres substantially surrounded by urban uses. The third criterion states that the proposed development has no value as habitat for endangered, rare, or threatened species. The fourth criterion requires that the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The fifth criterion is that the project site can adequately be served by all required utilities and public services. Staff has determined that the proposed project satisfies each of the aforementioned criteria.

In reviewing the submitted development application, City staff also evaluated whether any of the exemptions (location, cumulative impacts, significant effect, scenic highways, hazardous waste sites, and historic resources) identified within Section 15300.2 of the California Environmental Quality Act (CEQA) are applicable to the proposed project. Upon review of the proposed project, staff determined that none of the exceptions in Section 15300.2 of the CEQA Guidelines apply to the use of the categorical exemption in this case.

RECOMMENDATION/PLANNING COMMISSION ACTION

MOVE TO APPROVE THE SYBLON REID OFFICE BUILDING PROJECT (PN 17-426), WHICH INCLUDES DEVELOPMENT OF A 6,815-SQUARE-FOOT SINGLE-STORY OFFICE BUILDING AT 1130 SIBLEY STREET WITH THE FOLLOWING FINDINGS AND CONDITIONS (NOS. 1-43):

GENERAL FINDINGS

- A. NOTICE OF HEARING HAS BEEN GIVEN AT THE TIME AND IN THE MANNER REQUIRED BY STATE LAW AND CITY CODE.
- B. THE PROJECT IS CONSISTENT WITH THE GENERAL PLAN AND ZONING CODE OF THE CITY.

CEQA FINDINGS

- C. THE PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW UNDER SECTION 15332 OF THE CEQA GUIDELINES, IN-FILL DEVELOPMENT PROJECTS.
- D. THE CUMULATIVE IMPACT OF SUCCESSIVE PROJECTS OF THE SAME TYPE IN THE SAME PLACE, OVER TIME IS NOT SIGNIFICANT IN THIS CASE.
- E. NO UNUSUAL CIRCUMSTANCES EXIST TO DISTINGUISH THE PROPOSED PROJECT FROM OTHERS IN THE EXEMPT CLASS.

DESIGN REVIEW FINDINGS

- F. THE PROJECT IS IN COMPLIANCE WITH THE GENERAL PLAN AND THE ZONING ORDINANCE.
- G. THE PROJECT PROVIDES COMPATIBILITY OF BUILDING MATERIALS, TEXTURES AND COLORS WITH SURROUNDING DEVELOPMENT AND CONSISTENCY WITH THE GENERAL DESIGN THEME OF THE NEIGHBORHOOD.

Submitted,

 PAM JOHNS
 Community Development Director

CONDITIONS

See attached tables of conditions for which the following legend applies.

RESPONSIBLE DEPARTMENT		WHEN REQUIRED	
CD	Community Development	I	Prior to approval of Improvement Plans
(P)	Planning Division	M	Prior to approval of Final Map
(E)	Engineering Division	B	Prior to issuance of first Building Permit
(B)	Building Division	O	Prior to approval of Occupancy Permit
(F)	Fire Division	G	Prior to issuance of Grading Permit
PW	Public Works Department	DC	During construction
PR	Park and Recreation Department	OG	On-going requirement
PD	Police Department		

**CONDITIONS OF APPROVAL FOR SYBLON REID OFFICE BUILDING (PN 17-426)
COMMERCIAL DESIGN REVIEW
1130 SIBLEY STREET**

Mitigation Measure	GENERAL REQUIREMENTS	When Required	Responsible Department
1.	<p>The applicant shall submit final site development plans to the Community Development Department that shall substantially conform to the exhibits referenced below:</p> <ul style="list-style-type: none"> • Preliminary Site Plan, dated December 19, 2017 • Preliminary Grading and Drainage Plan, dated December 22, 2017 • Preliminary Water Plan, dated December 22, 2017 • Preliminary Sewer Plan, dated December 22, 2017 • Preliminary Landscape Plan, dated December 19, 2017 • Preliminary Lighting Plan, dated December 18, 2017 • Building Elevations, dated December 19, 2017 • Color Building Rendering • Floor Plan, dated December 19, 2017 	B	CDD (P)(E)
2.	<p>This project approval is for the Syblon Reid Office Building Commercial Design Review project, which includes development of a 6,815-square-foot single-story office building located at 1130 Sibley Street, as shown on the above-referenced plans. Modifications may be made to the above-referenced plans to respond to site-specific conditions of approval as set forth herein.</p> <p>Building plans and any required civil engineering plans shall be submitted to the Community Development Department for review and approval to ensure conformance with this approval and with relevant codes, policies, standards and other requirements of the City of Folsom.</p>	B	CD (P)(E)(B)
3.	<p>The project approval granted under this staff report shall remain in effect for one year from final date of approval (March 7, 2019). Failure to obtain the relevant building (or other) permits within this time period, without the subsequent extension of this approval, shall result in the termination of this approval.</p>	B	CD (P)

4.	<p>The owner/applicant shall defend, indemnify, and hold harmless the City and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul any approval by the City or any of its agencies, departments, commissions, agents, officers, employees, or legislative body concerning the project. The City will promptly notify the owner/applicant of any such claim, action or proceeding, and will cooperate fully in the defense. The City may, within its unlimited discretion, participate in the defense of any such claim, action or proceeding if both of the following occur:</p> <ul style="list-style-type: none"> • The City bears its own attorney's fees and costs; and • The City defends the claim, action or proceeding in good faith <p>The owner/applicant shall not be required to pay or perform any settlement of such claim, action or proceeding unless the settlement is approved by the owner/applicant.</p>	OG	CD (P)(E)(B) PW, PR, FD, PD
DEVELOPMENT COSTS AND FEE REQUIREMENTS			
5.	The owner/applicant shall pay all applicable taxes, fees and charges for the project at the rate and amount in effect at the time such taxes, fees and charges become due and payable.	I, B	CD (P)(E)
6.	If applicable, the owner/applicant shall pay off any existing assessments against the property, or file necessary segregation request and pay applicable fees.	B	CD (E)
7.	The City, at its sole discretion, may utilize the services of outside legal counsel to assist in the implementation of this project, including, but not limited to, drafting, reviewing and/or revising agreements and/or other documentation for the project. If the City utilizes the services of such outside legal counsel, the applicant shall reimburse the City for all outside legal fees and costs incurred by the City for such services. The applicant may be required, at the sole discretion of the City Attorney, to submit a deposit to the City for these services prior to initiation of the services. The applicant shall be responsible for reimbursement to the City for the services regardless of whether a deposit is required.	I	CD (P)(E)
8.	If the City utilizes the services of consultants to prepare special studies or provide specialized design review or inspection services for the project, the applicant shall reimburse the City for actual costs it incurs in utilizing these services, including administrative costs for City personnel. A deposit for these services shall be provided prior to initiating review of the Final Map, improvement plans, or beginning inspection, whichever is applicable.	I, M, B	CD (P)(E)

9.		This project shall be subject to all applicable City-wide development impact fees, unless exempt by previous agreement. This project shall be subject to all applicable City-wide development impact fees in effect at such time that a building permit is issued. These fees may include, but are not limited to, fees for fire protection, park facilities, park equipment, Humbug-Willow Creek Parkway, Light Rail, TSM, capital facilities and traffic impacts. The 90-day protest period for all fees, dedications, reservations or other exactions imposed on this project will begin on the date of final approval (March 7, 2018). The fees shall be calculated at the fee rate in effect at the time of building permit issuance.	B	CD (P)(E), PW, PK
10.		The owner/applicant agrees to pay to the Folsom-Cordova Unified School District the maximum fee authorized by law for the construction and/or reconstruction of school facilities. The applicable fee shall be the fee established by the School District that is in effect at the time of the issuance of a building permit. Specifically, the owner/applicant agrees to pay any and all fees and charges and comply with any and all dedications or other requirements authorized under Section 17620 of the Education Code; Chapter 4.7 (commencing with Section 65970) of the Government Code; and Sections 65995, 65995.5 and 65995.7 of the Government Code.	B	CD (P)
11.		The project is subject to the Housing Trust Fund Ordinance, unless exempt by a previous agreement.	B	CD (P)
SITE DEVELOPMENT REQUIREMENTS				
12.		Prior to the issuance of any grading and/or building permit, the owner/applicant shall have a geotechnical report prepared by an appropriately licensed engineer that includes an analysis of site suitability, proposed foundation design for all proposed structures, and roadway and pavement design.	G, B	CD (E)
13.		Public and private improvements, including roadways, curbs, gutters, sidewalks, bicycle lanes and trails, streetlights, underground infrastructure and all other improvements shall be provided in accordance with the current edition of the City of Folsom <u>Standard Construction Specifications</u> and the <u>Design and Procedures Manual and Improvement Standards</u> .	I, B	CD (P)(E)
14.		The owner/applicant shall submit water, sewer and drainage studies to the satisfaction of the Community Development Department and provide sanitary sewer, water and storm drainage improvements with corresponding easements and quit claims, as necessary, in accordance with these studies and the current edition of the City of Folsom <u>Standard Construction Specifications</u> and the <u>Design and Procedures Manual and Improvement Standards</u> .	I	CD (E)

15.		The improvement plans for the required public and private improvements shall be reviewed and approved by the Community Development Department prior to issuance of the Building Permit.	B	CD (E)
16.		Required public and private improvements shall be completed prior to issuance of a Certificate of Occupancy.	O	CD (E)
17.		Any reimbursement for public improvements constructed by the owner/applicant shall be in accordance with a formal reimbursement agreement entered into between the City and the owner/applicant prior to approval of the improvement plans.	I	CD (E)
18.		Final lot and building configurations may be modified to allow for overland release of storm events greater than the capacity of the underground system.	B	CD (E)
19.		The owner/applicant shall coordinate the planning, development and completion of this project with the various utility agencies (i.e., SMUD, PG&E, etc.).	I	CD (P)(E)
20.		Final exterior building and site lighting plans shall be submitted for review and approval by Community Development Department for location, height, aesthetics, level of illumination, glare and trespass prior to the issuance of any building permits. All lighting, including but not limited to free-standing parking area lights, landscape/walkway lights, and building-attached lights shall be designed to be screened, shielded, and directed downward onto the project site and away from adjacent properties and public rights-of-way. Lighting shall be equipped with a timer or photo condenser. In addition, pole-mounted parking lot lights shall utilize a low-intensity, energy efficient lighting method.	I, B	CD (P)
21.		The owner/applicant shall dedicate additional public right-of-way along the project's frontage of Sibley Street to the City to accommodate the Sibley Street widening project to the satisfaction of the Community Development Department. In addition, the owner/applicant shall dedicate a twelve and one-half-foot (12.5') public utility easement to the City adjoining the required public right-of-way dedication. The width of the required public utility easement may need to be increased to accommodate relocation of the 7' by 7' SMUD transformer with prior approval from public utility companies.	I, B	CD (E)

STORM WATER POLLUTION/CLEAN WATER ACT REQUIREMENTS

22.	During Construction, the owner/applicant shall be responsible for litter control and sweeping of all paved surfaces in accordance with City standards. All on-site storm drains shall be cleaned immediately before the commencement of the rainy season (October 15).	G, I, B	CD (E)
23.	The storm drain improvement plans shall provide for "Best Management Practices" that meet the requirements of the water quality standards of the City's National Pollutant Discharge Elimination System Permit issued by the State Regional Water Quality Control Board.	G, I, B, O	CD (E)
24.	Prior to issuance of a Grading Permit, the owner/applicant shall submit erosion control plans and other monitoring programs for the construction and operational phases of the proposed project for review and approval by the City. The plan shall include Best Management Practices (BMP) to minimize and control the level of pollutants in stormwater runoff, and in runoff released to off-site receiving waters. Specific techniques may be based on geotechnical reports or the Erosion and Sediment Control Handbook of the California Department of Conservation, and shall comply with current City standards.	G, I	CD (E)
25.	Prior to the approval of the final facilities design and the initiation of construction activities, the applicant shall submit an erosion control plan to the City for review and approval. The plan shall identify protective measures to be taken during excavation, temporary stockpiling, any reuse or disposal, and revegetation. Specific techniques may be based upon geotechnical reports, the <u>Erosion and Sediment Control Handbook</u> of the State of California Department of Conservation, and shall comply with all updated City standards.	G, I	CD (E)
26.	The proposed project shall comply with all State and local rules, regulations, Governor's Declarations, and restrictions including but not limited to: Executive Order B-29-15 issued by the Governor of California on December 1, 2015 relative to water usage and conservation, requirements relative to water usage and conservation established by the State Water Resources Control Board, and water usage and conservation requirements established within the <u>Folsom Municipal Code, Chapter 13.26 Water Conservation</u> , or amended from time to time.	I, B, OG	CD (P)(E)

ARCHITECTURE/SITE DESIGN REQUIREMENTS

27.	<p>The project shall comply with the following architecture and design requirements:</p> <ol style="list-style-type: none"><li data-bbox="293 79 423 2018">1. This approval is for a one-story, 6,815-square-foot office building associated with the Syblon Reid Office Building project. The applicant shall submit building plans that comply with this approval, the attached building elevations and renderings dated December 19, 2017.<li data-bbox="464 79 594 2018">2. The design, materials, and colors of the proposed Syblon Reid office building shall be consistent with the submitted building elevations, color renderings, materials samples, and color scheme to the satisfaction of the Community Development Department.<li data-bbox="634 79 732 2018">3. Roof-mounted mechanical equipment, including satellite dish antennas, shall not extend above the height of the parapet walls. Ground-mounted mechanical equipment shall be shielded by landscaping or trellis type features.<li data-bbox="773 79 837 2018">4. Utility equipment such as transformers, electric and gas meters, electrical panels, and junction boxes shall be screened by walls and or landscaping.<li data-bbox="878 79 967 2018">5. The final design of the building-attached light fixtures shall be subject to review and approval by the Community Development Department to ensure architectural consistency with the overall building design.	B	CD (P)
-----	--	---	--------

LANDSCAPE/TREE PRESERVATION REQUIREMENTS

28.	<p>Final landscape plans and specifications for the project shall be prepared by a registered landscape architect and approved by the City Arborist and City staff prior to the approval of improvement plans. Said plans shall include all landscape specifications and details. Landscaping of the parking areas for guest parking shall meet shade requirements as outlined in the <u>Folsom Municipal Code Chapter 17.57</u>. The landscape plans shall comply and implement water efficient requirements as adopted by the State of California (Assembly Bill 1881) until such time the City of Folsom adopts its own Water Efficient Landscape Ordinance. Shade and ornamental trees shall be maintained according to the most current American National Standards for Tree Care Operations (ANSI A-300) by qualified tree care professionals. Tree topping for height reduction, sign visibility, light clearance or any other purpose shall not be allowed. Specialty-style pruning, such as pollarding, shall be specified within the approved landscape plans and shall be implemented during a 5-year establishment and training period.</p>	I CD(P)(E)
-----	---	-------------------

AIR QUALITY REQUIREMENT

<p>29.</p>	<p>The owner/applicant shall follow all construction control measures recommended by the Sacramento Air Quality Management District (SMAQMD). The following control measures, which are consistent with basic construction emission control practices recommended by SMAQMD, shall be implemented by the owner/applicant to reduce PM10 emission during construction:</p> <ul style="list-style-type: none"> • Water all exposed surfaces two times daily. Exposed surfaces include, but are not limited to soil piles, graded areas, unpaved parking areas, staging areas, and access roads. • Cover or maintain at least two feet of free board space on haul trucks transporting soil, sand, or other loose material on the site. Any haul trucks that would be traveling along freeways or major roadways should be covered. • Use wet power vacuum street sweepers to remove any visible trackout mud or dirt onto adjacent public roads at least once a day. Use of dry power sweeping is prohibited. • Limit vehicle speeds on unpaved roads to 15 miles per hour (mph). • All roadways, driveways, sidewalks, parking lots to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used. • Minimize idling time either by shutting equipment off when not in use or reducing the time of idling to 5 minutes [required by California Code of Regulations, Title 13, sections 2449(d)(3) and 2485]. Provide clear signage that posts this requirement for workers at the entrances to the site. • Maintain all construction equipment in proper working condition according to manufacturer's specifications. The equipment must be checked by a certified mechanic and determined to be running in proper condition before it is operated. 	<p>G, I, B</p>	<p>CD (P)(E)(B)</p>
------------	---	----------------	---------------------

NOISE REQUIREMENT

30.	Compliance with Noise Control Ordinance and General Plan Noise Element shall be required. Hours of construction operation shall be limited from 7:00 a.m. to 6:00 p.m. on weekdays and 8:00 a.m. to 5:00 p.m. on Saturdays. No construction is permitted on Sundays or holidays. Construction equipment shall be muffled and shrouded to minimize noise levels.	I, B	CD (P)(E)
GRADING REQUIREMENTS			
31.	The owner/applicant shall locate and remediate all antiquated mine shafts, drifts, open cuts, tunnels and water conveyance or impoundment structures existing on the project site, with specific recommendations for the sealing, filling or removal of each that meet all applicable health, safety, and engineering standards. Recommendations shall be prepared by an appropriately licensed engineer or geologist. All remedial plans shall be reviewed and approved by the City.	G, I	CD (E)
CULTURAL RESOURCE REQUIREMENTS			
32.	If any archaeological, cultural, or historical resources or artifacts, or other features are discovered during the course of construction anywhere on the project site, work shall be suspended in that location until a qualified professional archaeologist assesses the significance of the discovery and provides consultation with the Folsom Historical Society, City staff, and the Heritage Preservation League. Appropriate mitigation as recommended by the archaeologist and the Historical Society representative shall be implemented. If agreement cannot be met, the Historic District Commission shall determine the appropriate implementation method.	G, I, B	CD (P)(E)(B)
33.	In the event human remains are discovered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the county coroner has made the necessary findings as to the origin and disposition pursuant to Public Resources Code 5097.98. If the coroner determines that no investigation of the cause of death is required and if the remains are of Native American Origin, the coroner will notify the Native American Heritage Commission, which in turn will inform a most likely decedent. The decedent will then recommend to the landowner or landowner's representative appropriate disposition of the remains and any grave goods.	G, I, B	CD (P)(E)(B)

HAZARDOUS MATERIALS REQUIREMENTS

34.	Discovery of unknown contaminated soils during construction. If during construction, currently unknown contaminated soils are discovered (i.e., discolored soils, odorous, other indications), construction within the area shall be halted, the extent and type of contamination shall be characterized, and a clean-up plan shall be prepared and executed. The plan shall require remediation of contaminated soils. The plan shall be subject to the review and approval of SCEMD, RWQCB, the City of Folsom, or other agencies, as appropriate. Remediation can include in-situ treatment, disposal at an approved landfill, or other disposal methods, as approved. Construction can proceed within the subject area upon approval of and in accordance with the plan.	G, I, B	CD (P)(E)(B)
TRAFFIC, ACCESS, CIRCULATION, AND PARKING REQUIREMENTS			
35.	A minimum of 56 vehicle parking spaces shall be provided for the project. In addition, a minimum of 5 bicycle parking spaces shall be provided to serve the project. The bicycle parking spaces shall be positioned near the front or rear entrance to the office building to the satisfaction of the Community Development Department.	I, O	CD (P)(E)
SIGNAGE REQUIREMENT			
36.	All signs for the project shall comply with the Folsom Municipal Code, Chapter 17.59.040(b).	B	CD (P)

FIRE DEPARTMENT REQUIREMENTS

37.	The buildings shall have illuminated addresses visible from the street or drive fronting the property. Size and location of address identification shall be reviewed and improved by the Fire Department.	I	FD
38.	Prior to the issuance of any improvement plans or building permits, the Community Development and Fire Departments shall review and approve all detailed design plans for accessibility of emergency fire equipment, fire hydrant flow location, and other construction features.	I, B	FD

ENVIRONMENTAL AND WATER RESOURCES REQUIREMENTS

39.	<p>Sewer System Requirements:</p> <ul style="list-style-type: none"> • All sewer system tie-ins shall occur within the project site and not within the public right-of-way. • A sewer clean-out shall be provided on each new sewer service in order for the City to maintain the sewer line from the new installed clean-out to the existing sewer main located within Sibley Street. 		
40.	<p>Water System Requirements</p> <ul style="list-style-type: none"> • Three gate valves shall be provided on the proposed cut-in tee. • The backflow device shall be an RPDA (Reduced Pressure Detector Assembly) for fire service. • Any domestic water service shall be an RPPA (Reduced Pressure Principal Assembly). 		

POLICE/SECURITY REQUIREMENT

41.	<p>The owner/applicant shall consult with the Police Department in order to incorporate all reasonable crime prevention measures. The following security/safety measures shall be required:</p> <ul style="list-style-type: none"> • A security guard shall be on-duty at all times at the site or a six-foot security fence shall be constructed around the perimeter of construction areas (This requirement shall be included on the approved construction drawings). • Security measures for the safety of all construction equipment and unit appliances shall be employed. • Landscaping shall not cover exterior doors or windows, block line-of-sight at intersections or screen overhead lighting. 	G, I, B	PD
-----	--	---------	----

OTHER AGENCY REQUIREMENTS

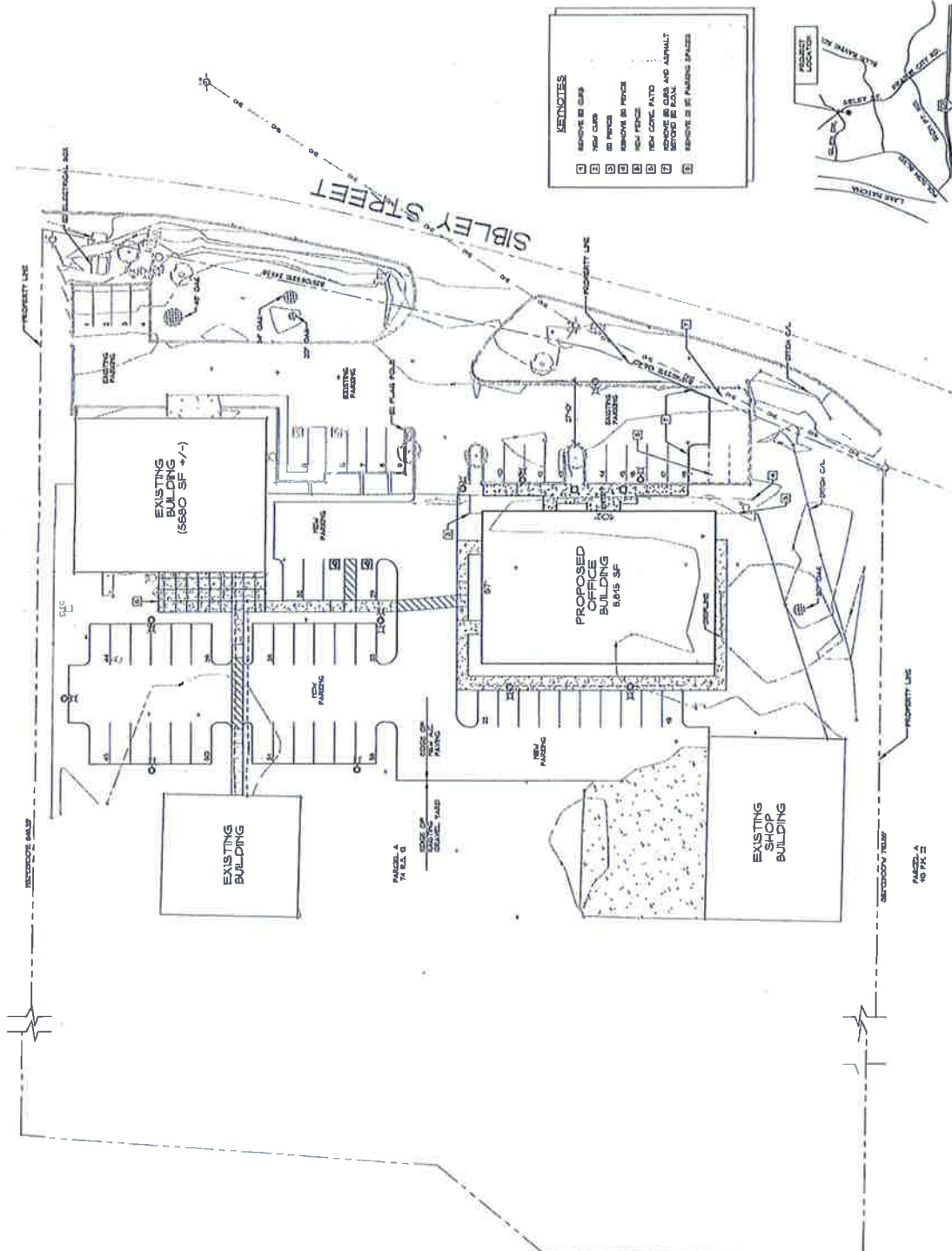
42.		The owner/applicant shall obtain all required State and Federal permits and provide evidence that said permits have been obtained, or that the permit is not required, subject to staff review and approval of any grading or improvement plan.	I, G	CD (P)(E)
43.		The owner/applicant shall obtain permission (permit, letter, agreement, etc.) from all applicable public utility companies (SMUD, PG&E, WAPA, etc.) in a form acceptable to the Community Development Department for construction-related activities proposed within the existing public utility easements.	I	CD (P)

Attachment 1

Vicinity Map

Attachment 2

Preliminary Site Plan, dated December 19, 2017



- NOTES**
- 1 REMOVE EX CURB
 - 2 NEW CURB
 - 3 PERCH
 - 4 REMOVE EX FENCE
 - 5 NEW FENCE
 - 6 NEW CONC PAVT
 - 7 REMOVE EX CONC
 - 8 REMOVE EX EXISTING PAVERS



CREATING INDEX:

- A1 OVERALL SITE PLAN
- A2 EXISTING BUILDINGS
- A3 SITE CONTEXT
- C1 PRELIMINARY GRADING AND DRAINAGE
- C2 PRELIMINARY UTILITY PLAN
- C3 PRELIMINARY LANDSCAPE PLAN
- C4 PRELIMINARY LANDSCAPE PLAN
- L1 SITE PHOTOGRAPHS

GENERAL DATA:

APN: 017-003-017
 STREET ADDRESS: PROJECT, CA 95767
 TOTAL PARCEL SIZE: 1.03 AC (44,300 SQ FT)
 ZONING: RM
 PAUL: 0485
 AREA: 37,400
 LANDSCAPE AREA: 10,000
 CONSTRUCTION TYPE: 1-4
 OCCUPANCY: 1

AREA ANALYSIS:

EXISTING BUILDING AREA: 6,580 SF
 PROPOSED BUILDING AREA: 8,618 SF
 TOTAL BUILDING AREA: 15,198 SF

LANDSCAPE DATA:

PARKING: 100 SPACES (100 SF x 100' x 18')
 TOTAL SPACES AVAILABLE: 100 SPACES
 EXISTING PARKING SPACES: 10 SPACES
 EXISTING STALLS: 0 SPACES
 TOTAL PROPOSED PARKING: 10 SPACES

PROJECT TEAM:

CONTRACTOR: CONSTRUCTION COMPANY
 ARCHITECT: PERKINS, WILLIAMS & GOTTRELL
 1000 RIVER STREET, SUITE 200
 SACRAMENTO, CA 95811
 PER 01-04-000

DATE: 01-04-00
 DRAWN BY: J. W. WOOD
 CHECKED BY: J. W. WOOD
 PROJECT NO: 01-04-000

LANDSCAPE:
 ROUGH - CONCEPTUAL
 SACRAMENTO, CA 95811
 PER 01-04-000

PERKINS, WILLIAMS & GOTTRELL
A-R-C-H-I-T-E-C-T-S
 1000 RIVER STREET, SUITE 200
 SACRAMENTO, CA 95811
 (916) 441-1111

Site Plan

Project: STILTON CBD
 Job No. 17714 Date: 01-04-00
 Scale: 1" = 30'-0"

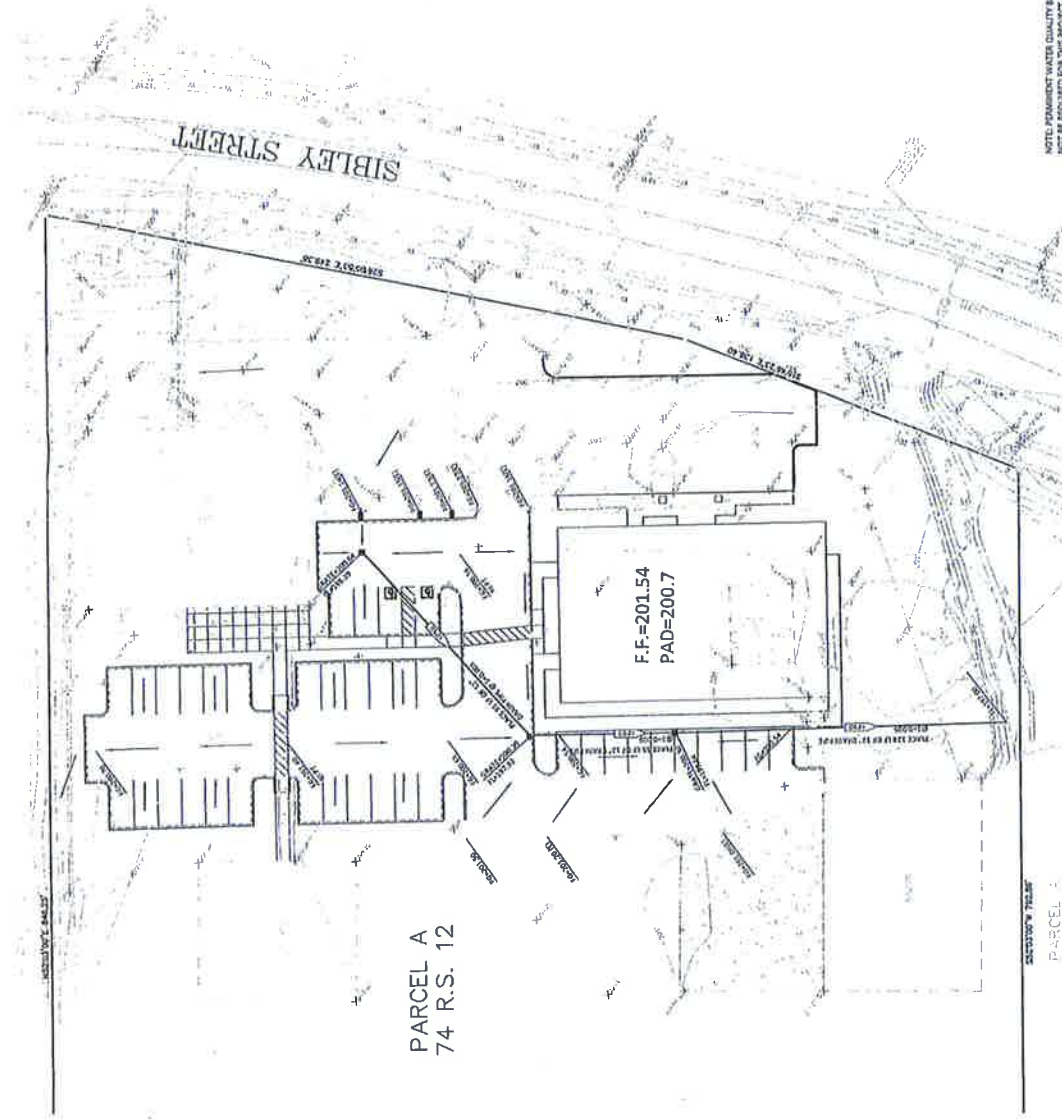
A1

Syblon Reid, Inc.
 Folsom, CA

Site Plan
 1" = 30'

Attachment 3

**Preliminary Grading and Drainage Plan
Dated December 22, 2017**



NOTE: PERMANENT WATER QUALITY BMP'S WILL NOT BE REQUIRED FOR THIS PROJECT. ADDITIONAL IMPERVIOUS SURFACE IS LESS THAN 1 ACRE.



PRELIMINARY GRADING AND DRAINAGE

1" = 20'



REY BUCKNER INC.
CONSULTING ENGINEERS
10000 S. GARDEN AVENUE, SUITE 100
DALLAS, TEXAS 75243
PHONE: 972.336.2500 FAX: 972.336.2505
WWW.REYBUCKNER.COM

PERKINS, WILLIAMS & COTTELL
ARCHITECTS
10000 S. GARDEN AVENUE, SUITE 100
DALLAS, TEXAS 75243
PHONE: 972.336.2500 FAX: 972.336.2505
WWW.PWC.COM

GRADING AND DRAINAGE

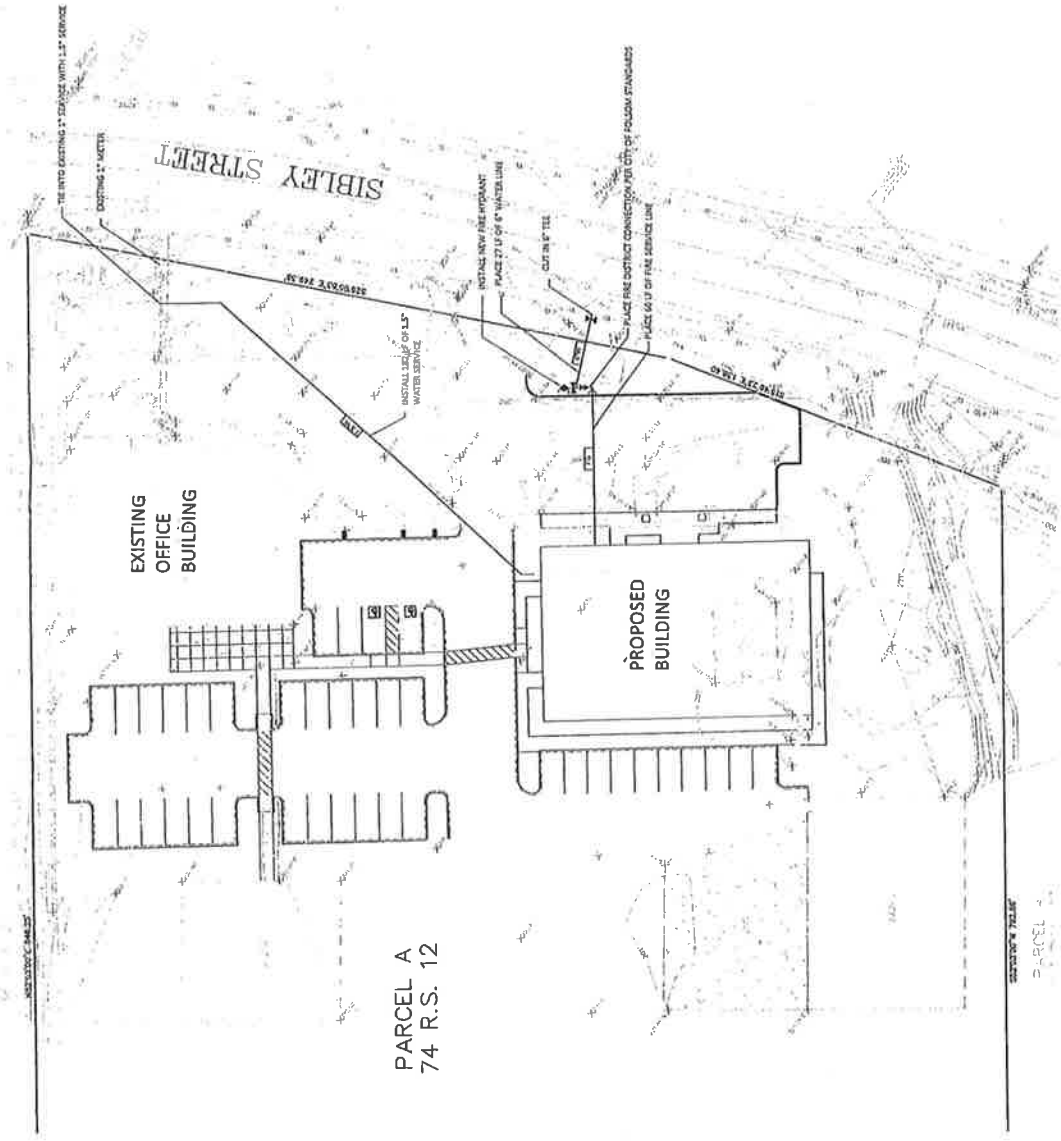
Project:	Syblon 100
Job No.:	0555.007
Date:	12-25-17
Scale:	1" = 20'-0"

C1

Syblon Reid, Inc.
Folsom, CA

Attachment 4

Preliminary Water Plan, dated December 22, 2017



PARCEL A
74 R.S. 12

PRELIMINARY WATER PLAN

1" = 20'



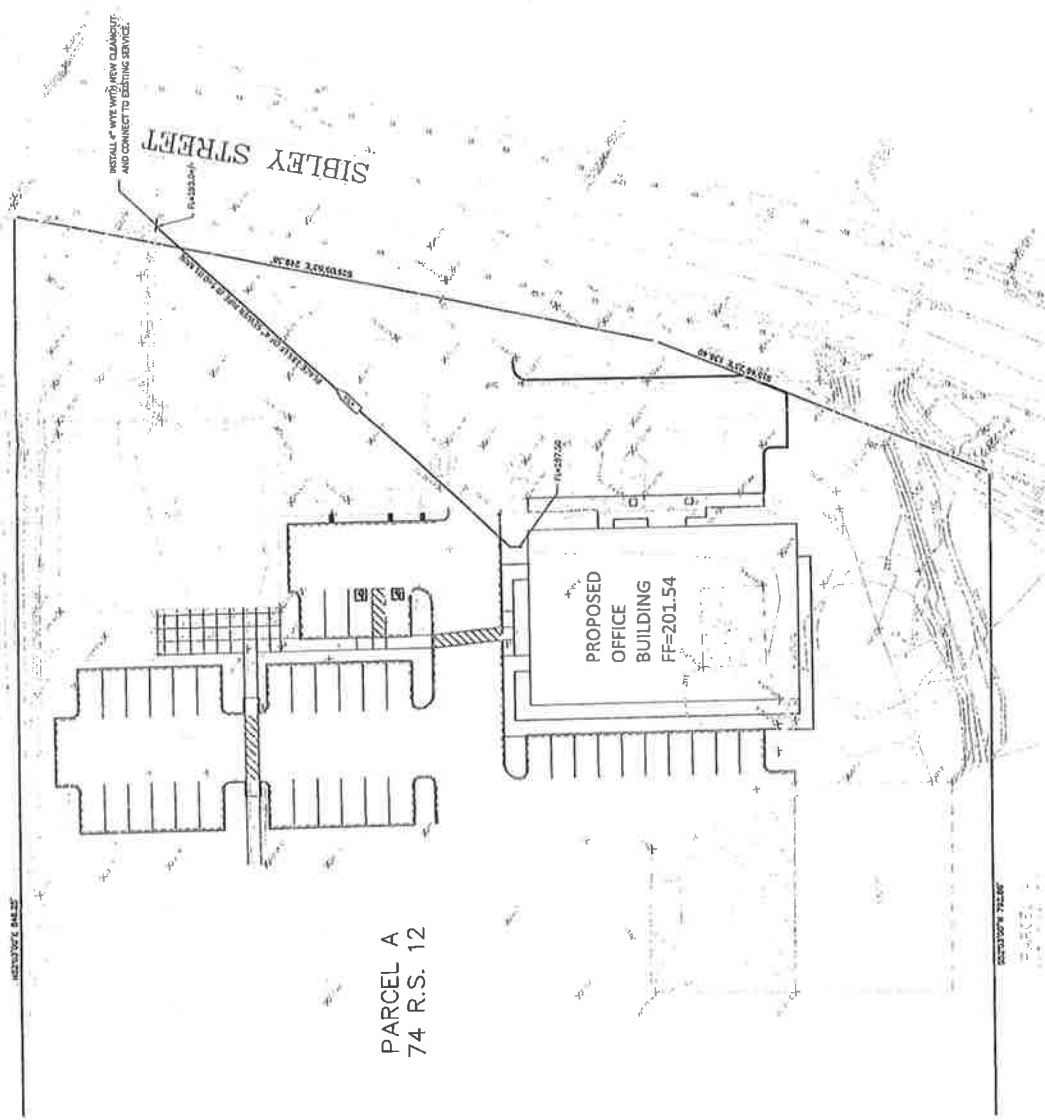
PERKINS, WILLIAMS, COTTELL & ASSOCIATES
A-R-C-H-I-T-E-C-T-S
1100 S. GATE AVENUE, SUITE 100
SAN ANTONIO, TEXAS 78204
PHONE: (512) 341-1111
FAX: (512) 341-1144
WWW.PWCARCHITECTS.COM

PRELIMINARY WATER

Project:	syblon rd
Job No.:	80020207
Date:	12-25-17
Scale:	1" = 20'-0"

Attachment 5

Preliminary Sewer Plan, dated December 22, 2017



PARCEL A
74 R.S. 12



PRELIMINARY SEWER PLAN

1" = 20'



FERRIS, WILLIAMS & COTERILL
A.R.C.H.I.T.E.C.T.S
1000 Sycamore Lane, Suite 100, Folsom, CA 95630
Phone: (916) 452-1100, Fax: (916) 452-1101

PRELIMINARY SEWER

Project:	Syblon rd
Job No.:	8836.027
Date:	12-22-17
Scale:	1" = 20'-0"

C2

Syblon Reid, Inc.
Folsom, CA

Attachment 6

Preliminary Landscape Plan, dated December 19, 2017

Attachment 7

Preliminary Lighting Plan, dated December 18, 2017

Ireland Electric, Inc.
 1544 S. Camino
 (916) 564-7300 Office
 (916) 564-7333 Fax

LIGHTING SYSTEMS

www.lgsys.com

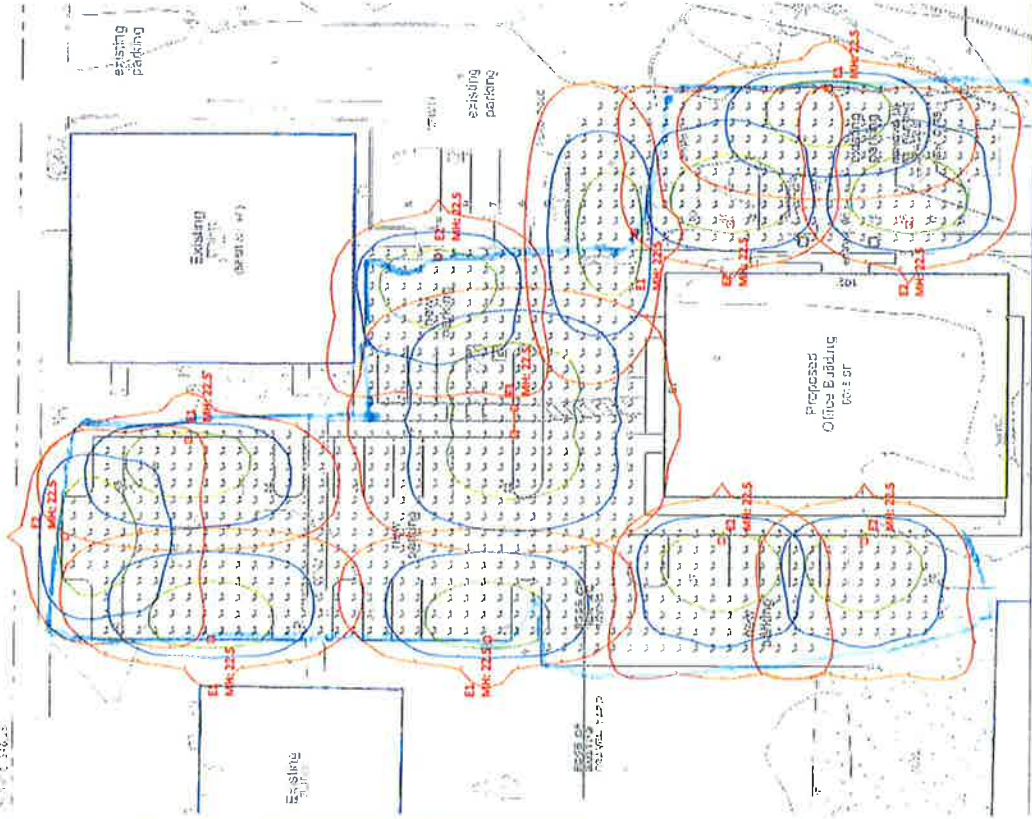
510-982-3900
 2322 6th Street
 Berkeley, CA 94710

916-772-5800
 1310 Blue Oaks Blvd
 Suite 400
 Roseville, CA, 95678

Symbol	Qty	Label	Description	UF	Lum. Lumens	Lum. Warts
E1	5	E1	Hubbell - ASI-x-16L-4K-140-3-U-xx-xx	0.503	7296	56
E2	6	E2	Hubbell - ASI-x-16L-4K-140-3-U-xx-xx	0.503	7269	56
E3	1	E3	Hubbell - ASI-x-16L-4K-140-3-U-xx-xx (2 heads)	0.503	7296	56

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Area	Illuminance	Fc	2.40	5.0	1.0	2.40	5.00

ASI-A-16L-4K-140-3-DB-SCPW
 Mounted on a 16 foot square
 steel pole to stay within limits
 of building heights.



Plan View - Scale: 1 inch= 16 Ft.

This report attempts to approximate the maintained light levels and is based on the information provided to Lighting Systems. Please verify data to ensure accuracy of the report. Many factors that can affect field-measured lighting levels cannot be anticipated in the calculation and as such Lighting Systems cannot warrant lighting levels. The product label/descriptions/part numbers included on this calculation are for photometric purposes only and may need to be revised for real world conditions.

Syblon Ried Parking Lot - REV01

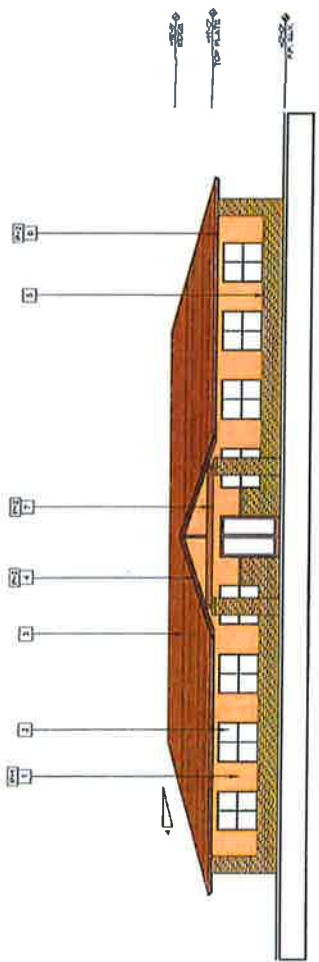
File Name: Syblon Ried_JS_12-18-17 - REV01.AGI
 Johns@lgsys.com
 916-677-9024
 John Sylvester
 Sales Contact:

Date: 12/18/2017

Calcs by: Brian Franco
 Voice: (510)-982-3938
 brianf@lgsys.com

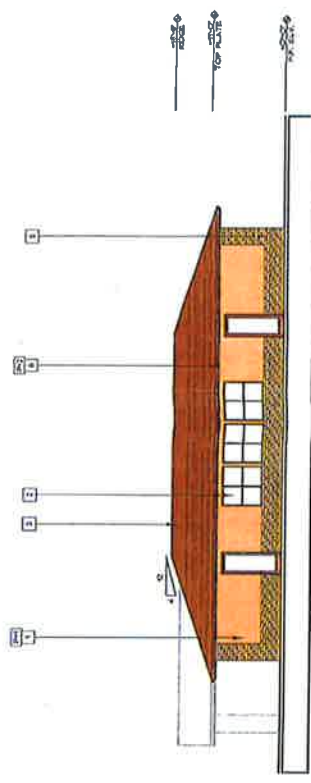
Attachment 8

Building Elevations, dated December 19, 2017



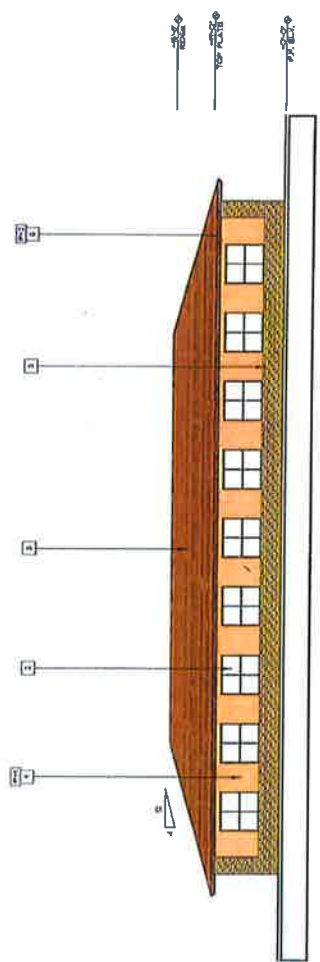
East Elevation

1/8" = 1'-0"



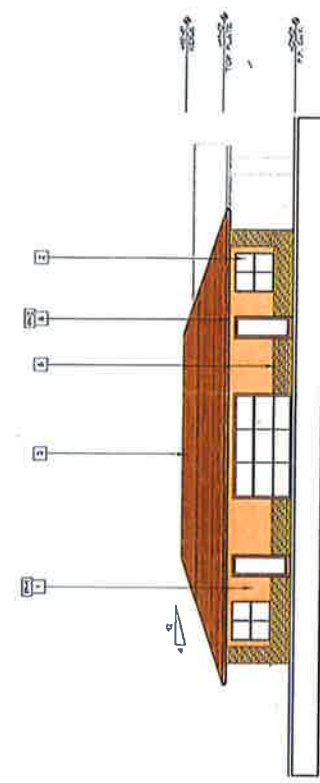
North Elevation

1/8" = 1'-0"



West Elevation

1/8" = 1'-0"



South Elevation

1/8" = 1'-0"

COLOR SCHEDULE
PAINT TO MATCH -

1	SPERM-HULLING GRIND UNDERCOAT
2	UPY ENAMEL DEER BLACK VALUAT

KEYNOTES

1	STUCCO - PAINTED
2	ALUMINUM STRENGTH WOOD SYSTEM
3	CONCRETE TILE ROOFING
4	WOOD BASE BOARD-PAINTED
5	BLIMP-STONE VENEER
6	METAL GUTTER OVER WOOD FLASH - PAINTED
7	PAINTED WOOD SHIMS

PERKINS, WILLIAMS & COOPER
A.P.C.H.I.P.E.C.T.S.
ARCHITECTS
110111 111111 111111 111111 111111
111111 111111 111111 111111 111111

Elevations

Project:	SYBLON REID
Job No.:	1774
Date:	02-05-17
Scale:	AS NOTED

Syblon Reid, Inc.
Folsom, CA

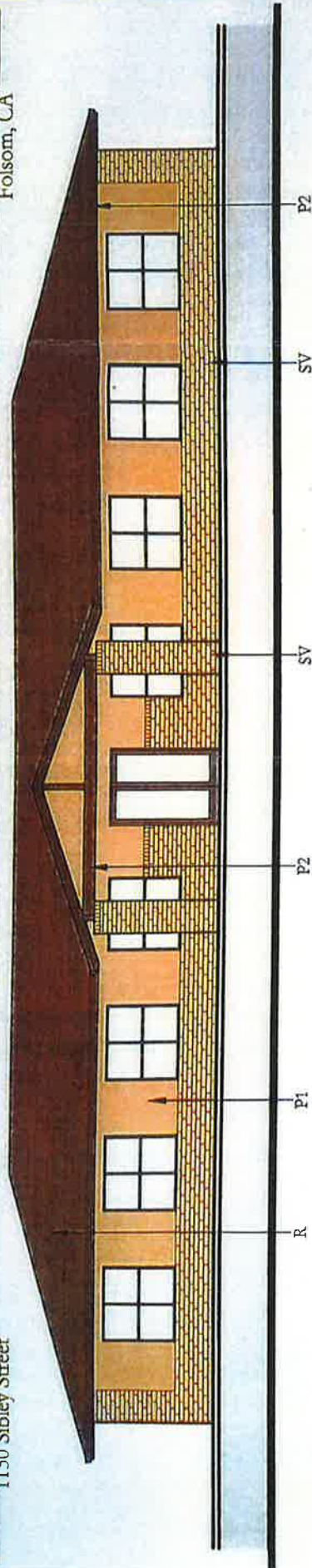
Attachment 9

Color Building Rendering

Syblon Reid

1130 Sibley Street

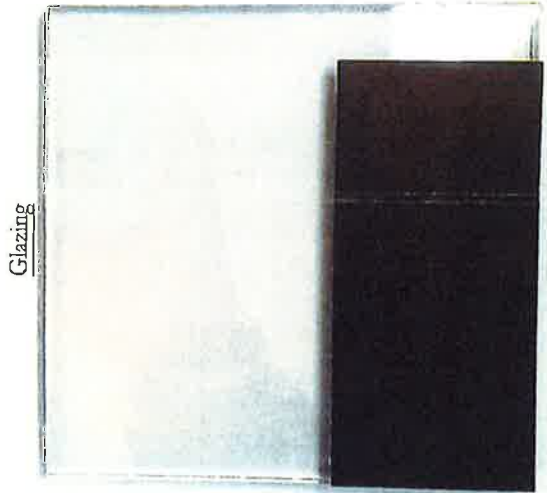
Folsom, CA



SV | Baselite Slump Stone Veneer
(Color - Slump 101)

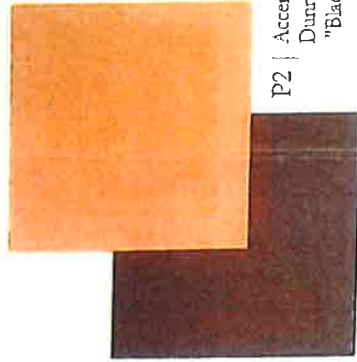


R | Eagle Concrete Roof Tile
(Ponderosa - Oakwood)



Glazing

Clear Glass/
Dark Bronze Storefront

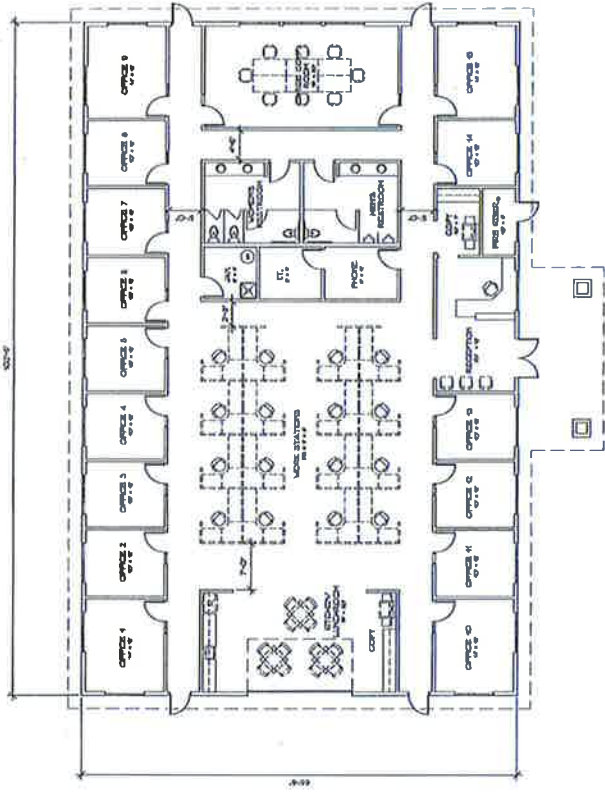


P1 | Exterior Color -
Sherwin-Williams
"Wickerwork" (SW 0010)

P2 | Accent Color -
Dunn Edwards
"Black Walnut" (DE6063)

Attachment 10

Floor Plan, dated December 19, 2017



Floor Plan

1/8" = 1'-0"
80% SF

PERKINS, WILLIAMS & COTTERILL
A-R-C-H-I-T-E-C-T-S
 1000 BROADWAY, SUITE 2000
 NEW YORK, NY 10018
 TEL: 212 512 2000
 WWW.PWCARCHITECTS.COM

Floor Plan

Project	SYBLON REID, INC.
Job No.	0774
Date	02-18-07
Scale	AS NOTED

Syblon Reid, Inc.
 Folsom, CA

Attachment 10
Site Photographs







PLANNING COMMISSION STAFF REPORT

PROJECT TITLE	Mangini Ranch Villages 8 and 9 Subdivision Planned Development Permit Modification and Residential Design Review
PROPOSAL	Request for a Planned Development Permit Modification and Residential Design Review Approval for 181 single-family residential units situated within the Village 8 and 9 portions of the Mangini Ranch Phase 1 Subdivision
RECOMMENDED ACTION	Approve, based upon findings and subject to conditions
OWNER/APPLICANT	Lennar
LOCATION	The 35-acre project site is located approximately 500 feet southeast of the intersection of Mangini Parkway and East Bidwell Street within the Folsom Plan Area
SITE CHARACTERISTICS	The project site has been rough graded and site improvements are in the process of being constructed
GENERAL PLAN DESIGNATION	SFHD (Single-Family High Density)
ZONING DESIGNATION	FPASP (Folsom Plan Area Specific Plan) with an underlying zoning designation of SFHD PD (Single- Family High Density, Planned Development District)
ADJACENT LAND USES/ZONING	North: Mangini Ranch Parkway with undeveloped residential property (SFHD PD) beyond South: Open Space (OSC) with undeveloped multifamily residential property beyond East: Open Space (OSC) with a future neighborhood park site beyond

West: Undeveloped multifamily residential property (MLD PD) with East Bidwell Street Beyond

PREVIOUS ACTION

City Council approval of a Large-Lot Vesting Tentative Subdivision Map, Small-Lot Vesting Tentative Subdivision Map, Development Agreement Amendment, Design Guidelines, and Inclusionary Housing Plan for development of an 833-unit single-family residential subdivision known as Mangini Ranch Phase 1 on June 23, 2015, City Council approval of a Vesting Small-Lot Tentative Subdivision Map Extension for the Mangini Ranch Phase 1 Subdivision project on June 13, 2017

FUTURE ACTION

Approval of a Final Map and Issuance of Building Permits

APPLICABLE CODES

FPASP (Folsom Plan Area Specific Plan)
Folsom Ranch Central District Design Guidelines

ENVIRONMENTAL REVIEW

The City, as lead agency, previously determined that the Mangini Ranch Subdivision project is entirely consistent with the Folsom Plan Area Specific Plan (FPASP). As a project that is consistent with a specific plan for which and EIR was certified, the proposed project is exempt from review under the California Environmental Quality Act (CEQA) as provided by the Government Code section 65457 and CEQA Guidelines section 15182 because none of the events described in Public Resources Code section 21166 has occurred

ATTACHED REFERENCE MATERIAL

1. Vicinity Map
2. Approved Site Plan for Mangini Ranch Villages 8 and 9 Subdivision
3. Mangini Ranch Villages 8 and 9 Lot Coverage Exhibit, dated September 11, 2017
4. Mangini Ranch Village 8 Building Articulation Plan, dated January 29, 2018
5. Mangini Ranch Village 9 Building Articulation Plan, dated January 29, 2018
6. Mangini Ranch Village 8 Street Scene, dated December 19, 2017
7. Mangini Ranch Village 9 Street Scene, dated December 19, 2017
8. Building Elevations and Floor Plans, dated December 19, 2017
9. Folsom Ranch Central District Design Guidelines

PROJECT PLANNER

Steve Banks, Principal Planner

BACKGROUND

On June 23, 2015, the City Council approved a Large Lot Vesting Tentative Subdivision Map, Small Lot Vesting Tentative Subdivision Map, Amendment No. 1 to the First Amended and Restated Development Agreement, Design Guidelines, and an Inclusionary Housing Plan for development of an 833-unit single-family residential subdivision known as Mangini Ranch Phase 1 on a 418-acre site generally situated south of an Alder Creek tributary, west of Placerville Road, north of White Rock Road, and east of East Bidwell Street (formerly Scott Road) within the Folsom Plan Area. The Large-Lot Vesting Tentative Subdivision Map was approved to subdivide the existing 418-acre site into thirty-seven (37) individual parcels for future sale and development. The Small-Lot Vesting Tentative Subdivision Map was approved to subdivide the newly created single-family residential large lots into an 833-unit single-family residential subdivision. Lastly, the Folsom Ranch Central District Design Guidelines and Development Regulations were approved for the orderly development of the proposed single-family residential subdivision.

Subsequent to City Council approval of the Mangini Ranch Subdivision project, the applicant has been working with other landowners within the Folsom Plan Area in an effort to design and permit the infrastructure improvements to serve the project. On March 28, 2017, the City Council approved the Large-Lot Final Map for the Mangini Ranch Subdivision. In early April, backbone infrastructure improvements for the Folsom Plan Area commenced and are expected to take 18-24 months to complete. On April 7, 2017, the Large-Lot Final Map for the Mangini Ranch Subdivision was recorded by the applicant with the County. In addition, two of the four Small-Lot Final Maps (including Villages 8 and 9) were filed with the City for development of the initial 387 single-family residential lots associated with the Mangini Ranch Phase 1 Subdivision. On June 13, 2017, the City Council approved a three-year extension in time for the previously approved Small-Lot Vesting Tentative Subdivision Map associated with development of the Mangini Ranch Subdivision project.

APPLICANT'S PROPOSAL

The applicant, Lennar, is requesting approval of a Planned Development Permit Modification and Residential Design Review for 181 single-family residential units situated within the Village 8 and 9 portions of the previously approved 833-unit Mangini Ranch Phase 1 Subdivision project. Specifically, the applicant is requesting approval of a Planned Development Permit Modification to increase the maximum lot coverage for 39 of the 181 residential lots within the subdivision from 50% to 51% in order to accommodate new design elements including a covered outdoor area (California room).

In addition, the applicant is requesting design review approval for seven (7) individual master plans within the subdivision. The master plans include five (5) distinct California heritage-themed architectural styles (California Ranch, European Cottage, Italianate, Vineyard, and Western Farmhouse) and twenty-four (24) color and material alternatives. The proposed master plans, which include a combination of one-story and two-story homes, range in size from 2,287 to 3,789 square feet (3BR/2BA to 5BR/3BA) and include a built-in California room as well as an attached two-car garage. The five classic design themes are characterized by a variety of unique architectural elements including varied roof shapes and forms, covered entries, front porches, prominent window design, and enhanced decorative elements. Proposed building materials include stucco, vertical board and batten siding, stone veneer, limestone veneer, brick veneer, built-up eaves, decorative shutters, decorative wrought iron, decorative pipes, wood accents, themed garage doors, and

concrete roof tiles. In addition, there are twenty-four distinct color and material alternatives available for each of the master plans resulting in 108 different visual expressions.

PLANNED DEVELOPMENT PERMIT

The purpose of the Planned Development Permit process is to allow greater flexibility in the design of integrated developments than otherwise possible through strict application of land use regulations. The Planned Development Permit process is also designed to encourage creative and efficient uses of land. The applicant's intent, in this particular case, is to increase the maximum lot coverage for 39 of the 181 residential lots within the subdivision from 50% to 51% in order to accommodate new design elements in the master plans. Specifically, the applicant is requesting the maximum lot coverage be increased for one of the single-story master plans (Plan 1, Elevation D) in order to accommodate a front porch feature and a built-in covered outdoor area (California room) feature within the home design.

The Folsom Plan Area Specific Plan established a maximum lot coverage figure (50%) for individual residential lots located within the Single Family (SF) designated areas. As shown on the submitted lot coverage exhibit (Attachment 3), all of the proposed lots within the Mangini Ranch Villages 8 and 9 Subdivision meet the maximum lot coverage requirement of 50% with the exception of 39 residential lots (Lots 41, 43-52, 55-68, and 71-84), where the lot coverage is expected to be 51%. While the applicant is requesting approval of a lot coverage increase for 39 residential lots within the subdivision, the actual number of lots for which this lot coverage increase would be applicable is expected to be substantially lower given that only one of the proposed master plans (Plan 1, Elevation D) necessitates the lot coverage increase.

In evaluating the applicant's request to increase the maximum lot coverage for a certain number of residential lots within the subdivision, staff identified a number of community-wide benefits as well as advantages for the individual homebuyers. In terms of community benefits, the proposed lot coverage increase will allow the applicant to provide an additional single-story master plan within the subdivision (2 of 7 master plans are single-story). The provision of more single-story homes ensures that there is architectural diversity within the subdivision, thus creating a more visual appealing street-scene within the community. In addition, the increase in maximum lot coverage is allowing the applicant to include architectural features (covered front porch and California room) that will allow for a more architecturally attractive community. With respect to the individual home-buyer, the increase in maximum lot coverage is allowing a covered outdoor area known as a California room to be incorporated as a standard design feature for each home. The California room provides the homebuyer with the benefit of a partially enclosed outdoor space that includes many indoor amenities (lighting, furniture, televisions, fans, etc.). Based on the aforementioned factors, staff has determined that the proposed Planned Development Permit Modification to increase the maximum lot coverage will provide a substantial community benefit as well as benefit to the individual home owners within the subdivision.

Architecture/Design

As described previously, the proposed project features five distinct architectural themes that have been chosen from the traditional heritage of California home styles including California Ranch, European Cottage, Italianate, Vineyard, and Western Farmhouse. The following is a description of each of the aforementioned architectural styles proposed for Villages 8 and 9 of the Mangini Ranch Phase 1 Subdivision:

California Ranch

Artfully combining Spanish Colonial and California Hacienda vernaculars, the proposed project's *California Ranch* master plan translates these quintessential Early California aesthetics into one style, more refined and clean in its execution than its predecessors. The style echoes required elements of both Spanish Colonial and Early California Ranch aesthetics as depicted by the *Folsom Ranch Design Guidelines*. The form is inherently asymmetrical, simplistic in its massing, and is articulated by low-pitched gable roofs, and expressed entries. Comprised primarily of stucco, the facade is accentuated by barrel tiled roofs, tumbled brick elements, wood detailing, minimal wrought iron, and tile accents. Entries are emphasized with arches, single-story elements, and porches. Altogether, the *California Ranch* style accurately illustrates the essential elements, as stated within the Design Guidelines with a more refined touch, creating a style that feels both contextual and contemporary.

European Cottage

Reflecting the quaint charm of English and French cottages, scattered throughout California's historic neighborhoods, the proposed project's *European Cottage* master plan evokes the romance of the European countryside. The style maintains the same essential elements, as defined by the Design Guidelines. Characterized by its humble massing; hip, gable, and intersecting gable forms in steep or sweeping expressions, the aesthetic feels both structured and organic. Entries are expressed with porches featuring arched and square fenestrations, stone columns, and distinctive wood posts. The façade is predominately stucco, articulated by stone veneer at its base and is enhanced by decorative shutters, cementitious siding, and flat concrete roof tile. Overall, the proposed *European Cottage* is characterized by a simple elegance, which is reinforced through both its form and authentic detailing, establishing a captivating aesthetic for the entire community.

Italianate

Stately and refined, the proposed project's *Italianate* master plan reflects the structured sophistication of Italianate vernaculars. Comparable to the Italian Villa style depicted within the Design Guidelines, but more polished and controlled in its expression, the aesthetic is strong and stacking in form. Hipped roofs with built-up eaves further emphasize the solidity of its form while barrel tile adds to its dignified impression. Carefully composed, the material palette combines stucco, limestone elements, precast trim, wrought iron balcony detailing, and decorative shutters to further establish the style's distinguished air. Entries are announced with stucco columns, precast surrounds, and limestone towers. The *Italianate* master plan is characterized by the same formality exhibited within the Design Guidelines, but purer in its execution, making for an aesthetic that is as striking as it is enduring.

Vineyard

Present in more rural, agrarian parts of California and influenced by the vineyard estates scattered throughout California's wine country, the proposed project's *Vineyard* master plan has a built-over-time feel, expressed through its rustic material palette and building forms. Comparable to elements of Western Farmhouse and Early California Ranch, as defined by the Design Guidelines, the form is humble and simple in its appearance. Gable roofs dominate and exhibit steep roof pitches, while roof tails and knee brace details further distinguish the style; dormers are also consistent with its essential character components. Windows appear as structured compositional elements, emphasized by wrapping wood trim. A rich material palette of stucco, board and batten siding, stone veneer, and flat concrete roof tile contributes to feeling that the structure was developed over time, while the clean execution of its form and materials provides a distinctly contemporary

impression. Therefore, while not depicted within the Design Guidelines, the *Vineyard* master plan beautifully marries land and form, producing a unique, and quintessentially Californian aesthetic.

Western Farmhouse

Representative of farmhouse vernaculars scattered throughout the American plains and coastal communities, the proposed project's *Western Farmhouse* master plan recalls the classic spirit of one of the nation's most enduring styles. Reflecting the essential elements of the aesthetic, as specified by the Design Guidelines, the style is simplistic in its form and features predominately gable roofs. The detailing is modest, expressed through wood post columns, kickers, and distinctive wood trim. Porches and single-story elements break up the two-story form and add a sense of movement. Adding to its allure, a playful material palette composed of stucco, board and batten siding, flat concrete roofline, and brick veneer further contribute to the inviting nature of this aesthetic. Utilizing the same essential elements referenced within the Design Guidelines, the *Western Farmhouse* master plan is a fresh interpretation of this definitively American style.

The proposed project is located within the central portion of the Folsom Plan Area, thus it is subject to the Folsom Ranch Central District Design Guidelines, which were approved by the City Council in 2015. The Design Guidelines are a complementary document to the Folsom Plan Area Specific Plan and the Folsom Plan Area Specific Plan Community Guidelines. The Design Guidelines, which are intended to act as an implementation tool for residential development within the Central District of the Folsom Plan Area, provide the design framework for architecture, streetscene, and landscaping to convey a master plan identity. The Design Guidelines also establish the pattern and intensity of development for the Central District to ensure a high quality and aesthetically cohesive environment. While these Design Guidelines establish the quality of architectural and landscape development for the master plan, they are not intended to prevent alternative designs and/or concepts that are compatible with the overall project theme.

As a regulatory tool, the Design Guidelines are intended to assist applicants in creating single-family residential neighborhoods that reflect the City's rich history, reinforce the sense of community, and utilize sustainable best practices. The Design Guidelines also provide the framework for design review approval of Folsom Ranch, Central District residential projects. In addition, the Design Guidelines are intended to be used by builders and developers when designing their Master Plot Plans. Any development project that is submitted to the City must be reviewed for consistency with these Design Guidelines. The following are the general architectural principles intended to guide the design of the Folsom Ranch, Central District to ensure quality development:

- Provide a varied and interesting streetscene
- Focus of the home is the front elevation, not the garage
- Provide a variety of garage placements
- Provide detail on rear elevations where visible from the public streets
- Choose appropriate massing and roof forms to define the architectural styles
- Ensure that plans and styles provide a degree of individuality

- Use architectural elements and details to reinforce individual architectural styles

In addition to the general architectural principles referenced previously, the Design Guidelines also provide specific direction regarding a number of architectural situations and features including: edge conditions, corner buildings, building forms, off-set massing forms, front elevations, roof forms, feature windows, architectural projects, balconies, lower height elements, garage door treatments, outdoor living spaces, exterior structures, building materials, and color criteria. The following are examples of architectural situations and features that are relevant to the proposed project:

- Provide a mix of hip and gable roof forms along the streetscene
- Provide off-set massing, forms, or wall planes
- Provide recessed second-story elements
- Provide enhanced style-appropriate details on the front building elevation
- Provide decorative window shelves or sill treatments
- Provide architectural projections (recessed windows, eaves, shutters, etc.)
- Provide garage doors that are consistent with the architecture of the building
- Provide variety in the garage door patterns
- Provide outdoor living spaces (porches, balconies, courtyards, etc.)

In reviewing the architecture and design of the project, staff determined that the design of the seven proposed master plans (which also include five elevation plans, twenty-four color and material alternatives, and 108 architectural and visual expressions) accurately reflect the level and type of high quality design features recommended by the Folsom Ranch Central District Design Guidelines. Specifically, the master plans are responsive to views on all four building elevations and include a variety of unique architectural elements that create an interesting streetscape scene including: off-set building massing, a mixture of hip and gable roof forms, architectural projections, recessed second-story elements, decorative enhancements, and varied garage door designs.

The proposed building materials (stucco, vertical board and batten siding, stone veneer, limestone veneer, brick veneer, built-up eaves, decorative shutters, decorative wrought iron, decorative pipes, wood accents, themed garage doors, and concrete roof tiles) are consistent with the materials recommended by the Folsom Ranch Central District Design Guidelines. In addition, the proposed project includes distinct (earth-tone) color schemes that will enhance the visual interest of each of the master plans. Taking into consideration the aforementioned architectural details, materials, and colors, staff has determined that the design of the master plans is consistent with the design principles established by the Design Guidelines.

In evaluating the proposed project, staff took into consideration building and design elements that could be considered unique to the Folsom Plan Area. Specifically, the proposed project includes a number of unique exterior architectural elements, a multi-generational approach to the living space within the master plans, and the inclusion of a built-in "California room" in each of the master plans. With respect to unique exterior architectural elements, the proposed master plans include the following design elements:

- Use of limestone veneer as a building material on the Italian-themed homes
- Generous use of board and batten siding combined with wood posts and decorative shutters on the Western Farmhouse-themed homes
- Unique blend of stone veneer, board and batten, and metal elements over key windows of the Vineyard-themed homes
- Diverse use of roof lines across various master plans

In relation to promoting multi-generational living, the proposed project has incorporated a downstairs bedroom and bathroom into all of the two-story master plans. In an effort to enhance the indoor/outdoor livability of the master plans, the proposed project is including an attached California room as a standard design feature included within each home. The California room, which is a covered outdoor living space, maximizes the outdoor living space of the master plans while also providing additional architectural interest on the rear building elevations.

In summary, staff has determined that the proposed master plans are consistent with the Folsom Ranch Design Guidelines. In addition, staff has concluded that the proposed master plans include design elements and features that are unique to the Folsom Plan Area. Based on the aforementioned analysis, staff forwards the following design recommendations to the Commission for consideration:

1. This approval is for seven, one and two-story master plans (five building elevations with twenty-four color and material options and 108 visual expressions) for the Villages 8 and 9 of the Mangini Ranch Phase 1 Subdivision. The applicant shall submit building plans that comply with this approval and the attached building elevations dated December 19, 2017.
2. The design, materials, and colors of the proposed Mangini Ranch Villages 8 and 9 Subdivision single-family residential units shall be consistent with the submitted building elevations, materials samples, and color scheme to the satisfaction of the Community Development Department.
3. The Community Development Department shall approve the individual lot permits to assure no duplication or repetition of the same house, same roof-line, same elevation style, side-by-side, or across the street from each other.
4. All mechanical equipment shall be ground-mounted and concealed from view of public streets, neighboring properties and nearby higher buildings. For lots abutting the open space areas, mechanical equipment shall be located out of view from open space areas.

5. Decorative light fixtures, consistent with the Folsom Ranch Central District Design Guidelines, shall be added to the front and rear building elevation of each Master Plan to the satisfaction of the Community Development Department.
6. A minimum of two trees (one street tree and one accent tree) shall be planted in the front yard of each residential lot within the subdivision. A minimum of three trees are required along the street-side of all corner lots. All front yard irrigation and landscaping shall be installed prior to a Building Permit Final.

These recommendations listed above are included in the conditions of approval presented for consideration by the Planning Commission (Condition No. 12).

ENERGY CONSERVATION

To reduce impacts in terms of energy and water consumption, the proposed project is required to meet the 2017 Title 24 Building Envelope Energy Efficiency Standards. The project will be allowed to achieve this performance standard through a combination of measures to reduce energy use for heating, cooling, water heating and ventilation. Because energy use for each different system type (i.e., heating, cooling, water heating, and ventilation) as well as appliances is defined, this method will also easily allow for application of individual measures aimed at reducing the energy use of these devices in a prescriptive manner.

ENVIRONMENTAL REVIEW

When a residential development project is consistent with a specific plan for which an EIR has been certified, that project is exempt from the requirements of the California Environmental Quality Act (CEQA), unless an event specified in Public Resources Code section 21166 occurs after the adoption of the specific plan. Pursuant to Public Resources Code section 21166, those events include: substantial changes in the project which will require major revisions to the EIR; substantial changes with respect to the circumstances under which the project is being undertaken which will require major revisions in the EIR; or new information becomes available which was not known and could not have been known at the time the EIR was certified as complete.

The City, as lead agency, previously certified an EIR/EIS for the Folsom Plan Area Specific Plan (FPASP). Subsequently, the City determined that the Mangini Ranch Subdivision project was entirely consistent with the FPASP. In reviewing this project, staff has determined that none of the events specified in Public Resources Code section 21166 has occurred. Therefore, the proposed project is exempt from CEQA as provided by Government Code section 65457 and CEQA Guidelines section 15182.

RECOMMENDATION/PLANNING COMMISSION ACTION

MOVE TO APPROVE THE PLANNED DEVELOPMENT PERMIT MODIFICATION TO INCREASE THE MAXIMUM LOT COVERAGE FOR 39 OF THE 181 RESIDENTIAL LOTS WITHIN THE SUBDIVISION FROM 50% TO 51% AS ILLUSTRATED ON ATTACHMENT 3 FOR THE MANGINI RANCH VILLAGES 8 AND 9 SUBDIVISION PROJECT;

AND

MOVE TO APPROVE THE DESIGN REVIEW APPLICATION FOR 181 SINGLE-FAMILY RESIDENTIAL UNITS AS ILLUSTRATED ON ATTACHMENTS 2 THROUGH 8 FOR THE MANGINI RANCH VILLAGES 8 AND 9 SUBDIVISION PROJECT WITH THE FOLLOWING FINDINGS AND CONDITIONS (NO. 1-14).

GENERAL FINDINGS

- A. NOTICE OF HEARING HAS BEEN GIVEN AT THE TIME AND IN THE MANNER REQUIRED BY STATE LAW AND CITY CODE.
- B. THE PROJECT IS CONSISTENT WITH THE GENERAL PLAN, THE FOLSOM PLAN AREA SPECIFIC PLAN, AND THE FOLSOM RANCH CENTRAL DISTRICT DESIGN GUIDELINES.

CEQA FINDING

- C. THE CITY, AS LEAD AGENCY, PREVIOUSLY CERTIFIED AN ENVIRONMENTAL IMPACT REPORT/ENVIRONMENTAL IMPACT STATEMENT FOR THE FOLSOM PLAN AREA SPECIFIC PLAN.
- D. THE PROPOSED RESIDENTIAL DEVELOPMENT PROJECT IS CONSISTENT WITH THE FOLSOM PLAN AREA SPECIFIC PLAN.
- E. NONE OF THE EVENTS SPECIFIED IN SECTION 21166 OF THE PUBLIC RESOURCES CODE HAVE OCCURRED.
- F. THE PROPOSED PROJECT IS EXEMPT FROM THE REQUIREMENTS OF CEQA PURSUANT TO GOVERNMENT CODE SECTION 65457 AND CEQA GUIDELINES SECTION 15182.

DESIGN REVIEW FINDINGS

- G. THE PROJECT IS IN COMPLIANCE WITH THE GENERAL PLAN, THE FOLSOM PLAN AREA SPECIFIC PLAN, AND THE ZONING CODE.
- H. THE PROJECT IS IN CONFORMANCE WITH THE FOLSOM RANCH CENTRAL DISTRICT DESIGN GUIDELINES.
- I. THE BUILDING MATERIALS, TEXTURES, AND COLORS USED IN THE PROJECT ARE COMPATIBLE WITH SURROUNDING DEVELOPMENT AND ARE CONSISTENT WITH THE GENERAL DESIGN THEME OF THE NEIGHBORHOOD.

PLANNED DEVELOPMENT PERMIT FINDINGS

- J. THE PROPOSED PROJECT COMPLIES WITH THE INTENT AND PURPOSES OF THE FOLSOM PLAN AREA SPECIFIC PLAN AND OTHER APPLICABLE ORDINANCES OF THE CITY AND THE GENERAL PLAN.

- K. THE PROPOSED PROJECT IS CONSISTENT WITH THE OBJECTIVES, POLICIES AND REQUIREMENTS OF THE DEVELOPMENT STANDARDS OF THE CITY.
- L. THE PHYSICAL, FUNCTIONAL AND VISUAL COMPATIBILITY BETWEEN THE PROPOSED PROJECT AND EXISTING AND FUTURE ADJACENT USES AND AREA CHARACTERISTICS IS ACCEPTABLE.
- M. AS CONDITIONED, THE PROJECT WILL MAKE AVAILABLE NECESSARY PUBLIC FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER, SEWER AND DRAINAGE, AND THE PROJECT WILL ADQUATELY PROVIDE FOR THE FURNISHING OF SUCH FACILITIES.
- N. THE PROPOSED PROJECT WILL NOT CAUSE ADVERSE ENVIRONMENTAL IMPACTS WHICH HAVE NOT BEEN MITIGATED TO AN ACCEPTABLE LEVEL.
- O. THE PROPOSED PROJECT WILL NOT CAUSE UNACCEPTABLE VEHICULAR TRAFFIC LEVELS ON SURROUNDING ROADWAYS, AND THE PROPOSED PROJECT WILL PROVIDE ADEQUATE INTERNAL CIRCULATION, INCLUDING INGRESS AND EGRESS.
- P. THE PROPOSED PROJECT WILL NOT BE DETRIMENTAL TO THE HEALTH, SAFETY AND GENERAL WELFARE OF THE PERSONS OR PROPERTY WITHIN THE VICINITY OF THE PROJECT SITE, AND THE CITY AS A WHOLE.
- Q. ADEQUATE PROVISION IS MADE FOR THE FURNISHING OF SANITATION SERVICES AND EMERGENCY PUBLIC SAFETY SERVICES TO THE DEVELOPMENT.

Submitted,


PAM JOHNS
Community Development Director

CONDITIONS

See attached tables of conditions for which the following legend applies.

RESPONSIBLE DEPARTMENT		WHEN REQUIRED	
CD	Community Development	I	Prior to approval of Improvement Plans
(P)	Planning Division	M	Prior to approval of Final Map
(E)	Engineering Division	B	Prior to issuance of first Building Permit
(B)	Building Division	O	Prior to approval of Occupancy Permit
(F)	Fire Division	G	Prior to issuance of Grading Permit
PW	Public Works Department	DC	During construction
PR	Park and Recreation Department	OG	On-going requirement
PD	Police Department		

CONDITIONS OF APPROVAL FOR THE MANGINI RANCH VILLAGES 8 AND 9 SUBDIVISION PROJECT (PN 17-420)
FOLSOM PLAN AREA
RESIDENTIAL DESIGN REVIEW

Mitigation Measure	Condition/Mitigation Measure	When Required	Responsible Department
1.	<p>The applicant shall submit final site development plans to the Community Development Department that shall substantially conform to the exhibits referenced below:</p> <ul style="list-style-type: none"> • Mangini Ranch Villages 8 and 9 Lot Coverage Exhibit, dated September 11, 2017 • Mangini Ranch Village 8 Building Articulation Plan, dated January 29, 2018 • Mangini Ranch Village 9 Building Articulation Plan, dated January 29, 2018 • Mangini Ranch Village 8 Street Scene, dated December 19, 2017 • Mangini Ranch Village 9 Street Scene, dated December 19, 2017 • Building Elevations and Floor Plans, dated December 19, 2017 <p>This project approval is for Mangini Ranch Villages 8 and 9 Subdivision Residential Design Review, which includes architectural and design details for 181 single-family residential units situated within Villages 8 and 9 of the Mangini Ranch Subdivision project. Implementation of the project shall be consistent with the above-referenced items as modified by these conditions of approval.</p>	B	CD (P)(E)
2.	<p>Building plans shall be submitted to the Community Development Department for review and approval to ensure conformance with this approval and with relevant codes, policies, standards and other requirements of the City of Folsom.</p>	B	CD (P)(E)(B)
3.	<p>The project approvals granted under this staff report (Residential Design Review) shall remain in effect for one year from final date of approval (March 7, 2019). Failure to obtain the relevant building (or other) permits within this time period, without the subsequent extension of this approval, shall result in the termination of this approval.</p>	B	CD (P)

**CONDITIONS OF APPROVAL FOR THE MANGINI RANCH VILLAGES 8 AND 9 SUBDIVISION PROJECT (PN 17-420)
FOLSOM PLAN AREA
RESIDENTIAL DESIGN REVIEW**

	Mitigation Measure	Condition/Mitigation Measure	When Required	Responsible Department
4.		<p>The owner/applicant shall defend, indemnify, and hold harmless the City and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul any approval by the City or any of its agencies, departments, commissions, agents, officers, employees, or legislative body concerning the project. The City will promptly notify the owner/applicant of any such claim, action or proceeding, and will cooperate fully in the defense. The City may, within its unlimited discretion, participate in the defense of any such claim, action or proceeding if both of the following occur:</p> <ul style="list-style-type: none"> • The City bears its own attorney's fees and costs; and • The City defends the claim, action or proceeding in good faith <p>The owner/applicant shall not be required to pay or perform any settlement of such claim, action or proceeding unless the settlement is approved by the owner/applicant.</p>	OG	CD (P)(E)(B) PW, PR, FD, PD, NS
DEVELOPMENT COSTS AND FEE REQUIREMENTS				
5.		The owner/applicant shall pay all applicable taxes, fees and charges at the rate and amount in effect at the time such taxes, fees and charges become due and payable.	B	CD (P)(E)
6.		If applicable, the owner/applicant shall pay off any existing assessments against the property, or file necessary segregation request and pay applicable fees.	B	CD (E)
7.		The City, at its sole discretion, may utilize the services of outside legal counsel to assist in the implementation of this project, including, but not limited to, drafting, reviewing and/or revising agreements and/or other documentation for the project. If the City utilizes the services of such outside legal counsel, the applicant shall reimburse the City for all outside legal fees and costs incurred by the City for such services. The applicant may be required, at the sole discretion of the City Attorney, to submit a deposit to the City for these services prior to initiation of the services. The applicant shall be responsible for reimbursement to the City for the services regardless of whether a deposit is required.	B	CD (P)(E)

CONDITIONS OF APPROVAL FOR THE MANGINI RANCH VILLAGES 8 AND 9 SUBDIVISION PROJECT (PN 17-420)
FOLSOM PLAN AREA
RESIDENTIAL DESIGN REVIEW

Mitigation Measure	Condition/Mitigation Measure	When Required	Responsible Department
8.	If the City utilizes the services of consultants to prepare special studies or provide specialized design review or inspection services for the project, the applicant shall reimburse the City for actual costs it incurs in utilizing these services, including administrative costs for City personnel. A deposit for these services shall be provided prior to initiating review of the Final Map, improvement plans, or beginning inspection, whichever is applicable.	B	CD (P)(E)
9.	This project shall be subject to all City-wide development impact fees, unless exempt by previous agreement. This project shall be subject to all City-wide development impact fees in effect at such time that a building permit is issued. These fees may include, but are not limited to, fees for fire protection, park facilities, park equipment, Humbug-Willow Creek Parkway, Light Rail, TSM, capital facilities and traffic impacts. The 90-day protest period for all fees, dedications, reservations or other exactions imposed on this project will begin on the date of final approval (March 7, 2018). The fees shall be calculated at the fee rate in effect at the time of building permit issuance.	B	CD (P)(E), PW, PK
10.	The owner/applicant agrees to pay to the Folsom-Cordova Unified School District the maximum fee authorized by law for the construction and/or reconstruction of school facilities. The applicable fee shall be the fee established by the School District that is in effect at the time of the issuance of a building permit. Specifically, the owner/applicant agrees to pay any and all fees and charges and comply with any and all dedications or other requirements authorized under Section 17620 of the Education Code; Chapter 4.7 (commencing with Section 65970) of the Government Code; and Sections 65995, 65995.5 and 65995.7 of the Government Code.	B	CD (P)

ARCHITECTURE/SITE DESIGN REQUIREMENTS

11.		<p>Final exterior building and site lighting plans shall be submitted for review and approval by Community Development Department for aesthetics, level of illumination, glare and trespass prior to the issuance of any building permits. The exterior building and site lighting will be required to achieve energy efficient standards by installing high-intensity discharge (mercury vapor, high pressure sodium, or similar) lamps. Lighting shall be equipped with a timer or photo condenser. Lighting shall be designed to be directed downward onto the project site and away from adjacent properties and public rights-of-way.</p>	B	CD (P)
-----	--	--	---	--------

12.	<p>The project shall comply with the following architecture and design requirements:</p> <ol style="list-style-type: none"> 1. This approval is for seven, one and two-story master plans (five building elevations with twenty-four color and material options and 108 visual expressions) for the Villages 8 and 9 of the Mangini Ranch Phase 1 Subdivision. The applicant shall submit building plans that comply with this approval and the attached building elevations dated December 19, 2017. 2. The design, materials, and colors of the proposed Mangini Ranch Villages 8 and 9 Subdivision single-family residential units shall be consistent with the submitted building elevations, materials samples, and color scheme to the satisfaction of the Community Development Department. 3. The Community Development Department shall approve the individual lot permits to assure no duplication or repetition of the same house, same roof-line, same elevation style, side-by-side, or across the street from each other. 4. All mechanical equipment shall be ground-mounted and concealed from view of public streets, neighboring properties and nearby higher buildings. For lots abutting the open space areas, mechanical equipment shall be located out of view from open space areas. 5. Decorative light fixtures, consistent with the Folsom Ranch Central District Design Guidelines, shall be added to the front and rear building elevation of each Master Plan to the satisfaction of the Community Development Department. 6. A minimum of two trees (one street tree and one accent tree) shall be planted in the front yard of each residential lot within the subdivision. A minimum of three trees are required along the street-side of all corner lots. All front yard irrigation and landscaping shall be installed prior to a Building Permit Final. 	B	CD (P) (B)
-----	---	---	------------

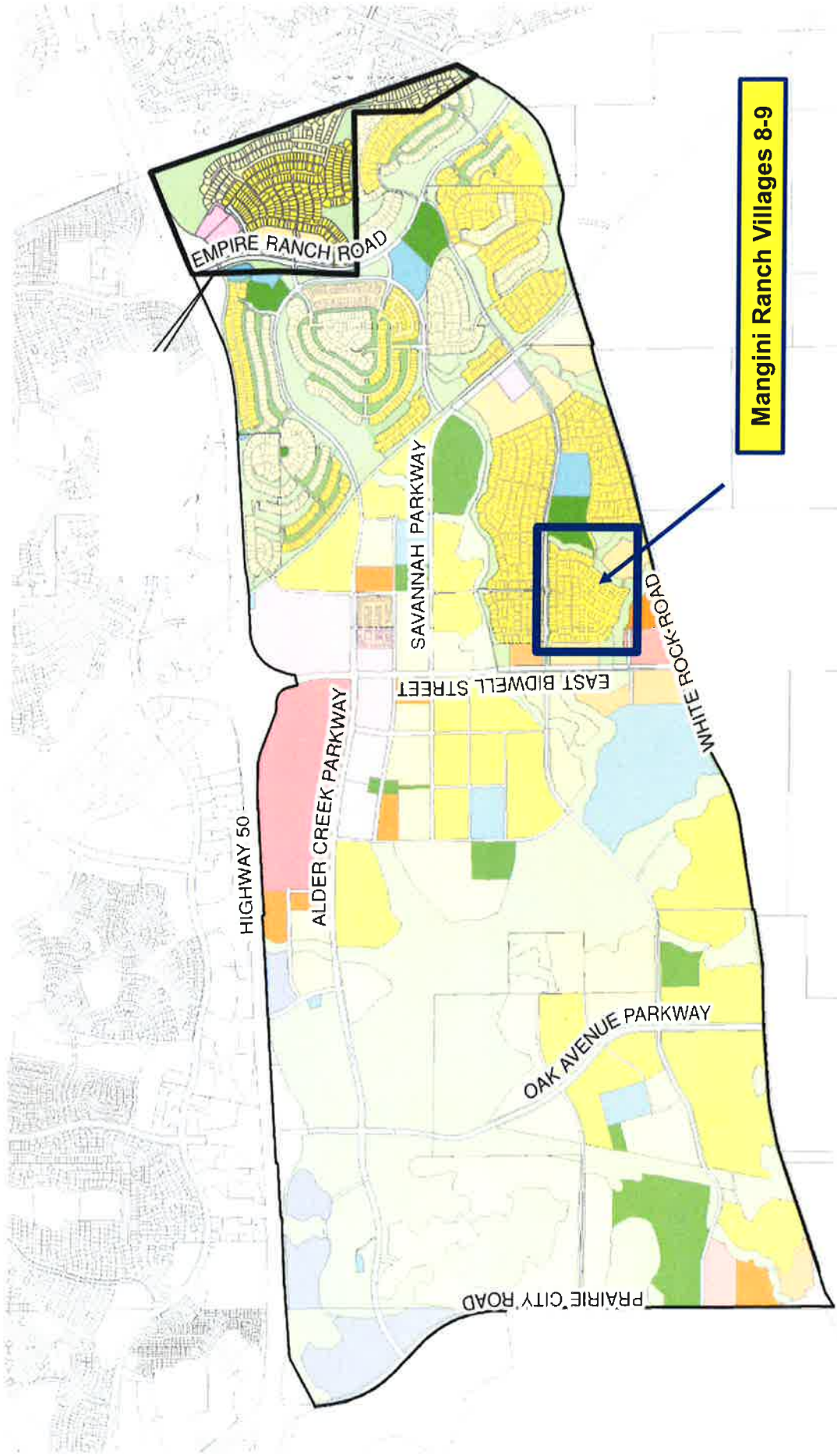
Attachment 1

Vicinity Map

Vicinity Map



CITY OF
FOLSOM



Mangini Ranch Villages 8-9

Attachment 2

Approved Site Plan for Mangini Ranch Villages 8 and 9 Subdivision



STREET A

SCOTT ROAD



Lot 9
SFHD
55' x 105'

Lot 8
SFHD
60' x 105'

Lot 10
MLD

Lot 36
OS

Lot 31
OS

Lot 34
OS
(Detention)

Lot 33
OS

Lot 29
OS
(Detention)

Lot 14
MLD

Lot 30
OS

12 Class.
Mle Path. Typ.

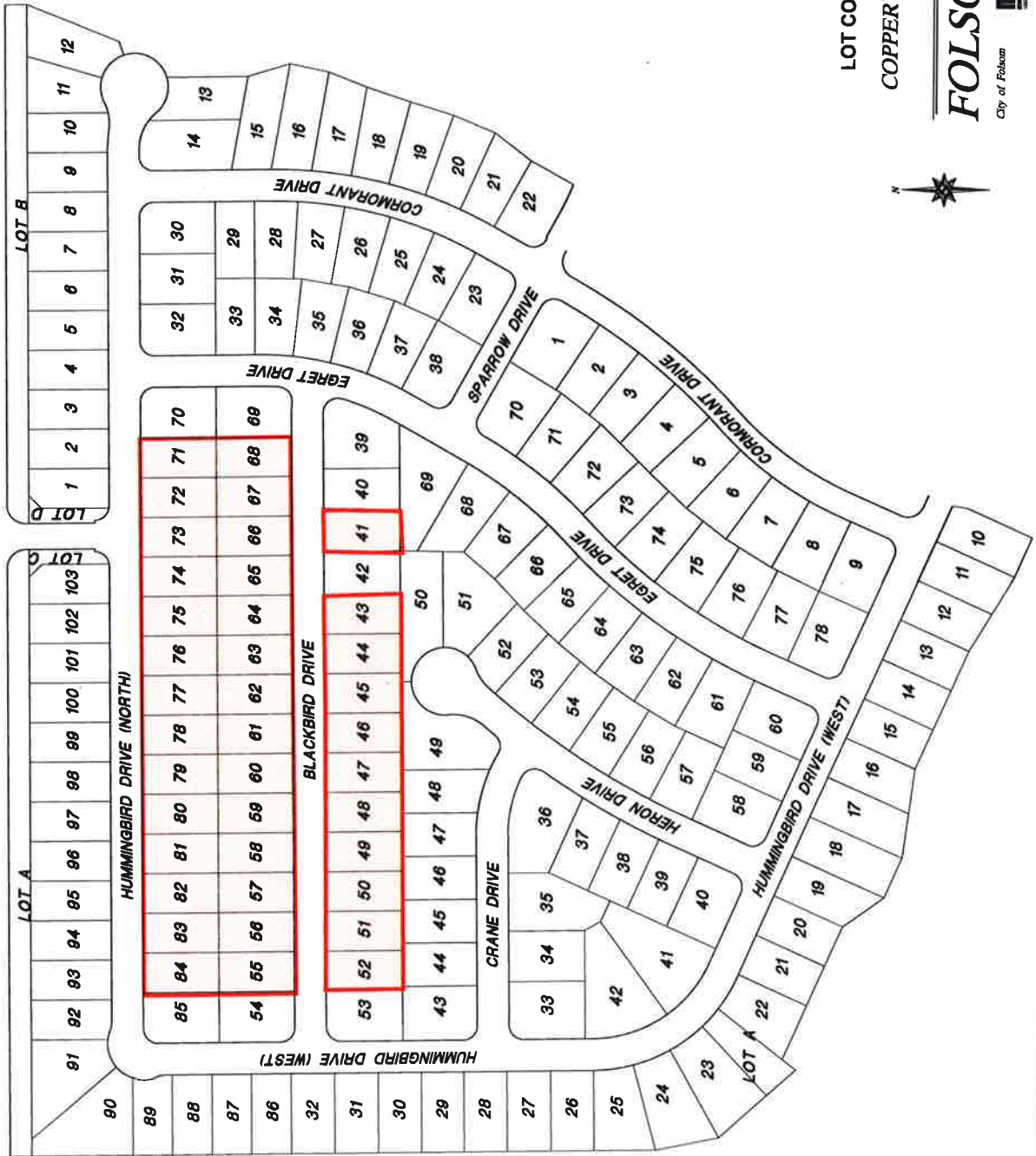
LC

Neighboc

Attachment 3

Mangini Ranch Villages 8 and 9 Lot Coverage Exhibit
Dated September 11, 2017

MANGINI PARKWAY



LOT COVERAGE EXHIBIT
 COPPER WOOD & OAKLEAF
 AT

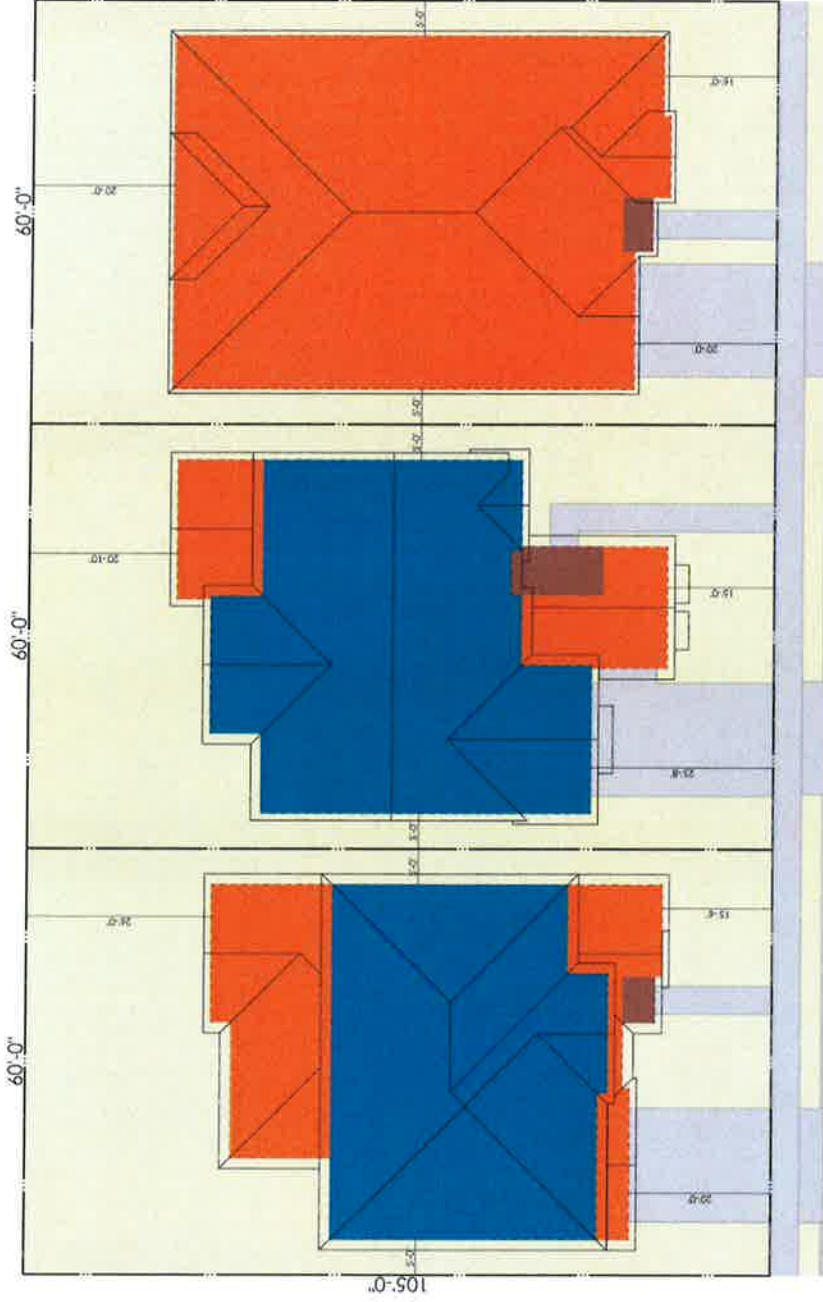
FOLSOM RANCH

City of Folsom
 California
 September 11, 2017
MACKAY & SODDS
 REAL ESTATE CONSULTANTS
 10000 Folsom Blvd., Suite 100, Folsom, CA 95630
 (916) 992-1000



Attachment 4

**Mangini Ranch Village 8 Building Articulation Plan
Dated January 29, 2018**



LEGEND

■	FIRST STORY MASSING
■	SECOND STORY MASSING
■	COVERED FRONT PORCH (ONE STORY)
■	DRIVEWAY/SIDEWALK

01.29.18



PLAN SIX | CALIFORNIA RANCH

PLAN SEVEN | VINEYARD

PLAN FIVE | EUROPEAN COTTAGE

VILLAGE 8 | BUILDING ARTICULATION PLAN

MANGINI | CALATLANTIC HOMES
FOLSOM, CALIFORNIA



woodley architectural group, inc.
 16000 E. 12th Avenue, Suite B
 Aurora, Colorado 80014
 California // 970.432.6600 or 314.614.4
 North Carolina // 919.286.7444
 South Carolina // 803.782.8819

Attachment 5

Mangini Ranch Village 9 Building Articulation Plan
Dated January 29, 2018

Attachment 6

**Mangini Ranch Village 8 Street Scene
Dated December 19, 2017**



PLAN SIX | CALIFORNIA RANCH



PLAN SEVEN | VINEYARD



PLAN FIVE | EUROPEAN COTTAGE

12.19.17

CALATLANTIC
GROUP, INC.

VILLAGE 8 | STREET SCENE
MANGINI | CALATLANTIC HOMES
FOLSOM, CALIFORNIA

Woodley
architectural
group, inc.
CORPORATE: 773.309.9048 • 3,444 S.
AUSTIN BLVD. SUITE 100 • FOLSOM, CA
95630 • WWW.WOODLEYARCH.COM

Attachment 7

**Mangini Ranch Village 9 Street Scene
Dated December 19, 2017**



PLAN ONE | CALIFORNIA RANCH

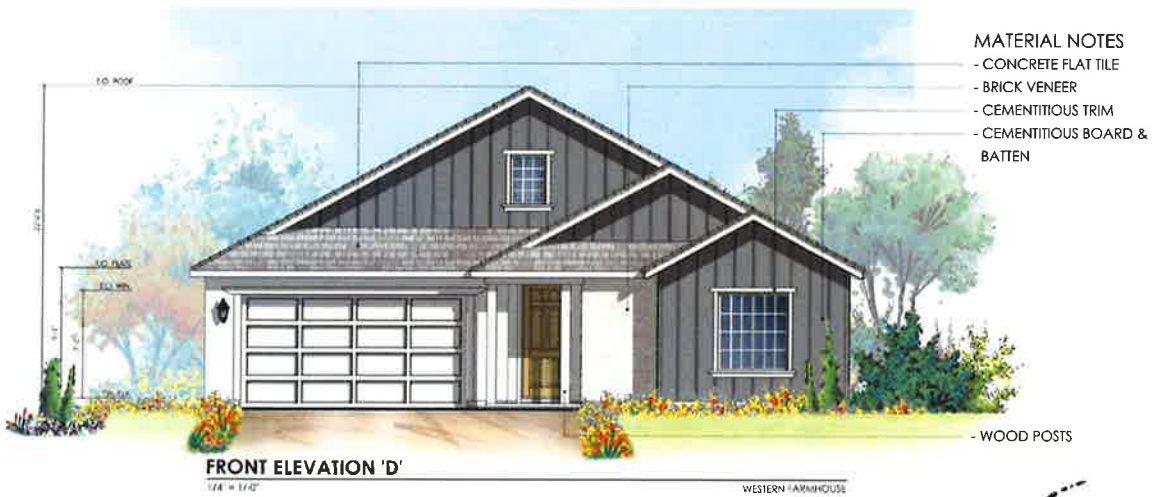
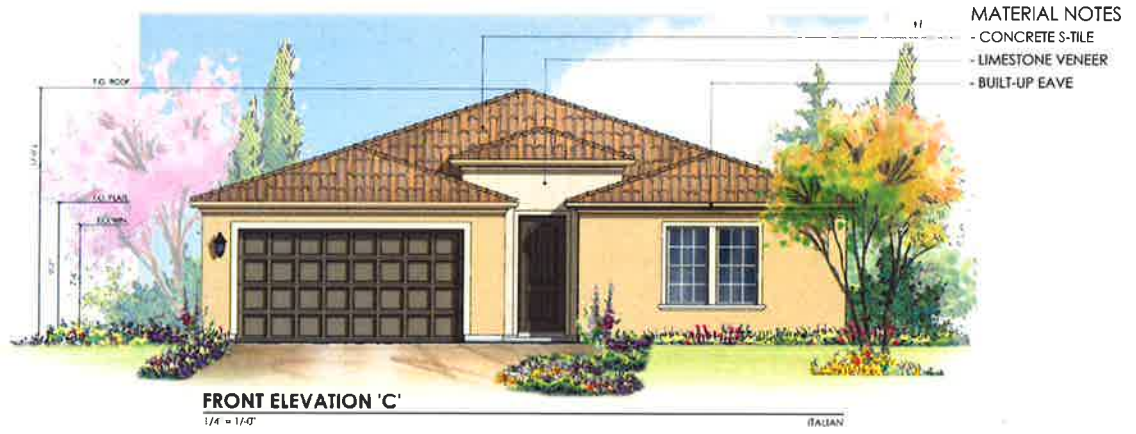
PLAN FOUR | WESTERN FARMHOUSE

PLAN THREE | EUROPEAN COTTAGE

PLAN TWO | ITALIAN

Attachment 8

**Building Elevations and Floor Plans
Dated December 19, 2017**

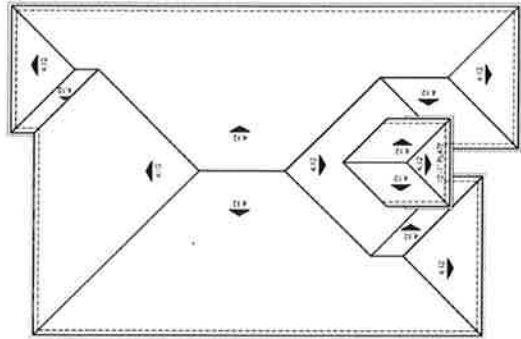


12.19.17



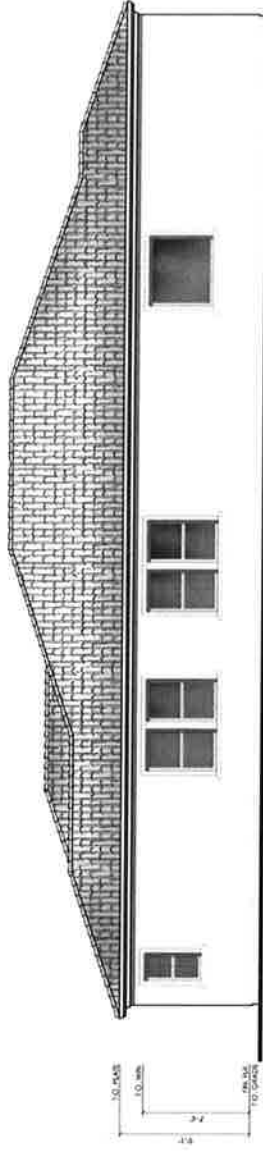
PLAN ONE | FRONT ELEVATIONS
MANGINI | CALATLANTIC HOMES
 FOLSOM, CALIFORNIA



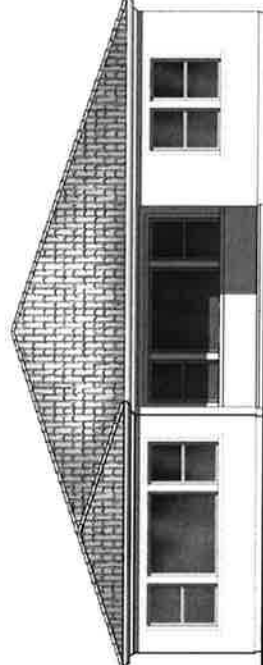


ROOF PLAN 'C'
 1/8" = 1'-0"

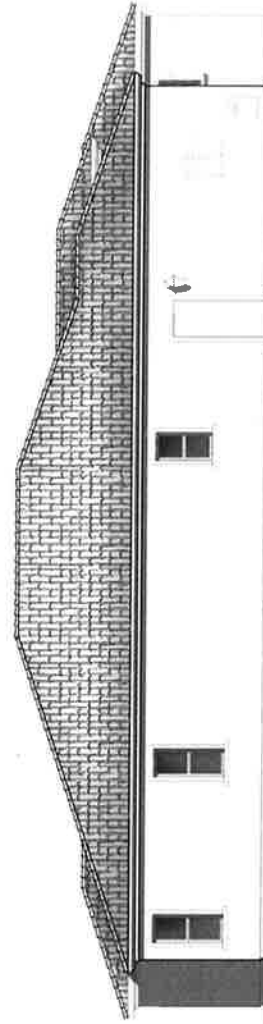
CONCRETE SLAB ON 12" JOIST
 LAKE 8/17/01, 01/11/02
 DATE 8/17/01, 01/11/02



RIGHT ELEVATION 'C'
 1/8" = 1'-0"



REAR ELEVATION 'C'
 1/8" = 1'-0"



LEFT ELEVATION 'C'
 1/8" = 1'-0"

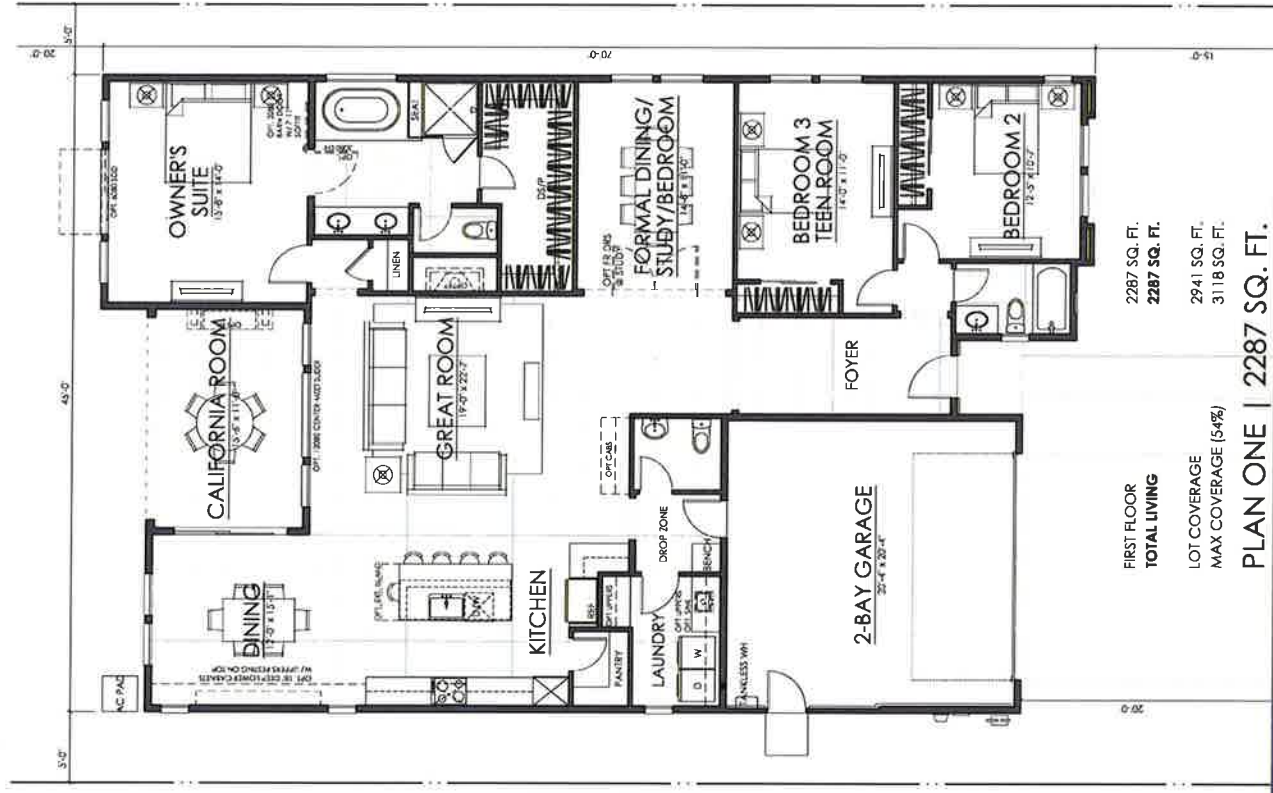
12.19.17

CALATLANTIC HOMES

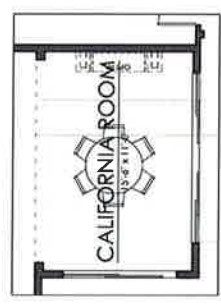
PLAN ONE | ELEVATION C
MANGINI | CALATLANTIC HOMES
FOLSOM, CALIFORNIA

woodley architectural group, inc.
 colorado 11731 southpark circle suite 300
 denver, colorado 80231
 colorado 1700 17th street, suite 400
 san diego, ca 92105 / 949 553 8919

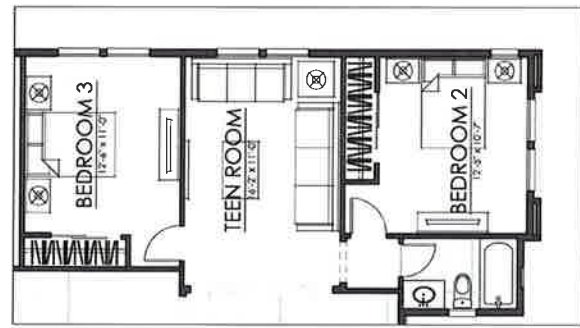
THIS DOCUMENT IS THE PROPERTY OF WOODLEY ARCHITECTURAL GROUP, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF WOODLEY ARCHITECTURAL GROUP, INC. © 2017 WOODLEY ARCHITECTURAL GROUP, INC.



MANGINI | CALATLANTIC HOMES
FOLSOM, CALIFORNIA



OPT. CENTER-MEET SLIDER AT CALIFORNIA ROOM
 1/4" = 1'-0"
 ELEVATION X
 SIM. AT ELEVATIONS C & D



OPT. FLEX ROOM WITH BEDROOM 3 IN LIEU OF FORMAL DINING
 1/4" = 1'-0"
 ELEVATION A
 SIM. AT ELEVATIONS C & D

THIS FLOOR PLAN IS A REPRESENTATION OF A PROPOSED DESIGN AND IS NOT A CONTRACT. ALL DIMENSIONS AND FINISHES ARE SUBJECT TO CHANGE WITHOUT NOTICE. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER PROFESSIONALS OR FOR THE ACTIONS OF ANY CONTRACTORS OR OTHER THIRD PARTIES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY ANY OTHER PROFESSIONALS OR FOR THE ACTIONS OF ANY CONTRACTORS OR OTHER THIRD PARTIES.

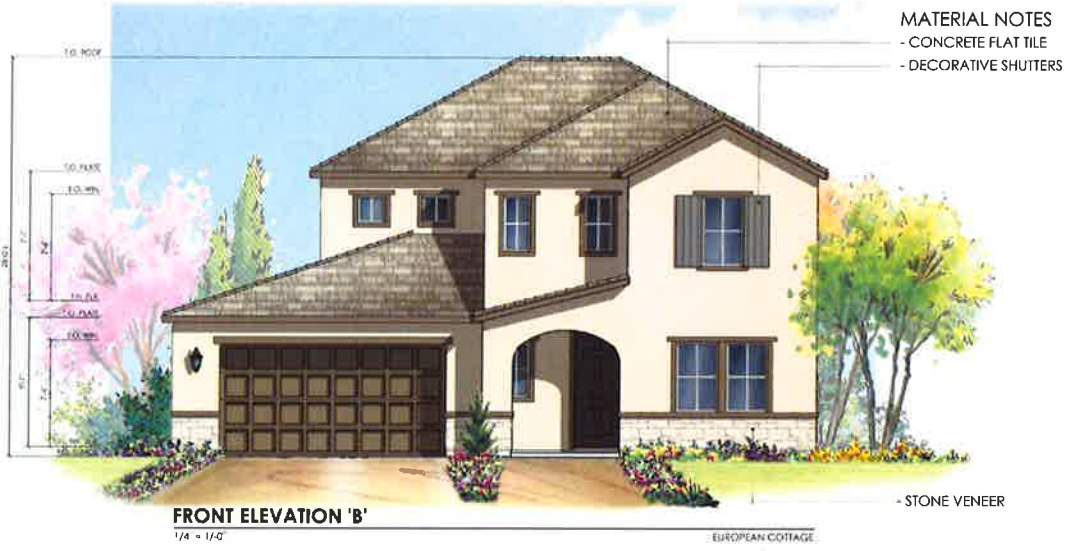


- MATERIAL NOTES**
- CONCRETE S-TILE
 - BRICK TRIM
 - BRICK VENEER
 - CEMENTITIOUS TRIM

- CEMENTITIOUS SIDING
- DECORATIVE PIPE

FRONT ELEVATION 'A'
1/4" = 1'-0"

CALIFORNIA RANCH

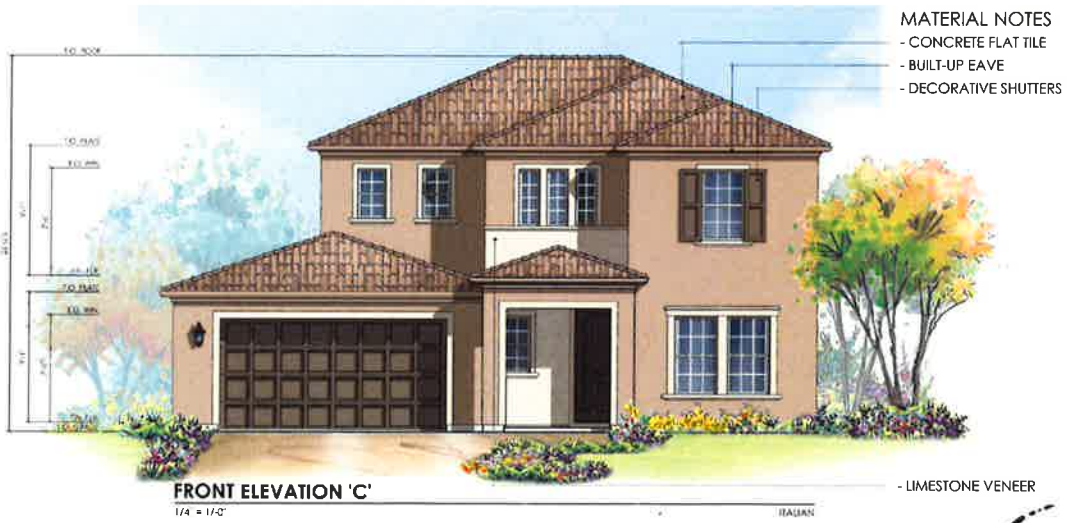


- MATERIAL NOTES**
- CONCRETE FLAT TILE
 - DECORATIVE SHUTTERS

- STONE VENEER

FRONT ELEVATION 'B'
1/4" = 1'-0"

EUROPEAN COTTAGE



- MATERIAL NOTES**
- CONCRETE FLAT TILE
 - BUILT-UP EAVE
 - DECORATIVE SHUTTERS

- LIMESTONE VENEER

FRONT ELEVATION 'C'
1/4" = 1'-0"

ITALIAN

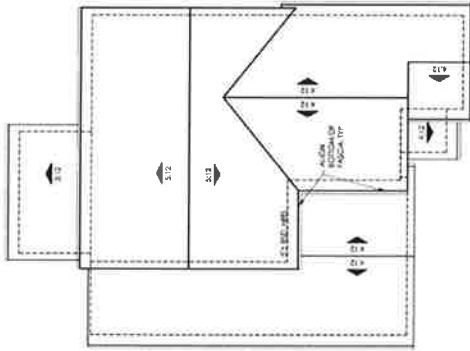
12.19.17



PLAN TWO | FRONT ELEVATIONS
MANGINI | CALATLANTIC HOMES
FOLSOM, CALIFORNIA

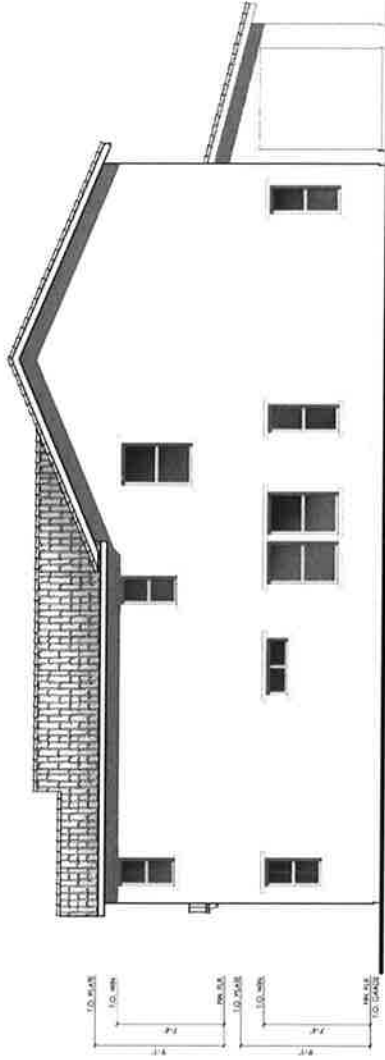
NOTE: ALL FOOTINGS AND SLABS BASED ON CALIF. ARCH. SPECIFICATIONS





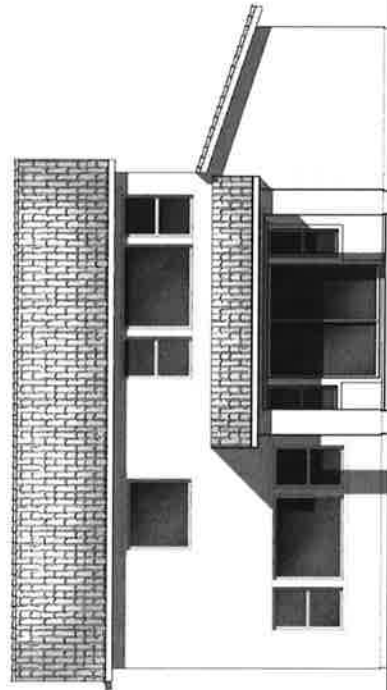
ROOF PLAN 'A'
1/8" = 1'-0"

CONCRETE TILE ROOF 18" JUNG
RAVE 1/2" TP 0" IN JUNG
18" JUNG
CALIFORNIA RANCH



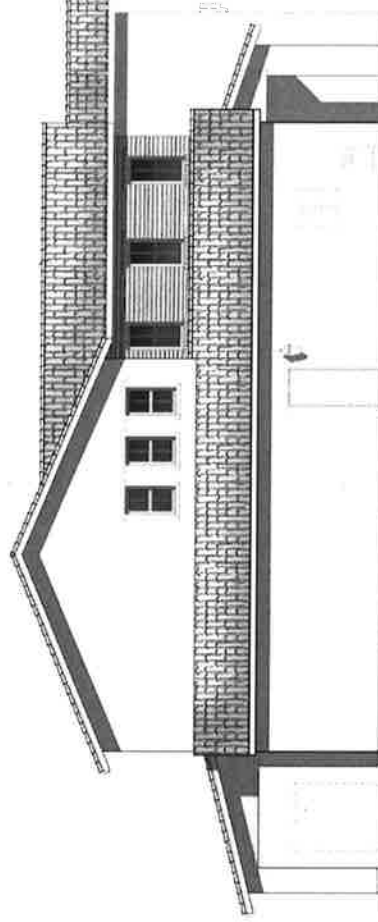
RIGHT ELEVATION 'A'
1/4" = 1'-0"

CALIFORNIA RANCH



REAR ELEVATION 'A'
1/4" = 1'-0"

CALIFORNIA RANCH



LEFT ELEVATION 'A'
1/4" = 1'-0"

CALIFORNIA RANCH

12.19.17

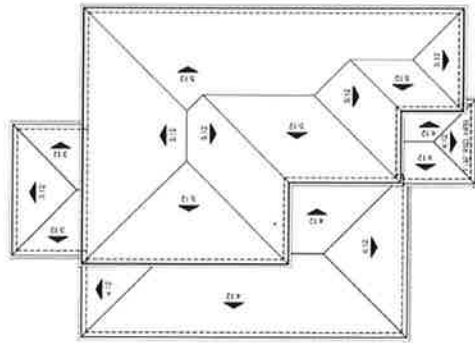
CALATLANTIC HOMES

PLAN TWO | ELEVATION A
MANGINI | CALATLANTIC HOMES
FOLSOM, CALIFORNIA

1000 BROADWAY, SUITE 1000, FOLSOM, CA 95630

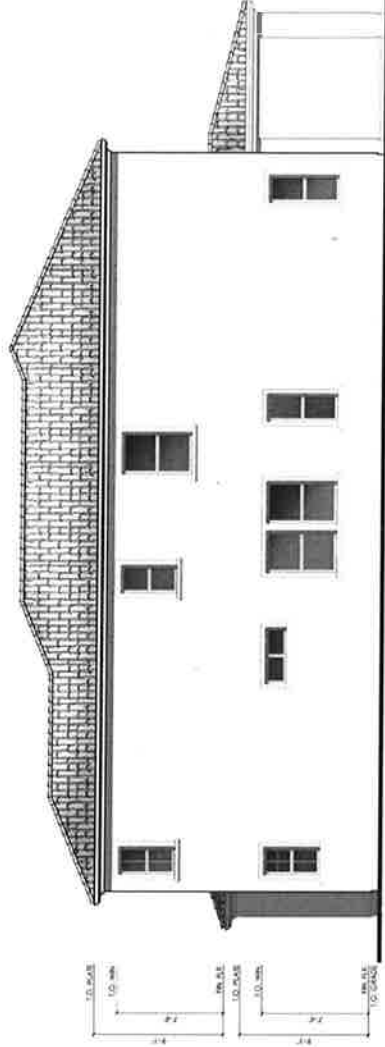
woodley architectural group, inc.
celebrated // 721 southpark dr. suite 8
hillsdale, ca 94020 / 360.463.7231
www.woodleyarch.com
san jose, ca 95051 / 415.553.8619

THIS DOCUMENT IS THE PROPERTY OF WOODLEY ARCHITECTURAL GROUP, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF WOODLEY ARCHITECTURAL GROUP, INC.

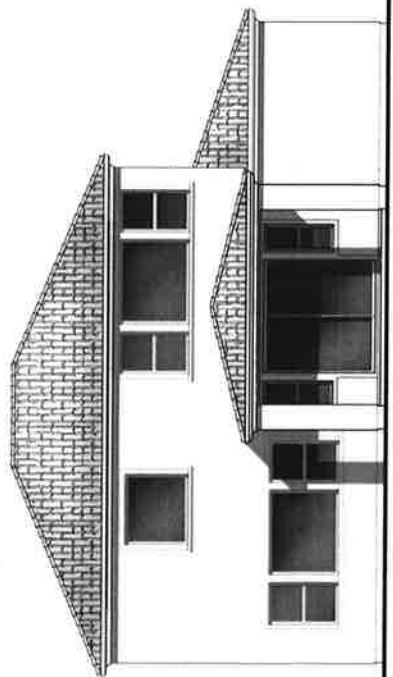


ROOF PLAN 'C'
12/19/17

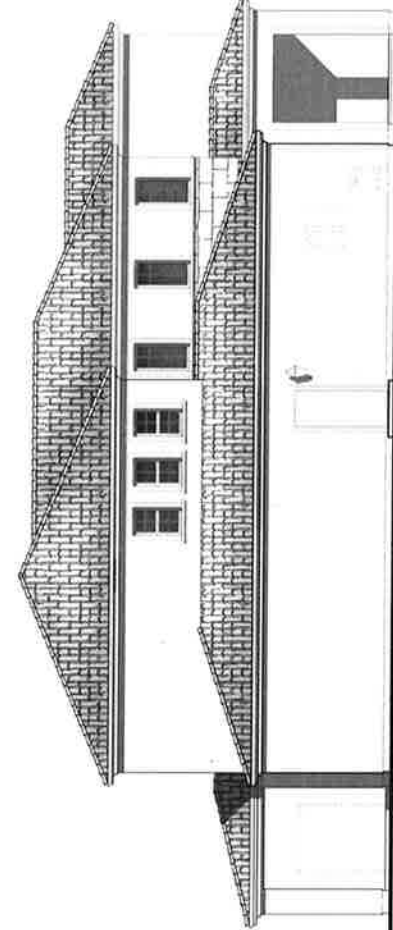
CONCRETE TILE ROOF 18" JACO
RAV 8"X12" ON 1" JACO
1" INS. FIBER GLASS
INSULATION



RIGHT ELEVATION 'C'
12/19/17



REAR ELEVATION 'C'
12/19/17



LEFT ELEVATION 'C'
12/19/17

12.19.17

CALATLANTIC
HOMES

PLAN TWO | ELEVATION C

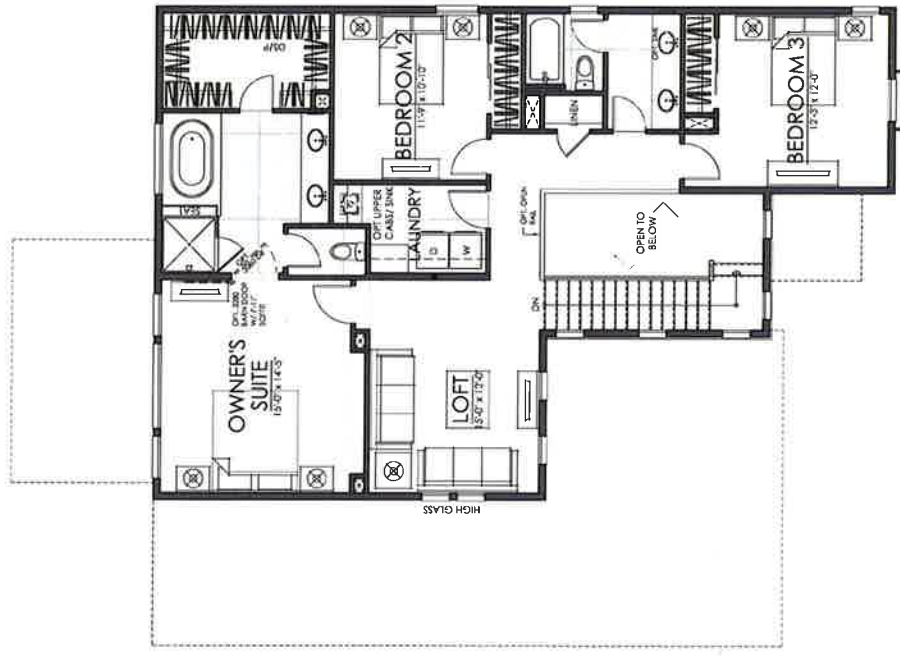
MANGINI | CALATLANTIC HOMES
FOLSOM, CALIFORNIA

woodley
architectural
group, inc
california 7731 boulevard of suite 8
california 77243 boulevard 11, suite A
santa ana, ca 92705 / 949 553 8719

THIS DOCUMENT AND ITS CONTENTS ARE THE PROPERTY OF WOODLEY ARCHITECTURAL GROUP, INC. AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DOCUMENT WITHOUT THE WRITTEN CONSENT OF WOODLEY ARCHITECTURAL GROUP, INC. IS STRICTLY PROHIBITED. © 2017 WOODLEY ARCHITECTURAL GROUP, INC. ALL RIGHTS RESERVED.

12.19.17

MANGINI | CALATLANTIC HOMES
FOLSOM, CALIFORNIA

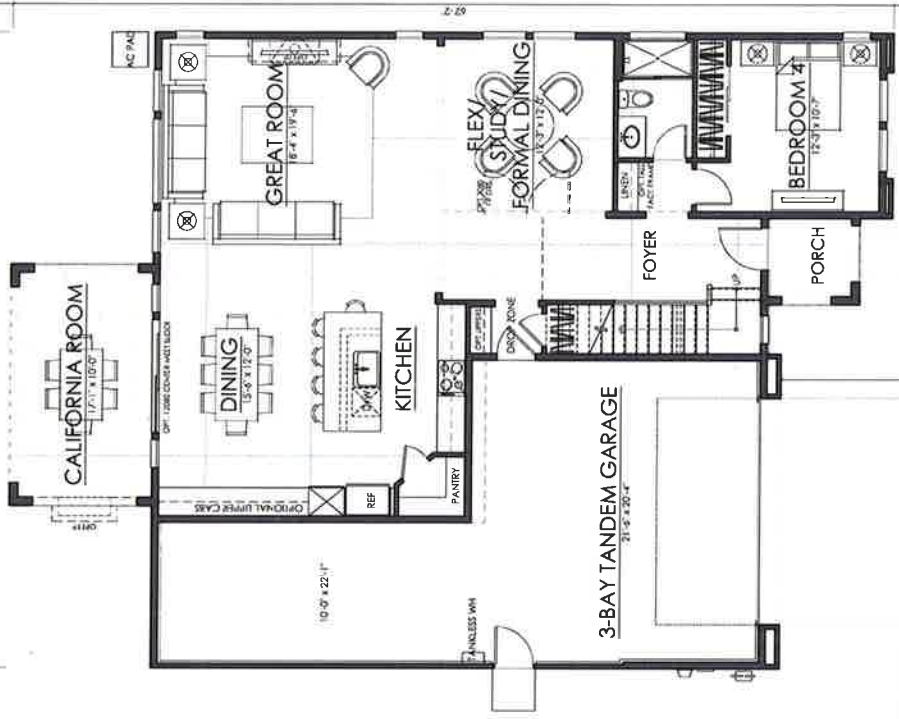


FIRST FLOOR
 SECOND FLOOR
TOTAL LIVING

LOT COVERAGE
 MAX COVERAGE (50%)

PLAN TWO | 2660 SQ. FT.

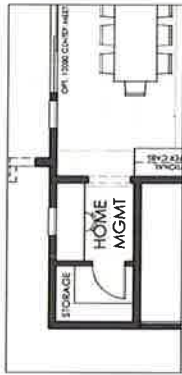
LOT SIZE: 55'-0" X 105'-0"



1381 SQ. FT.
 1279 SQ. FT.
2660 SQ. FT.

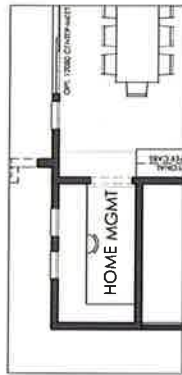
2304 SQ. FT.
 2887 SQ. FT.

PLAN TWO | 2660 SQ. FT.



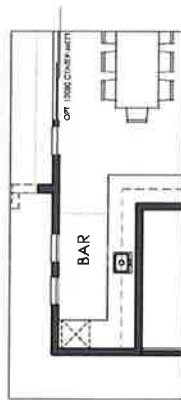
**OPT. HOME MGMT AND STORAGE
AT GARAGE**
1/4" = 1/0"

ELEVATION
SIM. AT ELEVATIONS B & C



**OPT. HOME MGMT
AT GARAGE**
1/4" = 1/0"

ELEVATION A
SIM. AT ELEVATIONS B & C



**OPT. BAR
AT GARAGE**
1/4" = 1/0"

ELEVATION A
SIM. AT ELEVATIONS B & C

12.19.17



**PLAN TWO | 2660 SQ. FT.
MANGINI | CALATLANTIC HOMES
FOLSOM, CALIFORNIA**

NOTE: THIS FLOOR PLAN IS A GENERAL REPRESENTATION OF THE PROPOSED DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

THIS DRAWING IS THE PROPERTY OF WOODLEY ARCHITECTURAL GROUP, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF WOODLEY ARCHITECTURAL GROUP, INC.



Woodley
architectural
group, inc.
calameda // 731 southpark at suite 8
folsom, ca 95629 / 303.883.7331
www.woodleyarchitectural.com
sanrafa, ca 97057 / 949.553.8679



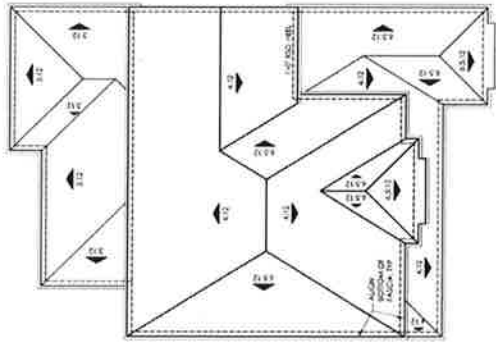
12.19.17



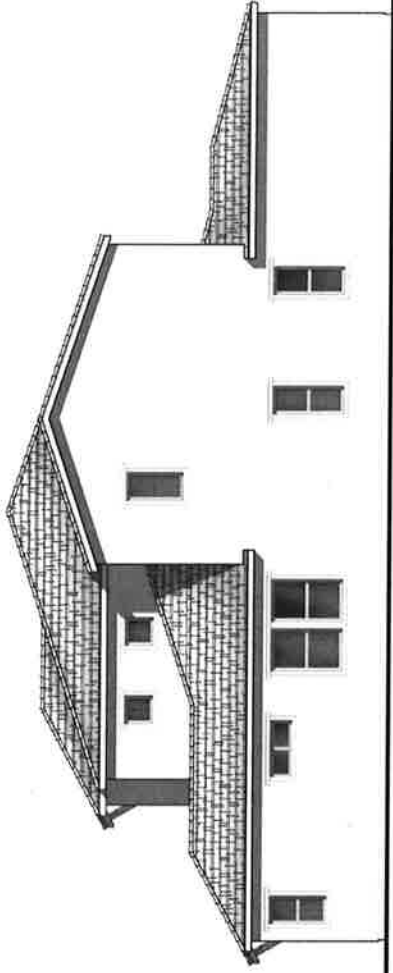
PLAN THREE | FRONT ELEVATIONS
MANGINI | CALATLANTIC HOMES
 FOLSOM, CALIFORNIA

NOTE: THIS IS A CONCEPTUAL RENDERING. MATERIALS AND FINISHES ARE SUBJECT TO CHANGE WITHOUT NOTICE.

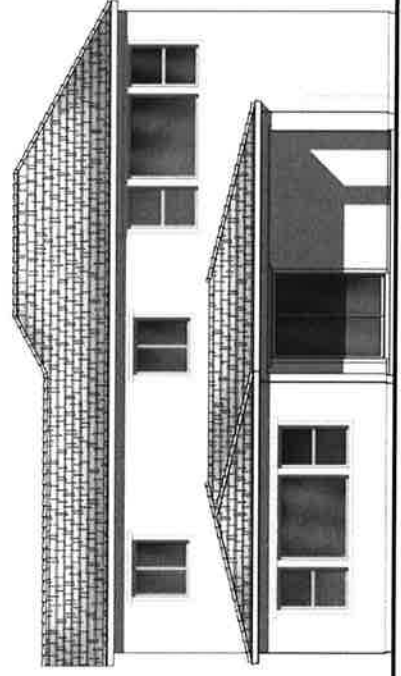




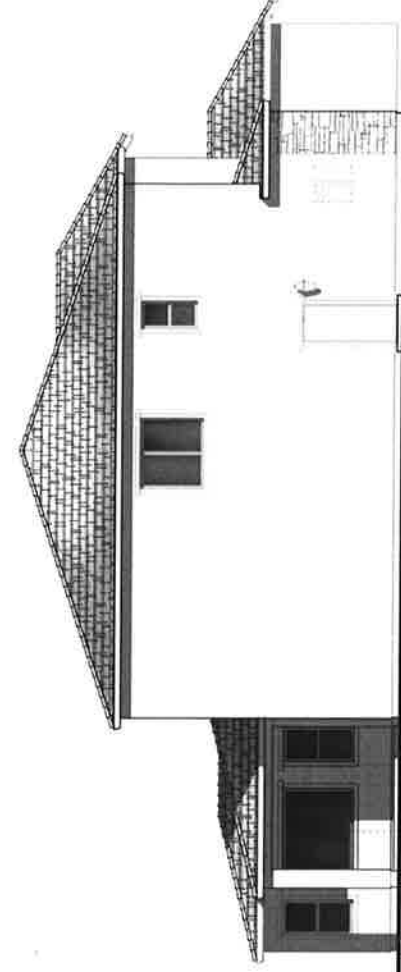
ROOF PLAN 'B'
 1/8" = 1'-0"
 CONCRETE SLAB FLOOR, TYP. JAMB.
 CONCRETE SLAB FLOOR, TYP. JAMB.
 BASE F TYP. OF JAMB.
 TYPICAL CASE



RIGHT ELEVATION 'B'
 1/4" = 1'-0"
 EUROPEAN COTTAGE



REAR ELEVATION 'B'
 1/4" = 1'-0"
 EUROPEAN COTTAGE



LEFT ELEVATION 'B'
 1/4" = 1'-0"
 EUROPEAN COTTAGE

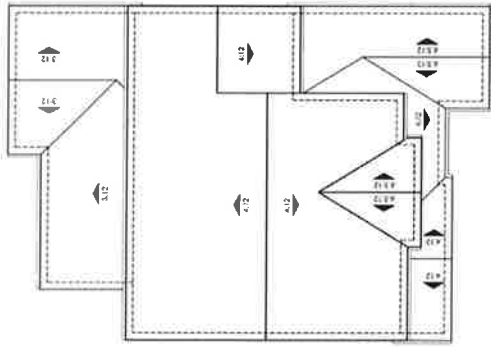
12.19.17



PLAN THREE | ELEVATION B
MANGINI | CALATLANTIC HOMES
 FOLSOM, CALIFORNIA

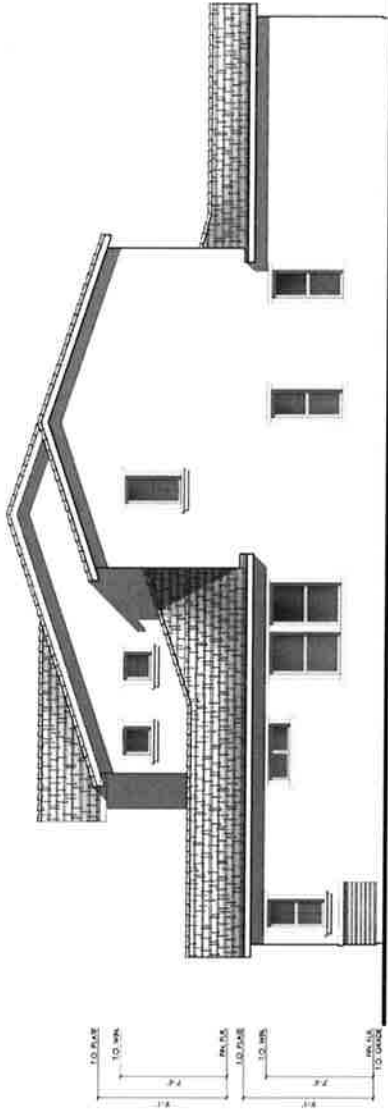


celebrate // 75th anniversary of June 8
 1945 - 2020
 celebrate // 75th anniversary of June 8
 1945 - 2020
 celebrate // 75th anniversary of June 8
 1945 - 2020



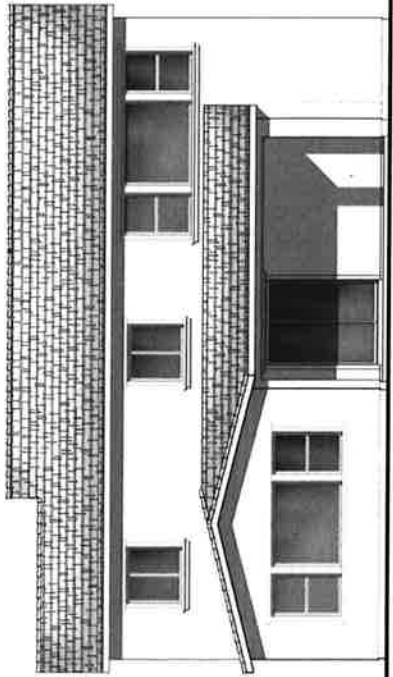
ROOF PLAN 'D'
 1/8" = 1'-0"
 CONCRETE RAFTER ROOF TRUSS
 DATE: 10/27/17
 WESTERN FABRIHOUSE

RIGHT ELEVATION 'D'
 1/4" = 1'-0"



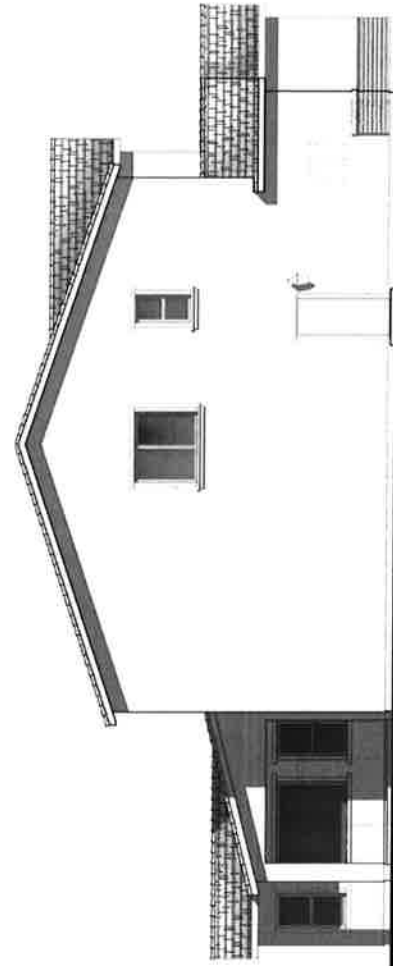
WESTERN FABRIHOUSE

REAR ELEVATION 'D'
 1/4" = 1'-0"



WESTERN FABRIHOUSE

LEFT ELEVATION 'D'
 1/4" = 1'-0"



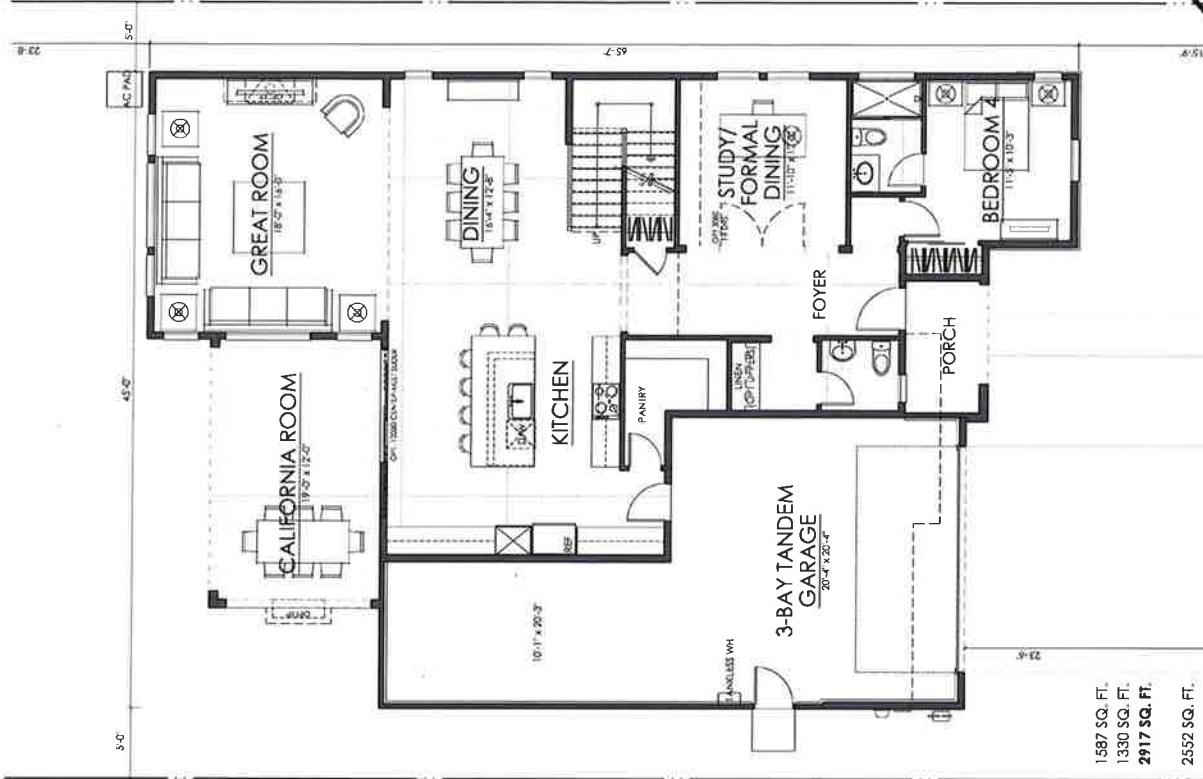
12.19.17

CALATLANTIC HOMES

PLAN THREE | ELEVATION D
MANGINI | CALATLANTIC HOMES
 FOLSOM, CALIFORNIA

woodley architectural group, inc.
 colorado 17731 Northgate Dr. Suite 8
 Milliken, CO 80132
 colorado 17731 Northgate Dr. Suite 8
 Aurora, CO 80017
 colorado 17731 Northgate Dr. Suite 8
 Aurora, CO 80017

THIS DOCUMENT IS THE PROPERTY OF WOODLEY ARCHITECTURAL GROUP, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF WOODLEY ARCHITECTURAL GROUP, INC.

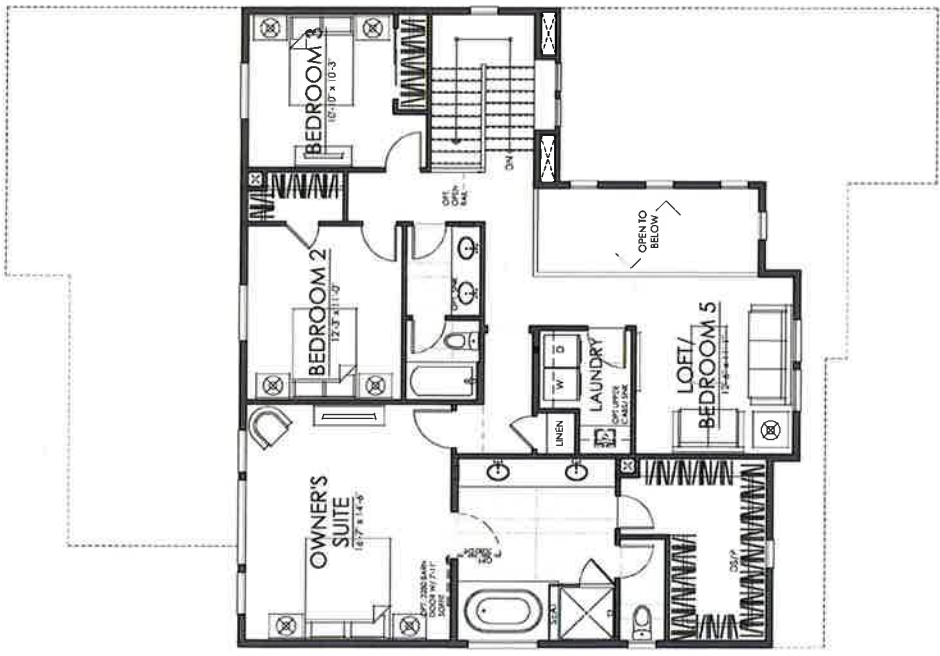


LOT SIZE: 55'-0" X 105'-0"

FIRST FLOOR 1897 SQ. FT.
 SECOND FLOOR 1330 SQ. FT.
TOTAL LIVING 2917 SQ. FT.

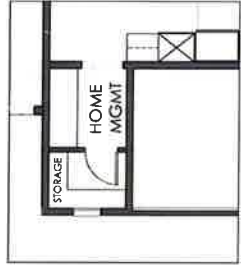
LOT COVERAGE 2552 SQ. FT.
 MAX COVERAGE (50%) 2887 SQ. FT.

PLAN THREE | 2917 SQ. FT.



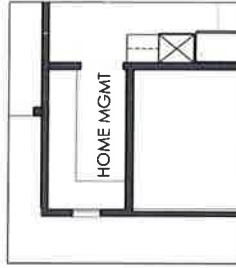
12.19.17

THIS DOCUMENT IS PROVIDED FOR INFORMATION ONLY. IT IS NOT A CONTRACT. THE INFORMATION CONTAINED HEREIN IS SUBJECT TO CHANGE WITHOUT NOTICE. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSE.



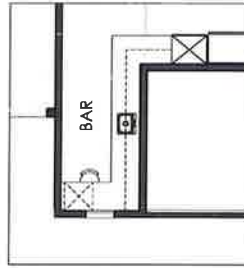
**OPT. HOME MGMT AND STOR.
AT GARAGE**
1/4" = 1'-0"

IN LIEU OF TANDEN BAY
ELEVATION 'A'
SM. AT ELEVATIONS 'B' & 'D'



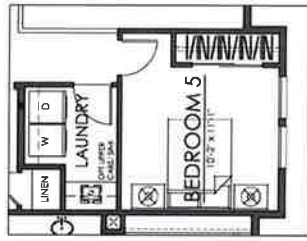
**OPT. HOME MGMT
AT GARAGE**
1/4" = 1'-0"

IN LIEU OF TANDEN BAY
ELEVATION 'A'
SM. AT ELEVATIONS 'B' & 'D'



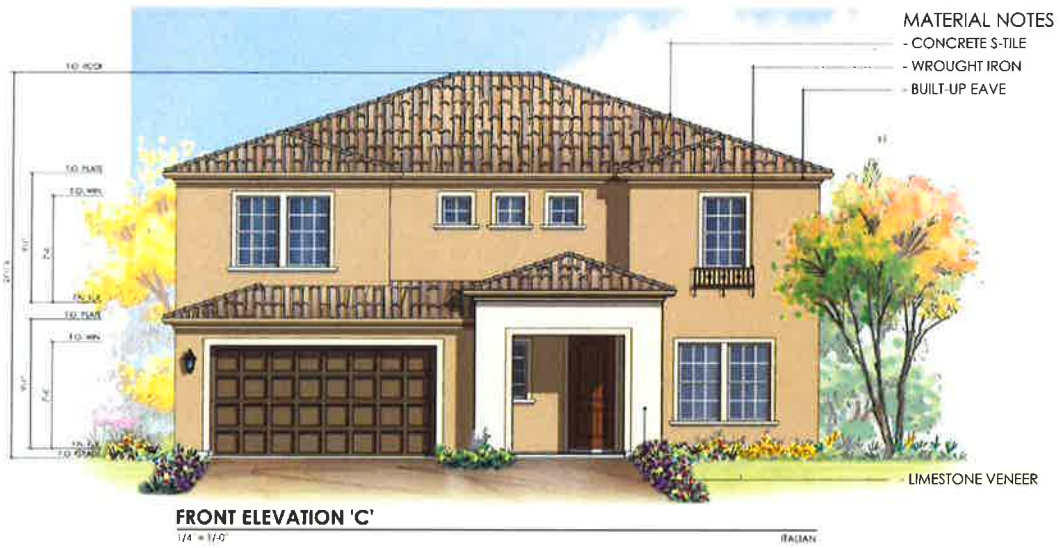
**OPT. BAR
AT GARAGE**
1/4" = 1'-0"

IN LIEU OF TANDEN BAY
ELEVATION 'A'
SM. AT ELEVATIONS 'B' & 'D'



**OPT. BEDROOM 5
I.L.O. LOFT**
1/4" = 1'-0"

ELEVATION 'A'
SM. AT ELEVATIONS 'B' & 'D'



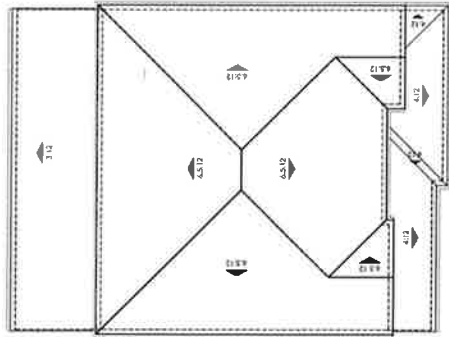
12.19.17



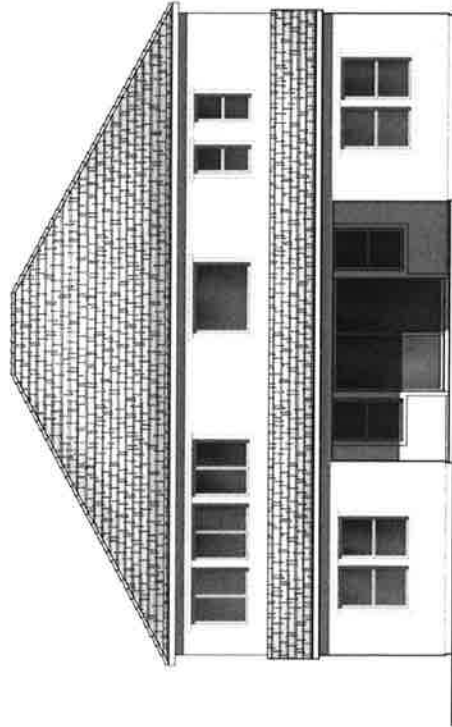
PLAN FOUR | FRONT ELEVATIONS
MANGINI | CALATLANTIC HOMES
FOLSOM, CALIFORNIA

NOTE: THIS ARCHITECTURAL DRAWING IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.

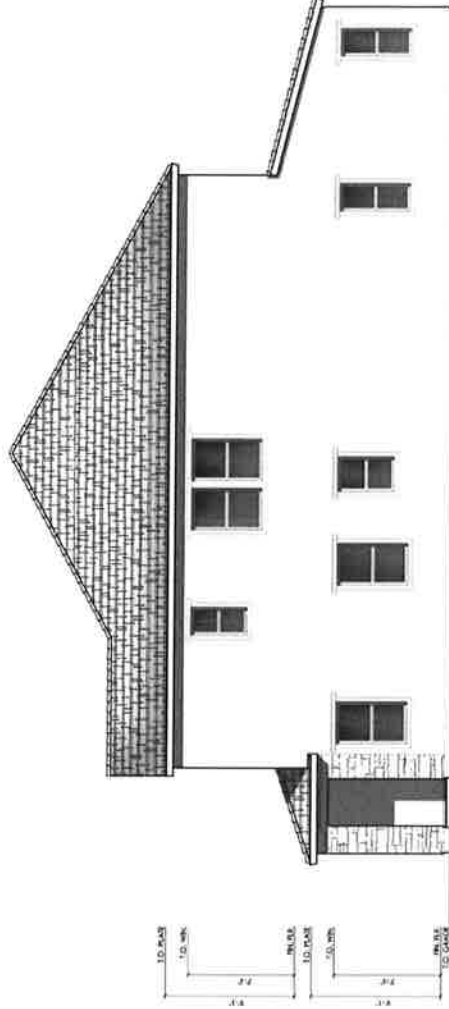




ROOF PLAN 'B'
1/8" = 1'-0"
CONCRETE SLAB ROOF W/ 4" PS
RAFTERS ON 2" x 6" JOISTS
EUROPEAN COTTAGE

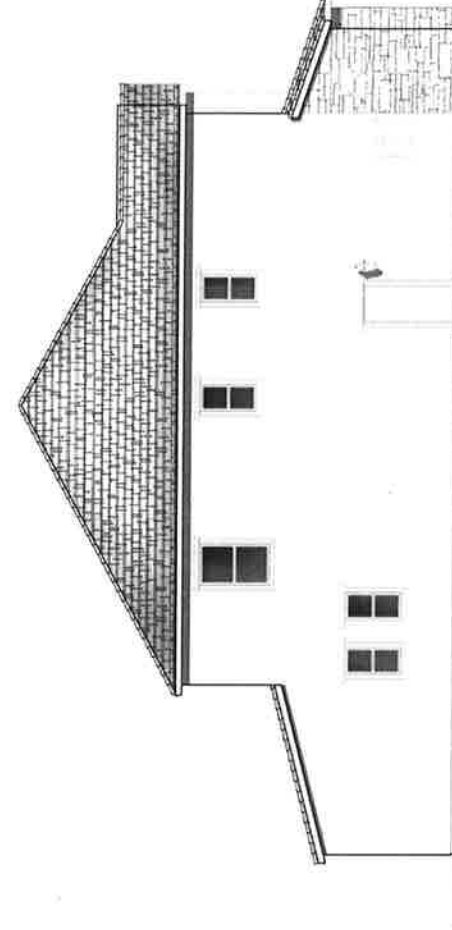


REAR ELEVATION 'B'
1/4" = 1'-0"
EUROPEAN COTTAGE



RIGHT ELEVATION 'B'
1/4" = 1'-0"

EUROPEAN COTTAGE



LEFT ELEVATION 'B'
1/4" = 1'-0"



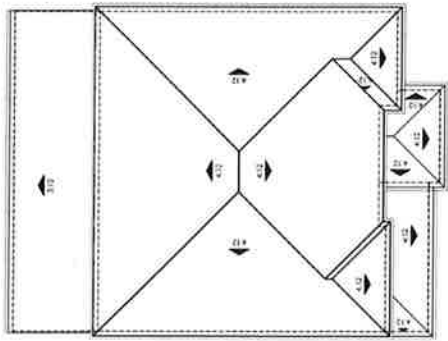
PLAN FOUR | ELEVATION B
MANGINI | CALATLANTIC HOMES
FOLOSOM, CALIFORNIA

CALATLANTIC HOMES

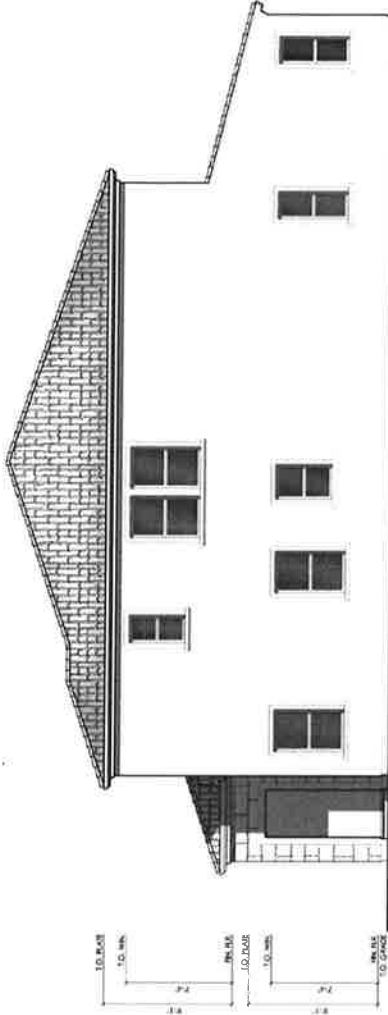
12.19.17

woodley architectural group, inc.
celebrado // 731 southgate dr, suite 8
billerica, ca 94120 / 530.953.7251
www.woodleyarch.com
sanrafael, ca 94583 / 415.333.8819
sanrafael, ca 94583 / 415.333.8819

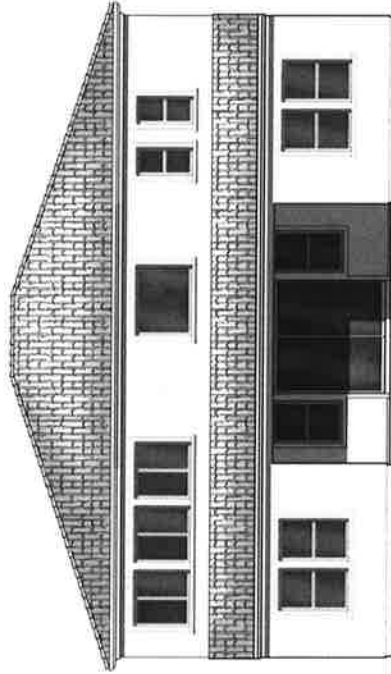
THIS DOCUMENT IS THE PROPERTY OF WOODLEY ARCHITECTURAL GROUP, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF WOODLEY ARCHITECTURAL GROUP, INC. IS STRICTLY PROHIBITED. WOODLEY ARCHITECTURAL GROUP, INC. IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DOCUMENT. © 2017 WOODLEY ARCHITECTURAL GROUP, INC.



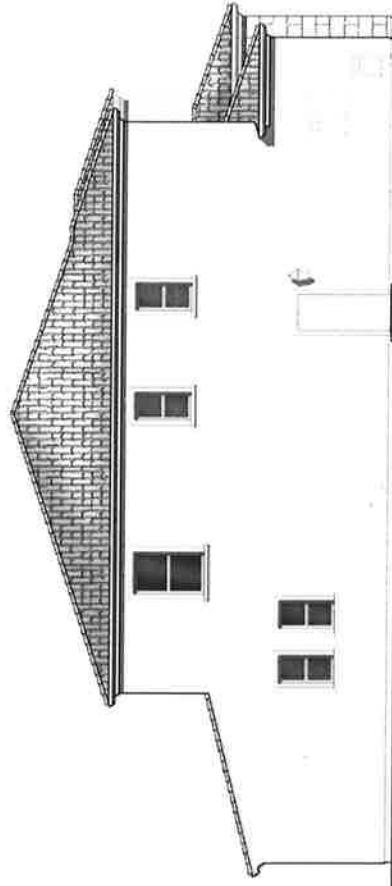
ROOF PLAN 'C'
1/8" = 1'-0"
CONCRETE IN ROOF TRUSS AND RAFTERS



RIGHT ELEVATION 'C'
1/8" = 1'-0"



REAR ELEVATION 'C'
1/8" = 1'-0"



LEFT ELEVATION 'C'
1/8" = 1'-0"

12.19.17

CAL-ATLANTIC HOMES

PLAN FOUR | ELEVATION C
MANGINI | CALATLANTIC HOMES
FOLSOM, CALIFORNIA

woodley architectural group inc.
colorado // 731 southpark cir, suite B
milliken, colorado 80130
colorado // 10000 e. 1st ave, suite 100
denver, colorado 80231
san joe area, ca // 92705 / 949 553 8119

NOTES: 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. 2. FINISHES AND MATERIALS TO BE DETERMINED AT THE TIME OF PERMITTING. 3. REFER TO ALL OTHER DRAWINGS FOR COMPLETE INFORMATION. 4. THIS DRAWING IS THE PROPERTY OF WOODLEY ARCHITECTURAL GROUP, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. 5. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF WOODLEY ARCHITECTURAL GROUP, INC. IS STRICTLY PROHIBITED. 6. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF WOODLEY ARCHITECTURAL GROUP, INC.

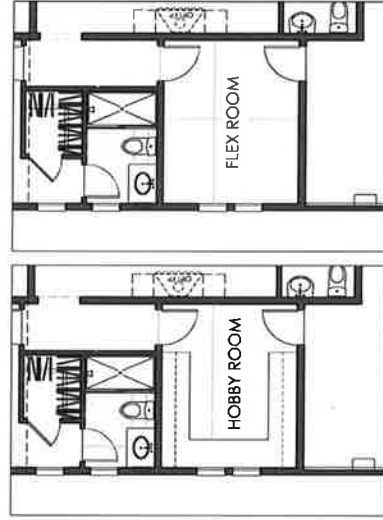
12.19.17



PLAN FOUR | 3230 SQ. FT.
MANGINI | CALATLANTIC HOMES

FOLSOM, CALIFORNIA

THIS DOCUMENT IS PROVIDED FOR DESIGN INFORMATION AND THE ARCHITECT ASSUMES NO LIABILITY FOR ANY PART OF THIS DOCUMENT. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE PLANS. THE ARCHITECT DOES NOT GUARANTEE THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE PLANS. THE ARCHITECT DOES NOT GUARANTEE THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS.



OPT. HOBBY ROOM
AT GARAGE

1/4" = 1'-0" ELEVATION B
SIM. AT ELEVATIONS C & D

OPT. FLEX ROOM
AT GARAGE

1/4" = 1/4" ELEVATION B
SIM. AT ELEVATIONS C & D

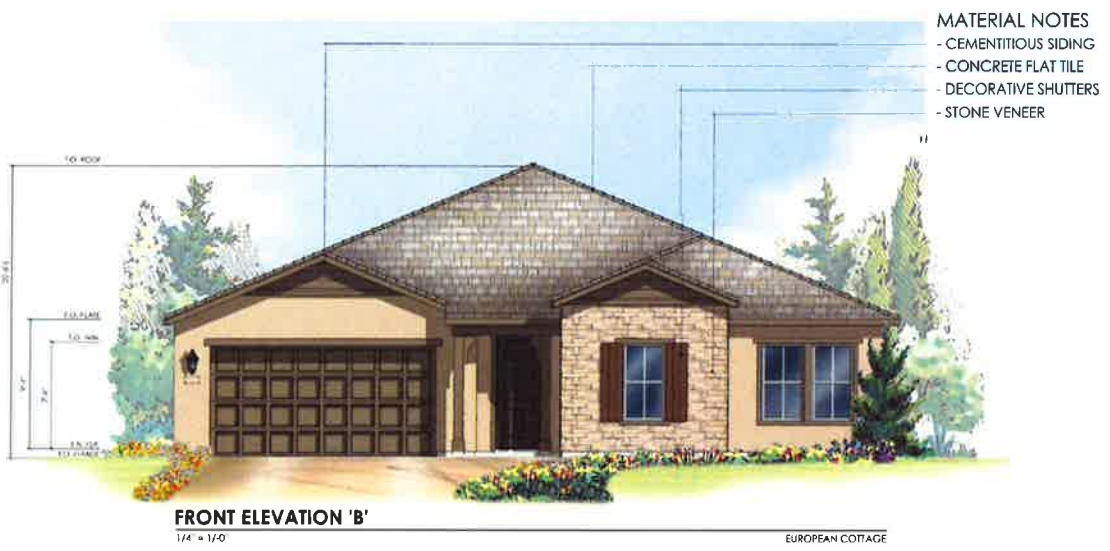


Woodley
architectural
group, inc.
colleada // 731 southpark dr, suite 8
hillsboro, ca 94127 / 530 6837231
www.woodleyarchitect.com
san diego, ca 92108 / 619 553 8819



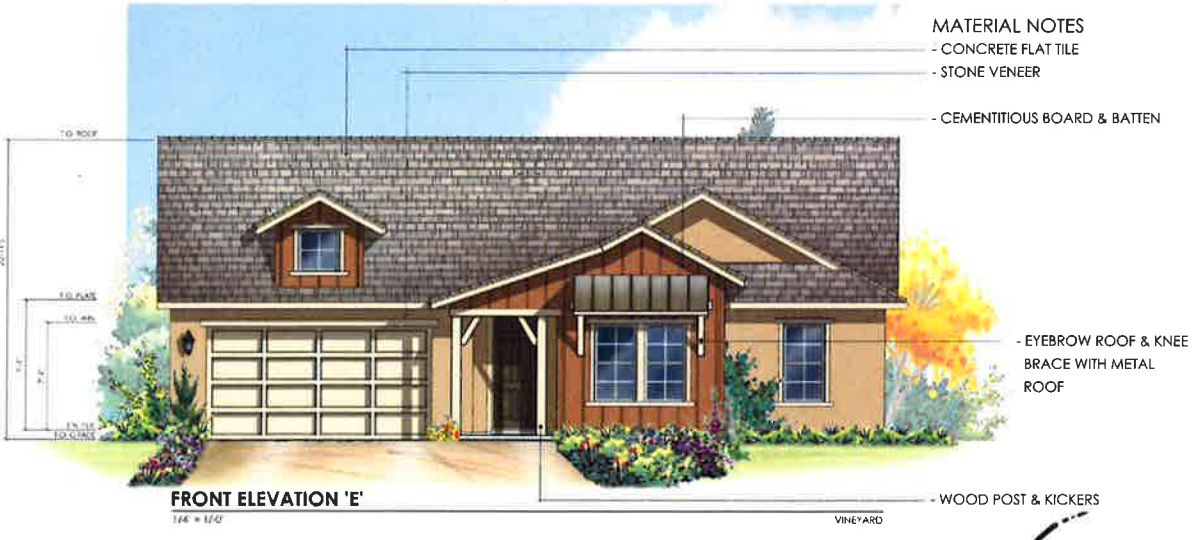
FRONT ELEVATION 'A'
1/4" = 1'-0"

CALIFORNIA RANCH



FRONT ELEVATION 'B'
1/4" = 1'-0"

EUROPEAN COTTAGE



FRONT ELEVATION 'E'
1/4" = 1'-0"

VINEYARD

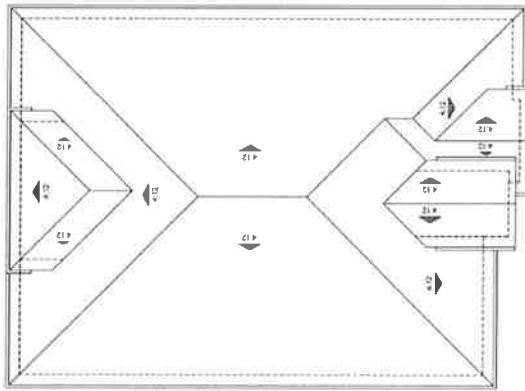
12.19.17



PLAN FIVE | FRONT ELEVATIONS
MANGINI | CALATLANTIC HOMES
FOLSOM, CALIFORNIA

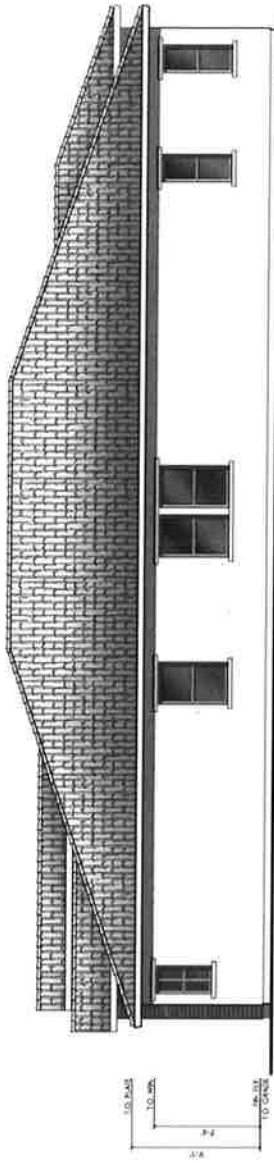
NOTE: TO AVOID COPYRIGHT AND TRADE MARK VIOLATION, ALL ARCHITECTURAL DRAWINGS ARE THE PROPERTY OF WOODLEY ARCHITECTURAL GROUP, INC. AND SHOULD NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.





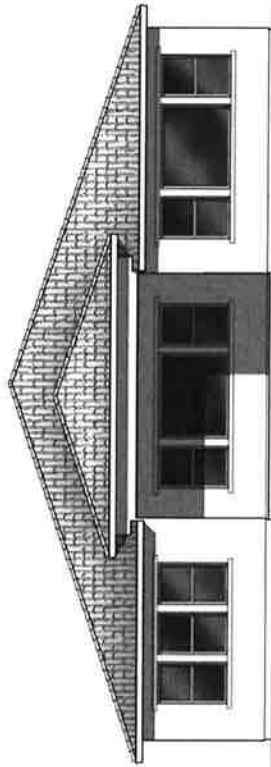
ROOF PLAN 'A'
1/8" = 1'-0"

CONCRETE FLOOR FIN. JACO
 CONCRETE FLOOR FIN. JACO
 WALL TO THE OUT. LAND
 CALIFORNIA RANCH



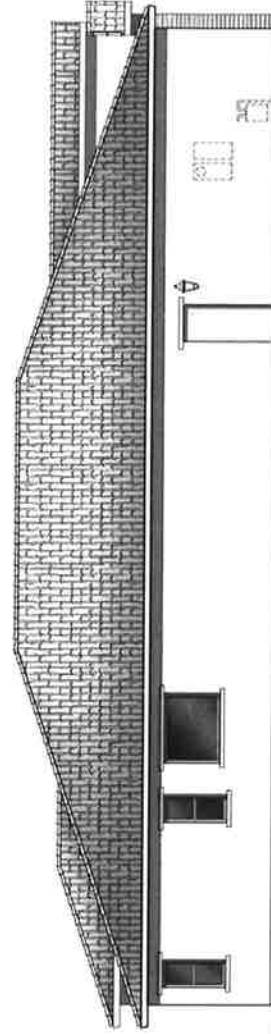
RIGHT ELEVATION 'A'
1/4" = 1'-0"

CALIFORNIA RANCH



REAR ELEVATION 'A'
1/4" = 1'-0"

CALIFORNIA RANCH



LEFT ELEVATION 'A'
1/4" = 1'-0"

12.19.17

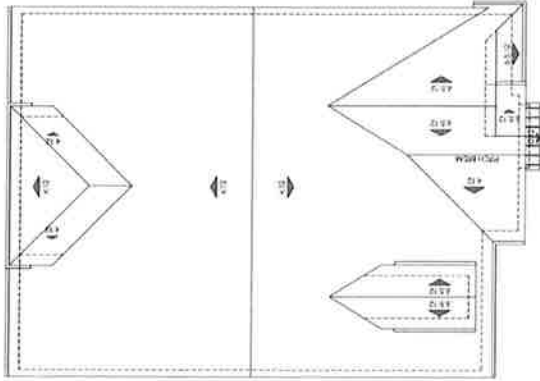
CallAtlantic
HOMES

PLAN FIVE | ELEVATION A
MANGINI | CALATLANTIC HOMES
 FOLSOM, CALIFORNIA

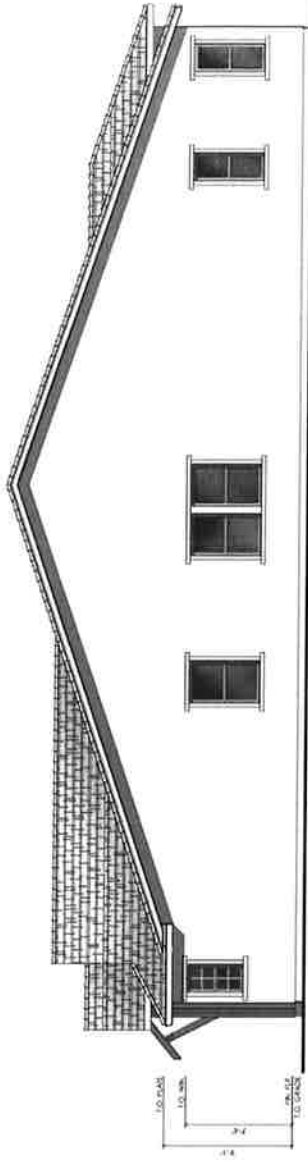
CALIFORNIA RANCH

woodley architectural group, inc.
 1721 SOUTHWEST DR. SUITE B
 MILLIKEN, CO 80120 / 303.683.7291
 1729 W. PROSPECT AVE.
 DENVER, CO 80202 / 724.440.8500
 DENVER, CO 80202 / 724.440.8500

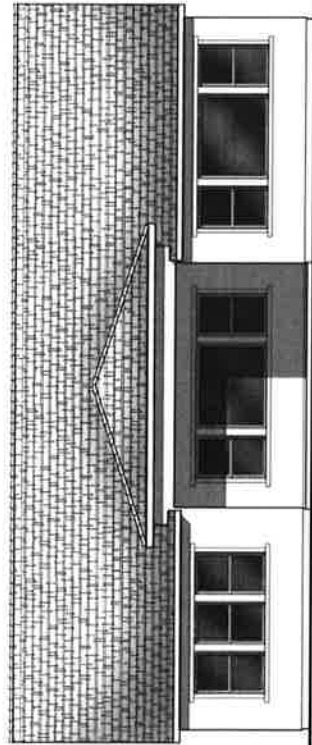
THIS DOCUMENT IS THE PROPERTY OF WOODLEY ARCHITECTURAL GROUP, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF WOODLEY ARCHITECTURAL GROUP, INC.



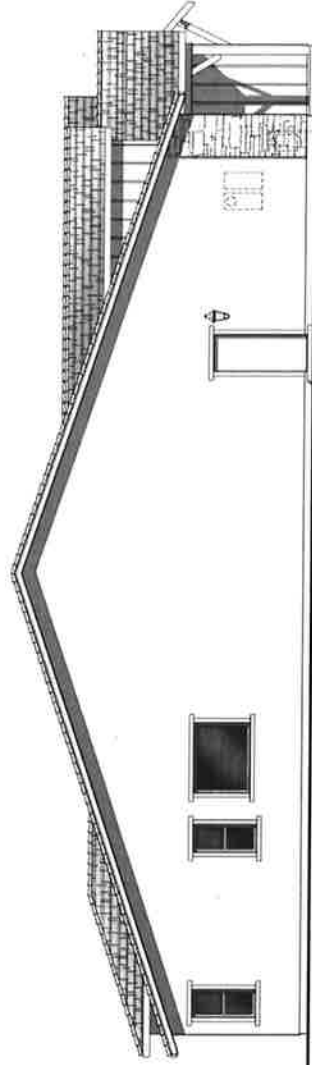
ROOF PLAN 'E'
1/8" = 1'-0"
CONCRETE SLAB ROOF PER S.D.S.
DAVIS & DREW CIVIL AND
ARCHITECTURE INC. 03-18-2022
VINEYARD



RIGHT ELEVATION 'E'
1/4" = 1'-0"
VINEYARD



REAR ELEVATION 'E'
1/4" = 1'-0"
VINEYARD



LEFT ELEVATION 'E'
1/4" = 1'-0"
VINEYARD

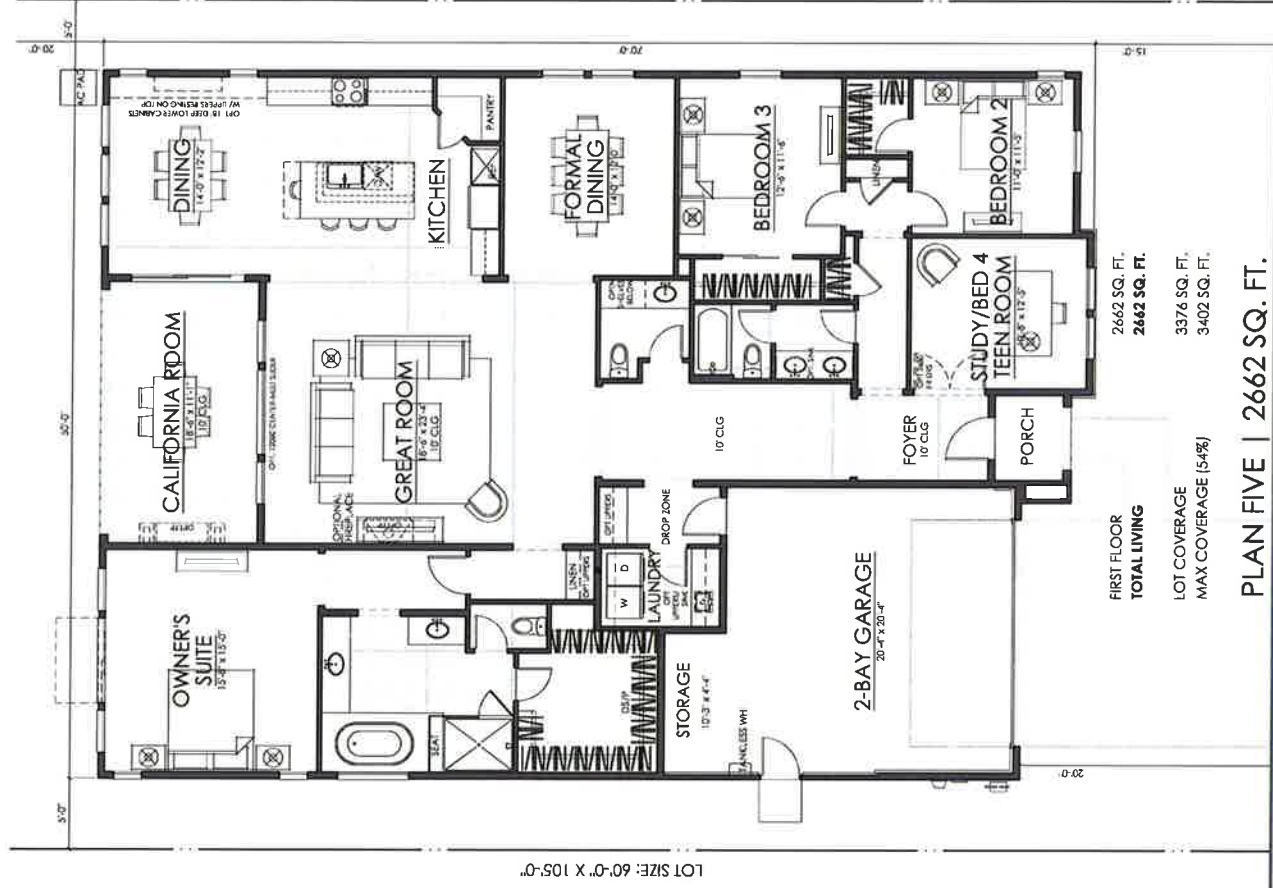
12.19.17

CALATLANTIC HOMES

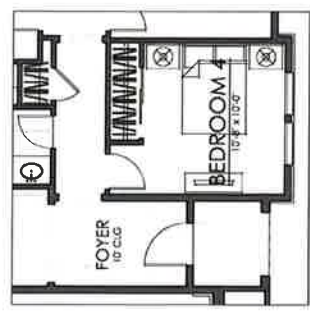
PLAN FIVE | ELEVATION E
MANGINI | CALATLANTIC HOMES
FOLSOM, CALIFORNIA

WOODLEY ARCHITECTURAL GROUP, INC. 12000 WOODLEY AVENUE, SUITE 100, SAN JOSE, CA 95131
TEL: (408) 253-1100 FAX: (408) 253-1101 WWW.WOODLEYARCHITECTURALGROUP.COM





PLAN FIVE | 2662 SQ. FT.
MANGINI | CALATLANTIC HOMES
 FOLSOM, CALIFORNIA





FRONT ELEVATION 'A'
114' x 17'0"

CALIFORNIA RANCH

- MATERIAL NOTES**
- CONCRETE S-TILE
 - DECORATIVE PIPES
 - BRICK TRIM
 - CEMENTIOUS SIDING

- BRICK VENEER



FRONT ELEVATION 'C'
114' x 17'0"

ITALIAN

- MATERIAL NOTES**

- DECORATIVE SHUTTERS
- LIMESTONE VENEER
- CONCRETE S-TILE
- BUILT-UP EAVE

- CAST TRIM



FRONT ELEVATION 'E'
114' x 17'0"

VINEYARD

- MATERIAL NOTES**

- CONCRETE FLAT TILE
- STONE VENEER
- CEMENTITIOUS BOARD & BATTEN
- WOOD POST & KICKERS

- EYEBROW
ROOF & KNEE
BRACE WITH
METAL ROOF

12.19.17

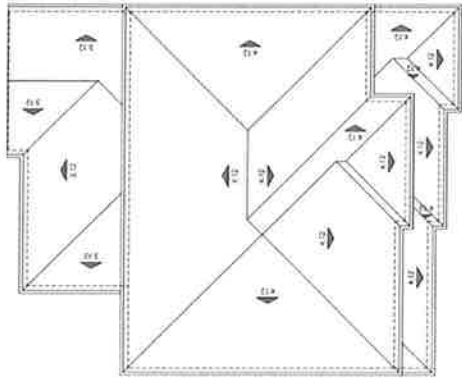


PLAN SIX | FRONT ELEVATIONS
MANGINI | CALATLANTIC HOMES
FOLSOM, CALIFORNIA

NOTE: TO ACHIEVE THESE VIEWS, TREE PLANTING IS REQUIRED. ALL DIMENSIONS ARE APPROXIMATE. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.



colorado // 731 southpark dr. suite B
littleton co 80120 / 303.683.7231
california // 2943 pullman st. suite A
santa ana, ca 92705 / 949.553.8919



ROOF PLAN 'C'
1/8" = 1'-0"

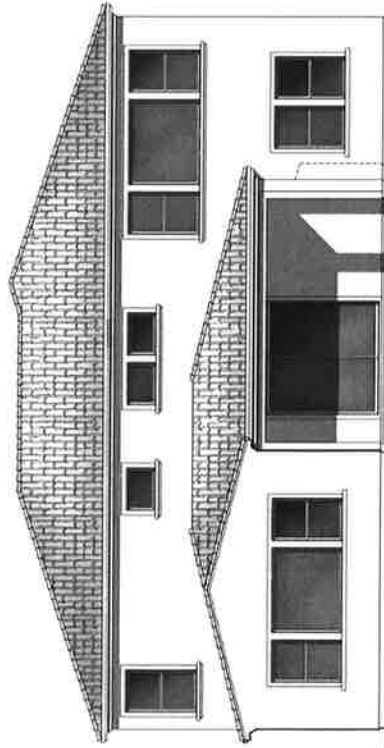
CONCRETE 1/2" MIN. ROOF DRY-PILE
AND 1/2" MIN. INSULATION
AND 1/2" MIN. D.P. AND
ITALIAN



RIGHT ELEVATION 'C'

1/4" = 1'-0"

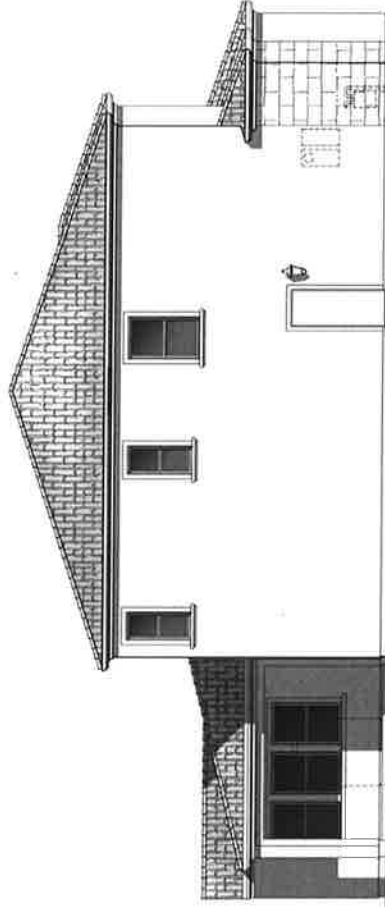
ITALIAN



REAR ELEVATION 'C'

1/4" = 1'-0"

ITALIAN



LEFT ELEVATION 'C'

1/4" = 1'-0"

ITALIAN

12.19.17

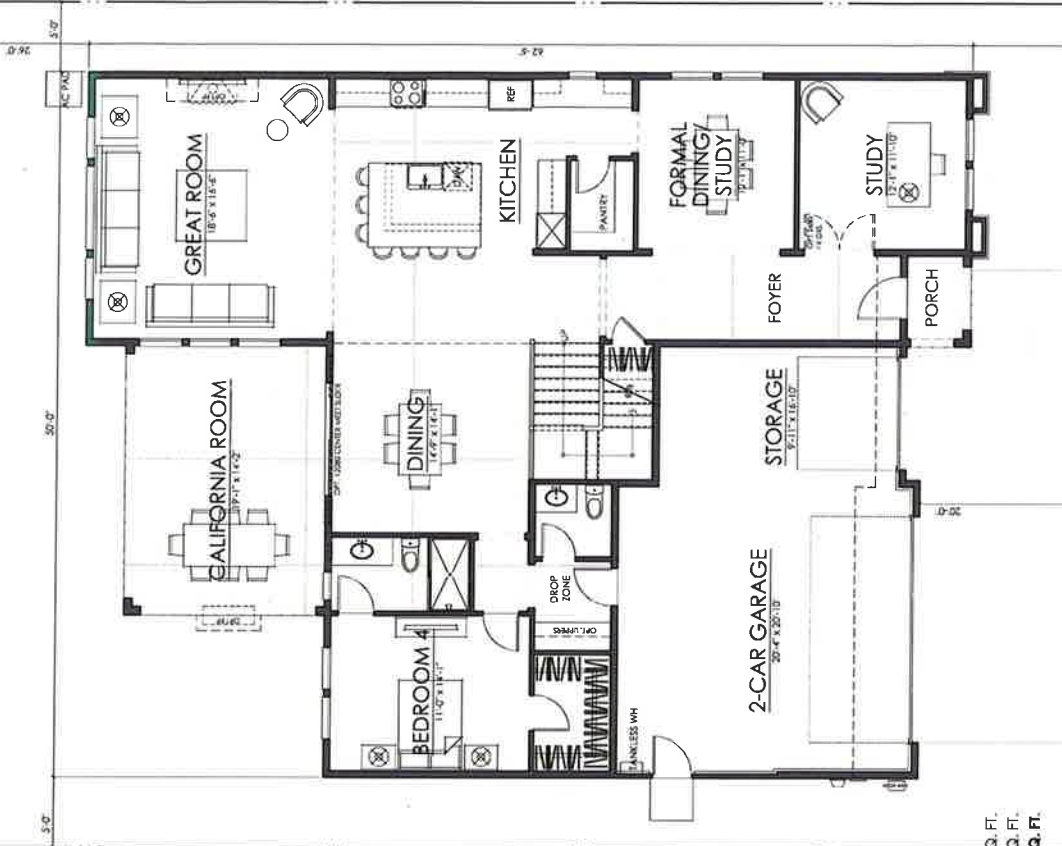
CALATLANTIC HOMES™

PLAN SIX | ELEVATION C
MANGINI | CALATLANTIC HOMES
FOLSOM, CALIFORNIA

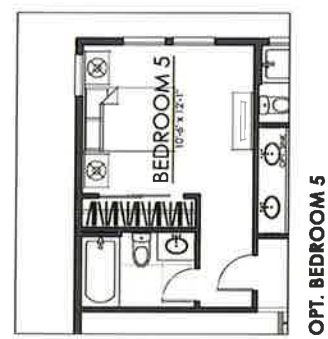
NOTES: 1. THIS DRAWING IS THE PROPERTY OF WOODLEY ARCHITECTURAL GROUP, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. 2. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF WOODLEY ARCHITECTURAL GROUP, INC. IS STRICTLY PROHIBITED. 3. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN PERMISSION OF WOODLEY ARCHITECTURAL GROUP, INC.



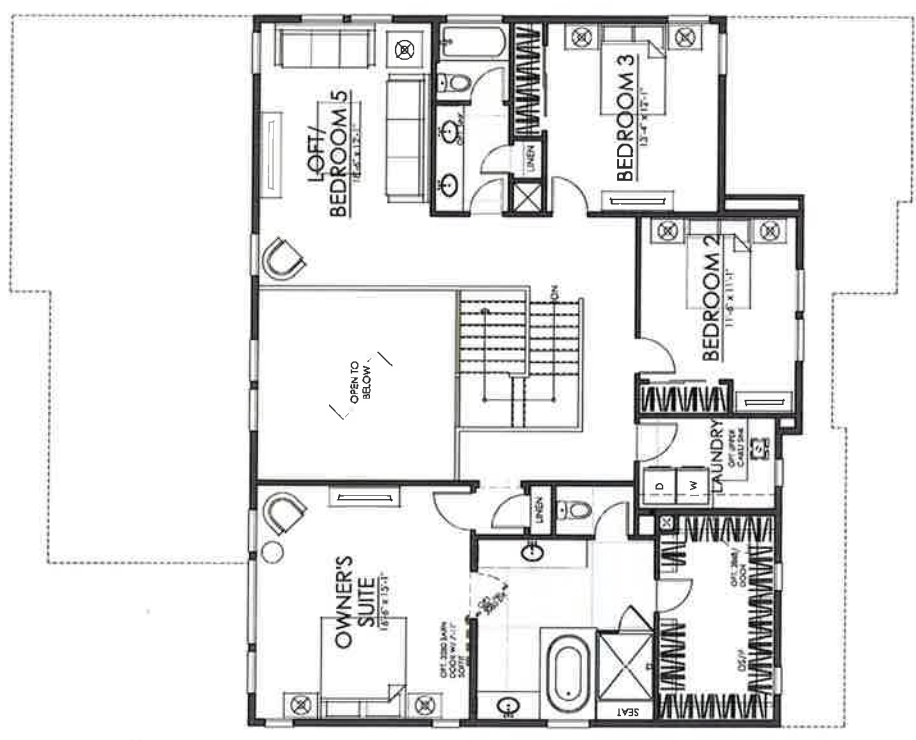
woodley
architectural
group, inc.
caterado // 731 southpark dr, suite 8
folsom, ca 95630 // 916.433.8833 // 7251
caterado // 7251 caterado dr, suite 8
san joe, ca 95205 // 916.433.8819



LOT SIZE: 60'-0" X 105'-0"



OPT. BEDROOM 5
I.L.O. LOFT
12'-0" x 11'-0"
S.M. AT ELEVATIONS C & E



FIRST FLOOR 1848 SQ. FT.
SECOND FLOOR 1563 SQ. FT.
TOTAL LIVING 3411 SQ. FT.
LOT COVERAGE 2757 SQ. FT.
MAX COVERAGE (50%) 3150 SQ. FT.

PLAN SIX | 3411 SQ. FT.

MANGINI | CALATLANTIC HOMES
FOLSOM, CALIFORNIA



12.19.17



calatlan@woodleyarch.com
11500 W. 14th St., Suite 8
Folsom, CA 95630
916.983.7231
www.woodleyarch.com
sanrafael@woodleyarch.com
sanrafael.oca.92705 / 949.533.9919

THIS DRAWING IS PROVIDED FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



- MATERIAL NOTES**
- CONCRETE S-TILE
 - DECORATIVE PIPES
 - BRICK VENEER
 - WROUGHT IRON

FRONT ELEVATION 'A'
 1/4" = 1'-0"
 CALIFORNIA RANCH

- OPTIONAL GATE
- BRICK TRIM



- MATERIAL NOTES**
- CONCRETE S-TILE
 - CAST TRIM
 - DECORATIVE SHUTTERS

FRONT ELEVATION 'C'
 1/4" = 1'-0"
 ITALIAN

- OPTIONAL GATE



- MATERIAL NOTES**
- CEMENTITIOUS BOARD & BATTEN
 - CONCRETE FLAT TILE
 - STONE VENEER

FRONT ELEVATION 'E'
 1/4" = 1'-0"
 VINEYARD

- OPTIONAL GATE
- EYEBROW ROOF & KNEE BRACE WITH METAL ROOF

12.19.17



PLAN SEVEN | FRONT ELEVATIONS
MANGINI | CALATLANTIC HOMES
 FOLSOM, CALIFORNIA





FIRST FLOOR 1815 SQ. FT.
 SECOND FLOOR 1974 SQ. FT.
TOTAL LIVING 3789 SQ. FT.
 LOT COVERAGE (50%)
 MAX COVERAGE 3150 SQ. FT.

12.19.17



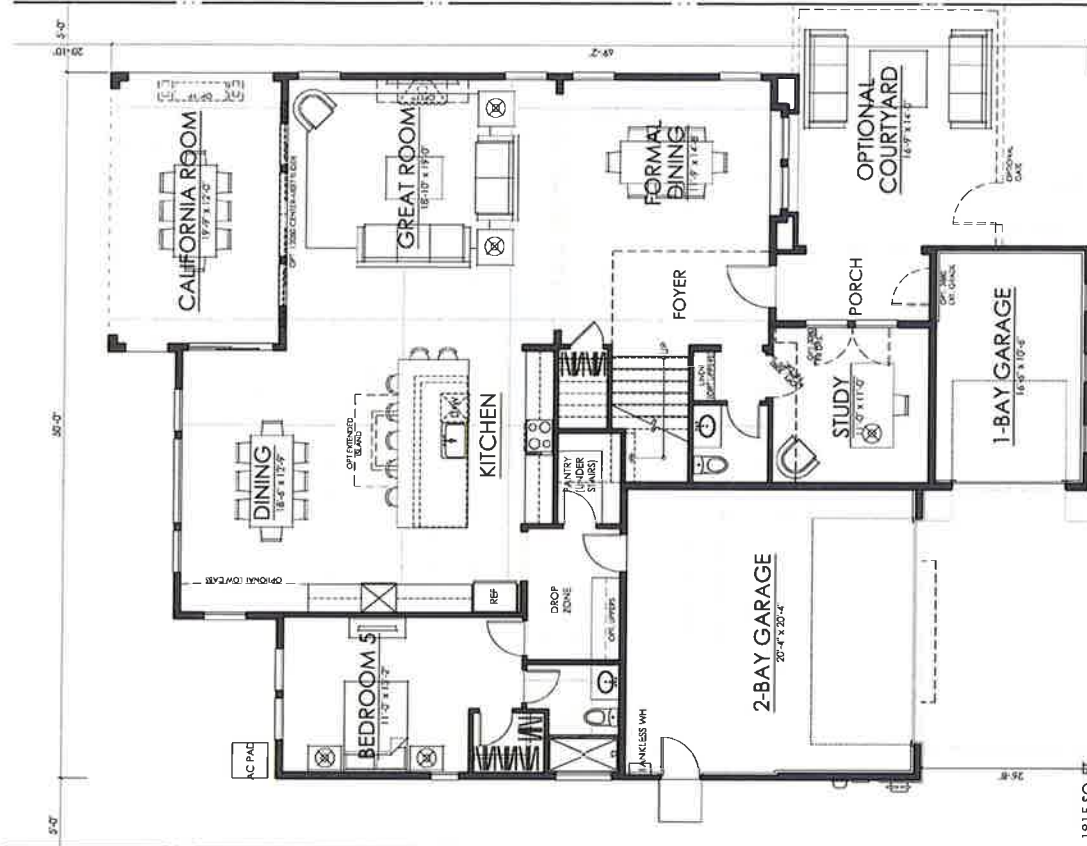
MANGINI | CALATLANTIC HOMES

FOLSOM, CALIFORNIA

THIS DRAWING HAS BEEN PREPARED BY MANGINI ARCHITECTURAL GROUP, INC. FOR THE ARCHITECT. IT IS THE PROPERTY OF MANGINI ARCHITECTURAL GROUP, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. WITHOUT THE WRITTEN PERMISSION OF MANGINI ARCHITECTURAL GROUP, INC.



woodley architectural group, inc.
 15000 E. 15th Avenue, Suite B
 Aurora, CO 80012
 phone: (303) 751-7226
 fax: (303) 751-7226
 website: www.woodleyarch.com
 santa ana, ca 92705 / 949 533 8119



LOT SIZE: 60'-0" X 105'-0"

Attachment 9

Folsom Ranch Central District Design Guidelines

FOLSOM RANCH, CENTRAL DISTRICT

DESIGN GUIDELINES



May | 2015



2

ARCHITECTURAL DESIGN GUIDELINES





ARCHITECTURAL GUIDING PRINCIPLES

The following residential guiding principles will guide the architecture to ensure quality development:

- Provide a varied and interesting streetscene.
- Focus of the home is the front elevation, not the garage.
- Provide a variety of garage placements.
- Provide detail on rear elevations where visible from the public streets.
- Choose appropriate massing and roof forms to define the architectural styles.
- Ensure that plans and styles provide a degree of individuality.
- Use architectural elements and details to reinforce individual architectural styles.

GENERAL ARCHITECTURAL GUIDELINES

Edge Conditions

Rear elevations visible from open spaces and major roadways shall incorporate enhanced details used on the front elevation of the home. Rear elevations observable from open spaces and major roadways shall be visually aesthetically pleasing from surrounding viewpoints and adjacencies. Silhouettes and massing of homes along edges require design sensitivity. A row of homes with a single front or rear facing gable are prohibited. The following should be considered, and at least one element incorporated, in the design of the side and rear elevations along edge conditions:

- A balance of hip and gable roof forms;
- Single-story plan;
- Single-story elements on two-story homes;
- Offset massing or wall planes (on individual plans or between plans);
- Roof plane breaks (on individual plans or between plans);
- Detail elements on the front elevation shall be applied to the side and rear elevations along edge conditions.



Roof Forms

Rows of homes seen along major community roadways are perceived by their contrast against the skyline or background. The dominant impact is the shape of the building and roofline. To minimize the visual impact of repetitious flat planes, similar building silhouettes and similar ridge heights, discernibly different roof plans for each home plan shall be designed. Individual roof plans may be simple but, between different plans, should exhibit variety by using front to rear, side-to-side, gables, hipped roofs, and/or the introduction of single story elements.

The following roof design guidelines should also be considered:

- Provide a mix of gable and hip roofs along the streetscene.
- Design roofs for maximum solar exposure for the potential installation of solar features.
- Consider deep overhangs where appropriate to the style to provide additional shade and interior cooling.
- Offset roof planes, eave heights, and ridge lines.



Corner Buildings

Buildings located on corners often times function as neighborhood entries and highlight the architecture for the overall Folsom Ranch, Central District community. Buildings located on corners shall include one of the following:

- Front and side facade articulation using materials that wrap around the corner-side of the building;
- Awning on corner side;
- Home entry on corner side;
- Corner facing garage;
- A pop-out side hip, gable, or shed form roof;
- An added single-story element, such as a wrap-around porch or balcony;
- Recessed second- or third-story (up to 35' max.); or
- Balcony on corner side.



Front Elevations

Front elevations shall be detailed to achieve a variety along the street scene. Each front elevation shall incorporate a Feature Window treatment (see Feature Window requirements on page 2-6). In addition, each front elevation shall incorporate one or more of the following techniques:

- Provide enhanced style-appropriate details on the front elevation.
- Offset the second story from the first level for a portion of the second story.
- Vary the wall plane by providing projections of elements such as bay windows, porches, and similar architectural features.
- Create recessed alcoves and/or bump-out portions of the building.
- Incorporate second-story balconies.
- Create interesting entries that integrate features such as porches, courtyards, large recessed entry alcoves, or projecting covered entries with columns.
- Use a minimum of two building materials or colors on the front elevation.

- If due to building configuration the front entry location is not immediately apparent, direct and draw the observer to it with added elements such as signs, lighting, and landscape.



Multi-family Entries

Entries for multi-family homes should create an initial impression, locate and frame the doorway, act as a link between public and private spaces, and further identify individual unit entries.

- Wherever possible, orient the front door and principal access towards the roadway, paseo, or common open space.
- Incorporate appropriate roof elements, columns, Feature Windows and/or architectural forms in the entry statement to emphasize the building character and the location of individual doorways.



Feature Windows

All front and visible edge elevations shall incorporate one Feature Window treatment that articulates the elevation. Feature Window options include:

- A window of unique size or shape;
- Picture window;
- A bay window projecting a minimum of 24 inches, or a 12 inch pop-out surround;
- A window with a substantial surround matching or contrasting the primary color of the home;
- A window recess a minimum of 2 inches;
- Decorative iron window grilles;
- Decorative window shelves or sill treatments;
- Grouped or ganged windows with complete trim surrounds or unifying head and/or sill trim:
- A Juliet balcony with architectural style appropriate materials;
- Window shutters; or
- Trellis protruding a minimum of 12 inches from the wall plane of the window.

Windows

Windows on south-facing exposures should be designed, to the greatest extent possible, to maximize light and heat entering the home in the winter, and to minimize light and heat entering in the summer.

West-facing windows should be shaded where feasible to avoid prolonged sun exposure/overheating of the homes.

For additional window requirements addressing Sound Attenuation requirements refer to the Mangini Ranch Residential Development Environmental Noise Assessment document prepared by Bollard Acoustical Consultants, Inc. on January 29, 2015.



Example of Feature Window



Example of Juliet Balcony



Garage Door Treatments

Appropriate treatment of garage doors will further enhance the building elevation and decrease the utilitarian appearance of the garage door. Various garage door patterns, windows, and/or color schemes should be applied as appropriate to individual architectural styles, where feasible.

- Garage doors shall be consistent with the architecture of the building to reduce the overall visual mass of the garage.
- Garage doors shall be recessed 8 inches from the wall plane.
- All garage doors shall be automatic section roll-up doors.
- When appropriate, single garage doors are encouraged.
- Carriage-style garage doors of upgraded design are encouraged.



Porte Cochere with garage at rear of house



Street Facing Garages

All street facing garages should vary the garage door appearance along the streetscene. Below are options for the door variety:

- Vary the garage door pattern, windows, and/or color as appropriate to individual architectural styles.
- Use an attached overhead trellis installed beneath the garage roof fascia and/or above garage door header trim.
- Span the driveway with a gated element or overhead trellis.
- Provide a porte cochere.
- Street facing garages on corner lots at neighborhood entries shall be located on the side of the house furthest away from the corner.



Alley Treatments

The use of alleys should be elevated from purely functional, simple garage access to an enjoyable space that residents experience and utilize daily. Design of alleys shall address the functional and aesthetic features of the space to create a positive experience for the residents. At least one of the following shall be implemented along the alley:

- Building size and shape shall have stepped massing (recessed or cantilevered, i.e., stepping back upper floors or protruding forward upper floors) of at least one foot.
- Window trim, color, and appropriate details from the front elevation.
- Rear privacy walls and pedestrian gates designed and located for ease of unit access.
- Enhanced garage door patterns or finishes; garage door shall complement the design intent of the home and neighborhood.
- Provide sufficient planting areas between garages to soften the vertical architectural planes at alleys.

Building Forms

Building form, detail, and placement greatly influences how a structure is perceived based on how light strikes and frames the building. The effect of sunlight is a strong design consideration, as shadow and shade can lend a sense of substance and depth to a building. The following elements and considerations can be used to facilitate the dynamic of light and depth perception of the building.

Architectural Projections

Projections can create shadow and provide strong visual focal points. This can be used to emphasize design features such as entries, major windows, or outdoor spaces. Projections are encouraged on residential building forms. Projections may include, but are not limited to:

- Awnings (wood, metal, cloth)
- Balconies
- Shutters
- Eave overhangs
- Projecting second- or third-story elements
- Window/door surrounds
- Tower elements
- Trellis elements
- Recessed windows
- Porch elements
- Bay windows or dormers
- Shed roof elements

Offset Massing Forms

Front and street-facing elevations may have offset masses or wall planes (vertically or horizontally) to help break up the overall mass of a building.

- Offset forms are effective in creating a transition:
 - Vertically between stories, or
 - Horizontally between spaces, such as recessed entries.
- Offset massing features are appropriate for changes in materials and colors.
- Offsets should be incorporated as a functional element or detail enhancement.
- Over-complicated streetscenes and elevations should be avoided.



- Streetscenes should provide a mix of simple massing elevation with offset massing elements to compose an aesthetic and understandable streetscape.

Floor Plan Plotting

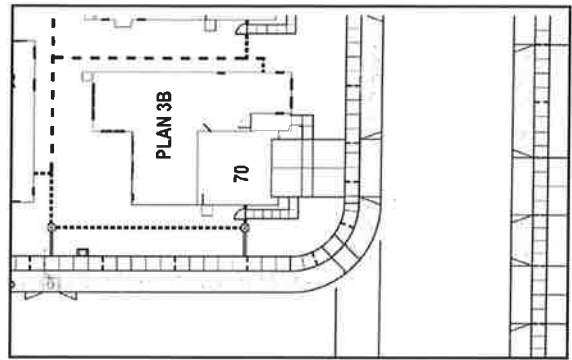
In each single-family detached neighborhood with a **minimum** of up to 80 homes, provide:

- Three floor plans.
- Four elevations for each floor plan using a minimum of **two** architectural styles. If only two styles are selected, elevations shall be significantly different in appearance.
- Four different color schemes for each floor plan.

In each single-family detached neighborhood with **more than 80** homes, provide:

- Three floor plans.
- Four elevations for each floor plan using a minimum of **three** architectural styles. If only three styles per floor plan are selected, elevations shall be significantly different in appearance.
- Four different color schemes for each floor plan.

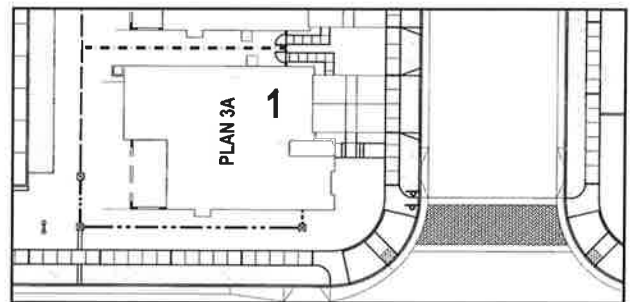
In each single-family detached neighborhood, street facing garages on corner lots at neighborhood entries shall be located on the side of the house furthest away from entry corner.



Example of undesirable Corner Lot Street Facing Garage Placement



Example of undesirable Corner Lot Street Facing Garage Placement



Example of preferred Corner Lot Plotting Garage Placement



Example of preferred Corner Lot Plotting Garage Placement



Style Plotting

To ensure that architectural variety occurs, similar elevations cannot be plotted adjacent to or immediately across the street from one another. No more than two of the same floor plan/ elevations shall be plotted next to each other or directly across the street from one another. (Refer to Section Four for Design Review process.) The following describes the minimum criteria for style plotting:

- For a home on a selected lot, the same floor plan and elevation is not permitted on the lot most directly across from it and the one lot on either side of it.
- Identical floor plans may be plotted on adjacent lots, provided a different elevation style is selected for each floor plan.
- Identical floor plans may be plotted on lots across the street from each other provided a different elevation style is selected for each floor plan.

Color Criteria

To ensure variety of color schemes, like color schemes cannot be plotted adjacent to or immediately across the street from one another. Color and material sample boards shall be submitted for review along with the Master Plot Plan. (Refer to Section Four.)

A color scheme for a home on a selected lot may not be repeated (even if on a different floor plan) on the three lots most directly across from it and on the single lot to each side of it.



Lower Height Elements

Lower height elements are important to streetscene variety, especially for larger buildings or masses, as they articulate massing to avoid monotonous single planes. These elements also provide a transition from the higher story vertical planes to the horizontal planes of sidewalk and street, and help to transition between public and private spaces. Lower height elements are encouraged to establish pedestrian scale and add variety to the streetscene. Lower height elements may include, but are not limited to:

- Porches
- Entry features
- Interior living spaces
- Courtyards
- Bay windows
- Trellises



Balconies

Balconies break up large wall planes, offset floors, create visual interest to the facade, provide outdoor living opportunities, and adds human scale to a building. Scaled second- or third-story balconies can have as much impact on stepped massing and building articulation as a front porch or lower height elements. Balcony elements:

- May be covered or open, recessed into or projecting from the building mass.
- Shall be an integral element of, and in scale with, the building mass, where appropriate.
- Are discouraged from being plotted side-by-side at the same massing level (i.e. mirrored second-story balconies).



Roof Considerations

Composition and balance of roof forms are as definitive of a streetscape as the street trees, active architecture, or architectural character.

- Rooflines and pitches, ridgelines and ridge heights should create a balanced form to the architecture and elevation.
- Direction of ridgelines and/or ridge heights should vary along a streetscene.
- Roof overhangs (eaves and rakes) may be used as projections to define design vocabulary and create light and shade patterns.
- Hip, gable, shed, and conical roof forms may be used separately or together on the same roof or streetscene composition.
- Roof form and pitch shall be appropriate to the massing and design vocabulary of the home.



Outdoor Living Spaces

Outdoor living spaces, including porches, balconies, and courtyards, activate the streetscene and promote interaction among neighbors. Outdoor living spaces can also create indoor/outdoor environments opening up the home to enhance indoor environmental quality. Wherever possible, outdoor living space is encouraged.

Materials

The selection and use of materials has an important impact on the character of each neighborhood and the community as a whole. Wood is a natural material reflective of many architectural styles; however, maintenance concerns, a design for long-term architectural quality and new high-quality manufactured alternative wood materials make the use of real wood elements less desirable. Where “wood” is referred to in these guidelines, it can also be interpreted as simulated wood trim with style-appropriate wood texture. Additionally, some styles can be appropriately expressed without the wood elements, in which case stucco-wrapped, high-density foam trim (with style-appropriate stucco finish) is acceptable. Precast elements can also be satisfied by high-density foam or other similar materials in a style-appropriate finish.



- Brick, wood, and stone cladding shall appear as structural materials, not as applied veneers.
- Material changes should occur at logical break points.
- Columns, tower elements, and pilasters should be wrapped in its entirety.
- Materials and colors should be varied to add texture and depth to the overall character of the neighborhood.
- The use of flashy or non-traditional materials or colors that will not integrate with the overall character of the community is prohibited.
- Material breaks at garage corners shall have a return dimension equal to or greater than the width of the materials on the garage plane elevation.
- Use durable roofing and siding materials to reduce the need for replacement.
- Use local, recycled and/or rapidly renewable materials to conserve resources and reduce energy consumption associated with the manufacturing and transport of the materials. (Refer to Section Four for Design Review process.)



Exterior Structures

Exterior structures, including but not limited to, porches, patio covers, and trellises shall reflect the character, color, and materials of the building to which they are related.

- Columns and posts should project a substantial and durable image.
- Stairs should be compatible in type and material to the deck and landing.
- Railings shall be appropriately scaled, consistent with the design vernacular of the building, and constructed of durable materials.
- Exposed gutters and downspouts shall be colored to complement or match the fascia material or surface to which they are attached.

Accessory Structures

Accessory structures should conform to the design standards, setbacks, and height requirements of the primary structure. If visible from the front or side lot line, the visible elevation should be considered a front elevation and should meet the design criteria of the applicable architectural style.



Lighting

Appropriate lighting is essential in creating a welcoming evening atmosphere for the Folsom Ranch, Central District community. As a forward-thinking community, The Folsom Ranch, Central District will institute dark sky recommendations to mitigate light pollution, cut energy waste, and protect wildlife. All lighting shall be aesthetically pleasing and non-obtrusive, and meet the dark sky recommendations.

- All exterior lighting shall be limited to the minimum necessary for public safety.
- All exterior lighting shall be shielded to conceal the light source, lamp, or bulb. Fixtures with frosted or heavy seeded glass are permitted.
- Each residence shall have an exterior porch light at its entry that complements the architectural style of the building.
- Where feasible, lighting should be on a photocell or timer.
- Low voltage lighting shall be used whenever possible.

Address Numbers

To ensure public safety and ease of identifying residences by the Fire and Police Departments, address numbers shall be lighted or reflective and easily visible from the street.



RESIDENTIAL ARCHITECTURAL STYLES

Folsom Ranch, Central District is envisioned as a sustainable, contemporary community where architectural massing, roof forms, detailing, walls, and landscape collaborate to reflect historic, regional, and climate-appropriate styles.

The design criteria established in this section encourages a minimum quality design and a level of style through the use of appropriate elements. Although the details are important elements that convey the style, the massing and roof forms are essential to establishing a recognizable style. The appropriate scale and proportion of architectural elements and the proper choice of details are all factors in achieving the architectural style.

ARCHITECTURAL THEME: CALIFORNIA HERITAGE

The styles selected for Folsom Ranch, Central District have been chosen from the traditional heritage of the California home styles, a majority of which have been influenced by the Spanish Mission and Mexican Rancho eras. Over the years, architectural styles in California became reinterpreted traditional styles that reflect the indoor-outdoor lifestyle choices available in the Mediterranean climate. These styles included the addition of western materials while retaining the decorative detailing of exposed wood work, wrought iron hardware, and shaped stucco of the original Spanish styles. Mixing of style attributes occurs in both directions, such as adapting Spanish detailing to colonial style form, or introducing colonial materials and details to the Hacienda form and function. The landscape and climate of California has also generated styles that acknowledge and blend with its unique setting. The Italian Villa is a prime example of a transplanted style developed in a climate zone similar to the climate found in California.

The following styles can be used within Folsom Ranch, Central District:

- Italian Villa
- Spanish Colonial
- Monterey
- Western Farmhouse
- European Cottage
- Craftsman
- Early California Ranch
- American Traditional

Additional architectural styles compatible with the intent of these guidelines may be added when it can be demonstrated to the Architectural Review Committee that they are regionally appropriate.

The following pages provide images and individual “style elements” that best illustrate and describe the key elements of each style. They are not all mandatory elements, nor are they a comprehensive list of possibilities. Photographs of historic and current interpretations of each style are provided to inspire and assist the designer in achieving strong, recognizable architectural style elevations. The degree of detailing and/or finish expressed in these guidelines should be relative to the size and type of building upon which they are applied.

These images are for concept and inspiration only and should not be exactly replicated.



ITALIAN VILLA

The Italian Villa was one of the most fashionable architectural styles in the United States in the 1860's. Appearing on architect-designed landmarks in larger cities, the style was based on formal and rigidly symmetrical palaces of the Italian Renaissance.

Although residential adaptations generated less formality, traditional classical elements, such as the symmetrical facade, squared tower entry forms, arched windows, and bracketed eaves, persisted as the enduring traits of this style. When cast iron became a popular building material, it became a part of the Italianate vocabulary, embellishing homes with a variety of designs for balconies, porches, railings, and fences.

Italian Villa Style Elements:

- Eave and exaggerated overhangs.
- Wall materials typically consist of stucco with stone and precast accents.
- Decorative brackets below eaves may be added accents.
- Barrel tile or "S" tile roof
- The entry may be detailed with a precast surround feature.
- Stucco or precast columns with ornate cap and base trim are typical.
- Wrought iron elements, arched windows or elements, and quoins are frequently used as details.



Example of Italian Villa Architecture



Example of Italian Villa Architecture



Example of Italian Villa Architecture



SPANISH COLONIAL

This style evolved in California and the southwest as an adaptation of Mission Revival infused with additional elements and details from Latin America. The style attained widespread popularity after its use in the Panama-California Exposition of 1915.

Key features of this style were adapted to the California lifestyle. Plans were informally organized around a courtyard with the front elevation very simply articulated and detailed. The charm of this style lies in the directness, adaptability, and contrasts of materials and textures.

Spanish Colonial Style Elements:

- Plan form is typically rectangular or “L”-shaped.
- Roofs are typically of shallower pitch with “S” or barrel tiles and typical overhangs.
- Roof forms are typically comprised of a main front-to-back gable with front-facing gables.
- Wall materials are typically stucco.
- Decorative “wood” beams or trim are typical.
- Segmented or full-arch elements are typical in conjunction with windows, entry, or the porch.
- Round or half-round tile profiles are typical at front-facing gable ends.
- Arcades are sometimes utilized.
- Windows may be recessed, have projecting head or sill trim, or be flanked by plank-style shutters.
- Decorative wrought-iron accents, grille work, post or balcony railing may be used.



Example of Spanish Colonial Architecture



Example of Spanish Colonial Architecture



Example of Spanish Colonial Architecture



MONTEREY

The Monterey style is a combination of the original Spanish Colonial adobe construction methods with the basic two-story New England colonial house. Prior to this innovation in Monterey, all Spanish colonial houses were of single story construction.

First built in Monterey by Thomas Larkin in 1835, this style introduced two story residential construction and shingle roofs to California. This Monterey style and its single story counterpart eventually had a major influence on the development of modern architecture in the 1930's.

The style was popularized by the used of simple building forms. Roofs featured gables or hips with broad overhangs, often with exposed rafter tails. Shutters, balconies, verandas, and porches are integral to the Monterey character. Traditionally, the first and second stories had distinctly different cladding material; respectively siding above with stucco and brick veneer base below.

The introduction of siding and manufactured materials to the home building scene allowed for the evolution of the Monterey home from strictly Spanish Adobe construction to a hybrid of local form and contemporary materials. Siding, steeper pitched flat tile roofing, and the cantilevered balcony elements on the Monterey house define this native California style.



Example of Monterey Architecture

Monterey Style Elements:

- Plan form is typically a simple two-story box.
- Roofs are typically shallow to moderately pitched with flat concrete tile or equal; "S" tile or barrel tile are also appropriate.
- Roof forms are typically a front-to-back gable with typical overhangs.
- Wall materials are typically comprised of stucco, brick, or siding.
- Materials may contrast between first and second floors.
- A prominent second-story cantilevered balcony is typically the main feature of the elevation; two-story balconies with simple posts are also appropriate.
- Simple Colonial corbels and beams typically detail roof overhangs and cantilevers.
- Balcony or porch is typically detailed by simple columns without cap or base trim.
- Front entry is typically traditionally pedimented by a surround, porch, or portico.
- Windows are typically accented with window head or sill trim of colonial-style and louvered shutters.
- Corbel and post sometimes lean toward more "rustic" details and sometimes toward more "Colonial" details.



Example of Monterey Architecture



WESTERN FARMHOUSE

The Farmhouse represents a practical and picturesque country house. Its beginnings are traced to both Colonial styles from New England and the Midwest. As the American frontier moved westward, the American Farmhouse style evolved according to the availability of materials and technological advancements, such as balloon framing.

Predominant features of the style are large wrapping front porches with a variety of wood columns and railings. Two story massing, dormers, and symmetrical elevations occur most often on the New England Farmhouse variations. The asymmetrical, casual cottage look, with a more decorated appearance, is typical of the Western American Farmhouse. Roof ornamentation is a characteristic detail consisting of cupolas, weather vanes, and dovescotes.

Western Farmhouse Style Elements:

- Plan form is typically simple.
- Roofs are typically of steeper pitch with flat concrete tiles or equal.
- Roof forms are typically a gable roof with front-facing gables and typical overhangs.
- Roof accents sometimes include standing-seam metal or shed forms at porches.
- Wall materials may include stucco, horizontal siding, and brick.
- A front porch typically shelters the main entry with simple posts.
- Windows are typically trimmed in simple colonial-style; built-up head and sill trim is typical.
- Shaped porch columns typically have knee braces.



Example of Western Farmhouse Architecture



Example of Western Farmhouse Architecture



Example of Western Farmhouse Architecture



EUROPEAN COTTAGE

The European Cottage is a style that evolved out of medieval Tudor and Normandy architecture. This evolving character that eventually resulted in the English and French “Cottage” became extremely popular when the addition of stone and brick veneer details was developed in the 1920’s.

Although the cottage is looked upon as small and unpretentious, the style was quickly recognized as one of the most popular in America. Designs for the homes typically reflected the rural setting in which they evolved. Many established older neighborhoods across the United States contain homes with the charm and character of this unpretentious style.

Roof pitches for these homes are steeper than traditional homes, and are comprised of gables, hips, and half-hip forms. The primary material is stucco with heavy use of stone and brick at bases, chimneys, and entry elements. Some of the most recognizable features for this style are the accent details in gable ends, sculptured swooping walls at the front elevation, and tower or alcove elements at the entry.

European Cottage Style Elements:

- Rectangular plan form massing with some recessed second floor area is desirable.
- Main roof hip or gable with intersecting gable roofs is typical of this style.
- Steep roof pitches with swooping roof forms are encouraged.
- Roof appearance of flat concrete tile or equal is typical of the European Cottage style.
- Recessed entry alcoves are encouraged.
- Wall materials are typically comprised of stucco with brick and/or stone veneer.
- Bay windows, curved or round top accent windows, and vertical windows with mullions and simple 2x trim are utilized at front elevations and high visibility areas.
- Stone or brick accent details at the building base, entry, and chimney elements are typical.
- Horizontal siding accents and wrought iron or wood balconies and pot shelves are encouraged.



Example of European Cottage Architecture



Example of European Cottage Architecture



CRAFTSMAN

Influenced by the English Arts and Crafts movement of the late 19th century and stylized by California architects like Bernard Maybeck in Berkeley and the Greene brothers in Pasadena, the style focused on exterior elements with tasteful and artful attention. Originating in California, Craftsman architecture relied on the simple house tradition, combining hip and gable roof forms with wide, livable porches, and broad overhanging eaves. The style was quickly spread across the state and across the country by pattern books, mail-order catalogs, and popular magazines.

Extensive built-in elements define this style, treating details such as windows and porches as if they were furniture. The horizontal nature is emphasized by exposed rafter tails and knee braces below broad overhanging eaves constructed in rustic-textured building materials. The overall effect was the creation of a natural, warm, and livable home of artful and expressive character. Substantial, tapered porch columns with stone piers lend a Greene character, while simpler double posts on square brick piers and larger knee braces indicate a direct Craftsman reference to the style of California architect Bernard Maybeck, who was greatly influenced by the English Arts and Crafts Movement of the late 19th Century.



Example of Craftsman Architecture

Craftsman Style Elements:

- Plan form is typically a simple box.
- Roofs are typically of shallower pitch with flat concrete tiles (or equal) and exaggerated eaves.
- Roof forms are typically a side-to-side gable with cross gables.
- Roof pitch ranges from 3:12 to 5:12 typically with flat concrete tiles or equal.
- Wall materials may include stucco, horizontal siding, and stone.
- Siding accents at gable ends are typical.
- A front porch typically shelters the main entry.
- Exposed rafter tails are common under eaves.
- Porch column options are typical of the Craftsman style:
 - Battered tapered columns of stone, brick, or stucco
 - Battered columns resting on brick or stone piers (either or both elements are tapered)
 - Simpler porch supports of double square post resting on piers (brick, stone, or stucco); piers may be square or tapered.
- Windows are typically fully trimmed.
- Window accents commonly include dormers or ganged windows with continuous head or sill trim.



Example of Craftsman Architecture



EARLY CALIFORNIA RANCH

A building form rather than an architectural style, the Ranch is primarily a one-story rambling home with strong horizontal lines and connections between indoor and outdoor spaces. The “U”- or “L”-shaped open floor plan focused on windows, doors, and living activities on the porch or courtyard. The horizontal plan form is what defines the Ranch.

The applied materials, style, and character applied to the Ranch have been mixed, interpreted, adapted, and modernized based on function, location, era, and popularity.

This single-story family oriented home became the American dream with the development of tract homes in the post-World War II era. Simple and affordable to build, the elevation of the Ranch was done in a variety of styles. Spanish styling with rusticated exposed wood beams, rafter tails under broad front porches, and elegantly simple recessed windows were just as appropriate on the Ranch as the clean lines of siding and floor to ceiling divided-light windows under broad overhanging laminate roofs.

Details and elements of the elevation of a Ranch should be chosen as a set identifying a cohesive style. Brick and stucco combinations with overly simple sill trim under wide windows with no other detailing suggests a Prairie feel, while all stucco, recessed windows, and exposed rusticated wood calls to mind a Hacienda ranch.



Example of California Ranch Architecture

California Ranch Style Elements:

- Plan form is typically one-story with strong horizontal design.
- Roofs are typically shallow pitched with “S” tile, barrel tile, or flat concrete tile.
- Roof forms are typically gable or hip with exaggerated overhangs.
- Wall materials are commonly comprised of stucco, siding, or brick.
- A porch, terrace, or courtyard is typically the prominent feature of the elevation.
- Exposed rafter tails are typical.
- Porch is commonly detailed by simple posts or beams with simple cap or base trim.
- Front entry is typically traditionally pedimented by a surround, porch, or portico.
- Windows are typically broad and accented with window head and sill trim, shutters, or are recessed.
- A strong indoor/outdoor relationship joined by sliding or French doors, or bay windows is common.



Example of California Ranch Architecture



AMERICAN TRADITIONAL

The American Traditional style is a combination of the early English and Dutch house found on the Atlantic coast. Their origins were sampled from the Adam style and other classical styles. Details from these original styles are loosely combined in many examples.

Current interpretations have maintained the simple elegance of the early prototypes, but added many refinements and new design details. This style relies on its asymmetrical form and colonial details to differentiate it from the strict colonial styles.

Highly detailed entries having decorative pediments extended and supported by semi-engaged columns typically. Detailed doors with sidelights and symmetrically designed front facades. Cornices with dentils are an important feature and help identify this style.



Example of American Traditional Architecture



Example of American Traditional Architecture

American Traditional Style Elements:

- Plan form is typically asymmetric “L”-shaped.
- Roofs are typically of moderate to steeper pitch with flat concrete tile (or equal) roof and exaggerated boxed eaves.
- Roof forms are typically hip or gable with dominant forward facing gables.
- Front facade is typically one solid material which may include stucco, brick, or horizontal siding.
- The front entry is typically sheltered within a front porch with traditionally detailed columns and railings.
- A curved or round-top accent window is commonly used on the front elevation.
- Windows are typically fully trimmed with flanking louvered shutters.
- Gable ends are typically detailed by full or partial cornice, sometimes emphasized with dentils or decorative molding.
- Decorative or pedimented head and sill trim on windows is typical.



Example of American Traditional Architecture



DATE: February 28, 2018
TO: Chairman & Planning Commissioners
FROM: Community Development Department
SUBJECT: **Planning Commission Workshop:
New Corporation Yard Draft Environmental Impact Report**

BACKGROUND/ISSUE

At the direction of the City Council, the City of Folsom submitted a joint application with Aerojet Rocketdyne (“Aerojet”) to the Sacramento Local Agency Formation Commission (LAFCo) for a concurrent Sphere of Influence Amendment (SOIA) and Annexation of approximately 58 acres of land owned by Aerojet for the future City corporation yard. The project site is located at the southeast corner of Prairie City Road and White Rock Road, just west of Scott Road in Sacramento County, California. The property will be used solely as a municipal corporation yard for the City of Folsom, and as such would be designated as Public and Quasi-Public Facility and pre-zoned Industrial. The project includes an SOIA, General Plan Amendment, Pre-zone, an Annexation, and detachments from various jurisdictions under the Cortese-Knox-Hertzberg Local Government Reorganization Act. The SOIA/annexation area for the City of Folsom Corporation Yard is currently within the jurisdiction of the County of Sacramento, just outside the City of Folsom’s jurisdictional boundary and outside the County’s Urban Services Boundary (USB).

To the west of the subject property, California State Parks has an off-highway motor vehicle park, Prairie City SVRA, which contains trails and tracks open to almost daily off-highway motor vehicle use. In addition, the SVRA hosts public events throughout the year which access the site from Scott Road and White Rock Road. While the area to the north of the site is currently undeveloped, it is within the FPASP area and is currently zoned and master-planned for a variety of uses, including open space, residential, commercial, and other uses.

Should the SOIA, General Plan Amendment, Pre-zone, and Annexations/detachments be approved, the City would acquire the property in fee title and begin a more detailed planning of the design of the corporation yard. While development of a corporation yard is not part of this project, it is a likely outcome of the project, and therefore the impacts of a reasonable development scenario are evaluated throughout the Draft EIR.

The approximately 58-acre site includes:

- 36.03 acres for the future corporation yard;
- 16.25 acres for future Capital SouthEast Connector right-of-way;
- 5.12 acres for future realignment of Scott Road; and

- 0.8-acre easement (included in the project but not in the SOIA/annexation area) to provide future access to Prairie City SVRA once the Capital SouthEast Connector removes the current access.

In addition to annexation to the City of Folsom, the project would result in the following Annexations and Detachments from the following service districts:

- Annexation to Sacramento Regional County Sanitation District;
- Detachment from Sacramento Regional Solid Waste Authority;
- Detachment from Sacramento Metropolitan Fire District (fire protection and emergency services);
- Detachment from County Service Area No. 1 (street and highway lighting);
- Detachment from County Service Area No. 10 (enhanced transportation services);
- Detachment from Wilton/Cosumnes Park and Recreation Area (County Service Area 4B);
- Detachment from Zone 13 of the Sacramento County Water Agency Zone 13;
- Detachment from Sloughhouse Resource Conservation District.

POLICY/RULE

The Corporation Yard Draft Environmental Impact Report was prepared and released for public review on February 5, 2018 under the authority of Public Resources Code §21080, subd. (d) and the California Environmental Quality Act (CEQA) Guidelines Section 15064.

ANALYSIS

The Draft EIR was prepared for public circulation, review and comment and released on February 5, 2018. Following public review and comment, the Final EIR will be released to the public on May 11, 2018 for a 10-day circulation period. The Draft EIR addresses the following technical topics:

Aesthetics – The EIR describes the potential visibility of the project from surrounding land uses and viewsheds. It also describes the changes in visual character and potential impacts to scenic resources from conversion of the project site from a largely agricultural/grazing use to urban development.

Agriculture & Forestry Resources – The EIR evaluates potential agricultural and forestry land to urban uses and identified any indirect impacts on surrounding agricultural lands. The EIR addresses the potential contribution to the loss of agricultural lands in the region.

Air Quality – The EIR describes regional and local air quality in the project vicinity and evaluated the potentially significant air quality impacts during project construction (temporary, short term) and operation (long term). The estimated air emissions were

modeled and compared to emissions thresholds of the Sacramento Metropolitan Air Quality Management District.

Biological Resources – The EIR describes the existing biological resources in the area and evaluates the potential impacts on those biological resources (wetland, botanical, wildlife, and aquatic).

Cultural and Tribal Cultural Resources – The EIR analyzes and evaluates the potential impacts of the future development of the corporation yard on known or unknown archaeological, historical paleontological and tribal cultural resources. The EIR also includes a Native American Heritage Commission (NAHC) search of the Sacred Lands File and consultation with the list of suitable tribal representatives and individuals that may have an interest in the project, as provided by NAHC.

Energy – The EIR includes a discussion of the potential energy impacts of the project with an emphasis on whether the project would result in an inefficient, wasteful, and unnecessary consumption of energy.

Greenhouse Gas Emissions and Climate Change- The EIR includes a summary of current state of climate change science and greenhouse gas emissions (GHG) sources, a summary of applicable regulations and a quantification of project generated GHG emissions and a discussion of the project potential contribution to global climate change.

Hazards and Hazardous Materials- The EIR describes the potential for existing hazards in the proposed project site and provides a quantitative evaluation of the project's potential to create a significant hazard for the public or environment.

Hydrology and Water Quality – The EIR evaluates potential effects on hydrology and water quality including climate, hydrology, ground water, flooding and water quality.

Noise and Vibration – The EIR describes the potential construction and operational noise impacts and compared these impacts to applicable noise thresholds. It also addresses the land use compatibility from a noise standpoint of the project with existing and future expected noise levels, including traffic noise generated at nearby roadways and the Prairie City State Vehicular Recreation Area.

Traffic and Circulation – The EIR evaluates potential impacts on local and regional transportation facilities. Roadway, transit, bicycle, and pedestrian components of the overall transportation network are included in this analysis. The evaluation is based on a transportation analysis provided by Fehr and Peers that evaluated local intersections, roadway segments, and project-related vehicle trips, access scenarios, local transit operations, and the surrounding roadway network.

Utilities and Service Systems– The EIR addresses potential effects associated with the increased demand for water, wastewater, and solid waste disposal attributable to the proposed municipal corporation yard use.

Cumulative Impacts – The EIR analyzes the potential cumulative impacts of the project in conjunction with past, present, and reasonably foreseeable related projects as relevant to each of the environmental technical sections.

Project Alternatives- Pursuant to Section 15126.6(c) of the State CEQA Guidelines, this Draft EIR includes a reasonable range of alternatives to the project. As described in Chapter 5, Project Alternatives, there were no other feasible alternatives to the project.

The following is a summary of future actions:

- March 7, 2018 - Public Workshop at Folsom Planning Commission and LAFCo on DEIR
- March 22, 2018 - 45-day DEIR Public Comment period ends
- May 11, 2018 - Final EIR released to Public
- May 16, 2018 - Planning Commission Hearing on FEIR, General Plan Amendment and Rezoning
- June 6, 2018 - LAFCo Public Hearing on FEIR and SOIA
- June 12, 2018- City Council Hearing on FEIR, General Plan Amendment and Rezoning
- June 26, 2018 - City Council Second Reading and adoption of Pre-zone Ordinance
- August 1, 2018 - LAFCo Public Hearing on Annexation

Elizabeth Boyd, from Ascent Environmental, will present the highlights of the analysis and respond to any questions. No action by the Planning Commission is required at the March 7, 2018 Corporation Yard Draft Environmental Impact Report Workshop.

Submitted,



Pam Johns
Community Development Director