

CITY OF
FOLSOM
DISTINCTIVE BY NATURE

PLANNING COMMISSION AGENDA

June 15, 2022

CITY COUNCIL CHAMBERS

6:30 p.m.

50 Natoma Street

Folsom, California 95630

Members of the public wishing to participate in this meeting via teleconference may participate either online or by telephone via WebEx.

Meeting Number: 2552 272 5032

Meeting Password: 06 15 2022

Join the meeting by WebEx online:

<https://cityoffolsom.my.webex.com/cityoffolsom.my/j.php?MTID=m63356db68f3be470592d071b94482c56>

To make a public comment using the WebEx online platform, please use the “raise hand” feature at the bottom center of the screen. Please make sure to enable audio controls once access has been given by the Commission Clerk to speak. Please wait to be called upon by the Commission Clerk.

Join the meeting by WebEx telephone: Dial 1-415-655-0001

To make a public comment by phone, please press *3 to raise your hand. Please make sure to enable audio controls by pressing *6 once access has been given by the Commission Clerk to speak. Please wait to be called upon by the Commission Clerk.

Verbal comments via virtual meeting must adhere to the principles of the three-minute speaking time permitted for public comment at Planning Commission meetings.

CALL TO ORDER PLANNING COMMISSION: Bill Romanelli, Justin Raithe, Bill Miklos, Ralph Peña, Barbara Leary, Daniel West, Eileen Reynolds

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 amended minutes of the May 18, 2022 meeting will be presented for approval.

The minutes of the June 1, 2022 meeting will be presented for approval.

PUBLIC HEARING

1. PN 21-322, Bidwell Place Tentative Parcel Map and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from Ardie Zahedani for approval of a Tentative Parcel Map application to subdivide an existing 3.24-acre property located at 403 and 425 East Bidwell Street into two individual parcels. The zoning classification for the site is C-2, while the General Plan land-use designation is CC (EBC). This project is exempt from the California Environmental Quality Act in accordance with Section 15315 (Minor Land Divisions) of the CEQA Guidelines. **(Project Planner: Josh Kinkade/Applicant: Ardie Zahedani)**

2. PN 22-032: Toll Brothers at Folsom Ranch Phase 3 Subdivision Planned Development Permit Modification and Design Review and Determination that the Project Remains Exempt from CEQA

A Public Hearing to consider a request from Toll Brothers, Inc. for approval of a Planned Development Permit Modification and Design Review for 214 previously approved residential lots located within Phase 3 of the Toll Brothers Subdivision located at the southeast corner of Oak Avenue Parkway and Mangini Parkway within the Folsom Plan Area (APN: 072-0060-112). The General Plan land use designation for the project site is SFHD, while the Specific Plan land use designation is SP-SFHD-PD. An Addendum to the Folsom Plan Area Specific Plan EIR/EIS has previously been approved for the Toll Brothers project in accordance with the California Environmental Quality Act (CEQA). This Planned Development Permit and Design Review does not result in substantial changes to the Toll Brothers at Folsom Ranch project, and no additional environmental review is required. **(Project Planner: Kathy Pease/Applicant: Toll Brothers, Inc.)**

3. USPT22-00101, Oak Wine & Spirits Conditional Use Permit and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from Coloma Food, Inc. for approval of a Conditional Use Permit application to operate the Oak Wine & Spirits business, located at 9580 Oak Avenue Pkwy. #3. The zoning classification for the site is C-1 (PD), while the General Plan land-use designation is NC. This project is exempt from the California Environmental Quality Act in accordance with Section 15301 (Existing Facilities) of the CEQA Guidelines. **(Project Planner: Josh Kinkade/Applicant: Coloma Food, Inc.)**

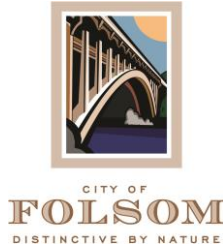
PLANNING COMMISSION / PLANNING MANAGER REPORT

The next Planning Commission meeting is scheduled for **July 6, 2022**. 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 ksanabria@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
AMENDED
MAY 18, 2022
CITY COUNCIL CHAMBERS
6:30 P.M.
50 Natoma Street
Folsom, CA 95630**

CALL TO ORDER PLANNING COMMISSION: Barbara Leary, Daniel West, Bill Romanelli, Justin Raithel, Ralph Peña, Eileen Reynolds

ABSENT: Bill Miklos

CITIZEN COMMUNICATION: None

MINUTES: The minutes of the May 4, 2022 meeting were approved as submitted.

PUBLIC HEARING

1. PN 21-115, AC Hotel by Marriott Tentative Parcel Map, Planned Development Permit Modification, Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program

A Public Hearing to consider a request from Insignia Hospitality Groups, Inc. for approval of a Tentative Parcel Map and Planned Development Permit Modification application for development of a five-story hotel (AC Marriott) on a 1.45-acre portion of an existing 14.22-acre parcel (APN 072-3080-042) within a parking lot area at the Palladio at Broadstone Shopping Center. The zoning classification for the site is C-3 (PD), while the General Plan land-use designation is RCC (EBC). An Initial Study and Mitigated Negative Declaration have been prepared in accordance with the requirements of the California Environmental Quality Act. **(Project Planner: Josh Kinkade/Applicant: Insignia Hospitality Groups, Inc.)**

1. Price Walker addressed the Planning Commission in favor of the proposed project.
2. Joe Gagliardi addressed the Planning Commission in favor of the proposed project.

COMMISSIONER LEARY MOVED TO APPROVE THE TENTATIVE PARCEL MAP AND PLANNED DEVELOPMENT PERMIT MODIFICATION APPLICATION FOR THE PROPOSED PROJECT (PN21-115) LOCATED AT 510 PALLADIO PARKWAY, BASED ON THE BELOW FINDINGS (FINDINGS A-CC) AND SUBJECT TO THE ATTACHED CONDITIONS OF APPROVAL (CONDITIONS 1-71) WITH MODIFICATIONS TO CONDITION NO. 57 AND NO. 70

Condition No. 57

The project shall comply with the following architecture and design requirements:

1. This approval is for a five-story, 85,690-square-foot hotel building and associated site work associated with the AC Hotel by Marriott project. The applicant shall submit building plans that comply with this approval, the attached building elevations dated March 25, 2022.
2. The design, materials, and colors of the proposed hotel building shall be consistent with the submitted building elevations, color renderings, materials samples, and color board dated March 25, 2022 to the satisfaction of the Community Development Department.
3. Roof-mounted mechanical equipment, including satellite dish antennas, shall not **extend be visible** above the height of the parapet walls **and shall be screened from view from the adjacent public rights-of-way on Broadstone Parkway and East Bidwell Street to the satisfaction of the Community Development Department.** 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 hotel building.
6. The final location, design, height, material, and colors for any walls and/or fences shall be subject to review and approval by the Community Development Department.

Condition No. 70

The final location, design, and materials of any signs for the project shall be subject to review and approval by the Community Development Department. In addition, the owner/applicant shall obtain a sign permit and all signage associated with proposed project shall comply with the requirements established by the Folsom Municipal Code (FMC, Section 17.59, Signs) and the Palladio at Broadstone sign criteria, as amended by this approval, **and provided in Attachment 11. Signage on the south building elevation shall be limited to a sign on the canopy edge, and no wall signage shall be permitted on this elevation.**

COMMISSIONER WEST SECONDED THE MOTION.

AYES: LEARY, WEST, ROMANELLI, RAITHEL, PEÑA, REYNOLDS
NOES: NONE
RECUSED: NONE
ABSENT: MIKLOS

2. PN 21-062, 6987 Oak Avenue Tentative Parcel Map and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from Roger & Gail Zittel for approval of a Tentative Parcel Map application to subdivide an existing 1.03-acre single-family residential property located at 6987 Oak Avenue into two individual parcels. The zoning classification for the site is R-1-ML (A), while the General Plan land-use

designation is SF. The project is exempt from the California Environmental Quality Act in accordance with Section 15315 of the CEQA Guidelines. **(Project Planner: Josh Kinkade/Applicant: Roger & Gail Zittel)**

COMMISSIONER ~~LEARY~~**MOVED LEARY MOVED** TO APPROVE THE 6987 OAK AVENUE TENTATIVE PARCEL MAP PROJECT CREATING TWO (2) PARCELS AS ILLUSTRATED IN ATTACHMENT 6, BASED ON THE FOLLOWING FINDINGS (FINDINGS A-L) AND THE ATTACHED CONDITIONS OF APPROVAL (CONDITIONS 1-19)

COMMISSIONER ~~WEST~~ **ROMANELLI** SECONDED THE MOTION.

AYES: LEARY, WEST, ROMANELLI, RAITHEL, PEÑA, REYNOLDS
NOES: NONE
RECUSED: NONE
ABSENT: MIKLOS

PLANNING COMMISSION / PLANNING MANAGER REPORT

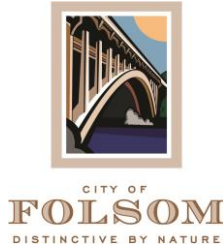
The next Planning Commission meeting is scheduled for June 1, 2022.

RESPECTFULLY SUBMITTED,

Karen Sanabria, ADMINISTRATIVE ASSISTANT

APPROVED:

Eileen Reynolds, CHAIR



PLANNING COMMISSION MINUTES
June 1, 2022
CITY COUNCIL CHAMBERS
6:30 P.M.
50 Natoma Street
Folsom, CA 95630

CALL TO ORDER PLANNING COMMISSION: Vice Chair Daniel West, Bill Romanelli, Justin Raitchel, Bill Miklos, Ralph Peña, Barbara Leary, Chair Eileen Reynolds

ABSENT: Ralph Peña

CITIZEN COMMUNICATION:

1. Larry Ladd addressed the Planning Commission regarding radioactive emissions from Aerojet.

MINUTES: The minutes of the May 18, 2022 meeting were requested to be amended and will be presented for approval at the next Planning Commission meeting.

PUBLIC HEARING

1. PN 22-033, Folsom Bottle Shop Conditional Use Permit and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request for a Conditional Use Permit for operation of a convenience store (Folsom Bottle Shop) within an existing 3,216-square-foot inline tenant space located at 7700 Folsom Auburn Road (Suite 100). This project is exempt from the California Environmental Quality Act in accordance with Section 15301 (Existing Facilities) of the CEQA Guidelines. **(Principal Planner: Steve Banks)**

COMMISSIONER LEARY MOVED TO APPROVE A CONDITIONAL USE PERMIT FOR THE FOLSOM BOTTLE SHOP, WHICH INCLUDES OPERATION OF A CONVENIENCE STORE WITHIN AN EXISTING 3,216-SQUARE-FOOT RETAIL TENANT SPACE (SUITE 100) LOCATED AT 7700 FOLSOM-AUBURN ROAD BASED ON THE FINDINGS (FINDINGS A-F) AND SUBJECT TO THE CONDITIONS OF APPROVAL ATTACHED TO THIS REPORT (CONDITIONS 1-14).

COMMISSIONER MIKLOS SECONDED THE MOTION.

AYES: WEST, ROMANELLI, RAITHEL, MIKLOS, LEARY, REYNOLDS

NOES: NONE

RECUSED: NONE

ABSENT: PEÑA

MOTION PASSED

2. PDEV22-00140: Folsom Plan Area Specific Plan Mangini Ranch Lot 16 Apartments Planned Development Permit Modification and Determination that the Project remains Exempt from CEQA.

A Public Hearing to consider a Planned Development Permit Modification requested by Van Daele Homes for the Mangini Ranch Lot 16 Apartments project. The proposed Mangini Ranch Lot 16 Apartment Project site is located north of White Rock Road near the northeast corner of the intersection of East Bidwell Street and White Rock Road within the Folsom Plan Area Specific Plan. The Project site has been approved for 278 apartment units. This request consists of a Planned Development Permit Modification to reduce the number of off-street vehicle parking spaces required for guest parking. The City previously determined that the CEQA Exemption and Streamlining Analysis prepared at the time of original Project approval qualified for the exemption provided in CEQA Guidelines 15182(c), as the project is consistent with the Folsom Plan Area Specific Plan. The project remains exempt from CEQA. **(Applicant, Van Daele Homes, Housing/Contract Planner, Kathy Pease)**

COMMISSIONER LEARY MOVED TO APPROVE THE PLANNED DEVELOPMENT PERMIT-MODIFICATION TO REDUCE OFF-STREET GUEST VEHICLE PARKING SPACES REQUIRED BY 65 FOR A NEW OFF-STREET PARKING REQUIREMENT OF 526 SPACES. THESE APPROVALS ARE BASED ON THE FINDINGS (FINDINGS A-S) AND SUBJECT TO THE CONDITIONS OF APPROVAL (CONDITIONS 1 – 48) ATTACHED TO THIS REPORT.

COMMISSIONER MIKLOS SECONDED THE MOTION.

AYES: WEST, ROMANELLI, RAITHEL, MIKLOS, LEARY, REYNOLDS
NOES: NONE
RECUSED: NONE
ABSENT: PEÑA

MOTION PASSED

3. PDEV22-00141: Folsom Plan Area Specific Plan Mangini Ranch Lot 14 Bungalows Planned Development Permit Modification and Determination that the Project remains Exempt from CEQA.

A Public Hearing to consider a Planned Development Permit Modification request from Van Daele Homes for the Lot 14 Bungalows project. The proposed Mangini Ranch Lot 14 Bungalows Project is in the Folsom Plan Area Specific Plan located south of Sparrow Drive and east of the terminus of Hummingbird Circle, north of White Rock Road. The Project site has been approved for 160 multi-family residential units. This application includes a Planned Development Permit Modification to reduce the number of off-street vehicle parking spaces required for guest parking. The City previously determined that the CEQA Exemption and Streamlining Analysis prepared at the time of original Project approval qualified for an Exemption provided in CEQA Guidelines 15182(c), as the project is consistent with the Folsom Plan Area Specific Plan. The project remains exempt from CEQA. **(Applicant, Van Daele Homes, Housing/Contract Planner, Kathy Pease)**

1. Gabrielle Grow addressed the Planning Commission with concerns regarding the on street parking.

COMMISSIONER MIKLOS MOVED TO APPROVE THE PLANNED DEVELOPMENT PERMIT-MODIFICATION TO ALLOW A REDUCTION IN REQUIRED OFF-STREET PARKING SPACES BY 23 SPACES FOR A TOTAL OF 377 PARKING SPACES. THESE APPROVALS ARE BASED ON THE FINDINGS (FINDINGS A-R) AND SUBJECT TO THE CONDITIONS OF APPROVAL (CONDITIONS 1-56) ATTACHED TO THIS REPORT.

COMMISSIONER LEARY SECONDED THE MOTION.

AYES: WEST, ROMANELLI, RAITHEL, MIKLOS, LEARY, REYNOLDS
NOES: NONE
RECUSED: NONE

ABSENT: PEÑA

MOTION PASSED

PLANNING COMMISSION / PLANNING MANAGER REPORT

The next Planning Commission meeting is scheduled for June 15, 2022.

RESPECTFULLY SUBMITTED,

Karen Sanabria, ADMINISTRATIVE ASSISTANT

APPROVED:

Eileen Reynolds, CHAIR



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 1
Type: Public Hearing
Date: June 15, 2022

Planning Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: Bidwell Place Tentative Parcel Map
File #: PN 21-322
Request: Tentative Parcel Map Approval
Location: 403 and 425 East Bidwell Street
Parcel(s): 071-0190-060 and 071-0190-061
Staff Contact: Josh Kinkade, Associate Planner, 916-461-6209
jkinkade@folsom.ca.us

Property Owner

Name: St. Anton Communities
Address: 1801 I St. Suite 200
Sacramento, CA 95811

Applicant

Name: Ardie Zahedani
Address: 1801 I St. Suite 200
Sacramento, CA 95811

Recommendation: Conduct a public hearing and upon conclusion recommend approval of a Tentative Parcel Map application to subdivide an existing 3.24-acre property located at 403 and 425 East Bidwell Street into two individual parcels (PN 21-322), based on the findings included in this report and subject to the attached conditions.

Project Summary: The proposed project includes a Tentative Parcel Map (PN 21-322) to subdivide an existing property of approximately 3.24 acres in size located at 403 and 425 E. Bidwell St. into two individual parcels. The two newly created parcels will be the 1.11-acre Parcel 1, consisting of an existing Bank of America building and parking lot and the 2.07-acre Parcel 2, consisting of the previously approved Bidwell Place Apartments project and a portion of an existing parking lot. A 3,036-square-foot right-of-way dedication easement is located on the street frontage of the project.

Table of Contents:

- 1 - Description/Analysis
- 2 - Background
- 3 - Proposed Conditions of Approval
- 4 - Vicinity Map
- 5 - Narrative for Bidwell Place Apartments Project
- 6 - Tentative Parcel Map, dated December 2021, revised March 2, 2022
- 7 - Photographs of the Project Site



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 1
Type: Public Hearing
Date: June 15, 2022

Submitted,

PAM JOHNS
Community Development Director

ATTACHMENT 1 DESCRIPTION/ANALYSIS

APPLICANT'S PROPOSAL

The applicant, Ardie Zahedani, is requesting approval of a Tentative Parcel Map (TPM) to subdivide an existing 3.24-acre property located at 403 and 425 E. Bidwell St. into two individual parcels. The current parcel consists of an existing Bank of America building and the previously approved (but undeveloped) Bidwell Place Apartments project. While there are two existing parcel numbers associated with the proposed project, these parcels only exist for assessment purposes and have not been subdivided.

The two newly created parcels will be the 1.11-acre Parcel 1, consisting of the Bank of America building and parking lot and the 2.07-acre Parcel 2, consisting of the future Bidwell Place Apartments project and a portion of an existing parking lot. A 3,036-square-foot right-of-way dedication easement is located on the street frontage of the project. The proposed TPM is included as Attachment 6 to this staff report. Access to Parcel 2 is provided via an existing driveway from East Bidwell Street and access to Parcel 1 is proposed to be provided from an access easement located on Parcel 2. The applicant is also proposing to dedicate a pedestrian access easement on Parcel 1, private drainage easements on Parcel 2, and a public access easement across both parcels, as illustrated on Attachment 6. New water and sewer connections are proposed for Parcel 2 from East Bidwell Street. No additional development is proposed with this Tentative Parcel Map.

POLICY/RULE

Tentative Parcel Map review for the Planning Commission is covered by Section 16.24 of the Folsom Municipal Code. Tentative Parcel Map entitlements require approval by the Planning Commission.

ANALYSIS

General Plan Consistency

The General Plan land use designation for the project site is CC (Community Commercial) within the East Bidwell Corridor (EBC) Overlay. The EBC Overlay designation gives property owners along the East Bidwell Corridor the flexibility to develop sites with a mixture of commercial and residential uses that are mutually compatible along East Bidwell Street. The EBC General Plan designation allows for density of 20-30 dwelling units per acre. The proposed project would result in 75 dwelling units on a 2.07-acre parcel, resulting in 36.2 dwelling units per acre, which is above the maximum allowed density of the EBC overlay.

Pursuant to FMC Section 17.102.030(A)(3)(a) and Government Code Section 65915(f), the State Density Bonus Law, the amount of density increase to which a project applicant is entitled shall vary according to the amount by which the project's percentage of affordable housing units exceeds specified percentages. An amendment to the State Density Bonus Law that took effect on January 1, 2020, now mandates that housing projects (like the approved apartment project) where all of the units are affordable to low-, very low- and moderate-income residents, receive a density increase of up to 80% above the maximum residential density otherwise allowed. (Gov. Code § 65915(f)(3)(D).) The projected density for the project after the TPM is processed is approximately 36.2 dwelling units per acre, which is 6.2 units more than what is permitted in the EBC Overlay. The City's Density Bonus Ordinance and the recent amendment to the State Density Bonus Law allow affordable housing projects to be constructed at densities in excess of what is permitted under the EBC Overlay General Plan land use designation and specifically require approval of the projected density bonus needed for this project.

In addition, per Gov. Code Section 65589.5(j)(3) of the Housing Accountability Act, the receipt of a density bonus shall not constitute a valid basis on which to find a proposed housing development project inconsistent, not in compliance, or not in conformity with any applicable plan, program, policy, ordinance, standard, requirement, or similar provision. This requirement is consistent with Government Code Section 65915(f)(5) of the State Density Bonus Law, which states that "the granting of a density bonus shall not require, or be interpreted, in and of itself, to require a general plan amendment, zoning change, or other discretionary approval." Therefore, even if the Tentative Parcel Map results in the project having a higher density than what is permitted in the EBC Overlay, the project would not be required to go through a re-zone or a general plan amendment, as the law does not view density bonus as a valid basis for finding inconsistency between the project and the zoning ordinance or the General Plan.

Zoning Code Consistency

The project site is zoned C-2 (General Commercial) in the Folsom Municipal Code (FMC). In the FMC, the C-2 zone does not have any standards for minimum lot area or lot width, building coverage, front yard or side yard setbacks. The C-2 standard has a 12-foot rear yard setback requirement. As shown on the proposed TPM, the existing building on Parcel 1 would be located 68 feet from the proposed rear property line and the approved apartment buildings would be located a minimum of 19 feet from the rear property line. The proposed TPM would therefore meet all zoning standards established for the C-2 zone.

Parking

Under the proposed TPM, the applicant is providing a total of 167 parking spaces, including 120 spaces on the residential parcel and 47 spaces on the Bank of America parcel. The parking areas will be separated with tubular metal fencing to facilitate parking enforcement between commercial and residential uses. Per FMC Section

17.57.040, Off-Street Parking Requirements, multifamily structures and complexes are required to have 1.5 spaces per unit. By those standards, the applicant would be required to provide 113 parking spaces. As the proposed project provides 120 parking spaces for the 75-unit apartment complex, the applicant exceeds the required parking in the FMC by 7 parking spaces.

The Multifamily Design Guidelines provide the following parking ratio recommendations:

- One bedroom: 1.5 on-site parking space per unit; and
- Two bedrooms: 1.75 on-site parking spaces per unit.
- 0.2 spaces per unit for guest parking

Under these standards, the project would be required to have 120 resident parking spaces and 15 guest parking spaces, whereas only 120 parking spaces are being provided. However, Government Code Section 65915(b)(1) requires the City to approve reduced parking ratios if a project includes specified percentages of affordable housing units. As relevant to this project, Government Code section 65915(p)(1) states that the City shall not require a vehicle parking ratio, inclusive of parking for persons with a disability and guests that exceeds the following ratios:

- Zero to one bedroom: One onsite parking space per unit
- Two bedrooms: 1 ½ onsite parking spaces per unit

Using these standards, the proposed apartment project is required to provide 89 parking spaces whereas 120 parking spaces are being provided. As stated in the Density Bonus discussion above, the proposed project meets the density bonus requirements based on the percentage of housing being available for lower income households and the project being conditioned to retain continued affordability of all very low- and low-income rental units for 55 years or longer. As such, the apartment project is consistent with the parking standards of Government Code Section 65915 and is not required to meet the Multifamily Design Guidelines parking ratio recommendations because those recommendations are inconsistent with state law for density bonus projects like this one.

As stated above, the existing Bank of America building will retain 47 parking spaces. The FMC states that retail commercial uses, banks, financial institutions, and office/service-type commercial uses require one parking space per 200 square feet of gross floor area. The Bank of America building is 6,289 square-feet in size, resulting in the requirement of 31 parking spaces. The proposed TPM would therefore result in the commercial parcel meeting the parking requirements established by the FMC.

Tentative Parcel Map

As referenced earlier within this report, the applicant is requesting approval of a Tentative Parcel Map to subdivide the 3.24-acre project site into two separate parcels

with the intent of allowing each parcel to be sold and operated independently from the other parcel. Both parcels meet or exceed the minimum standards for the C-2 zone in terms of lot size and lot width.

As shown in the proposed TPM (Attachment 6), access to the proposed Parcel 2 is from an existing driveway from East Bidwell Street. Access to the proposed Parcel 1 (which includes the existing bank building and associated parking lot) is from a proposed reciprocal access easement on Parcel 2. Proposed Parcel 1 also includes a 10-foot pedestrian access easement from East Bidwell Street. Finally, a 6-foot-wide public access easement is proposed on the eastern boundary of both parcels. Staff has determined that the proposed parcels, which are located in an urbanized area within the City, have adequate provision in terms of access and parking and supports the proposed access points shown on the TPM as conditioned.

On Proposed Parcel 1, the parcel map shows 7-foot-wide private drainage easements on the western and eastern edges of the parcel and a 10-foot-wide private drainage easement on the southern edge of the parcel. An existing 15-foot drainage easement to the east of the proposed building is proposed to be abandoned as part of this map.

A 3,036-square foot right-of-way dedication easement is also proposed on the north end of the parcel adjacent to East Bidwell Street.

Dry utilities (electrical, gas, telephone, etc.) are accessible to both parcels on East Bidwell Street. Staff has conditioned that future dry utility connection services for new buildings be placed underground at the project site (Condition No.17). Existing water and sewer connections exist for Proposed Parcel 1 from East Bidwell Street and new water and sewer connections are proposed from East Bidwell Street for Proposed Parcel 2. Staff supports these proposed easements and has conditioned that the owner/applicant dedicate private easements for utilities, drainage, water, and sanitary sewer on the Parcel Map (Condition No. 11). As a result, staff has determined that, as conditioned, the submitted TPM meets all requirements as set forth in Chapter 16.24 (Parcel Maps) of the FMC, as well as the requirements of the State Subdivision Map Act.

Parkland Dedication In-Lieu Fees

FMC Section 16.32.040 requires that all residential subdivisions pay parkland dedication in-lieu fees (Quimby) based on type of dwelling and average density per dwelling unit. Because the project requires a parcel map, it is therefore subject to this fee. As such, staff has provided Condition No. 6, which states that the owner/applicant shall be responsible to pay for 1.358-acres of Quimby fees in accordance with the Folsom Municipal Code, Section 16.32.040, and that payment shall be made prior to recordation of a Final Map for the subdivision.

Because this fee was not previously anticipated, the additional fees placed a financial burden on the project which the affordable housing project cannot absorb. At its May 10,

2022 meeting, Folsom City Council adopted a resolution approving a supplemental affordable housing loan in the amount of \$588,265.55 to Bidwell Place, LP to pay the levied Quimby parkland dedication in-lieu fees and offset this financial burden on the project. This loan will go directly towards the payment of the Quimby fee and will not provide any additional financial benefit to the project.

Public Comments

The required public notification efforts (an advertisement in the Folsom Telegraph and direct mailing to all property owners within 300 feet of the project site) has not resulted in any input from Folsom property owners, residents or special interest groups as of publication of this staff report.

ENVIRONMENTAL REVIEW

This property was not involved in a division of a larger parcel in the last two years. The property does not have an average slope greater than 20 percent. The property division is in conformance with the General Plan and Zoning, and no variances or exceptions are required. In addition, all services and access to the proposed parcels are provided to local standards. Therefore, the project is exempt from environmental review under section 15315 (Minor Land Divisions) of the California Environmental Quality Act (CEQA) Guidelines. Based on staff's analysis of this project, 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 Bidwell Place Tentative Parcel Map project creating two (2) parcels as illustrated in Attachment 6, based on the following findings included in the report (Findings A-L) and subject to the attached conditions of approval (Conditions 1-18).

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 THE AND ALL APPLICABLE PROVISIONS OF THE FOLSOM MUNICIPAL CODE.

CEQA FINDINGS

- C. THE PROJECT IS EXEMPT FROM ENVIRONMENTAL REVIEW UNDER SECTION 15315 (MINOR LAND DIVISIONS) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.

- 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.

TENTATIVE PARCEL MAP FINDINGS

- F. THE PROPOSED TENTATIVE PARCEL MAP, TOGETHER WITH THE PROVISIONS FOR ITS DESIGN AND IMPROVEMENT, IS CONSISTENT WITH THE GENERAL PLAN, THE ZONING CODE, THE CITY'S SUBDIVISION ORDINANCE, OTHER APPLICABLE PROVISIONS OF THE FOLSOM MUNICIPAL CODE, AND THE SUBDIVISION MAP ACT IN THAT THE PROJECT IS SUBJECT TO CONDITIONS OF APPROVAL THAT WILL ENSURE THAT THE PROJECT IS DEVELOPED IN COMPLIANCE WITH CITY STANDARDS.
- G. THE DESIGN OF THE TENTATIVE PARCEL MAP IS NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.
- H. THE DESIGN OF THE TENTATIVE PARCEL MAP IS NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH OR SAFETY PROBLEMS.
- I. THE DESIGN OF THE TENTATIVE PARCEL MAP WILL NOT CONFLICT WITH EASEMENTS FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED TENTATIVE PARCEL MAP.
- J. THE SITE IS PHYSICALLY SUITABLE FOR THE TYPE OF DEVELOPMENT PROPOSED.
- K. THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF THE DEVELOPMENT.
- L. SUBJECT TO SECTION 66474.4 OF THE SUBDIVISION MAP ACT, THE LAND IS NOT SUBJECT TO A CONTRACT ENTERED INTO PURSUANT TO THE CALIFORNIA LAND CONSERVATION ACT OF 1965 (COMMENCING WITH SECTION 51200 OF THE GOVERNMENT CODE).

ATTACHMENT 2 BACKGROUND

BACKGROUND

The Bank of America building was constructed in 1981, along with all the project site improvements. In 2017, St. Anton Communities acquired a 4.2-acre portion of the neighboring Folsom Cordova Unified School District parcel and developed the Bidwell Pointe Apartments (PN17-045). Bidwell Pointe is a 140-unit mixed-use, mixed-income master planned apartment community. On May 6, 2020, the Planning Commission approved a Design Review application for development of a 75-unit, 100% affordable rental housing community to be known as Bidwell Place (PN 20-013). As part of that approval, a lot line adjustment was required to be completed to modify parcel lines at the project site prior to grading or site improvements. At the time, it was believed that the project site consisted of two separate parcels. However, during the building permit process, staff found that while two parcels exist on the project site for assessment purposes, no evidence of two parcels being subdivided was found. As such, staff required the applicant to seek approval of a Tentative Parcel Map to facilitate the legal creation of two parcels.

At its May 10, 2022 meeting, Folsom City Council adopted a resolution approving an affordable housing loan in the amount of \$588,265.55 to Bidwell Place, LP to pay for the levied Quimby parkland dedication in-lieu fees associated with the development.

GENERAL PLAN DESIGNATION	CC (Community Commercial with EBC (East Bidwell Corridor Overlay) Overlay)
ZONING DESIGNATION	C-2, Central Business
ADJACENT LAND USES/ZONING	North: East Bidwell Street with existing commercial buildings (C-2) and residential buildings beyond (R-2) South: Kohls Shopping Center (C-2/PD) East: Existing commercial uses (C-3) West: Existing Bidwell Pointe Apartments (MU)
SITE CHARACTERISTICS	The 3.24-acre project site contains one commercial structure and is partially developed, and the remainder of the lot is undeveloped.
APPLICABLE CODES	<u>FMC</u> Chapter 17.22: Commercial Land Use Zones

FMC Chapter 16.24, Parcel Maps
Subdivision Map Act

FMC Chapter 16.32, Dedications,
Reservations and Development Fees

ATTACHMENT 3

Proposed Conditions of Approval

**CONDITIONS OF APPROVAL FOR
 BIDWELL PLACE TENTATIVE PARCEL MAP
 (PN21-322)**

Cond. No.	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"> • Tentative Parcel Map, dated December 2021, revised March 2, 2022 <p>The project is approved for Bidwell Place Tentative Parcel Map, which includes subdividing an existing 3.24-acre parcel into two individual parcels. Implementation of the project shall be consistent with the above-referenced items as modified by these conditions of approval.</p>	M	CD (P)(E)
2.		<p>The project approval granted under this staff report shall remain in effect for two years from final date of approval (June 15, 2024). 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>	M	CD (P)

3.		<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				
4.		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.	M	CD (P)(E)
5.		If applicable, the owner/applicant shall pay off any existing assessments against the property, or file necessary segregation request and pay applicable fees.	M	CD (E)

6.		<p>As a condition of approval of the final parcel map, the owner/applicant shall pay parkland dedication in-lieu fees (Quimby) for 1.358-acres in accordance with the Folsom Municipal Code, Section 16.32.040. Pursuant to <u>FMC Section 16.32.040(K)</u>, payment of such fees shall be made prior to the issuance of any building permit for any building or structure to be located upon any one of the lots in the parcel map. Because of unanticipated circumstances surrounding the various entitlements required for development of the Bidwell Place project, the owner/applicant received design review approval and was issued a building permit before the owner/applicant or the City was aware that a map would be required for development of the Bidwell Place project. As a result, payment of parkland dedication in lieu fees was not made prior to the issuance of any building permit. Pursuant to FMC Section 16.32.040(B), as a condition of approval of the final parcel map, payment of the parkland dedication in lieu fees described in this condition shall be made prior to recordation of a Final Parcel Map for the subdivision.</p>	M	PR
7.		<p>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.</p>	M	CD (P)(E)
8.		<p>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.</p>	M	CD (P)(E)
MAP REQUIREMENTS				
9.		<p>The owner/applicant shall provide a digital copy of the recorded Parcel Map (in AutoCAD format) to the Community Development Department.</p>	M	CD (E)

10.		The owner/applicant shall provide the Folsom-Cordova Unified School District with a copy of the recorded Parcel Map.	M	CD (P)
11.		The owner/applicant shall dedicate private easements for utilities, drainage, water, and sanitary sewer on the Parcel Map.	M	CD (E)
12.		The owner/applicant shall dedicate a reciprocal access easement for common use of the access point on East Bidwell Street for both proposed parcels which shall substantially conform to the exhibit referenced below, provided as Attachment 6 to this staff report: <ul style="list-style-type: none"> Tentative Parcel Map, dated December 2021, revised March 2, 2022 	M	CD (E)
13.		The owner/applicant shall dedicate a 12.5-foot-wide public utility easement along the parcel map frontage of East Bidwell Street. The public utility easement dedication shall be shown on the parcel map.	M	CD (E)
14.		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)
15.		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)
16.		For any improvements constructed on private property that are not under ownership or control of the owner/applicant, a right-of-entry, and if necessary, a permanent easement shall be obtained and provided to the City prior to issuance of a grading permit and/or approval of improvement plans.	G, I	CD (E)
17.		Future dry utility connection services (electrical, gas, telephone, etc.) for new buildings shall be placed underground at the project site.	B	CD (E)
18.		Each parcel shall have an independent water and sanitary sewer service which does not encroach into any other parcel and connects directly to the right-of-way. Prior to the issuance of building permits, any existing sanitary sewer or water service which encroaches into another parcel shall be relocated in accordance with the City of Folsom <u>Standard Construction Specifications</u> and the <u>Design and Procedures Manual and Improvement Standards</u> .	I,G,B	CD (E)

RESPONSIBLE DEPARTMENT		WHEN REQUIRED	
CD (P) (E) (B) (F)	Community Development Department	I	Prior to approval of Improvement Plans
	Planning Division	M	Prior to approval of Final Map
	Engineering Division	B	Prior to issuance of first Building Permit
	Building Division	O	Prior to approval of Occupancy Permit
	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		

Attachment 4 Vicinity Map

ATTACHMENT 5

Narrative for Bidwell Place Apartments Project

General Project Description

January 24, 2020

Bidwell Place – A Workforce Housing Community

Bidwell Place is a 75-unit affordable rental housing community with a diverse mix of unit sizes and types for residents with incomes between 30% and 80% of the Area Median Income.

The applicant, St. Anton Communities, is a locally based, privately-owned affordable and market-rate housing developer with more than 8,000 units developed throughout California, including the Granite City (completed 2013) and Bidwell Pointe (completed 2019) apartments in Folsom. This proposed new community, “*Bidwell Place*,” is a Transit Oriented Development (“TOD”) with a pedestrian focus, within walking proximity to a variety of grocery stores, retail shopping and restaurants, including the thriving Sutter Street business district. It also benefits from proximity to the Historic Folsom Light Rail Station and access to bicycle trail and pedestrian walkways.

Based on market data accumulated through their recently-completed adjacent project, St. Anton Communities introduces a “studio” unit concept in Bidwell Place, designed for the unmet housing demand of entry-level working professionals. In addition, Bidwell Place also provides some Extremely Low Income units to create a broad range of workforce housing options for the community. The residential units are indistinguishable from market-rate housing and will have access to a variety of amenities, programs and classes targeted toward the enrichment and growth of the community and the residents of *Bidwell Place*.

In addition to the open spaces and gathering areas proposed at Bidwell Place, the future residents have full access to all amenities offered in St. Anton’s recently-completed Bidwell Pointe project.

SITE

The ±3.24 acre site located at 403 E. Bidwell Street holds a one-story commercial building which is half-occupied by a banking center. The back portion of the site is unpaved vacant land. St. Anton has executed agreements with the existing tenant to stay-in-place during and after construction of the new workforce housing community. The project circulation and parking plan is designed to enable both the housing and commercial space to operate independently with little to no disruption.

The back half of the commercial building, which has been vacant for years, will be demolished to create more open space and parking for the community, while the banking center stays in place. In addition, cosmetic improvements are planned for the banking center to create a consistent aesthetic scheme between the housing community and the center.

The proposed new apartment construction and reuse of an existing commercial center is the highest and best use of this vacant property and will yield deeply needed affordable housing while maintaining the mixed-use character of the Bidwell corridor. The project perfectly aligns with the Folsom General Plan land use designation for this area, East Bidwell Corridor (EBC) Overlay.

ZONING AND ENTITLEMENT

The project's parcel is within the EBC Overlay, which allows development per Mixed-Use standards. It allows for residential density of 20-30 dwelling units per acre with commercial uses along major commercial corridors. *Bidwell Place*'s proposed density is ± 23 du/acre, which falls within the permitted density.

DESIGN AND CONSTRUCTION

The project consists of three at-grade walk-up (3 story) wood-frame buildings. The buildings' dynamic façade includes modern and unique design elements to stimulate activity and movement and is in harmony with the surrounding area and the newly-developed Bidwell Pointe project.

UNITS, PARKING AND COMMERCIAL SPACE

Based on data obtained during Bidwell Pointe's lease-up, St. Anton developed a unit mix for *Bidwell Place* based on up-to-date demand in the immediate submarket. *Bidwell Place* offers studio, one, and two-bedroom floor plans and provides 167 parking spaces of which 120 will be designated for the residential units and 47 will be exclusively for Bank of America's use. The parking areas will be fenced to facilitate parking enforcement between commercial and residential uses.

FEATURES AND AMENITIES

Units:

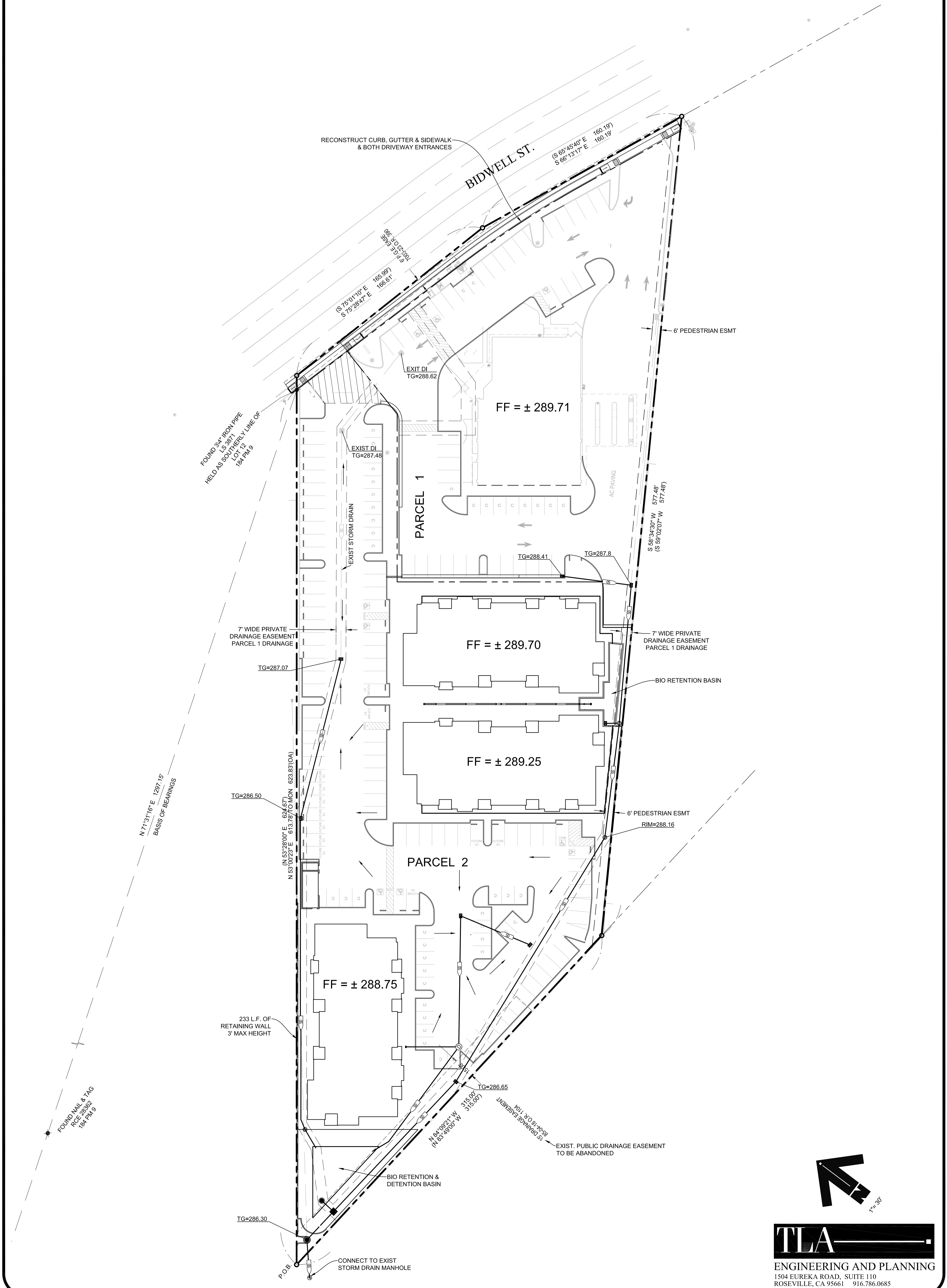
- Studio, one, and two bedroom floor plans
- Washer/dryer hookups in all units
- Laundry room access
- Patio or balcony
- Wall to wall flooring
- White vertical blinds
- Fully equipped kitchens
- Designer cabinetry
- Double stainless steel sinks
- Quartz counter tops
- Dishwasher
- Refrigerator
- Self-cleaning oven range
- Built-In Microwave
- Garbage disposal
- Large bathrooms
- Shower/tub combos
- Sheet vinyl flooring
- Mirrored medicine cabinets


Common Areas:

- **Access to:**
 - Leasing office
 - Fully equipped communal kitchen
 - Business Center
 - Fitness Center
 - Community room
 - Swimming pool
 - BBQ and sun deck
 - Tot Lot
- Social activities
- Garden landscaping
- Bike racks

Attachment 6
Tentative Parcel Map, dated December 2021,
revised March 2, 2022

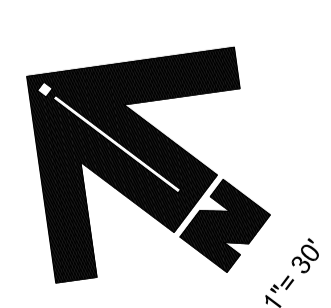
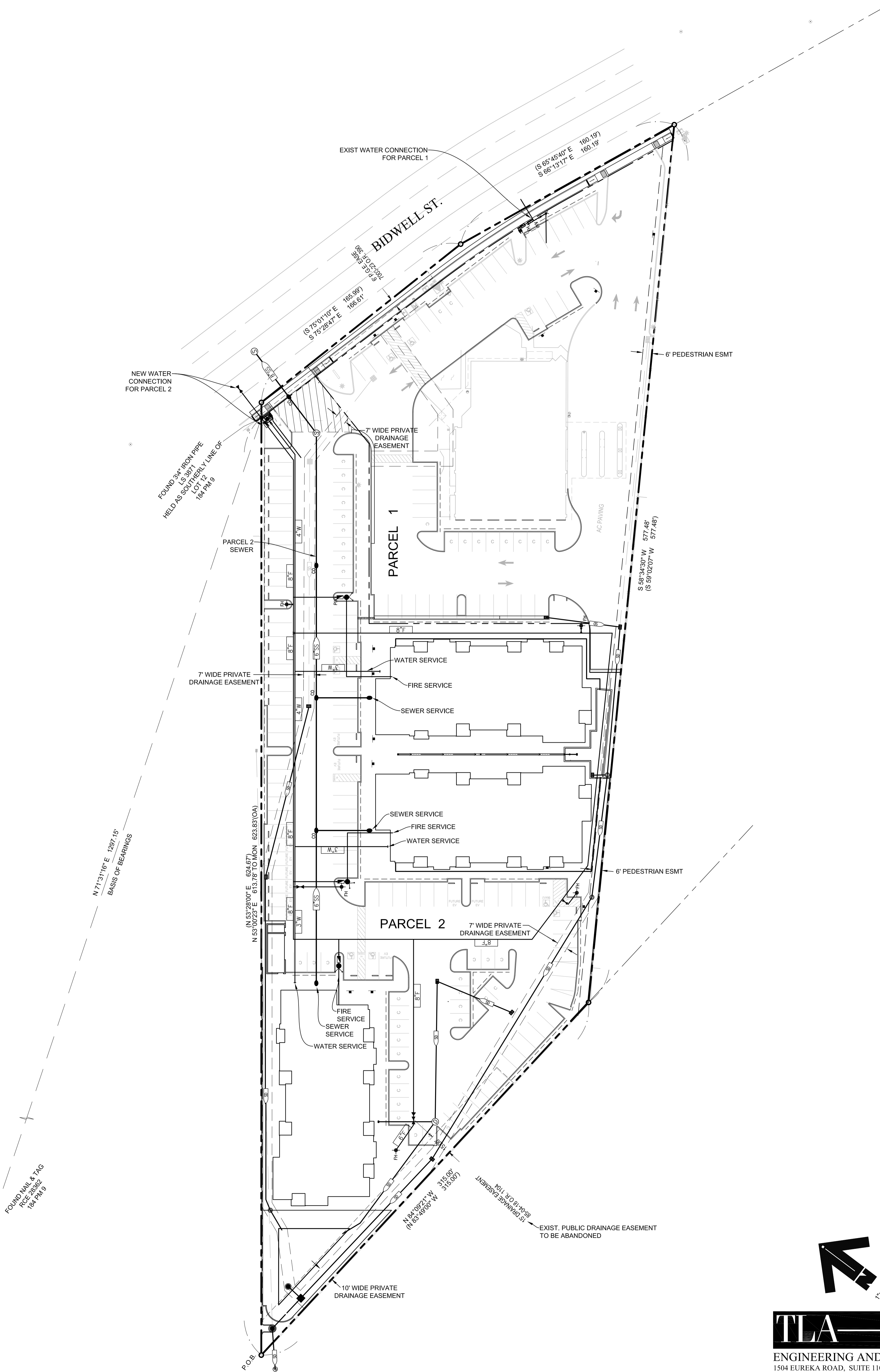
TENTATIVE PARCEL MAP
BIDWELL PLACE
 APN 071-0190-060 & 061
 403 & 425 EAST BIDWELL STREET, FOLSOM, CALIFORNIA
 GRADING PLAN
 SHEET 2 OF 3
 DECEMBER 2021




TLA
 ENGINEERING AND PLANNING
 1504 EUREKA ROAD, SUITE 110
 ROSEVILLE, CA 95661 916.786.0685

File: N:\proj\1623\Map\Map_1623_1map_02.dwg Mar 02, 2022 3:55pm plinglin

TENTATIVE PARCEL MAP
BIDWELL PLACE
 APN 071-0190-060 & 061
 403 & 425 EAST BIDWELL STREET, FOLSOM, CALIFORNIA
 UTILITY PLAN
 SHEET 3 OF 3
 DECEMBER 2021



TLA
 ENGINEERING AND PLANNING
 1504 EUREKA ROAD, SUITE 110
 ROSEVILLE, CA 95661 916.786.0685

File: N:\proj\1623\Map\Map_1623_Map_03.dwg Mar 02, 2022 3:55pm plinglin

Attachment 7

Photographs of the Project Site







CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 2
Type: Public Hearing
Date: June 15, 2022

Planning Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: Toll Brothers Phase 3 Lots 1-214
File #: PN-22-032
Requests: Planned Development Permit Modification and Design Review
Location: The Toll Brothers Phase 3 Subdivision is located in Mangini Ranch in the Folsom Plan Area at the southeast corner of Oak Avenue Parkway and Mangini Parkway.
Staff Contact: Kathy Pease, AICP, Contract Planner, 916-812-0749
kpease@masfirm.com

Property Owner
Toll West Inc.
110 Woodmere
Suite 120
Folsom, CA 95630

Applicant
Toll Brothers of Northern
California
6800 Koll Center Parkway
Suite 320
Pleasanton, CA 94566

Recommendation: Conduct a public hearing and upon conclusion approve the following entitlements, based on the proposed Findings (A-V) and subject to Attachment 4 Conditions of Approval (1-24):

- Planned Development Permit Modification and Design Review

Project Summary: The proposed project involves the following actions associated with a proposed residential development:

- **Planned Development Permit Modification and Design Review** to allow up to a maximum of 39 homes to have a lot coverage of 53 percent for the 60 x 105 product single-story homes and design review of architecture and designs for 214 proposed homes.

These proposed actions are described in detail and analyzed later in this report.



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 2
Type: Public Hearing
Date: June 15, 2022

Table of Contents:

Attachment 1 - Background and Setting

Attachment 2 - Project Description

- Planned Development Permit Modification and Design Review

Attachment 3 - Analysis

- Planned Development Permit Modification and Design Review

Attachment 4 - Conditions of Approval

Attachment 5 - Toll Brothers at Folsom Ranch Oak Trails and Heritage Trails Project Narrative Residential Schematic Design, dated May 9, 2022.

Attachment 6- Approved Small Lot Vesting Tentative Subdivision Map, dated February 5, 2020.

Attachment 7- Toll Brothers at Folsom Ranch Colors and Materials dated August 30, 2019

Attachment 8- Toll Brothers at Folsom Ranch Conceptual Landscape Design dated January 24, 2020.

Submitted,

PAM JOHNS
Community Development Director

ATTACHMENT 1 BACKGROUND AND SETTING

A. Background: Folsom Plan Area Specific Plan

The proposed Project site is part of the approved Folsom Plan Area Specific Plan (FPASP), a comprehensively planned community that proposes new development based on “Smart Growth” and Transit Oriented Development principles.

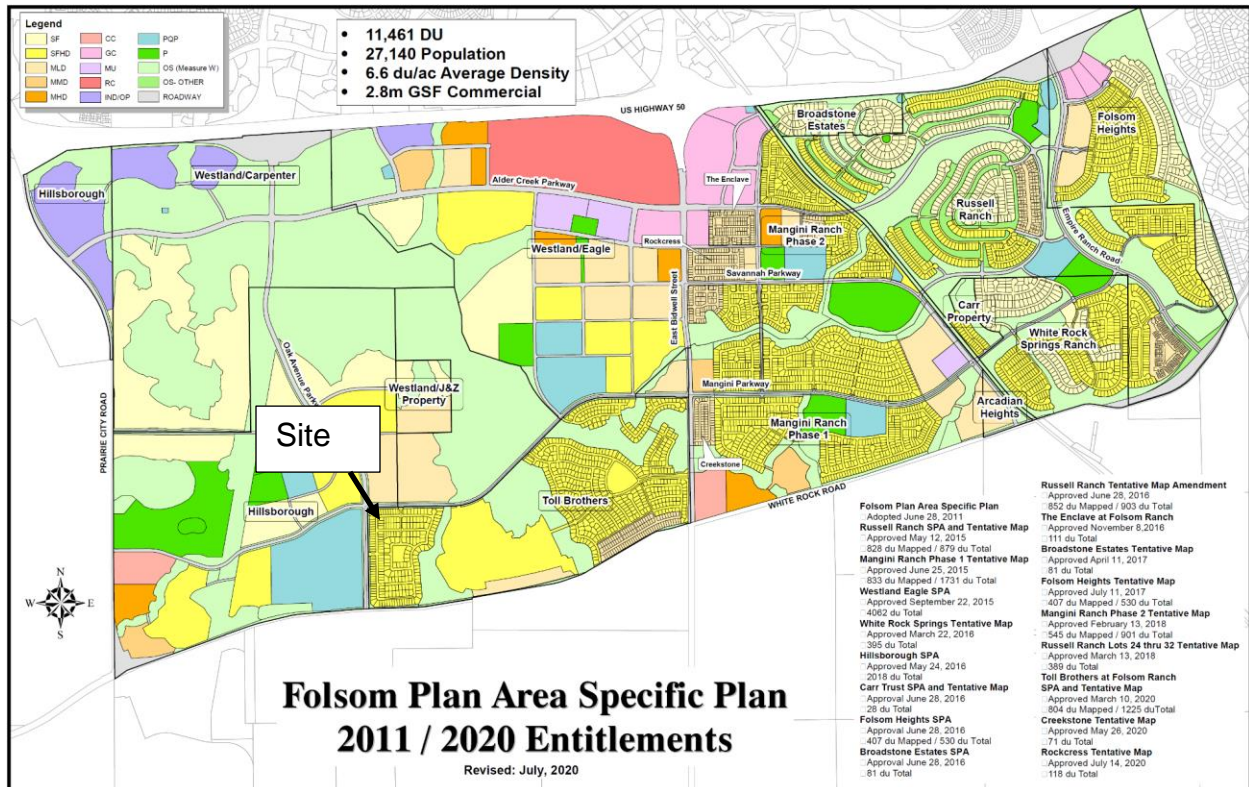
The FPASP, approved in 2011, is a development plan for over 3,500 acres of previously undeveloped land located south of Highway 50, north of White Rock Road, east of Prairie City Road, and adjacent to the Sacramento County/El Dorado County line in the southeastern portion of the City.

The FPASP includes a mix of residential, commercial, employment and public uses, complemented by recreational amenities including a significant system of parks and open space, all within proximity to one another and interconnected by a network of “complete streets”, trails and bikeways. The Specific Plan is consistent with the SACOG Blueprint Principles and the requirements of SB 375 (Sustainable Communities and Climate Protection Act).

The project site is part of a larger area including Small Lot Vesting Tentative Subdivision Maps approved by the Planning Commission on February 19, 2020, and by the City Council on March 10, 2020, which included a total of 1,225 residential dwelling units. Of the 1,225 housing units, 1,011 are age-restricted active-adult units (844 single-family high-density [SFHD] active adult units and 167 multi-family low density [MLD] active adult units). The proposed Project includes the remaining 214 conventional (non-age restricted) dwelling units, located in the western portion of the project area.

The Single-Family High Density (SFHD) zoning designation provides for development at 4.0 to 7.0 units per acre. An excerpt from the FPASP Land Use Map is shown In Figure 1. The proposed land use designations are consistent with the Folsom General Plan.

FIGURE 1: FPASP LAND USE MAP EXCERPT



B. Physical Setting

The proposed Project is located at the southeast corner of the intersection of Oak Avenue Parkway and Mangini Parkway, within the Folsom Plan Area.

ATTACHMENT 2 PROJECT DESCRIPTION

APPLICANT'S PROPOSAL

The Applicant is requesting approval of a Planned Development permit and Design Review to allow the development of 214 single family homes on a 42.5-acre site. This Attachment provides project information on the requested approvals:

- A. Planned Development Permit – Development Standard Deviation and Design Review

The Project subdivision layout is shown in Figure 2. (A more detailed version of the subdivision map is included as Attachment 6 to this staff report).

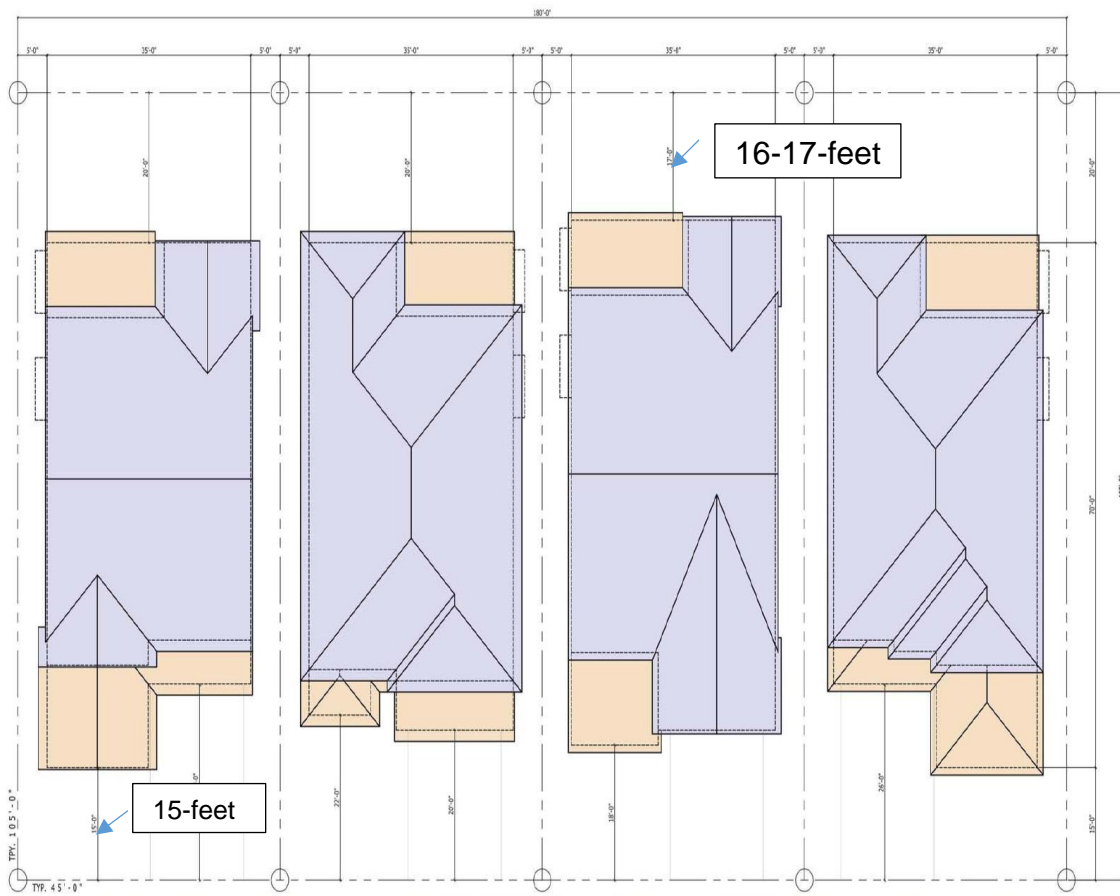
The Applicant is requesting a minor modification to the Planned Development Permit standards to exclude the covered patio on the 60 x 105 single story lots from the lot coverage requirements.

FIGURE 2: PROPOSED SUBDIVISION LAYOUT



The proposed subdivision features minimum lot sizes of 4,725 square feet (45' x 105') or 6,300 square feet (60' x 105'). All lots will meet the standard 15-foot-wide setback in the front yard (and street side yard for corner lots) and minimum rear yard setbacks. As shown in the following figure, homes are setback a minimum of 15-feet in the front yard and rear yards would be a minimum of 16-feet. Many lots exceed the minimum setbacks required by the zoning district.

FIGURE 3, PROPOSED LOTTING EXAMPLE



The subdivision uses standard public street right-of-way dimensions, including an internal roadway system with attached sidewalks on both sides of the street.

B. Planned Development Permit- Development Standards and Design Review

The Planned Development Permit is designed to allow greater flexibility in the design of a project than otherwise possible through strict application of the land use regulations. The Planned Development Permit process is designed to encourage creative and efficient uses of land. The following are proposed as part of the Applicant’s Planned Development Permit:

- Development Standard Modification
- Building Architecture and Design

Development Standards

The Project has been designed to meet all minimum setback and lot size requirements. However, the Applicant is requesting that the outdoor covered living area/patio be excluded from the lot coverage calculation for the 60 x 105 lots for single story homes in order to maintain a 50% overall lot coverage. All other proposed product types would meet the lot coverage.

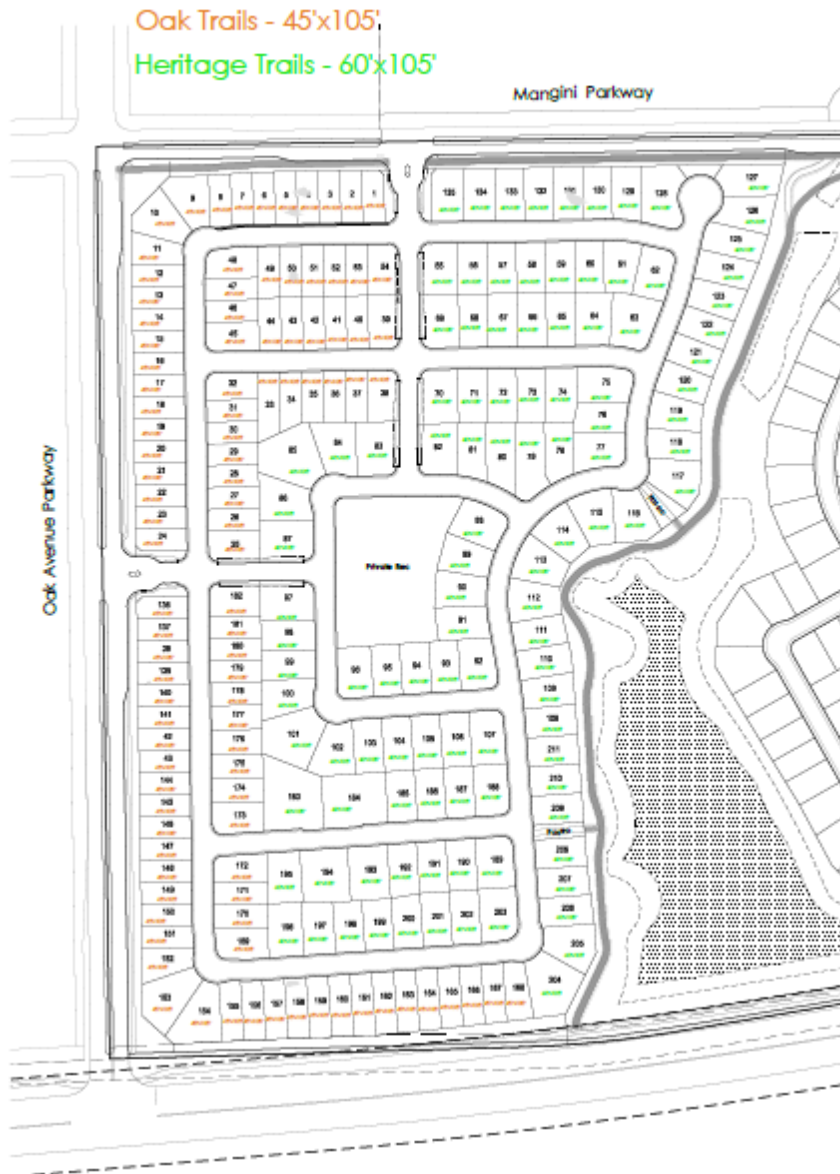
The following table outlines the SFHD Development Standards.

TABLE 2: SP-SFHD SINGLE FAMILY HIGH DENSITY DEVELOPMENT STANDARDS

Development Standard	Requirement	Proposed Project (with covered living area)
Minimum Lot Size	3,000	4,725
Corner Lot	3,500	4,725
Front Porch Setback	12.5 Feet	12.5 Feet
Front Primary Structure Setback	15 Feet	15 Feet
Front Garage Setback	20 Feet	20 Feet
Side Yard Setbacks	5 Feet/5 Feet	5 Feet/5 Feet
Rear Yard Setback	10 Feet	16 Feet
Maximum Lot Coverage	50%	53%

Figure 4 shows the proposed lot dimensions. There are two product types. Lots that are 45 x 105 (Oak Trails) are shown in orange and lots that are 60 x 105 (Heritage Trails) are shown in green.

FIGURE 4: PRODUCT TYPE LOCATION



Building Architecture and Design

The Project includes the construction of 214 single family homes. All master plans have both single story and two-story configurations. All homes feature a downstairs bedroom.

Four architectural styles are proposed:

- Spanish Colonial

- Italian Villa
- Modern Farmhouse
- Modern Craftsman

There are three plan types for Oak Trails and four plan types for the Heritage Trails neighborhood. Each plan type comes in four architectural styles, with a variety of colors and materials as shown in the Applicant's submittal (Attachment 7).

The Applicant's submittal describes the architectural styles as follows:

- *Italian Villa* – The Italian Villa was based on formal and rigidly symmetrical palaces of the Italian Renaissance. Although residential adaptation generated less formality, traditional classical elements such as the symmetrical façade, squared tower entry forms, arched windows and bracketed eaves persisted as the enduring traits of this style. It includes the use of stucco, low pitch hip roofs with enclosed flat eave overhangs and cornice accents, and large-scale stone accents.
- *Modern Farmhouse* – Blending traditional farmhouse forms and features with a more modern variety of materials, details, and compositions. This style combines the use of traditionally massed farmhouse gable-end shape with modern exterior materials such as stucco, board and batten and textured stone. Exterior colors seek a balance of crisp white and grey accents with natural tones and materials.
- *Modern Craftsman*- Is a fresh take on the traditional architectural style. Balanced asymmetrical masses and deep roof overhangs are essential. Recessed and corner window compositions with wood tile accents are strongly encouraged. Material palette includes stucco, with accents of stone and wood tile.
- *Spanish Colonial* – This style is an adaptation of the Spanish Colonial style. It combines low-pitched gable roofs with “S” shaped building tile, use of stucco, use of decorative recessed accents wall corbels at gable roofs and windows with decorative trim.

Example illustrations of the four architectural styles and sample floor plans applied to the designs are shown in Figures 5 through 22 on the following pages.

FIGURE 5: FRONT ELEVATION STREET SCENE EXAMPLE



FIGURE 6: OAK TRAILS GREENSTONE ELEVATIONS



FIGURE 7: OAK TRAILS GREENSTONE FLOORPLAN

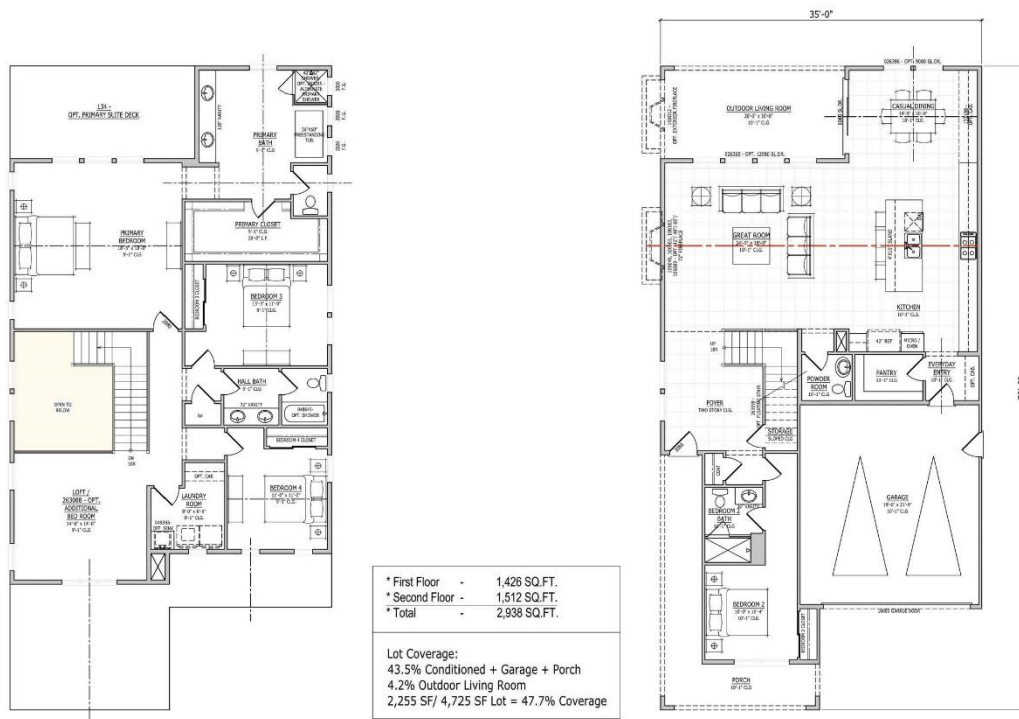


FIGURE 8: OAK TRAILS HAYDUKE ELEVATIONS



SPANISH COLONIAL



ITALIAN VILLA



MODERN CRAFTSMAN



MODERN FARMHOUSE

FIGURE 9: OAK TRAILS HAYDUKE FLOORPLAN

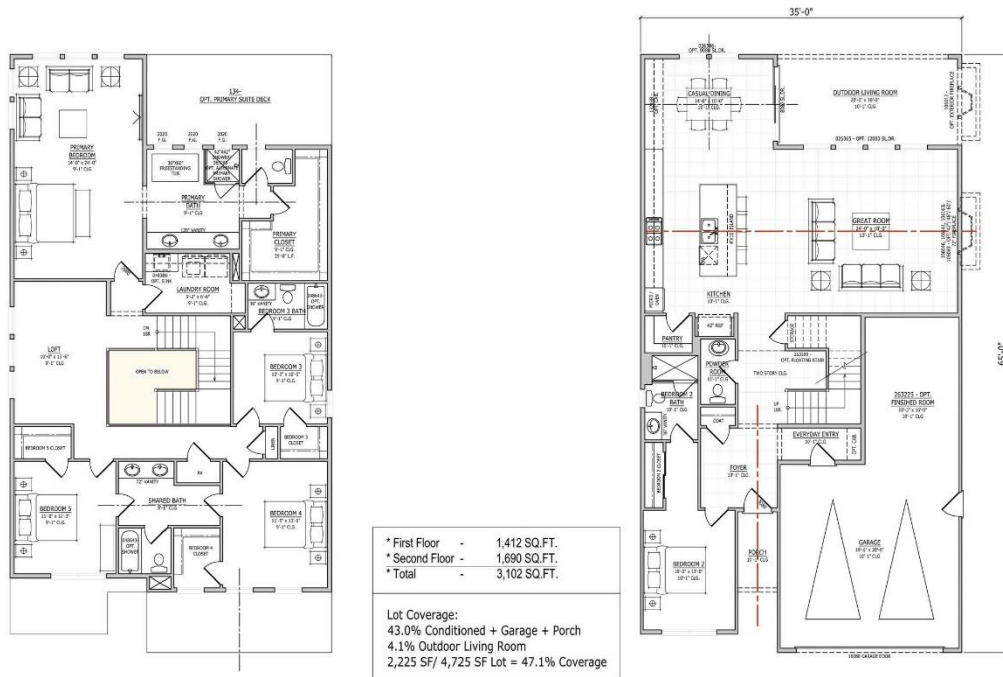


FIGURE 10: OAK TRAILS INCA ELEVATIONS



SPANISH COLONIAL



ITALIAN VILLA



MODERN CRAFTSMAN



MODERN FARMHOUSE

FIGURE 11: OAK TRAILS INCA FLOORPLAN

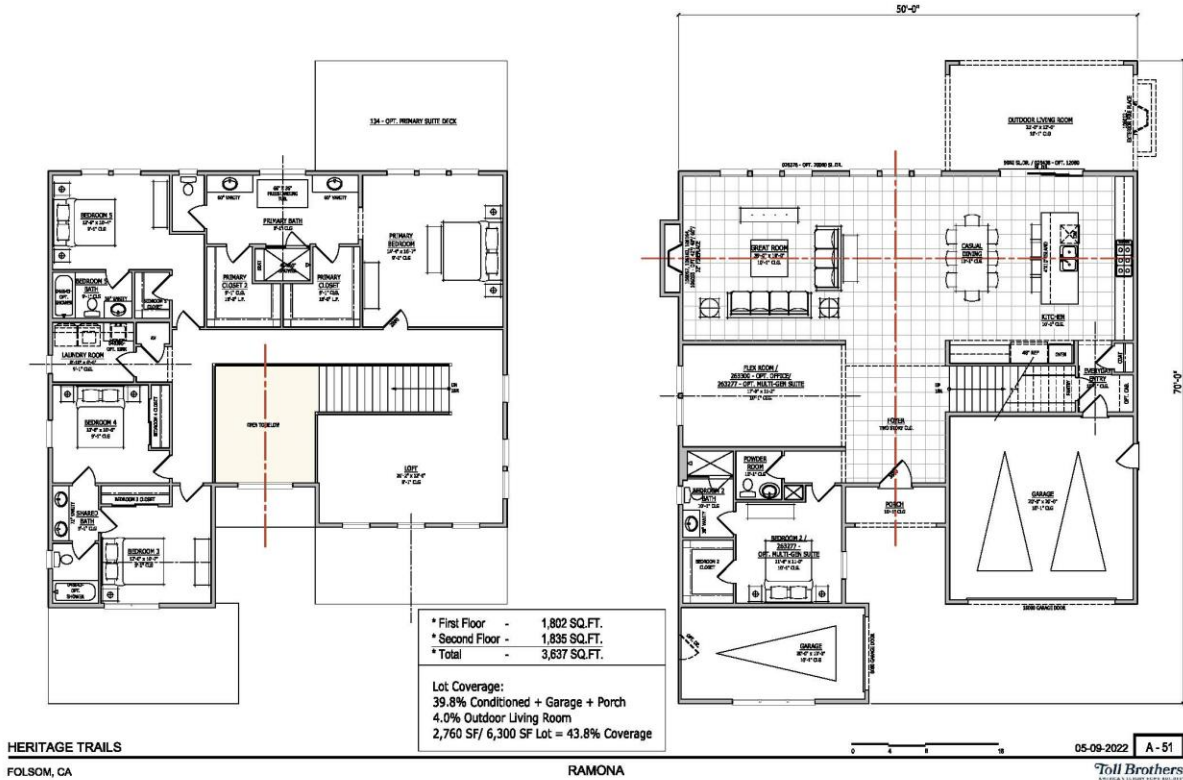


FIGURE 12: HERITAGE TRAILS AZUL ELEVATIONS



FIGURE 13: HERITAGE TRAILS AZUL FLOORPLAN

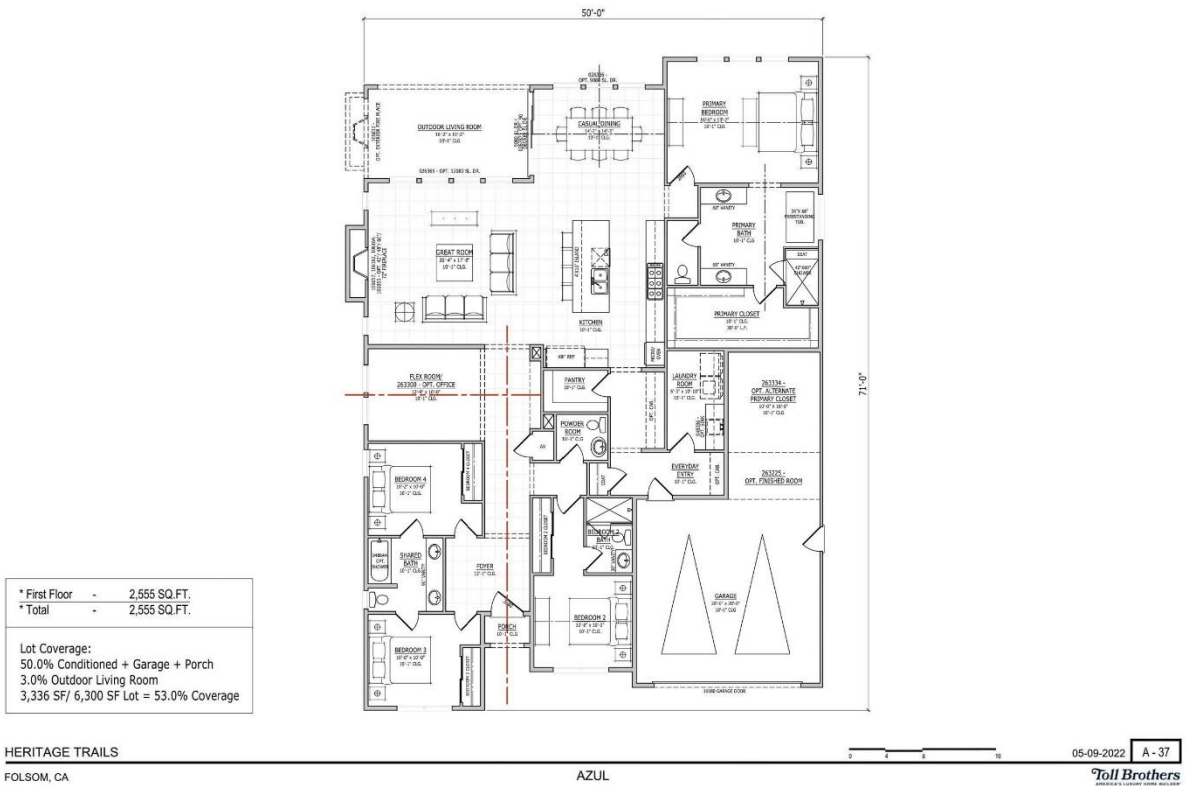


FIGURE 14 HERITAGE TRAIS KRUGER ELEVATIONS



SPANISH COLONIAL



ITALIAN VILLA



MODERN CRAFTSMAN



MODERN FARMHOUSE

FIGURE 15: HERITAGE TRAILS KRUGER FLOOR PLAN

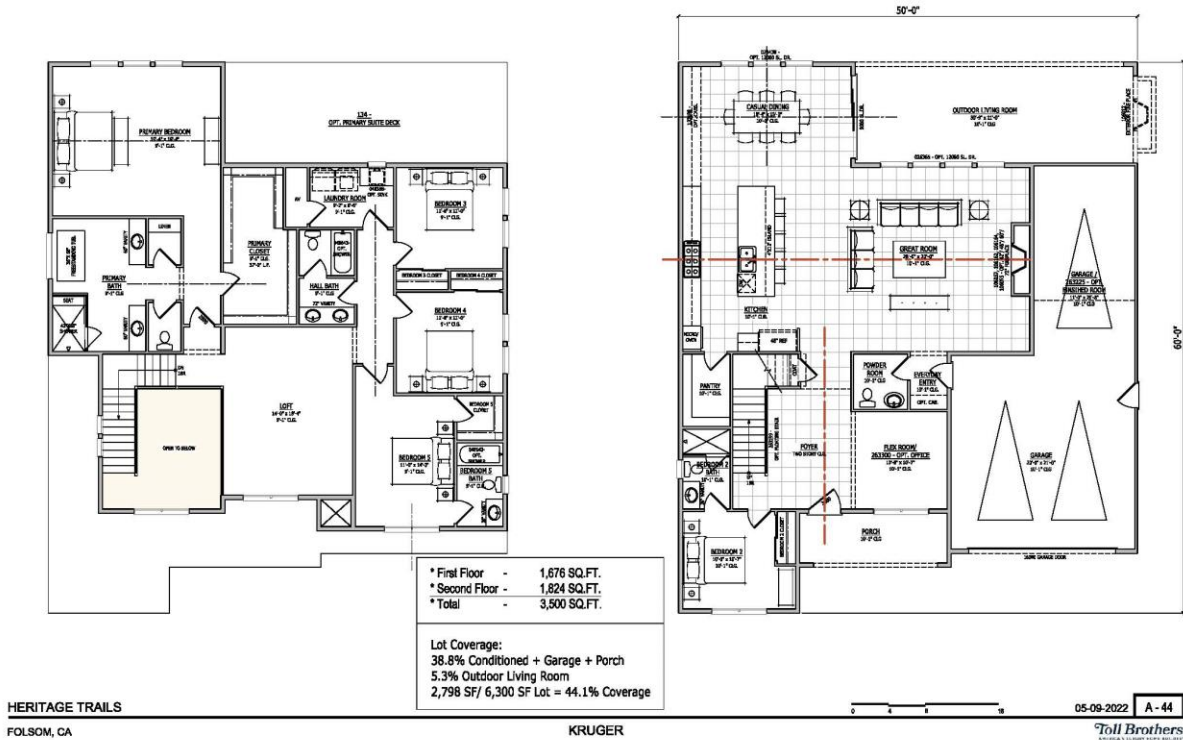


FIGURE 16: HERITAGE TRAILS RAMONA ELEVATIONS



FIGURE 17: HERITAGE TRAILS RAMONA FLOOR PLAN

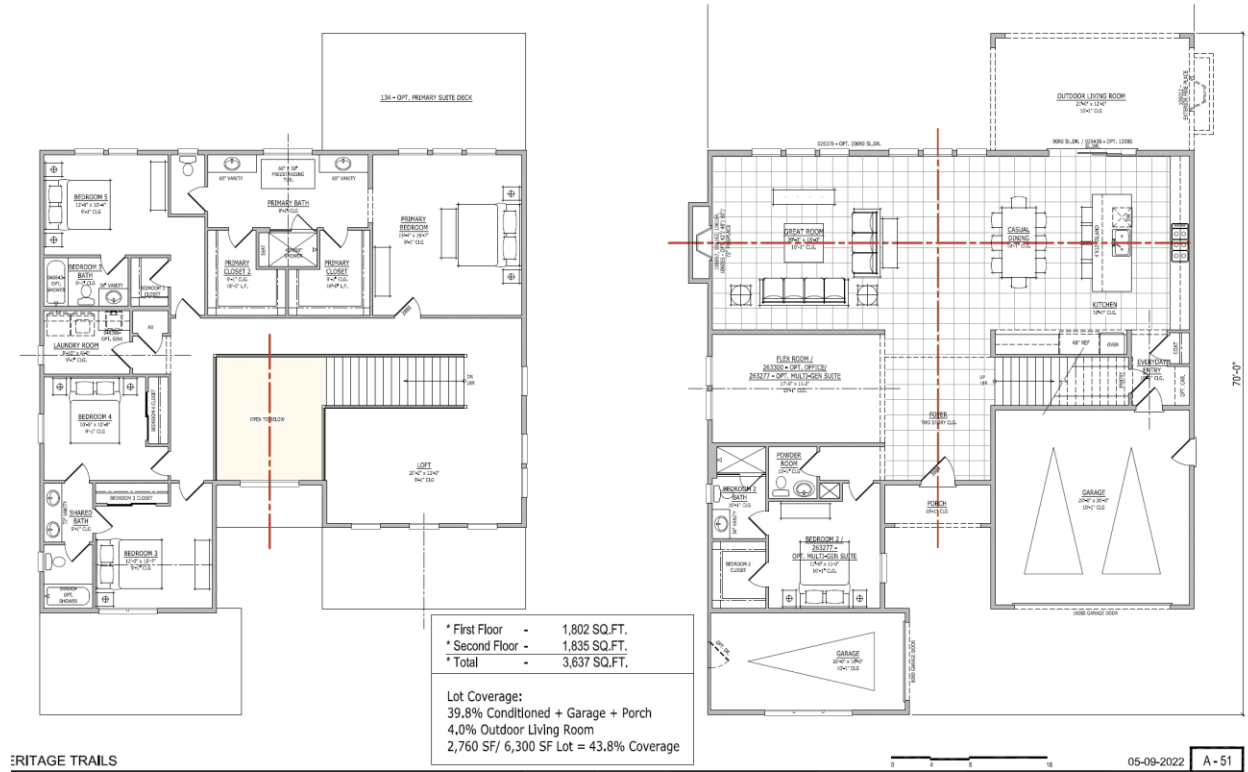


FIGURE 18: HERITAGE TRAILS VOLCAN ELEVATIONS



SPANISH COLONIAL



ITALIAN VILLA



MODERN CRAFTSMAN



MODERN FARMHOUSE

FIGURE 19: HERITAGE TRAILS VOLCAN FLOORPLAN

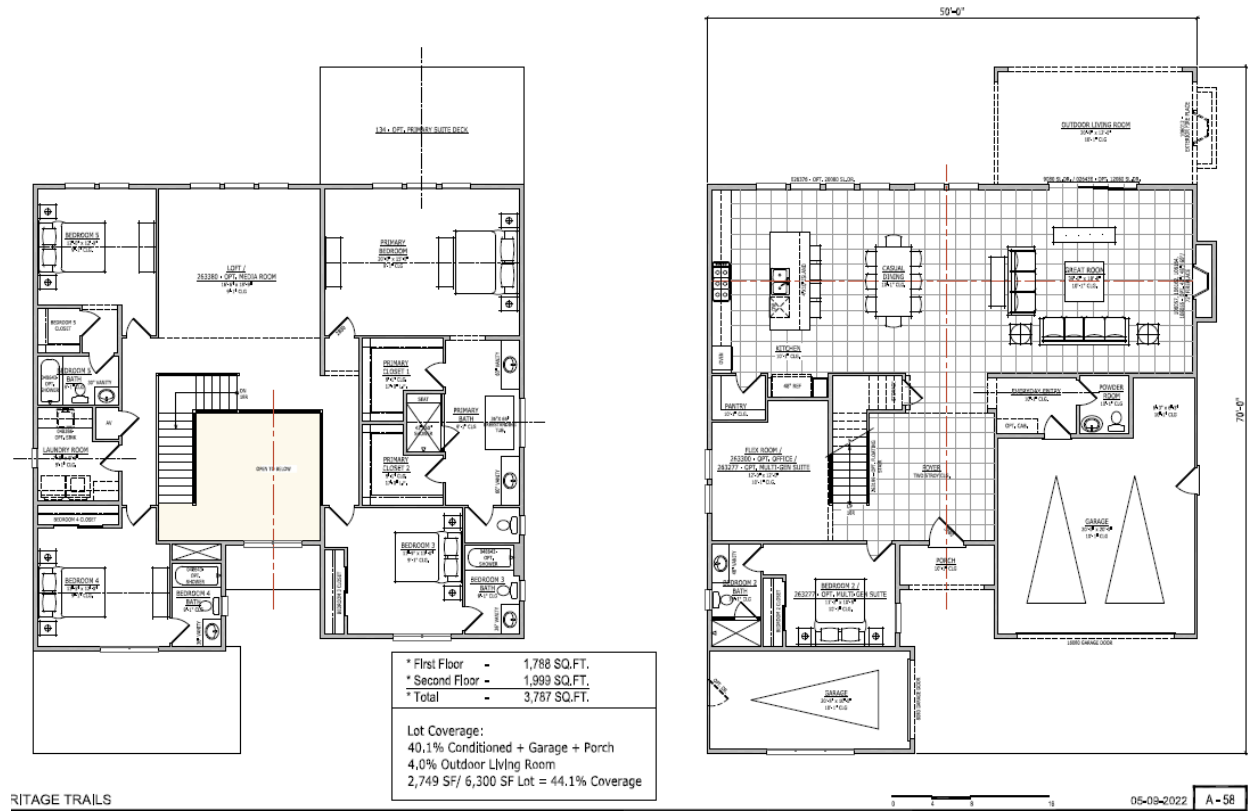


FIGURE 20 DOOR, GARAGE AND LIGHTING DETAILS

Front Entry Doors



Spanish Colonial
 Therma Tru
 Model No. CCR8222



Italian Villa
 Therma Tru
 Model No. CCR8225



Modern Craftsman
 Therma Tru
 Model No. CCR8222



Modern Farmhouse
 Therma Tru
 Model No. CCR8222

Garage Doors



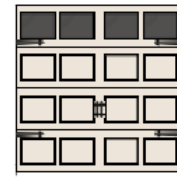
Spanish Colonial
 Wayne Dalton - Classic Steel
 Ranch Style
 Model No. 9100
 Optional Clear II Glass



Italian Villa
 Wayne Dalton - Classic Steel
 Sonoma Style
 Model No. 9100
 Optional Stockton I Glass



Modern Craftsman
 Wayne Dalton - Classic Steel
 Contemporary Style
 Model No. 9100
 Optional Clear IV Glass



Modern Farmhouse
 Wayne Dalton - Classic Steel
 Colonial Style
 Model No. 9100
 Optional Clear I Glass

Light Fixtures



Progress Lighting
 Cadence Collection
 Model No. P6826-31



Progress Lighting
 Gibbs Street Antique Collection
 Model No. P60021-020



Progress Lighting
 Maison Collection
 Model No. P6635-31



Progress Lighting
 Valera Collection
 Model No. P5806-20

All lots will have a minimum 15-foot front yard with landscaping proposed as shown in Figures 20 and 21. It should be noted that while the Figures show green area, no turf is proposed. The green area will include drought tolerant shrubs and ground cover and mulch. Further, Condition No. 10 includes a provision that no turf will be allowed in the front yard.

FIGURE 21: 60 x 105 FRONT YARD LANDSCAPING

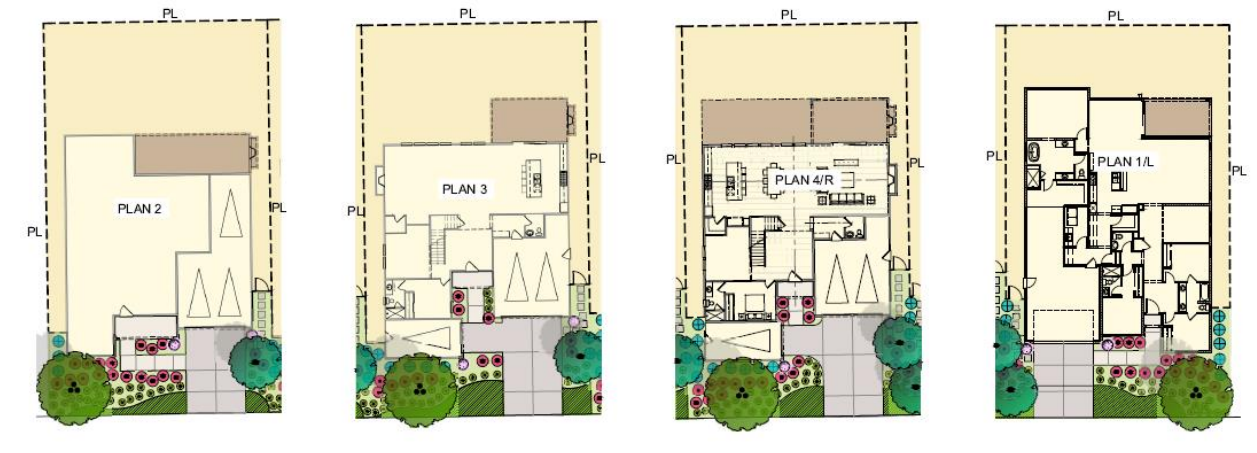


FIGURE 22: 45 x 105 FRONT YARD LANDSCAPING



ATTACHMENT 3 ANALYSIS

The following sections provide an analysis of the Applicant's proposal. Staff's analysis addresses the following:

- A. Planned Development Permit Modification and Design Review
- B. Conformance with relevant Folsom General Plan and Folsom Plan Area Specific Plan Objectives and Policies

A. Planned Development Permit- Development Standard Deviations and Design Review

Development Standard Deviations

As noted earlier within this staff report, the Project is proposing a deviation from the development standards established by the FPASP for the SFHD land use category for lot coverage as shown in Table 2. The Applicant's intent with the subject application is to create a unique set of development standards that will accommodate the development of 214 single-family detached homes.

Pursuant to Folsom Municipal Code section 17.38.080, in a planned development district, the regulations of the underlying zone relating to height, setback, lot area and coverage, parking and other provisions may be varied when such deviation will result in improved design of the development and will permit desirable arrangements of structures in relation to parking areas, parks and parkways, pedestrian walks and other such features.

In considering the Planned Development Permit, the proposed development project must be designed to provide open space, circulation, off-street parking and other conditions in such a way as to form a harmonious, integrated project of sufficient quality to justify exceptions to the normal regulations. The Folsom Central District Design Guidelines state: "Wherever possible, outdoor living space is encouraged." The proposed covered outdoor living space is consistent with the Design Guidelines by providing this use.

Approval of the Planned Development Permit Modification would not set a precedent because it is consistent with other approved projects in the City, including within the FPASP. The City has allowed the exclusion of covered patio areas from the lot coverage calculation for outdoor covered living area for Mangini Ranch Phase 1 Villages 8 & 9 (51 percent), Mangini Ranch Phase 1 Villages 3 to 5 (55%) and Russell

Ranch (55%).

The Toll Brothers Phase 3 project within Mangini Ranch allows a maximum of 50 percent lot coverage. The proposed single-story plan with the patio if it is counted would result in 53 percent lot coverage, which is less than approved elsewhere in the FPASP as noted above. Therefore, this request would allow up to 39 homes with the California room (covered patio) to have a lot coverage of 53-percent. Condition No. 20 would limit the number of homes allowed to meet the 53-percent coverage.

According to the Applicant, 110 homes are proposed in the 60 x 105 subdivision, and of those, it is anticipated that 25-35 percent of the homes will be single story. This means the modification of the lot coverage would only be for approximately 39 homes. Out of the entire 214 home subdivision this would represent approximately 18 percent of the Project.

The Project would allow the Applicant to achieve its intent to provide a luxury outdoor un-air-conditioned living space, which is common in Folsom. There is high residential demand currently and the Applicant believes this product would meet the demand.

Staff further believes that because the covered patio has minimal walls and massing it would not create a significant aesthetic impact and provides additional architectural interest to the rear of the homes.

Staff has reviewed the Project and determined that the Project is proposing a product that provides adequate open space, circulation, off-street parking and that provides a quality neighborhood. Because the coverage request is only for a small percentage of the entire project site, restricted to a maximum of 39 units, and is less than allowed in other areas of the Folsom Area Specific Plan (i.e., Russell Ranch which allows up to 55 percent coverage) staff is recommending approval of this request.

Proposed Residential Designs

The 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, and amended in 2018. The Design Guidelines are a complementary document to the Folsom Plan Area Specific Plan and the Folsom Plan Area Specific Plan Community 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 street scene.
- 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.

The Design Guidelines require that specific homes within a subdivision that meet the definition of an “edge condition” lot are required to incorporate enhanced architectural details on the rear and side building elevations, like the enhanced architectural details provided on the front building elevation of the home. As shown in Figure 23, the rear elevation of homes includes balconies, windows and covered patio areas that will provide interest.

FIGURE 23: EXAMPLE REAR ELEVATIONS



In evaluating the proposed project, staff also took into consideration building and design elements that could be considered unique to the Folsom Plan Area. Staff has determined that the proposed architectural styles and master plans do include many unique building and design elements and are consistent with the Folsom Ranch Design Guidelines. Based on this analysis, staff forwards the following design recommendations to the Commission for consideration:

1. This approval is for three master plans for the Oak Trails neighborhood and four master plans for the Heritage Trails neighborhood with four architectural styles with

color and material options. The Applicant shall submit building plans that comply with this approval and the attached building elevations dated May 9, 2022.

2. The design, materials, and colors of the single-family residential units shall be consistent with the approved building elevations, materials samples, and color schemes 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.
5. Decorative light fixtures, consistent with the Folsom Ranch Central District Design Guidelines and unique to each architectural design theme, shall be added to the front elevation of each Master Plan to the satisfaction of the Community Development Department.
6. A minimum of one street tree shall be planted in the front yard of each residential lot within the subdivision. A minimum of two 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. 20).

D. Parking and Pedestrian and Bicycle Access.

The Folsom Plan Area Specific Plan requires that single-family residential units located within a Single-Family High Density (SFHD) designated area provide two covered parking spaces per unit. The FPASP also requires that single-family residential units located within an SFHD designated area provide a minimum of 0.8 guest parking spaces per unit.

As shown on the submitted residential schematic design (Attachment 5), each home will include a two-car attached garage, thus meeting the covered parking requirement of the FPASP. There will also be the opportunity for parking spaces in driveways which are 20-foot deep, which would allow two off-street uncovered spaces which, exceeds the minimum of 0.8 parking spaces required by the FPASP.

Figure 24 below shows the proposed Class I (shown in red) and Class II (shown in blue) bike trails that will provide access to the subdivision. Two paseos will provide direct access to the Class 1 trail open space area to the east.

FIGURE 24, CLASS I AND CLASS II BIKE TRAILS



LEGEND

-  CLASS I BIKE TRAIL
-  CLASS II BIKE ROUTE
-  PRIMARY TRAIL ACCESS POINT
(GATED W/ KEY FOB - SEE SHEET
L11 FOR GATE DETAIL ELEVATION)
-  TRAIL ACCESS POINT (NON-GATED)
-  UNDERCROSSING

E. Inclusionary Housing

The Applicant proposes to comply with Folsom Municipal Code Chapter 17.104 (Inclusionary Housing) by paying in-lieu fees per Municipal Code Section 17.104.060(G). An Inclusionary Housing Agreement was previously approved by the City Council for the Project. Homes within the subdivision will be sold at market prices. Fees paid by the Applicant will help provide affordable housing elsewhere in the city.

J. Conformance with Relevant General Plan and Folsom Plan Area Specific Plan Objectives and Policies

The following is a summary analysis of the project’s consistency with the Folsom General Plan and with key policies of the Folsom Plan Area Specific Plan.

GP and SP OBJECTIVE H-1 (Housing)

To provide an adequate supply of suitable sites for the development of a range of housing types to meet the housing needs of all segments of the population.

GP and SP POLICY H-1.1

The City shall ensure that sufficient land is designated and zoned in a range of residential densities to accommodate the City’s regional share of housing.

Analysis: The City provides residential lands at a variety of residential densities as specified in the General Plan and in the Folsom Municipal Code. The Folsom Plan Area Specific Plan includes specialized zoning (Specific Plan Designations) that are customized to the Plan Area as adopted in 2011 and as Amended over time. The FPASP provides residential lands at densities ranging from 1-4 dwelling unit per acre (SF), 4-7 dwelling units per acre (SFHD), 7-12 dwelling units per acre (MLD), 12-20 dwelling units per acre (MMD), 20-30 dwelling units per acre (MHD), and 9-30 dwelling units per acre (MU).

The Phase 3 Toll Brothers Subdivision project is designated SFHD and is proposed to be developed at 6 units per acre, which is within the density range for the SFHD designation.

SP POLICY 4.1

Create pedestrian-oriented neighborhoods through the use of a grid system of streets where feasible, sidewalks, bike paths and trails. Residential neighborhoods shall be linked, where appropriate, to encourage pedestrian and bicycle travel.

Analysis: The Project proposes a single-family neighborhood with a system of local streets linked with sidewalks and connection to the open space to the south. Biking and walking will be accommodated within the Project and will be connected via external sidewalks and Class I and Class II bicycle lanes with nearby neighborhoods, parks, schools, and open space trails with Class I bicycle trails.

SP POLICY 4.4

Provide a variety of housing opportunities for residents to participate in the home-ownership market.

Analysis: The Folsom Plan Area Specific Plan provides home ownership opportunities within the SFHD (Single-Family High Density) land use category. The Mangini Ranch Phase 3 Toll Brothers Subdivision project is consistent with this policy in that it will provide detached single family home ownership opportunities within the SFHD designation zoned parcels at a more affordable price point than in other, less dense residential developments.

SP OBJECTIVE 7.1 (Circulation)

Consistent with the California Complete Streets Act of 2008 and the Sustainable Communities and Climate Protection Act (SB 375), create a safe and efficient circulation system for all modes of travel.

SP POLICY 7.1

The roadway network in the Plan Area shall be organized in a grid-like pattern of streets and blocks, except where topography and natural features make it infeasible, for the majority of the Plan Area in order to create neighborhoods that encourage walking, biking, public transit, and other alternative modes of transportation.

Analysis: Consistent with the requirements of the California Complete Streets Act, the FPASP identified and planned for hierarchy of connect “complete streets” to ensure that pedestrian, bike, bus, and automobile modes of travel are designed to have direct and continuous connections throughout the Plan Area. Every option, from regional connector roadways to arterial and local streets, has been carefully planned and designed. Recent California legislation to reduce greenhouse gas emissions (AB 32 and SB 375) has resulted in an increased market demand for public transit and housing located closer to service needs and employment centers. In response to these changes, the FPASP includes a regional transit corridor that will provide public transportation links between the major commercial,

public, and multi-family residential land uses in the Plan Area.

The Mangini Ranch Phase 3 Toll Brothers Project has been designed with multiple modes of transportation options (vehicles, bicycle, walking, access to transit) and internal street organized pattern consistent with the approved FPASP circulation plan.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) provides that residential projects which are consistent with an approved Specific Plan for which an EIR was prepared are exempt from a requirement to prepare additional environmental analysis. CEQA Guidelines section 15182(c) provides specific criteria to determine whether this exemption applies:

(c) Residential Projects Implementing Specific Plans.

(1) Eligibility. Where a public agency has prepared an EIR on a specific plan after January 1, 1980, a residential project undertaken pursuant to and in conformity to that specific plan is exempt from CEQA if the project meets the requirements of this section. Residential projects covered by this section include but are not limited to land subdivisions, zoning changes, and residential planned unit developments. [CEQA Guidelines section 15182]

An Addendum is appropriate where a previously certified EIR has been prepared and some changes or revisions to the project are proposed, or the circumstances surrounding the project have changed, but none of the changes or revisions would result in significant new or substantially more severe environmental impacts, consistent with CEQA Public Resources Code Section 21166 and State CEQA Guidelines Sections 15164 and 15168. An Addendum was approved at the time the Small Lot Vesting Tentative Map for the subdivision was approved.

It is the City's judgment, that the Addendum and the previously prepared environmental document fully addresses all of the impacts of the proposed project. All mitigation measures applicable to the project still apply and no new mitigation measures are required. The scope of this proposed project does not constitute a substantial change to what was approved at the time of the Small Lot Vesting Tentative Map, so no further environmental review is required, as stated in CEQA Guidelines section 15162.

RECOMMENDATION

Staff recommends that the Planning Commission approve the proposed Project, based on the proposed Findings and subject to the Conditions of Approval attached to this

report.

PLANNING COMMISSION ACTION

- Move to approve the Toll Brothers Phase 3 Project Planned Development Permit Modification to allow no more than 39 single story homes for the 60 x 105 lots to have a lot coverage of 53 percent and approve Design Review of the Applicant's master plan residential designs as shown on Attachment 5 (Schematic Designs); and

These approvals are based on the findings (Findings A-V) and subject to the conditions of approval (Conditions 1-24) attached to this report.

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 GENERALLY CONSISTENT WITH THE GENERAL PLAN, THE FOLSOM PLAN AREA SPECIFIC PLAN, AND THE FOLSOM RANCH CENTRAL DISTRICT DESIGN GUIDELINES.

CEQA FINDINGS

- C. THE CITY, AS LEAD AGENCY, PREVIOUSLY CERTIFIED AN ENVIRONMENTAL IMPACT REPORT/ENVIRONMENTAL IMPACT STATEMENT FOR THE FOLSOM PLAN AREA SPECIFIC PLAN AND IN 2018 AN ADDENDUM TO THE ENVIRONMENTAL IMPACT REPORT.
- D. THE CITY HAS DETERMINED THAT THE MANGINI RANCH PHASE 3 TOLL BROTHERS PROJECT IS UNDERTAKEN TO IMPLEMENT AND IS CONSISTENT WITH THE FOLSOM PLAN AREA SPECIFIC PLAN.
- E. THE CITY HAS DETERMINED THAT THE IMPACTS OF THE MANGINI RANCH PHASE 3 TOLL BROTHERS SUBDIVISION PROJECT ARE ADEQUATELY ADDRESSED BY THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE FOLSOM PLAN AREA SPECIFIC PLAN AND ASSOCIATED MITIGATION MEASURES AND THAT THE MANGINI RANCH PHASE 3 SUBDIVISION PROJECT IS EXEMPT FROM THE REQUIREMENTS OF CEQA PURSUANT TO GOVERNMENT CODE SECTION 65457 AND CEQA GUIDELINES 15182(c).
- F. NONE OF THE EVENTS SPECIFIED IN SECTION 21166 OF THE PUBLIC RESOURCES CODE OR SECTION 15162 OF THE CEQA GUIDELINES HAVE

OCCURRED.

- G. THIS PROJECT IS EXEMPT FROM CEQA IN ACCORDANCE WITH GOVERNMENT CODE SECTION 65457 AND SECTION 15182 OF THE CEQA GUIDELINES.

PLANNED DEVELOPMENT PERMIT FINDINGS

- H. THE PROPOSED PROJECT COMPLIES WITH THE INTENT AND PURPOSES OF CHAPTER 17.38 (PLANNED DEVELOPMENT DISTRICT) OF THE FOLSOM MUNICIPAL CODE AND OTHER APPLICABLE ORDINANCES OF THE CITY.
- I. THE PROPOSED PROJECT COMPLIES WITH THE INTENT AND PURPOSES OF THE GENERAL PLAN AND FOLSOM AREA SPECIFIC PLAN.
- J. THE PROPOSED PROJECT IS CONSISTENT WITH THE OBJECTIVES, POLICIES AND REQUIREMENTS OF THE DEVELOPMENT STANDARDS OF THE CITY.
- K. THE MINOR MODIFICATIONS TO EXISTING DEVELOPMENT STANDARDS PROPOSED BY THIS PROJECT WILL RESULT IN A DEVELOPMENT THAT IS SUPERIOR TO THAT OBTAINED BY RIGID APPLICATION OF THE STANDARDS BY PROVIDING AN OUTDOOR LIVING AREA.
- L. THE PROPOSED PROJECT IS DESIGNED TO PROVIDE OPEN SPACE, CIRCULATION, OFF-STREET PARKING, AND OTHER CONDITIONS IN SUCH A WAY AS TO FORM A HARMONIOUS, INTEGRATED PROJECT OF SUFFICIENT QUALITY TO JUSTIFY EXCEPTIONS TO THE NORMAL REGULATIONS
- M. WITH RESPECT TO PROJECT DESIGN, THE PHYSICAL, FUNCTIONAL, AND VISUAL COMPATIBILITY BETWEEN THE PROPOSED PROJECT AND EXISTING AND FUTURE ADJACENT USES AND AREA CHARACTERISTICS IS ACCEPTABLE.
- N. THERE WILL BE AVAILABLE PUBLIC FACILITIES, INCLUDING BUT NOT LIMITED TO WATER, SEWER AND DRAINAGE TO ALLOW FOR THE DEVELOPMENT OF THE PROJECT SITE IN A MANNER CONSISTENT WITH THE PROPOSAL AS CONDITIONED,
- O. THE PROPOSED PROJECT WILL NOT CAUSE ADVERSE ENVIRONMENTAL IMPACTS WHICH HAVE NOT BEEN MITIGATED TO AN ACCEPTABLE LEVEL

- P. 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.
- Q. THE PROPOSED PROJECT WILL NOT BE DETERIMENTAL TO THE HEALTH, SAFETY, AND GENERAL WELFARE OF THE PERSONS OR PROPOERTY WITHIN THE VICINITY OF THE PROJECT SITE AND THE CITY AS A WHOLE.
- R. ADEQUATE PROVISION IS MADE FOR THE FURNISHING OF SANITATION SERVICE AND EMERGENCY PUBLIC SAFETY SERVICES TO THE PROJECT.
- S. THE PROJECT IS CONSISTENT WITH THE FOLSOM PLAN AREA SPECIFIC PLAN AND FOLSOM PLAN AREA EIR/EIS AND THE RESIDENTIAL UNITS APPROVED BY THE SMALL LOT VESTING TENTATIVE MAPS. ACCORDINGLY THE PROPOSED PROJECT'S WATER DEMAND CAN BE ACCOMODATED BY THE CITY'S EXISTING WATER SUPPLY ALLOCATED TO SERVE THE FOLSOM PLAN AREA.

DESIGN REVIEW FINDINGS

- T. THE PROJECT IS IN COMPLIANCE WITH THE GENERAL PLAN, THE FOLSOM PLAN AREA SPECIFIC PLAN AND THE APPLICABLE ZONING ORDINANCES.
- U. THE PROJECT IS GENERALLY IN CONFORMANCE WITH THE FOLSOM RANCH CENTRAL DISTRICT DESIGN GUIDELINES AND THE PROPOSED DESIGN STANDARD DEVIATIONS REQUESTED THROUGH THE PLANNED DEVELOPMENT PERMIT PROCESS AS A PART OF THIS PROJECT APPLICATION.
- V. THE BUILDING MATERIALS, TEXTURES, AND COLORS OF THE PROJECT WILL BE COMPATIBLE WITH SURROUNDING DEVELOPMENT AND CONSISTENT WITH THE GENERAL DESIGN THEME OF THE NEIGHBORHOOD.

Attachment 4

Conditions of Approval

CONDITIONS OF APPROVAL FOR THE TOLL BROTHERS PHASE 3 PROJECT (PN 22-032) LOCATED ON THE SOUTHEAST CORNER OF MANGINI PARKWAY AND OAK PARKWAY AND NORTH OF WHITE ROCK ROAD PLANNED DEVELOPMENT PERMIT-DEVELOPMENT STANDARD DEVIATION AND DESIGN REVIEW				
Condition No.	Mitigation Measure	Condition of Approval	When Required	Responsible Department
1.		<p><i>Final Development Plans</i> The owner/applicant shall submit final site development plans to the Community Development Department that shall substantially conform to the exhibits referenced below:</p> <ol style="list-style-type: none"> 1. Toll Brothers Project Narrative dated May 9, 2022 2. Conceptual Front Yard Landscaping, dated May 5, 2022 3. Residential Schematic Design, dated December 20, 2020 4. Color and Materials Board and Specifications, dated May 4, 2021 5. Wall and Fence Exhibit and Details, dated January 24, 2020 <p>The Planned Development Permit and Design Review, are approved for the development of a 214-unit single-family residential subdivision. Implementation of the project shall be consistent with the above referenced items and these conditions of approval.</p>	G, I, B	CD (P)(E)
2.		<p><i>Plan Submittal</i> All civil engineering, improvement, and landscape and irrigation 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>	G, I	CD (P)(E)
3.		<p><i>Validity</i> The term of the Planned Development Permit and approved Inclusionary Housing Agreement shall track the term of the Small-Lot Vesting Tentative Subdivision Map, as may be extended from time to time pursuant to Section 16.16.110.A and 16.16.120 of the Folsom Municipal Code and the Subdivision Map Act.</p>	OG	CD (P)

4.		<p>ARDA and Amendments The owner/applicant shall comply with all provisions of Amendments No. 1 and 2 to the First Amended and Restated Tier 1 Development Agreement and any approved amendments thereafter by and between the City and the owner/applicant of the project.</p>	OG	CD (E)
5.	✓	<p>Mitigation Monitoring The owner/applicant shall participate in a mitigation monitoring and reporting program pursuant to City Council Resolution No. 2634 and Public Resources Code 21081.6. The mitigation monitoring and reporting measures identified in the Folsom Plan Area Specific Plan FEIR/EIS have been incorporated into these conditions of approval in order to mitigate or avoid significant effects on the environment. These mitigation monitoring and reporting measures are identified in the mitigation measure column. Applicant shall fund on a Time and Materials basis all mitigation monitoring (e.g., staff and consultant time).</p>	OG	CD (P)
POLICE/SECURITY REQUIREMENT				
6.		<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 considered:</p> <ul style="list-style-type: none"> • A security guard on-duty at all times at the site or a six-foot security fence shall be constructed around the perimeter of construction areas. • Security measures for the safety of all construction equipment and unit appliances. • Landscaping shall not cover exterior doors or windows, block line-of-sight at intersections or screen overhead lighting. 	G, I, B	PD

GRADING PERMIT REQUIREMENTS				
7.		<p><i>Walls/Fences/Driveways</i></p> <ul style="list-style-type: none"> • The final location, design, height, materials, and colors of the walls and fences shall be subject to review and approval by the Community Development Department to ensure consistency with the Folsom Ranch Central District Design Guidelines. • The location of the fencing shall remain in perpetuity as shown and installed originally by the Applicant (i.e., fence may not be moved into the PUE on side/corner lots). • No more than one driveway is allowed per residence. 	G, I, B, OG	CD (P)(E), FD
8.		<p><i>Prepare Traffic Control Plan.</i> Prior to construction, a Traffic Control Plan for roadways and intersections affected by construction shall be prepared by the owner/applicant. The Traffic Control Plan prepared by the owner/applicant shall, at minimum, include the following measures:</p> <ul style="list-style-type: none"> • Maintaining the maximum amount of travel lane capacity during non-construction periods, possible, and advanced notice to drivers through the provision of construction signage. • Maintaining alternate one-way traffic flow past the lay down area and site access when feasible. • Heavy trucks and other construction transport vehicles shall avoid the busiest commute hours (7 a.m. to 8 a.m. and 5 p.m. to 6 p.m. on weekdays). • A minimum 72-hour advance notice of access restrictions for residents, businesses, and local emergency response agencies. This shall include the identification of alternative routes and detours to enable for the avoidance of the immediate construction zone. • A phone number and City contact for inquiries about the schedule of the construction throughout the construction period. This information will be posted in a local newspaper, via the City’s web site, or at City Hall and will be updated on a monthly basis. 	G	CD (E)

9.		<p>State and Federal Permits 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 prior to approval of any grading or improvement plan.</p>	G, I	CD (P)(E)
LANDSCAPE/TREE PRESERVATION REQUIREMENTS				
10.		<p>Landscaping Plans Final landscape plans and specifications shall be prepared by a registered landscape architect and approved by the City prior to the approval of the first building permit. Said plans shall include all on-site landscape specifications and details including a tree planting exhibit demonstrating sufficient diversity and appropriate species selection to the satisfaction of the Community Development Department. The tree exhibit shall include all street trees, accent trees, parking lot shading trees, and mitigation trees proposed within the development. Said plans shall comply with all State and local rules, regulations, Governor’s declarations and restrictions pertaining to water conservation and outdoor landscaping.</p> <p>Landscaping shall meet shade requirements as outlined in the Folsom Plan Area Specific Plan where applicable. The landscape plans shall comply and implement water efficient requirements as adopted by the State of California (Assembly Bill 1881) (State Model Water Efficient Landscape Ordinance) until such time the City of Folsom adopts its own Water Efficient Landscape Ordinance at which time the owner/applicant shall comply with any new 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, view protection, 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. The owner/applicant shall comply with city-wide landscape rules or regulations on water usage. The owner/applicant shall comply with any state or local rules and regulations relating to landscape water usage and landscaping requirements necessitated to mitigate for drought conditions on all landscaping in the Phase 3 Toll Brother Subdivision project.</p> <p>No turf shall be allowed in the front yards.</p>	B	CD (P)(E)

ARCHITECTURE/SITE DESIGN REQUIREMENTS

20.		<p>The Phase 3 Toll Brothers Subdivision project shall comply with the following architecture and design requirements:</p> <ol style="list-style-type: none"> 1. This approval is for three master plans for the Oak Trails neighborhood and four master plans for the Heritage Trails neighborhood with four architectural styles with color and material options. The Applicant shall submit building plans that comply with this approval and the attached building elevations dated May 9, 2022. 2. The design, materials, and colors of the single-family residential units shall be consistent with the approved building elevations, materials samples, and color schemes 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. 5. Decorative light fixtures, consistent with the Folsom Ranch Central District Design Guidelines and unique to each architectural design theme, shall be added to the front elevation of each Master Plan to the satisfaction of the Community Development Department. 6. A minimum of one street tree shall be planted in the front yard of each residential lot within the subdivision. A minimum of two 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. 7. No more than 39 single story homes (60 x 105 Oak Trails product) with the outdoor California rooms (covered patio area) are allowed up to 53-percent lot coverage. 	B	CD (P) (B)
-----	--	--	---	------------

21.		Prior to issuance of the 137th building permit within Traditional Subdivision portion of the Toll Brothers at Folsom Ranch project, the owner/applicant shall begin construction of the private amenity and maintain continual progress until completion.	OG	CD
22.		The owner/applicant shall include the maintenance of all graded subdivision trails and completed Class I trail parallel to Mangini Parkway within the responsibility of the development Homeowner's Association (HOA) until the Open Space is deeded to the City. The City shall not incur any maintenance responsibility or expense as a result of these trails until the transfer of Open Space ownership to the City is complete.	OG	CD
23.		<i>Trash/Recycling Containers and Air Conditioner Screening</i> Trash, recycling, and yard waste containers shall be placed behind the side yard fence so that they are not visible from the public right-of-way to the satisfaction of the Community Development Department. In addition, air conditioning units shall also be placed behind the side yard fence or located in the rear yard so that they are not visible from the public right-of-way to the satisfaction of the Community Development Department.	OG	CD (P) (E)
24.		<i>Toll Brothers at Mangini Ranch Project Mitigation Monitoring Reporting Program (MMRP)</i> The owner/applicant shall implement all the applicable mitigation measures from the FPASP as amended by the Revised Proposed water Supply Facility Alternative (November 2012), Folsom South of U.S. Highway 50 backbone Infrastructure Mitigated Negative Declaration (December 2014), the Westland Eagle Specific Plan Amendment (September 2015) and the Toll Brothers at Folsom Ranch Project Addendum 2019.	I, G, B, OG	CD (E)(P), PW, FD, EWR, PD, PR

Planning Commission
Mangini Ranch Phase 3 Toll Brothers (PN 22-032)
June 15, 2022

Attachment 5

Toll Brothers at Folsom Ranch Oak Trails and Heritage Trails Project Narrative
Residential Schematic Design, dated May 9, 2022.

Toll Brothers at Folsom Ranch

PROPOSED PLANNED DEVELOPMENT – RESIDENTIAL ARCHITECTURE: Project architectural design is consistent with the design concepts as set forth in the approved *Folsom Ranch Central District Design Guidelines*. Four architectural styles are represented in the **TOLL BROTHERS AT FOLSOM RANCH:** Italian Villa, Spanish Colonial, Modern Craftsman and Modern Farmhouse.

Modern Farmhouse

Blending traditional farmhouse forms and features with a more modern variety of materials, details and compositions, the Modern Farmhouse style was created to bring a more contemporary expression to a customarily rural aesthetic. This progressive approach to home design takes time-honored architectural characteristics and updates them with an eclectic and modern feel. This style combines the use of a traditionally massed farmhouse gable-end shape with modern exterior materials such as stucco, board and batten and textured stone. Exterior colors seek a balance of crisp white and grey accents with natural tones and materials. This style strikes a balance between traditional elements and modern textures to provide a familiar sense while mixing in forward-looking design and quality.

Modern Farmhouse Design Characteristics

The design characteristics provide essentials for massing, scale and proportion, and building materials for understanding this style. They are:

- Sleek, clean geometric forms and asymmetrical massing
- A combination of steep and low-slope roofs, typically with a gable end
- Standing seam metal roof accents over entry and porch elements
- Use of transom windows and expansive glass walls
- Exterior materials to combine a balanced mix of board and batten, stone, and brick



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 façade, squared tower entry forms, arched windows, and bracketed eaves persisted as the enduring trails of this style. With the emergence of French limestone as a popular building material, it became an integral part of the Italianate vocabulary, embellishing homes with a strong presence at key locations of the home.

Italian Villa Design Characteristics

The design characteristics provide essentials for massing, scale and proportion, and building materials for understanding this style. They are:

- Use of stucco as predominant exterior material
- Low pitch hip roofs with enclosed flat eave overhangs and cornice accents
- Large scale stone accents to highlight prominent massing elements
- Windows and doors have decorative trim



Modern Craftsman

The Modern Craftsman style is a fresh take on the traditional architectural style common to the early 20th century development of California. Striking and iconic in nature, the style artfully merges streamlined forms, bold roof lines, stunning glass and details with subtle textures. Balanced, asymmetrical masses and deep roof overhangs are essential for executing this style properly. Recessed and corner window compositions with wood tile accents are strongly encouraged as they add drama to the Modern Craftsman's inherent simplicity. The material palette is comprised predominantly of stucco, with accents of clean stone textures and rich wood tile. Stucco body colors should be light and tonal, allowing for contrasting fascia and eyebrow roofs. Overall, the Modern Craftsman style is sophisticated and contemporary without being sterile.

Modern Craftsman Design Characteristics

The design characteristics provide essentials for massing, scale and proportion, and building materials for understanding this style. They are:

- Clean, streamlined forms and textures
- Use of transom windows and expansive glass walls
- Recessed windows with wood tile veneer accents
- Large scale stone accents to highlight prominent massing elements
- Low pitch hip roofs with deep enclosed flat eave overhangs and modern cornice accents
- Horizontal trim band accents to differentiate changes in wall planes materials



Spanish Colonial

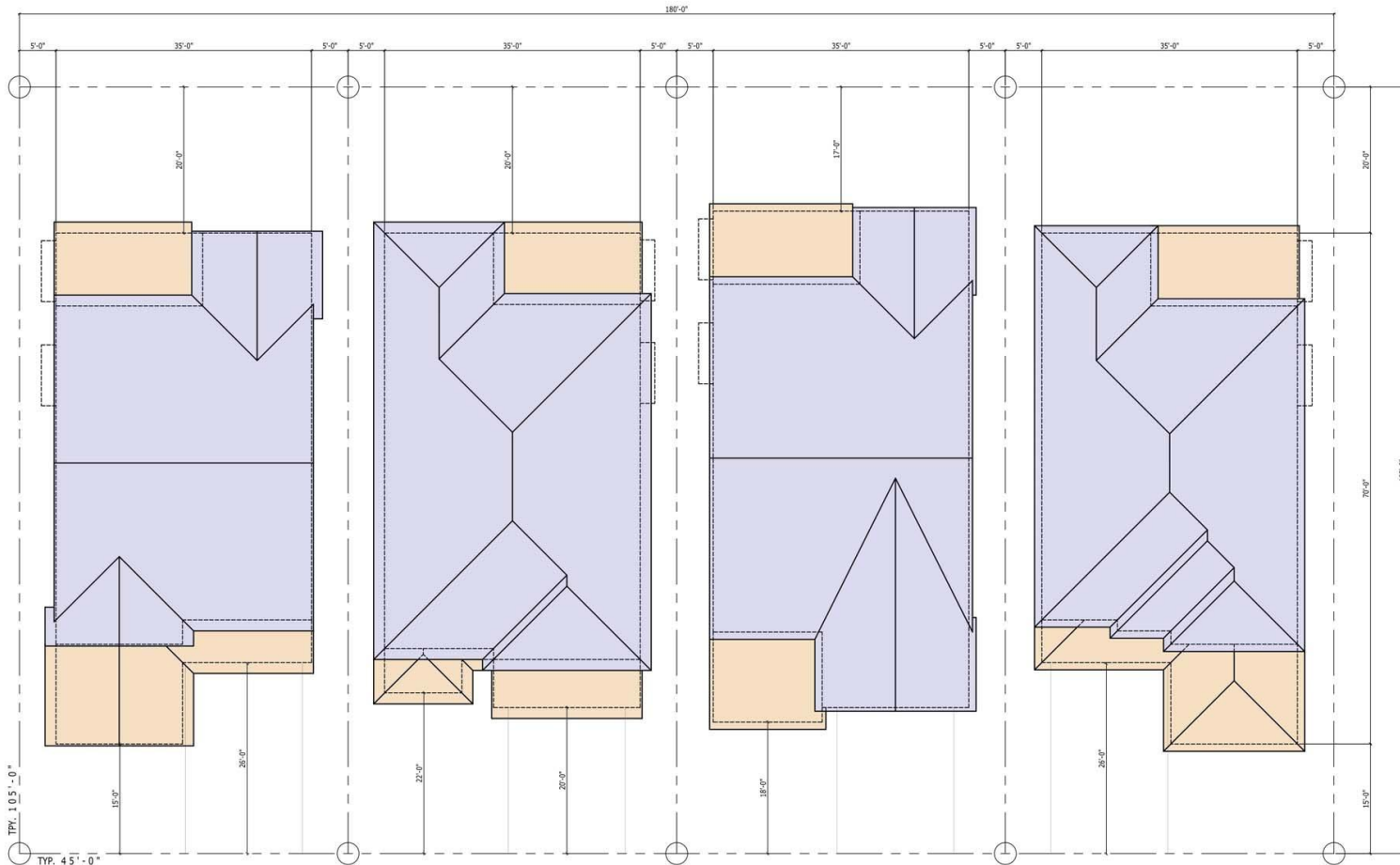
The Spanish Colonial style evolved in California and the southwest as an adaptation of Mission Revival infused with additional elements and details from Latin America. The style received widespread popularity after its use in the Panama-California Exposition of 1915. Key features of this style were adapted to the California lifestyle. Spanish Colonial style follows plan forms ranging from simple rectilinear configurations to larger massing expressions. The roof forms mirror that of the plan, combining low-pitched gable roofs, simplistic in nature, clean stucco facades express the style's purity of forms, while gable end details, louvered shutters, wood tiles and decorative corbels contribute to its articulation without becoming ornate and obtrusive. Elevations are very simply articulated and detailed. Roofs are typically constructed with concrete "S" roof tiles. Overall, this style is characterized by its unadorned elegance, clearly illustrated through its masses and authentic detailing.

Spanish Colonial Design Characteristics

The design characteristics provide essentials for massing, scale and proportion, and building materials for understanding this style. They are:

- Use of stucco as predominant exterior material
- Roof configurations should be primarily low-slope gables with hip roofs if necessary
- Use of decorative recessed accents and corbels at gable roofs
- Windows to receive decorative trim





GREENSTONE
SPANISH COLONIAL

HAYDUKE
MODERN CRAFTSMAN

INCA
MODERN FARMHOUSE

GREENSTONE (REVERSE PLAN)
ITALIAN VILLA

OAK TRAILS

FOLSOM, CA

STREET SCENE



05-09-2022

A - 02

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

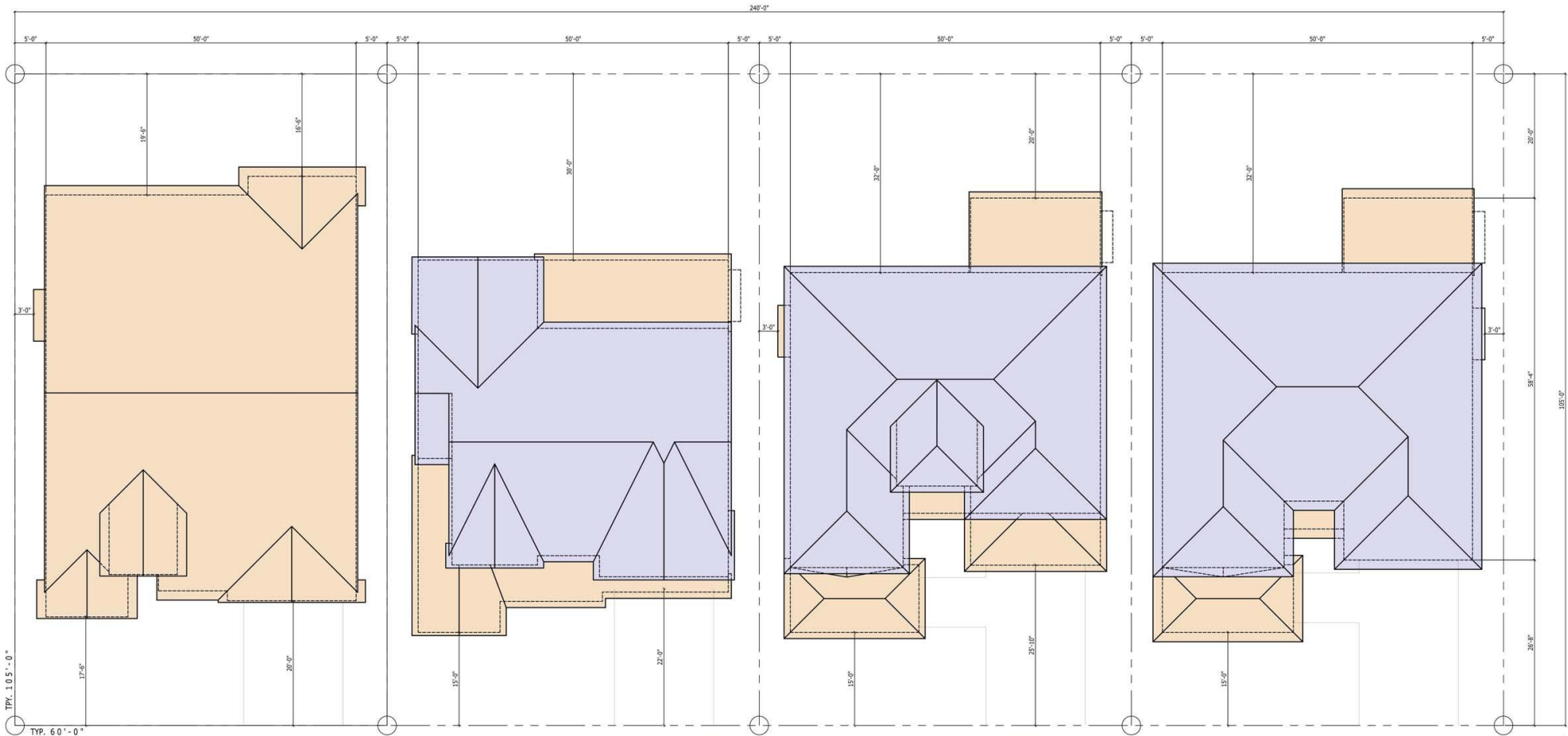


GREENSTONE
SPANISH COLONIAL

HAYDUKE
MODERN CRAFTSMAN

INCA
MODERN FARMHOUSE

GREENSTONE (REVERSE PLAN)
ITALIAN VILLA



AZUL
SPANISH COLONIAL

KRUGER
MODERN FARMHOUSE

RAMONA
ITALIAN VILLA

VOLCAN
MODERN CRAFTSMAN

HERITAGE TRAILS

FOLSOM, CA

STREET SCENE



05-09-2022 A - 04

Toll Brothers
AMERICA'S LUXURY HOME BUILDER



AZUL
SPANISH COLONIAL

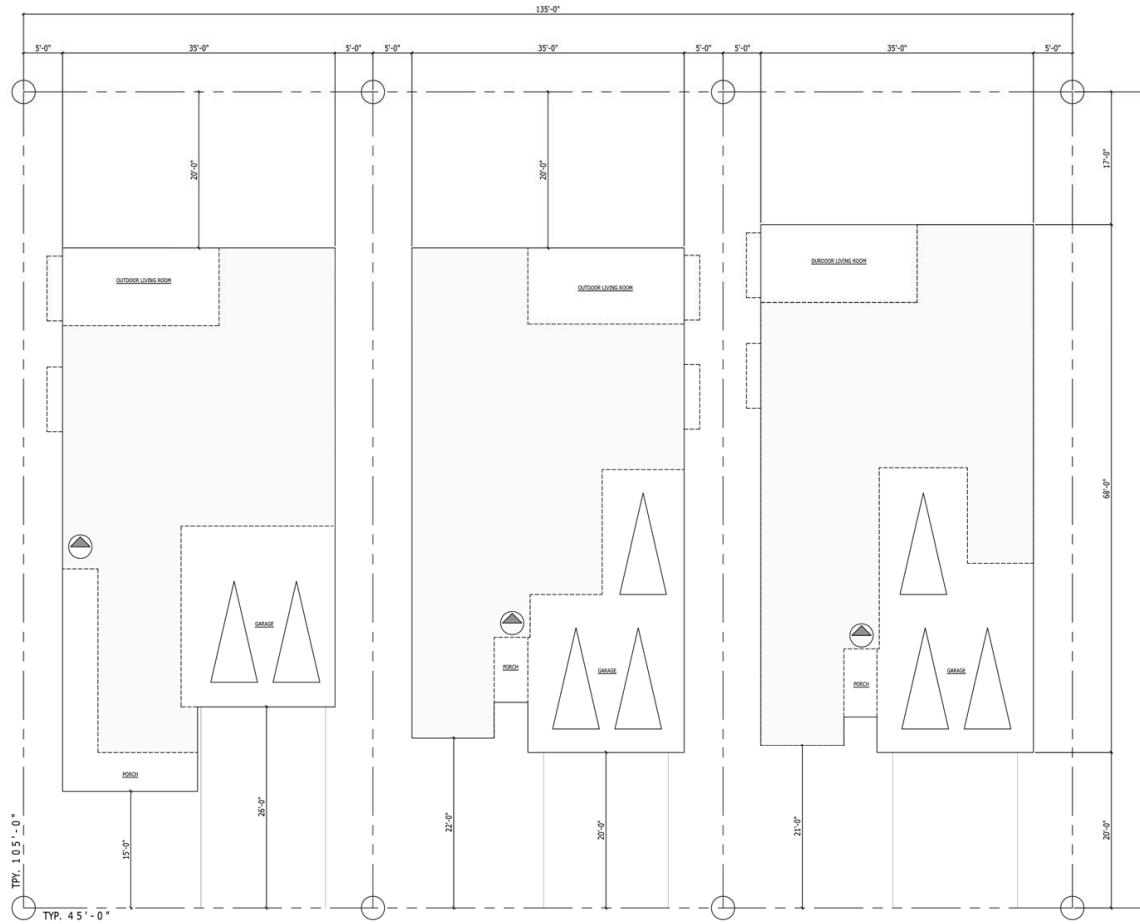
KRUGER
MODERN FARMHOUSE

RAMONA
ITALIAN VILLA

VOLCAN
MODERN CRAFTSMAN

Toll Brothers at Folsom Ranch

PROPOSED GENERAL STATISTICS	
Greenstone	4 Bed + Loft + 3.5 Bath - 2,938 SF Lot Coverage: 43.5% Conditioned + Garage + Porch 4.2% Outdoor Living Room 2,255 SF/ 4,725 SF Lot = 47.7% Coverage Rear Yard Square Footage (including Outdoor Living Room): 1,100.8 SF
Hayduke	5 Bed + Loft + 4.5 Bath - 3,102 SF Lot Coverage: 43.0% Conditioned + Garage + Porch 4.1% Outdoor Living Room 2,225 SF/ 4,725 SF Lot = 47.1% Coverage Rear Yard Square Footage (including Outdoor Living Room): 1,096.6 SF
Inca	5 Bed + Loft + 4.5 Bath - 3,359 SF Lot Coverage: 45.5% Conditioned + Garage + Porch 4.2% Outdoor Living Room 2,349 SF/ 4,725 SF Lot = 49.7% Coverage Rear Yard Square Footage (including Outdoor Living Room): 965.8 SF
Construction Type: V-B 2 Story Detached	



Greenstone

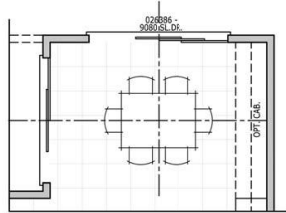
Hayduke

Inca

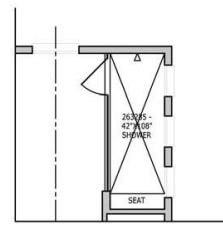
Lot Coverage:	43.5%
Conditioned + Garage + Porch	4.2%
Outdoor Living Room	47.7%
Total	

Lot Coverage:	43.0%
Conditioned + Garage + Porch	4.1%
Outdoor Living Room	47.1%
Total	

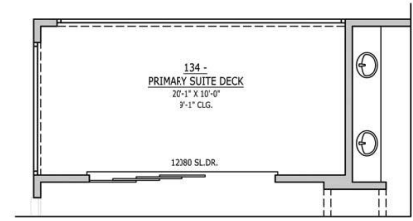
Lot Coverage:	45.5%
Conditioned + Garage + Porch	4.2%
Outdoor Living Room	49.7%
Total	



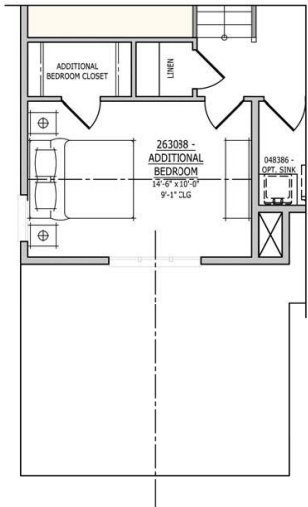
026386 - OPT. 9080 SL. DR.



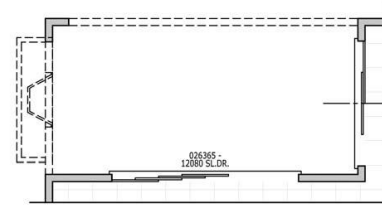
263285 - OPT. ALTERNATE PRIMARY SHOWER



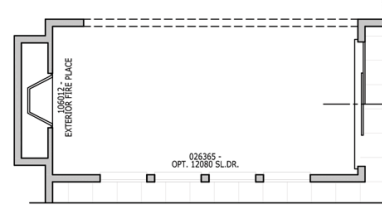
134 - OPT. PRIMARY SUITE DECK



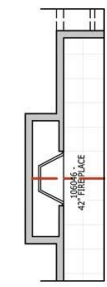
263088 - OPT. ADDITIONAL BEDROOM



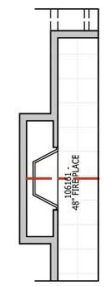
026365 - OPT. 12080 SL. DR.



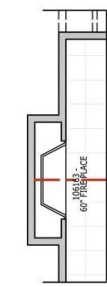
106012 - OPT. EXTERIOR FIREPLACE



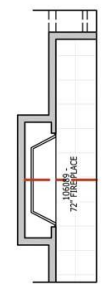
106046 - OPT. 42" FIREPLACE AT GREAT ROOM +16 SQ.FT.



106161 - OPT. 48" FIREPLACE AT GREAT ROOM +16 SQ.FT.



106163 - OPT. 60" FIREPLACE AT GREAT ROOM +16 SQ.FT.



106089 - OPT. 72" FIREPLACE AT GREAT ROOM +16 SQ.FT.



OPT. FIREPLACE

SPANISH COLONIAL



OPT. FIREPLACE

ITALIAN VILLA



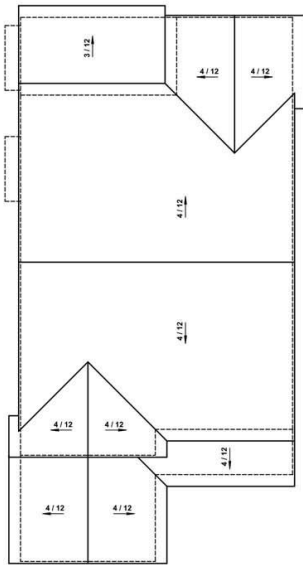
OPT. FIREPLACE

MODERN CRAFTSMAN



OPT. FIREPLACE

MODERN FARMHOUSE



ROOF PLAN



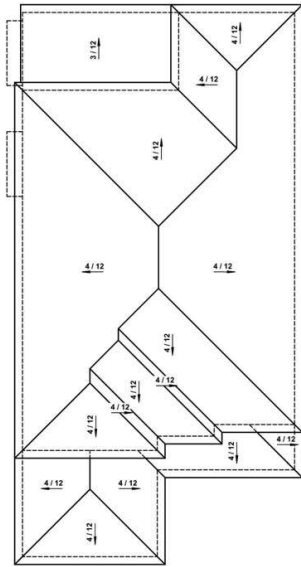
LEFT



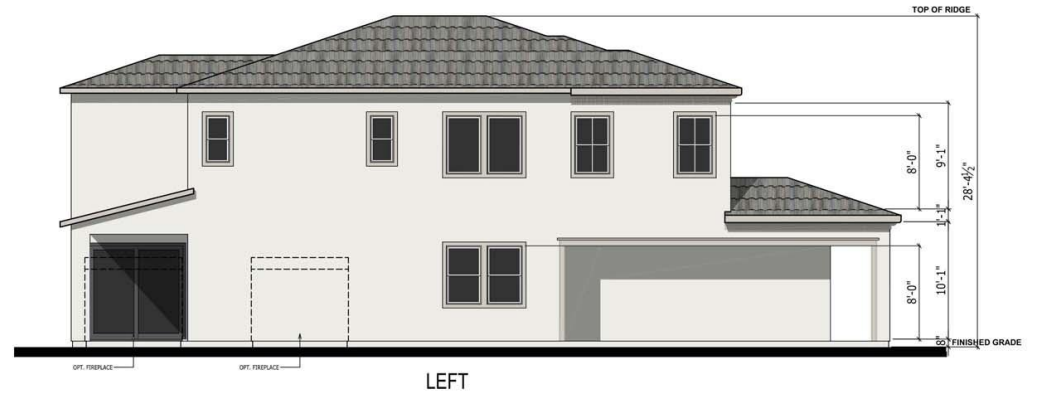
REAR



RIGHT



ROOF PLAN



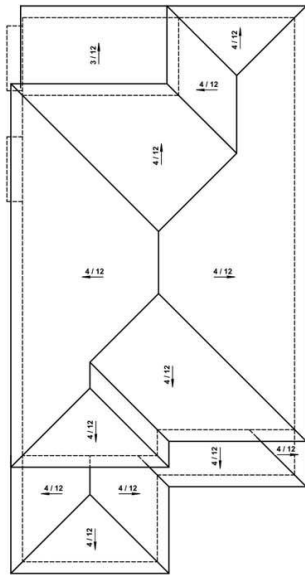
LEFT



REAR



RIGHT



ROOF PLAN



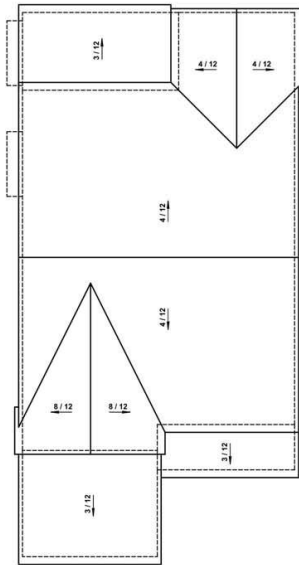
LEFT



REAR

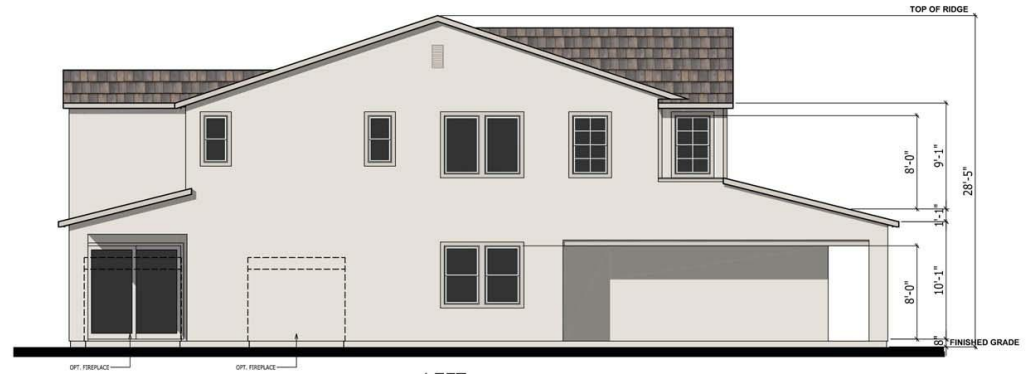


RIGHT



ROOF PLAN

0 4 8 16 32



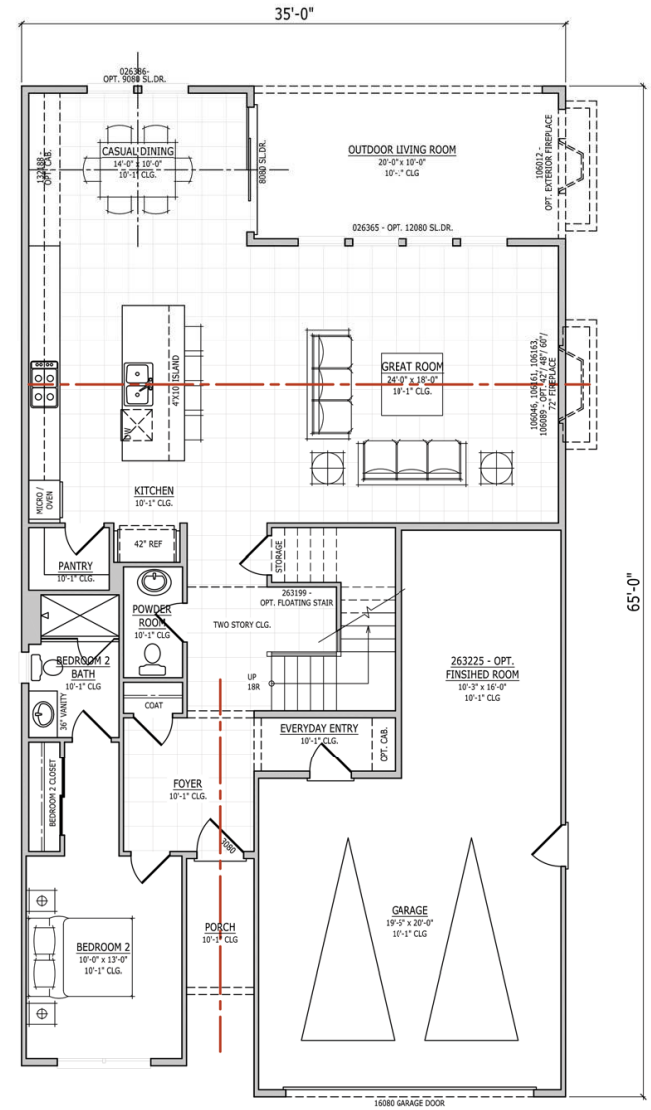
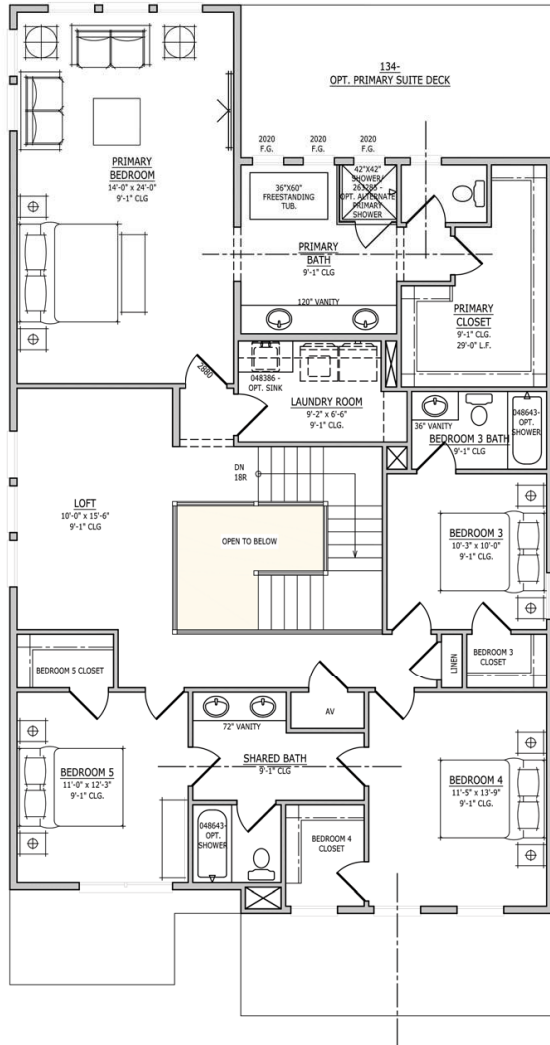
LEFT



REAR

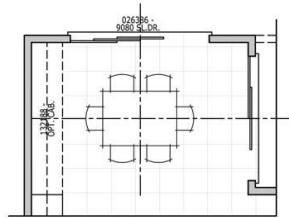


RIGHT

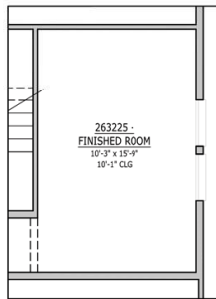


* First Floor	-	1,412 SQ.FT.
* Second Floor	-	1,690 SQ.FT.
* Total	-	3,102 SQ.FT.

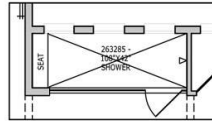
Lot Coverage:
 43.0% Conditioned + Garage + Porch
 4.1% Outdoor Living Room
 2,225 SF/ 4,725 SF Lot = 47.1% Coverage



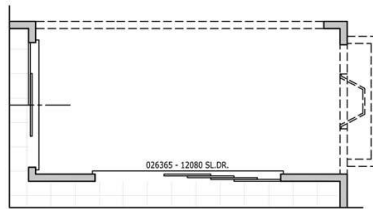
026386 - OPT.9080 SL. DR.



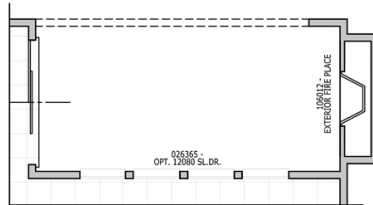
263225 -
OPT. FINISHED ROOM
+168 SQ.FT.



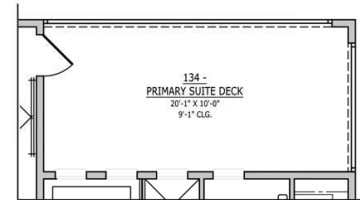
263285 - OPT. ALTERNATE PRIMARY SHOWER



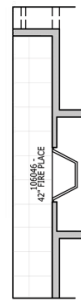
026365 - OPT. 12080 SL. DR.



106012 - OPT. EXTERIOR FIREPLACE



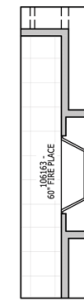
134 - OPT. PRIMARY SUITE DECK



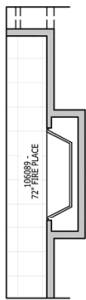
106046 -
OPT. 42" FIREPLACE AT
GREAT ROOM
+16 SQ.FT.



106161 -
OPT. 48" FIREPLACE AT
GREAT ROOM
+16 SQ.FT.



106163 -
OPT. 60" FIREPLACE AT
GREAT ROOM
+16 SQ.FT.



106089 -
OPT. 72" FIREPLACE AT
GREAT ROOM
+16 SQ.FT.



SPANISH COLONIAL



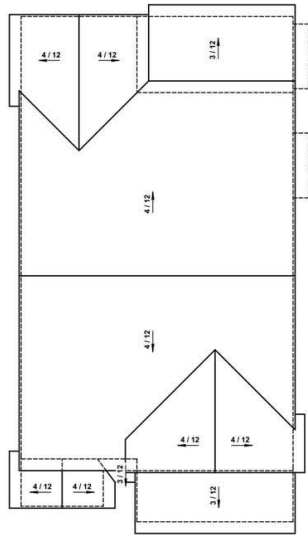
ITALIAN VILLA



MODERN CRAFTSMAN



MODERN FARMHOUSE



ROOF PLAN



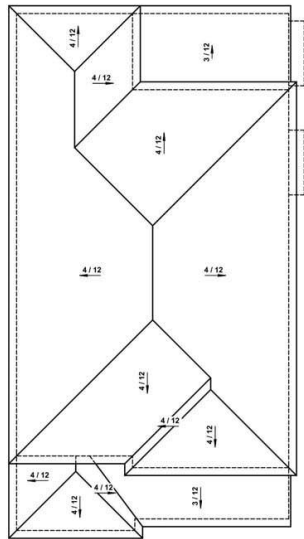
LEFT



REAR



RIGHT



ROOF PLAN

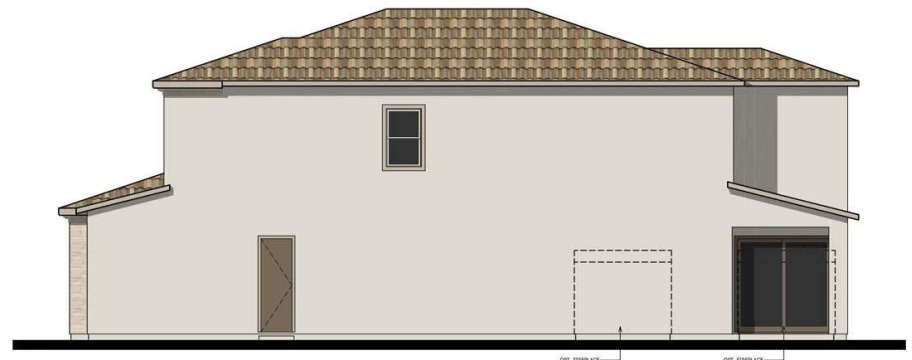
0 4 8 16 32



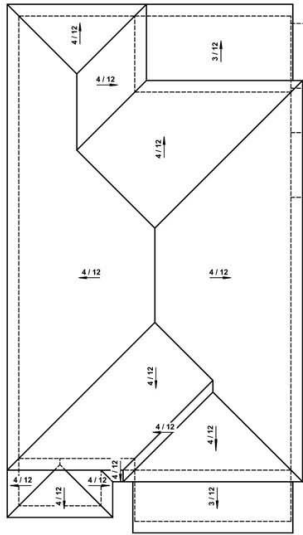
LEFT



REAR



RIGHT



ROOF PLAN



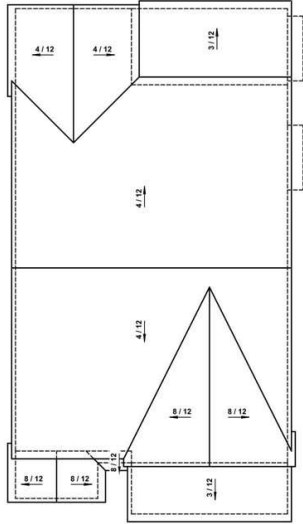
LEFT



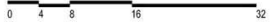
REAR



RIGHT



ROOF PLAN



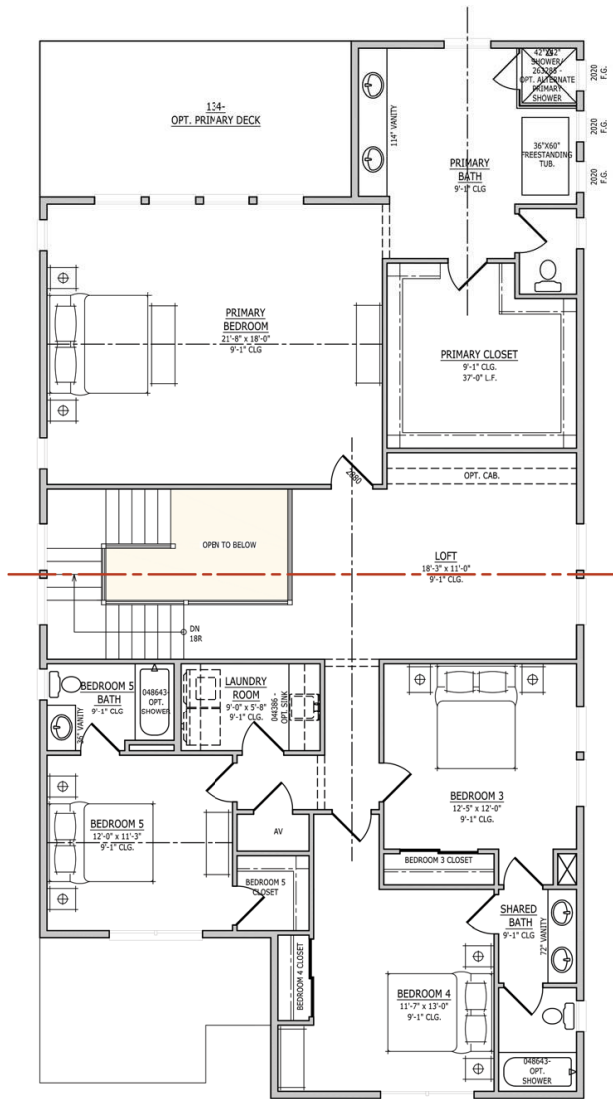
LEFT



REAR

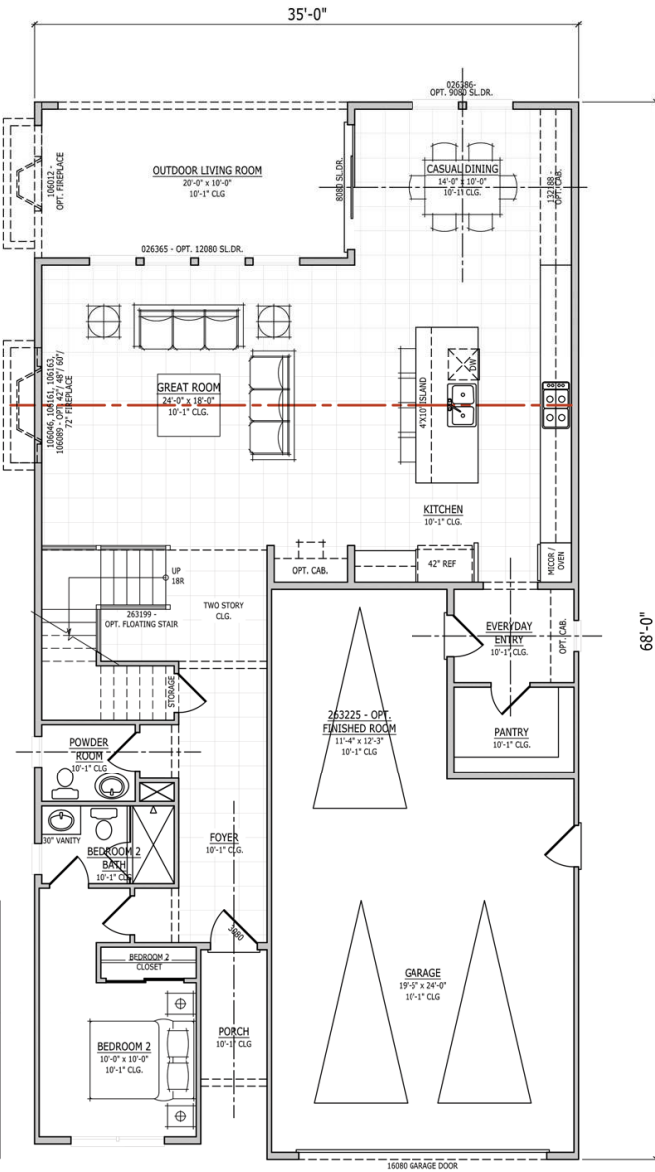


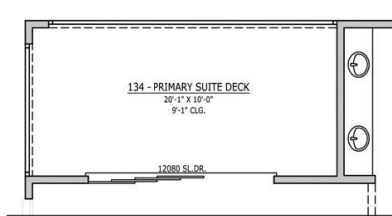
RIGHT



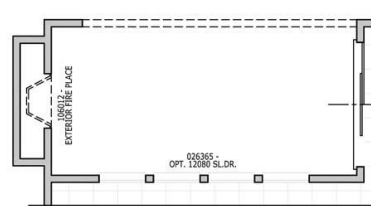
* First Floor	-	1,484 SQ.FT.
* Second Floor	-	1,875 SQ.FT.
* Total	-	3,359 SQ.FT.

Lot Coverage:
 45.5% Conditioned + Garage + Porch
 4.2% Outdoor Living Room
 2,349 SF/ 4,725 SF Lot = 49.7% Coverage

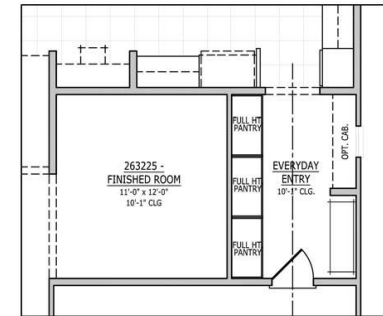




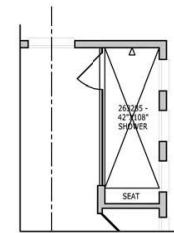
134 - OPT. PRIMARY SUITE DECK



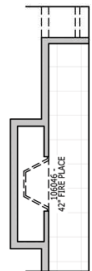
106012 - OPT. EXTERIOR FIREPLACE



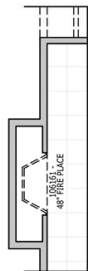
263225 - OPT. FINISHED ROOM
+138 SQ.FT.



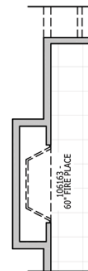
263285 - OPT. ALTERNATE PRIMARY SHOWER



106046 -
OPT. 42" FIREPLACE AT
GREAT ROOM
+16 SQ.FT.



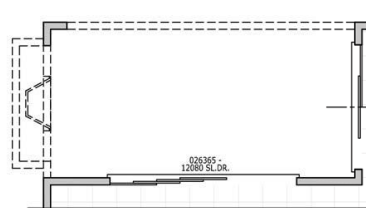
106161 -
OPT. 48" FIREPLACE AT
GREAT ROOM
+16 SQ.FT.



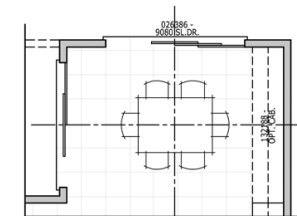
106163 -
OPT. 60" FIREPLACE AT
GREAT ROOM
+16 SQ.FT.



106089 -
OPT. 72" FIREPLACE AT
GREAT ROOM
+16 SQ.FT.



026365 - OPT. 12080 SL. DR.



026386 - OPT. 9080 SL. DR.



OPT. FIREPLACE

SPANISH COLONIAL



OPT. FIREPLACE

ITALIAN VILLA



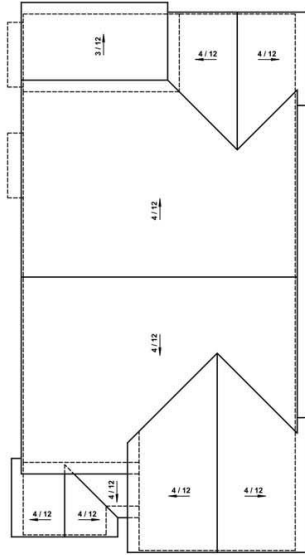
OPT. FIREPLACE

MODERN CRAFTSMAN



OPT. FIREPLACE

MODERN FARMHOUSE



ROOF PLAN

0 4 8 16 32



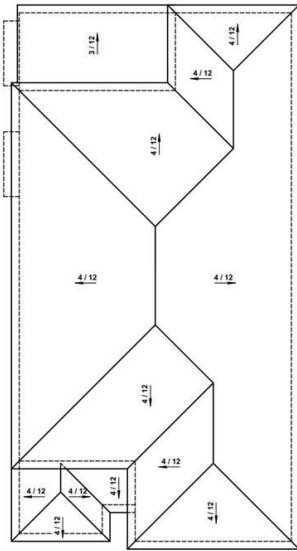
LEFT



REAR



RIGHT



ROOF PLAN



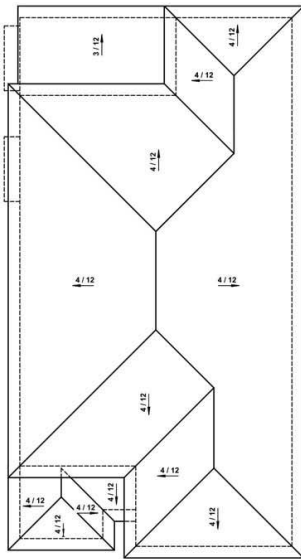
LEFT



REAR



RIGHT



ROOF PLAN

0 4 8 16 32



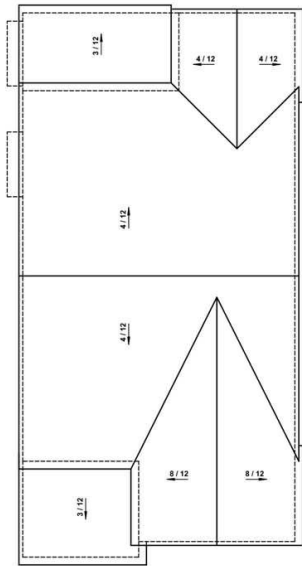
LEFT



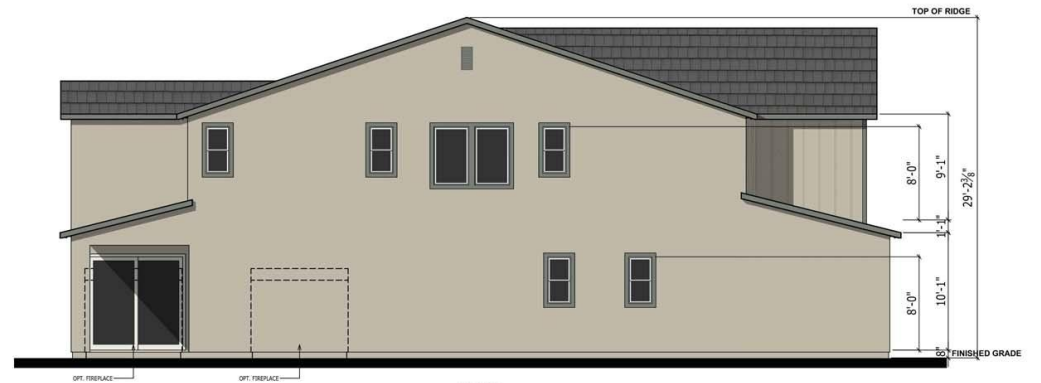
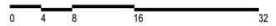
REAR



RIGHT



ROOF PLAN



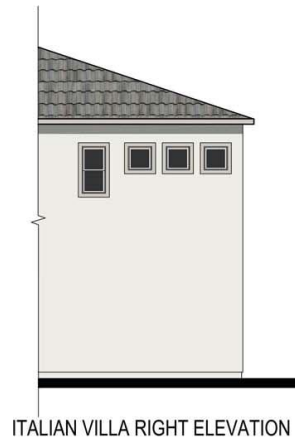
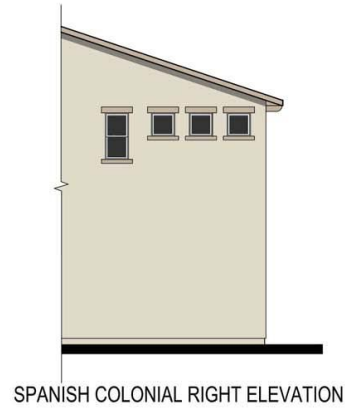
LEFT

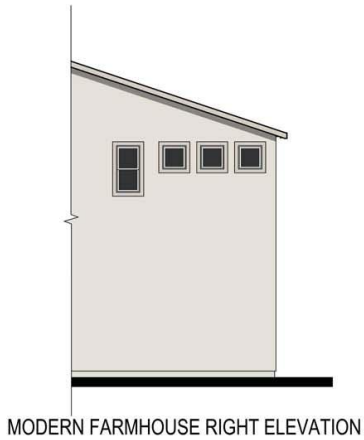
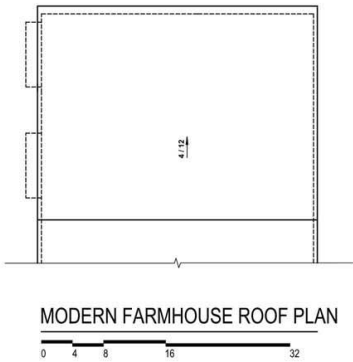
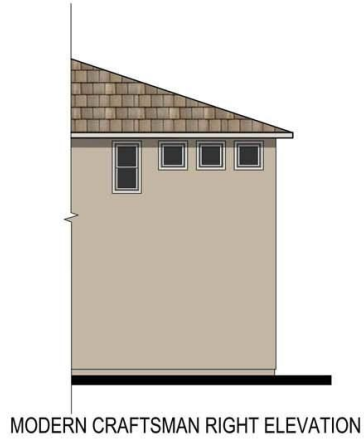
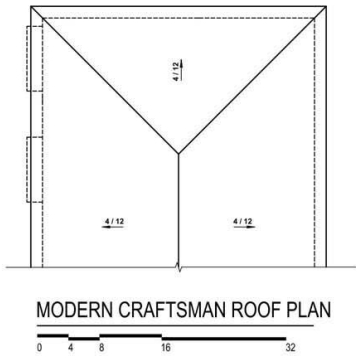


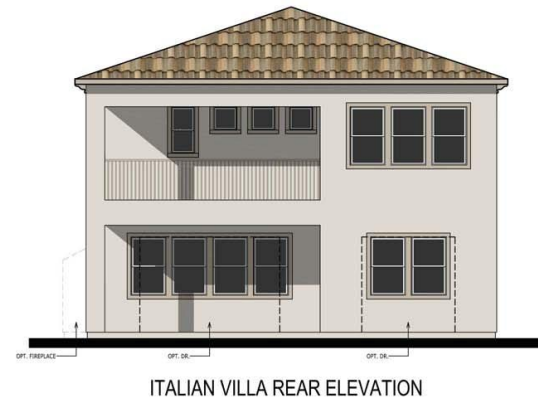
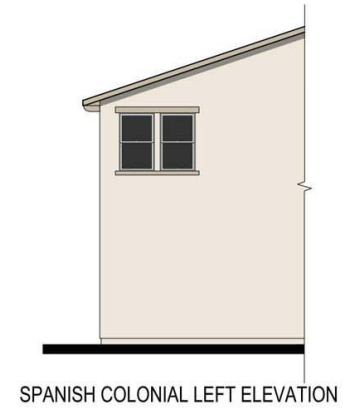
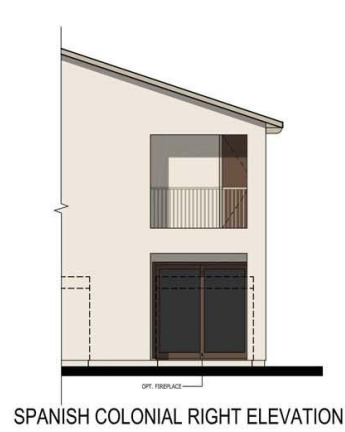
REAR

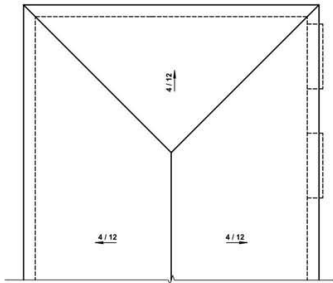


RIGHT









MODERN CRAFTSMAN ROOF PLAN

0 4 8 16 32



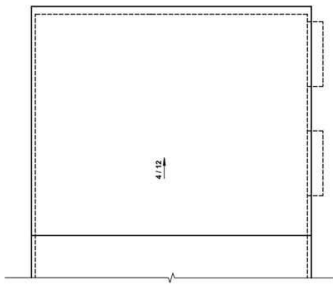
MODERN CRAFTSMAN RIGHT ELEVATION



MODERN CRAFTSMAN REAR ELEVATION

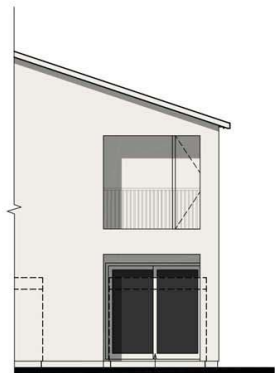


MODERN CRAFTSMAN LEFT ELEVATION



MODERN FARMHOUSE ROOF PLAN

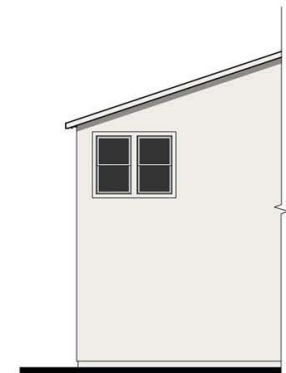
0 4 8 16 32



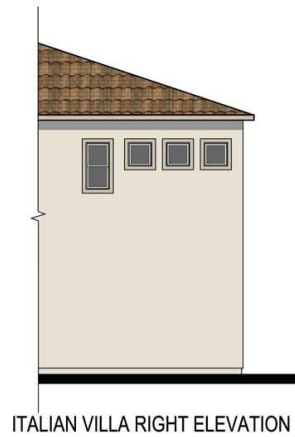
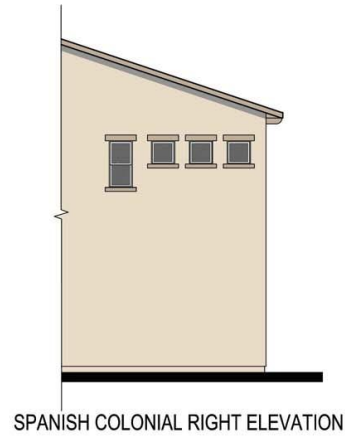
MODERN FARMHOUSE RIGHT ELEVATION

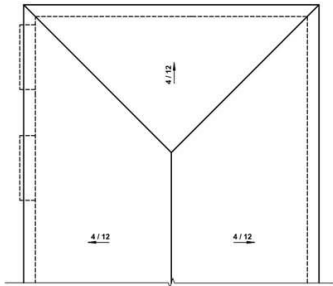


MODERN FARMHOUSE REAR ELEVATION



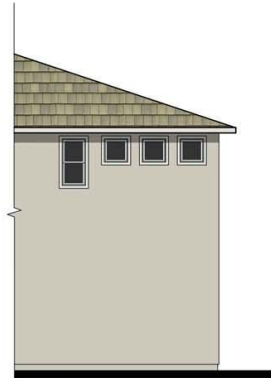
MODERN FARMHOUSE LEFT ELEVATION





MODERN CRAFTSMAN ROOF PLAN

0 4 8 16 32



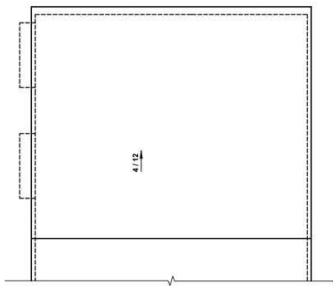
MODERN CRAFTSMAN RIGHT ELEVATION



MODERN CRAFTSMAN REAR ELEVATION

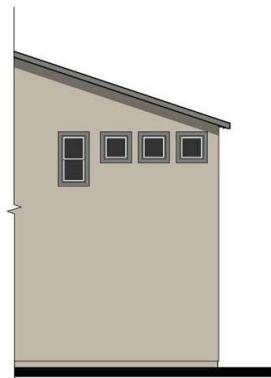


MODERN CRAFTSMAN LEFT ELEVATION



MODERN FARMHOUSE ROOF PLAN

0 4 8 16 32



MODERN FARMHOUSE RIGHT ELEVATION



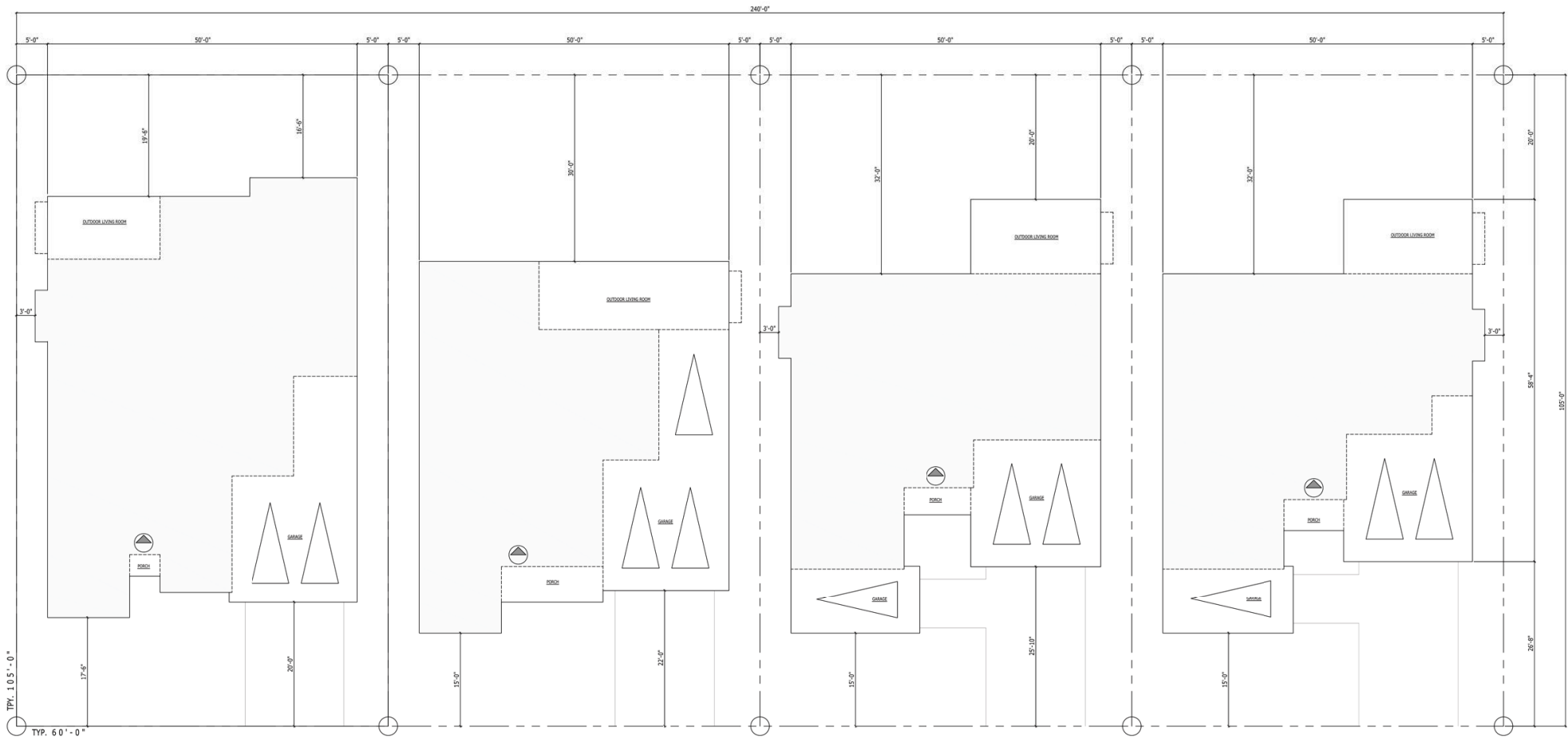
MODERN FARMHOUSE REAR ELEVATION



MODERN FARMHOUSE LEFT ELEVATION

Toll Brothers at Folsom Ranch

PROPOSED GENERAL STATISTICS	
Azul	4 Bed + Flex + 3.5 Bath - 2,555 SF Lot Coverage: 50.0% Conditioned + Garage + Porch 3.0% Outdoor Living Room 3,336 SF/ 6,300 SF Lot = 53.0% Coverage Rear Yard Square Footage (including Outdoor Living Room): 1,271.0 SF
Kruger	5 Bed + Flex + Loft + 4.5 Bath - 3,500 SF Lot Coverage: 38.8% Conditioned + Garage + Porch 5.3% Outdoor Living Room 2,798 SF/ 6,300 SF Lot = 44.1% Coverage Rear Yard Square Footage (including Outdoor Living Room): 2,138.2 SF
Ramona	5 Bed + Flex + Loft + 4.5 Bath - 3,637 SF Lot Coverage: 39.8% Conditioned + Garage + Porch 4.0% Outdoor Living Room 2,760 SF/ 6,300 SF Lot = 43.8% Coverage Rear Yard Square Footage (including Outdoor Living Room): 1,920.0 SF
Volcan	5 Bed + Flex + Loft + 5.5 Bath - 3,787 SF Lot Coverage: 40.1% Conditioned + Garage + Porch (2530.5) 4.0% Outdoor Living Room (249) 2,779 SF/ 6,300 SF Lot = 44.1% Coverage Rear Yard Square Footage (including Outdoor Living Room): 1,920.0 SF
Construction Type: V-B 1 Story Detached / 2 Story Detached	



Azul

Lot Coverage:	
50.0%	Conditioned + Garage + Porch
3.0%	Outdoor Living Room
53.0%	Total

Kruger

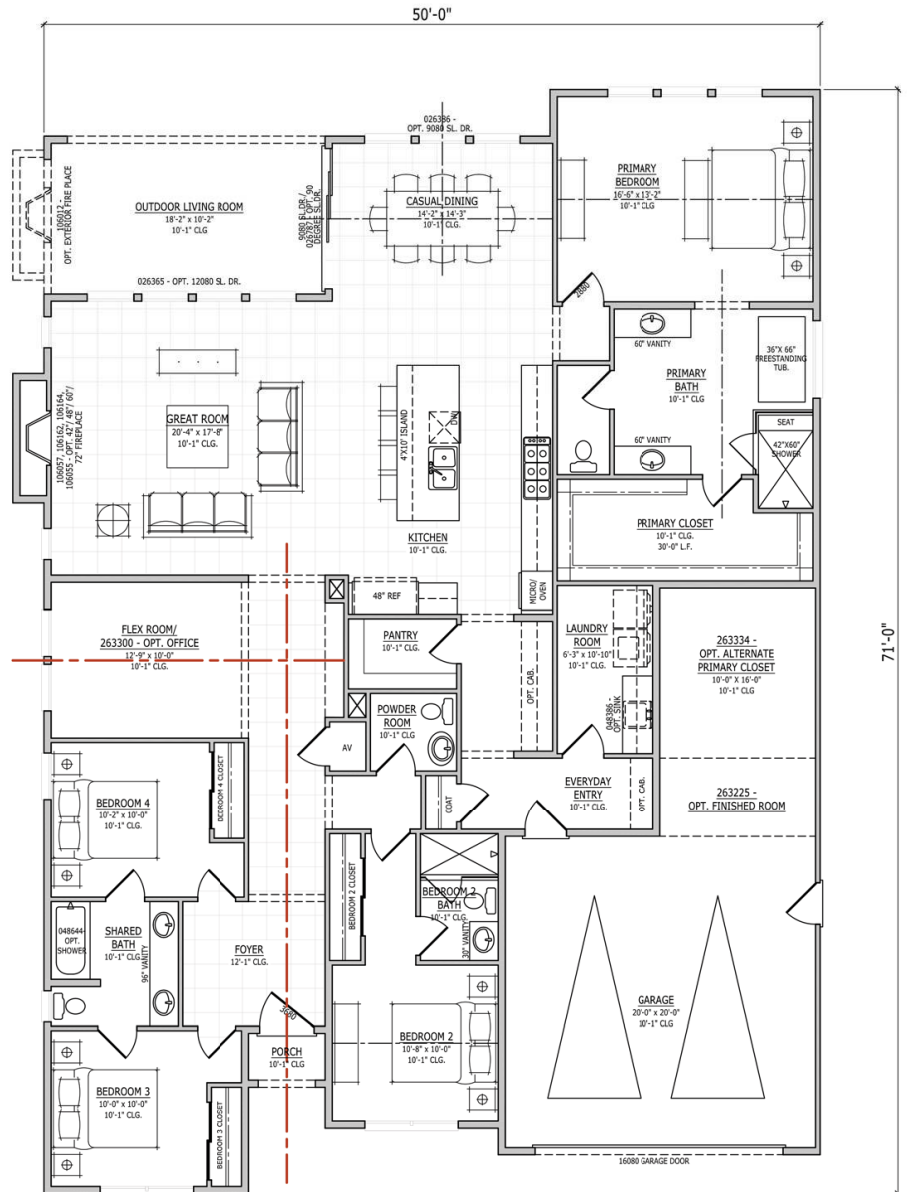
Lot Coverage:	
38.8%	Conditioned + Garage + Porch
5.3%	Outdoor Living Room
44.1%	Total

Ramona

Lot Coverage:	
39.8%	Conditioned + Garage + Porch
4.0%	Outdoor Living Room
43.8%	Total

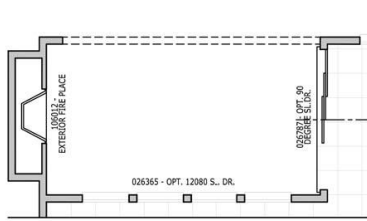
Volcan

Lot Coverage:	
40.1%	Conditioned + Garage + Porch
4.0%	Outdoor Living Room
44.1%	Total

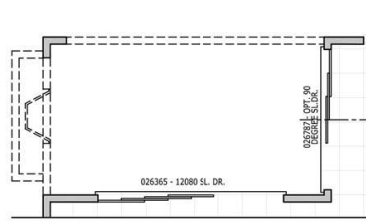


* First Floor	-	2,555 SQ.FT.
* Total	-	2,555 SQ.FT.

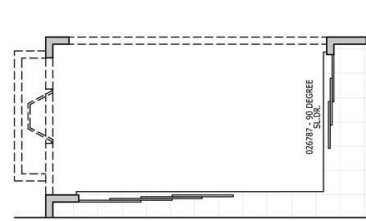
Lot Coverage:
 50.0% Conditioned + Garage + Porch
 3.0% Outdoor Living Room
 3,336 SF/ 6,300 SF Lot = 53.0% Coverage



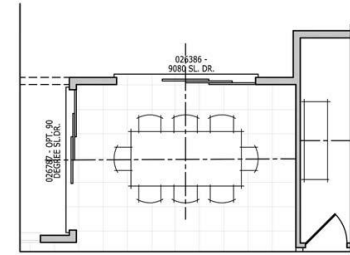
106012 - OPT. EXTERIIOR FIREPLACE



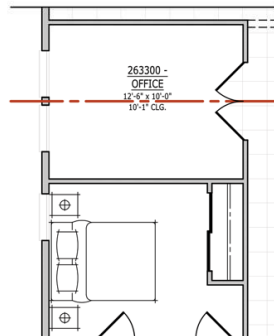
026365 - OPT. 12080 SL. DR.



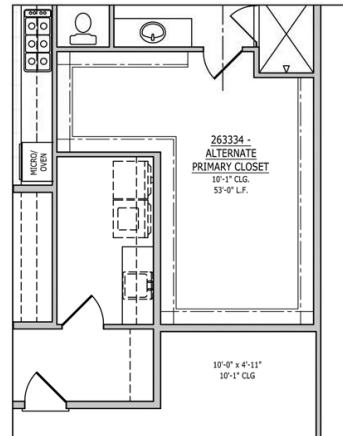
026787 - OPT. 90 DEGREE SL. DR.



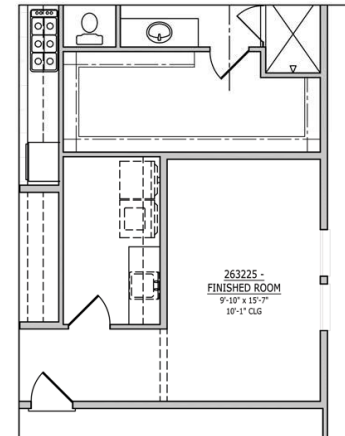
026386 - OPT. 9080 SL. DR.



263300 - OPT. OFFICE



263334 - OPT. ALTERNATE PRIMARY CLOSET + 117 SQ. FT.



263225 - OPT. FINISHED ROOM + 164 SQ. FT.



SPANISH COLONIAL



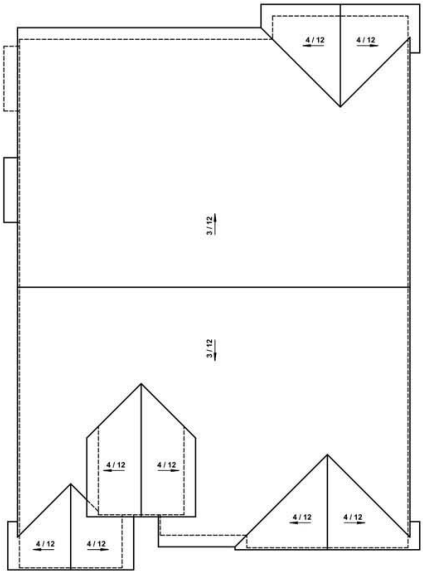
ITALIAN VILLA



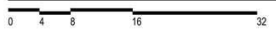
MODERN CRAFTSMAN



MODERN FARMHOUSE



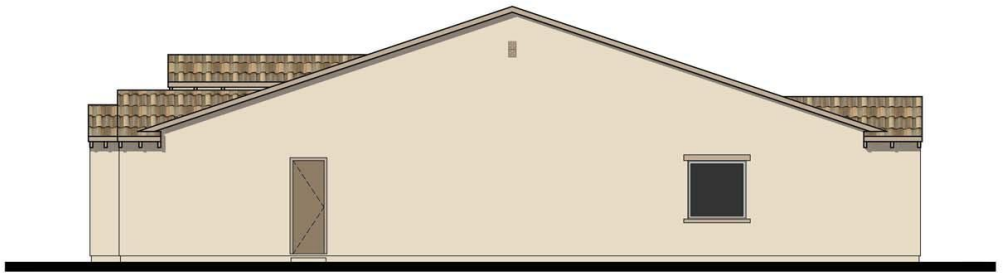
ROOF PLAN



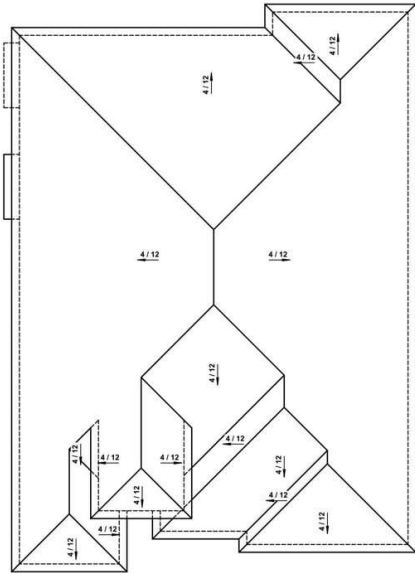
LEFT



REAR



RIGHT



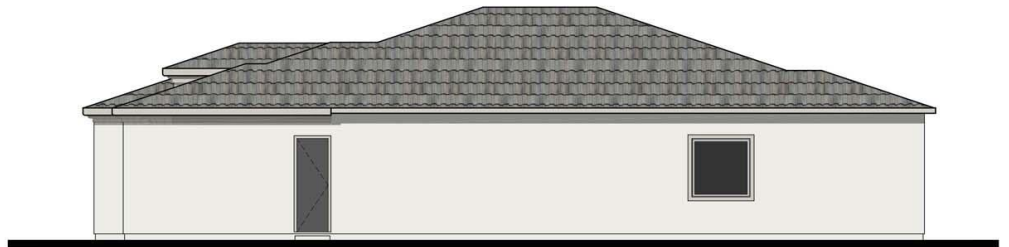
ROOF PLAN



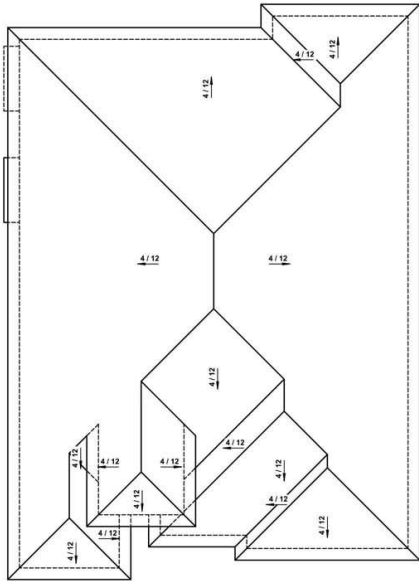
LEFT



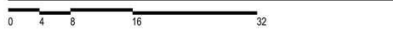
REAR



RIGHT



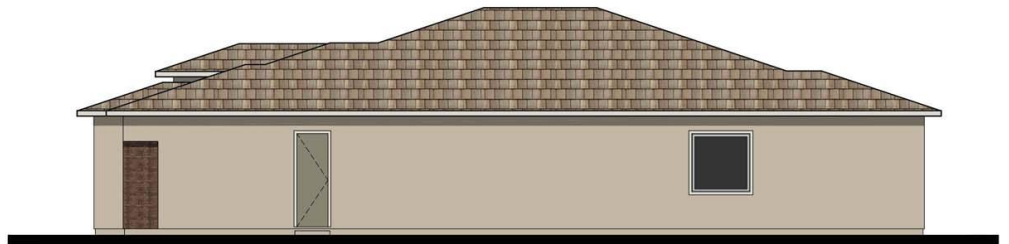
ROOF PLAN



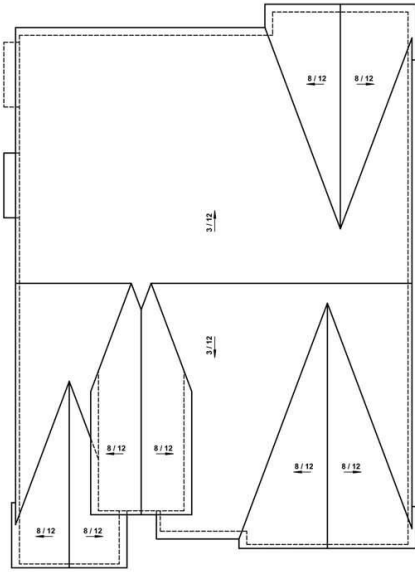
LEFT



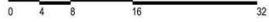
REAR



RIGHT



ROOF PLAN



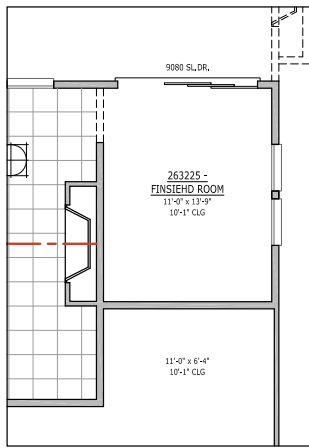
LEFT



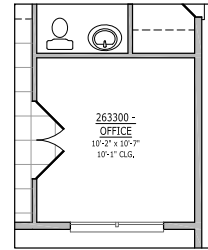
REAR



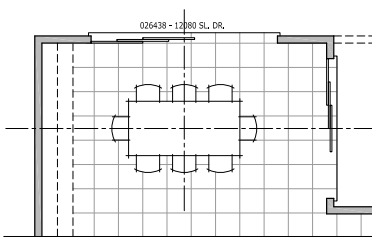
RIGHT



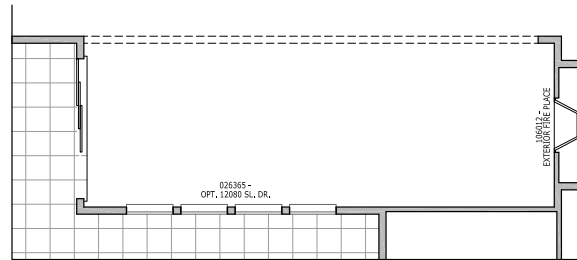
263225 - OPT. FINISHED ROOM
+165 SQ. FT.



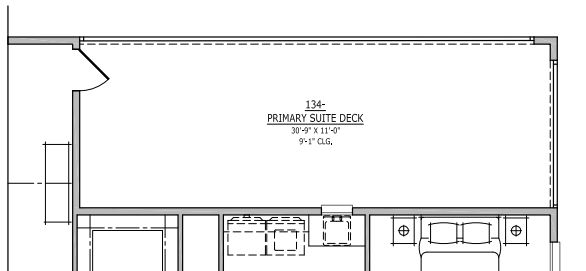
263300 - OPT. OFFICE



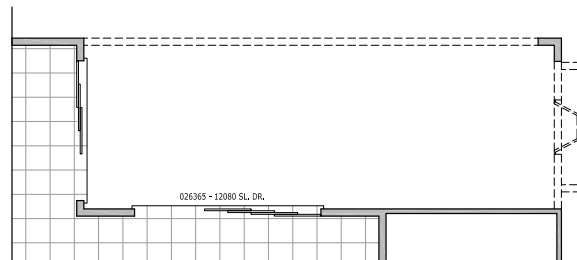
026438 - OPT. 12080 SL. DR.



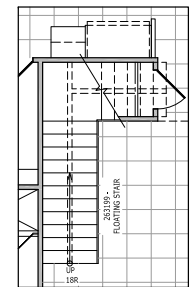
106012 - OPT. EXTERIOR FIREPLACE



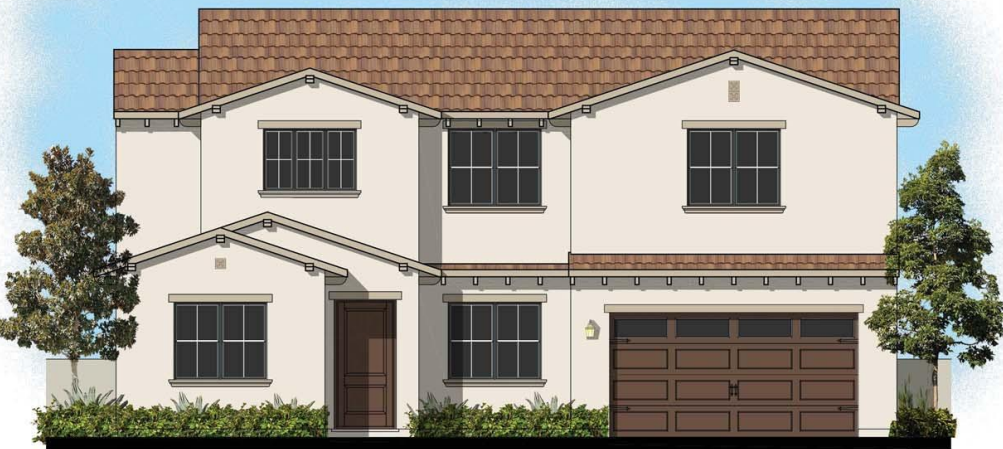
134 - OPT. PRIMARY SUITE DECK



026365 - OPT. 12080 SL. DR.



263199 - OPT. FLOATING STAIR



SPANISH COLONIAL

OPT. FIREPLACE



ITALIAN VILLA

OPT. FIREPLACE



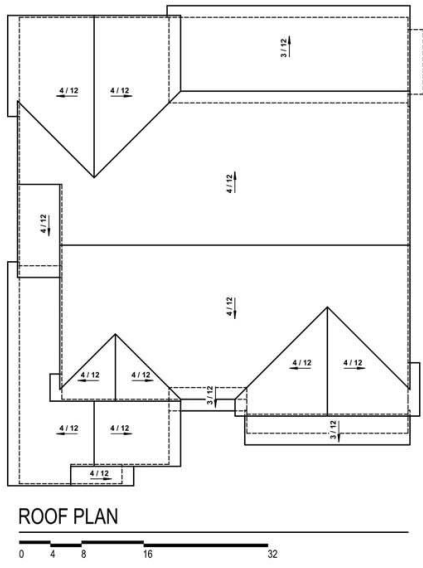
MODERN CRAFTSMAN

OPT. FIREPLACE

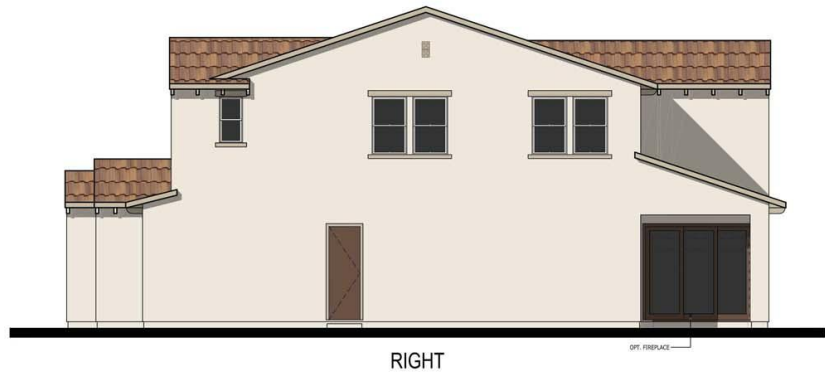


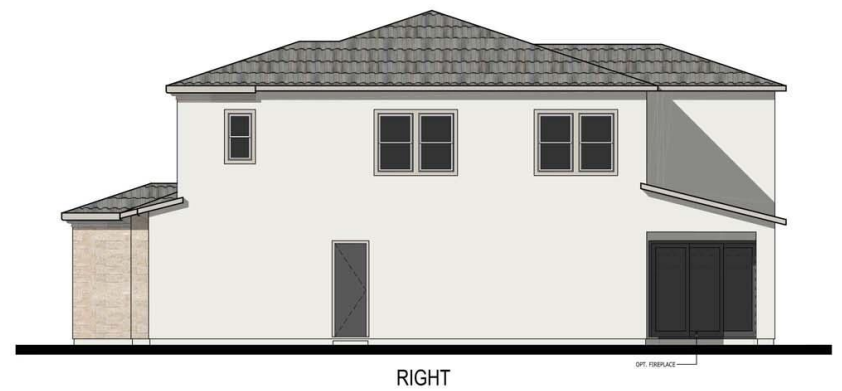
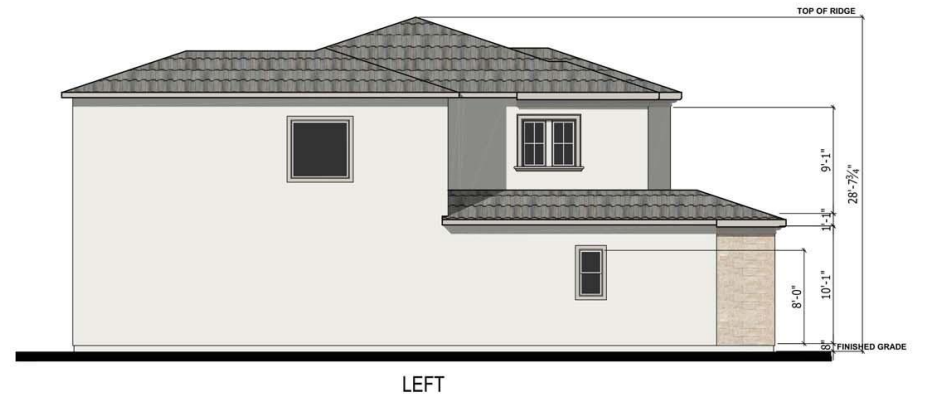
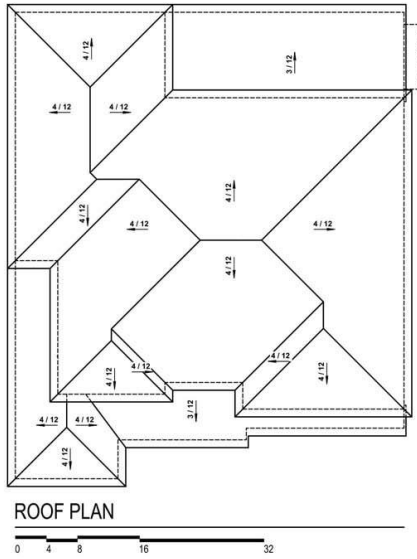
MODERN FARMHOUSE

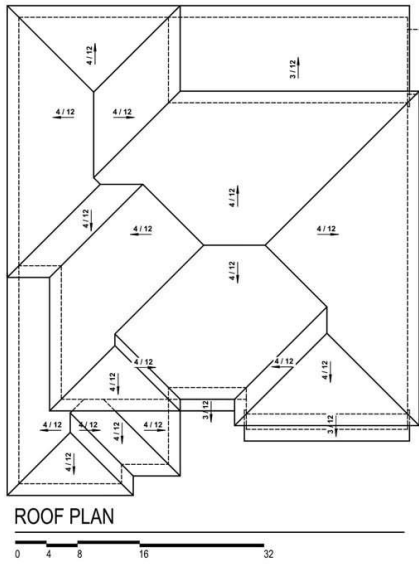
OPT. FIREPLACE

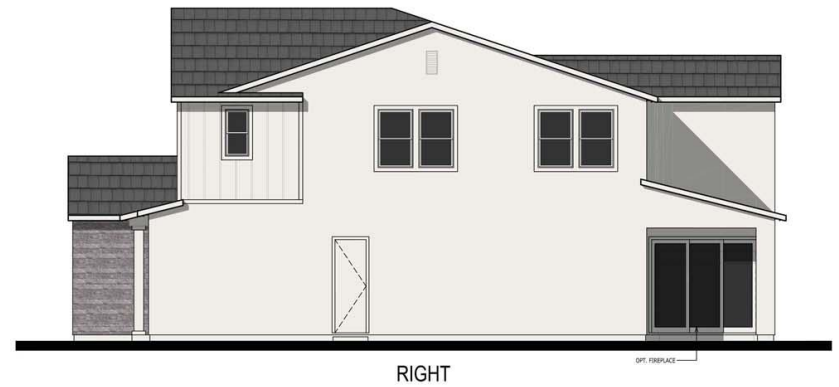
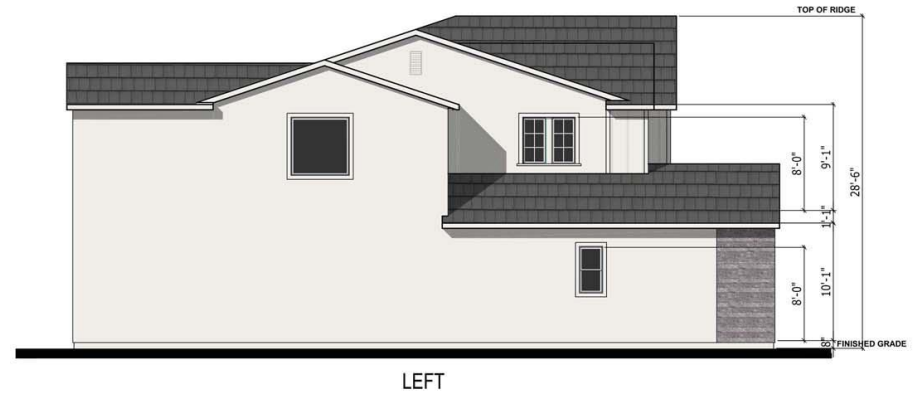
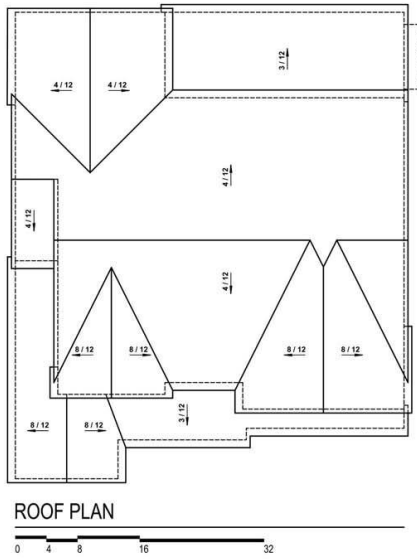


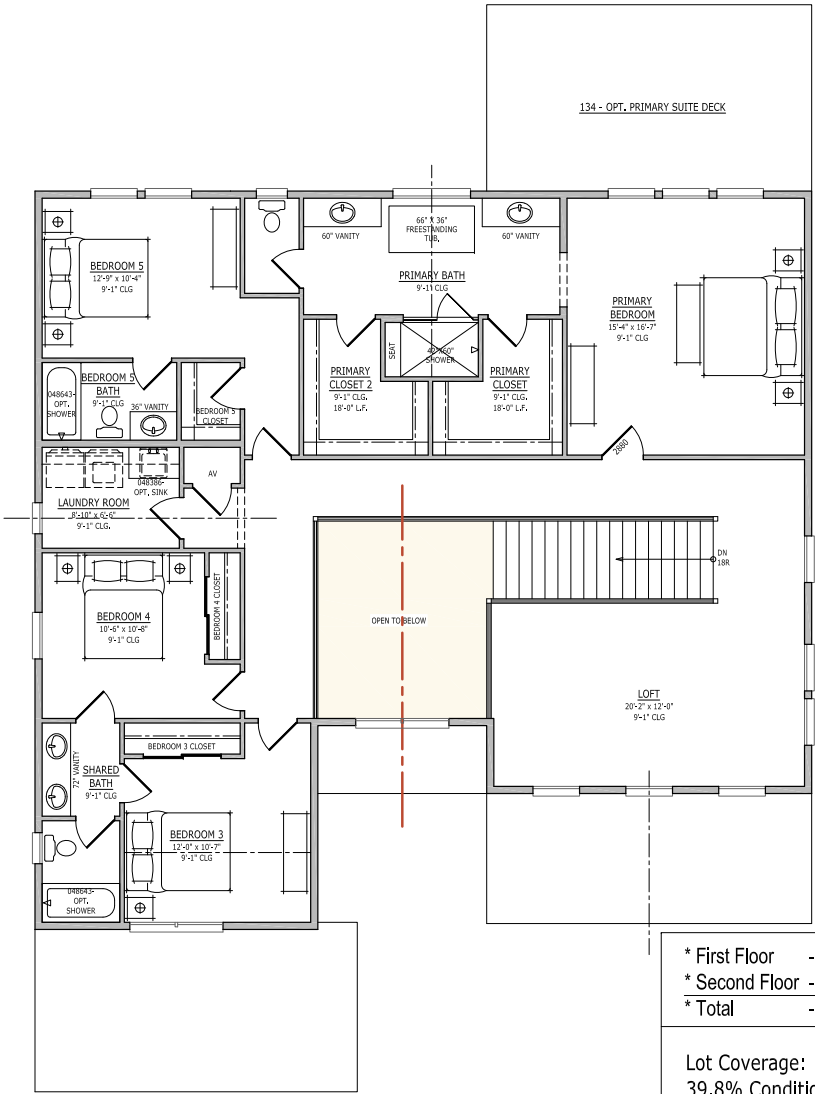
LEFT





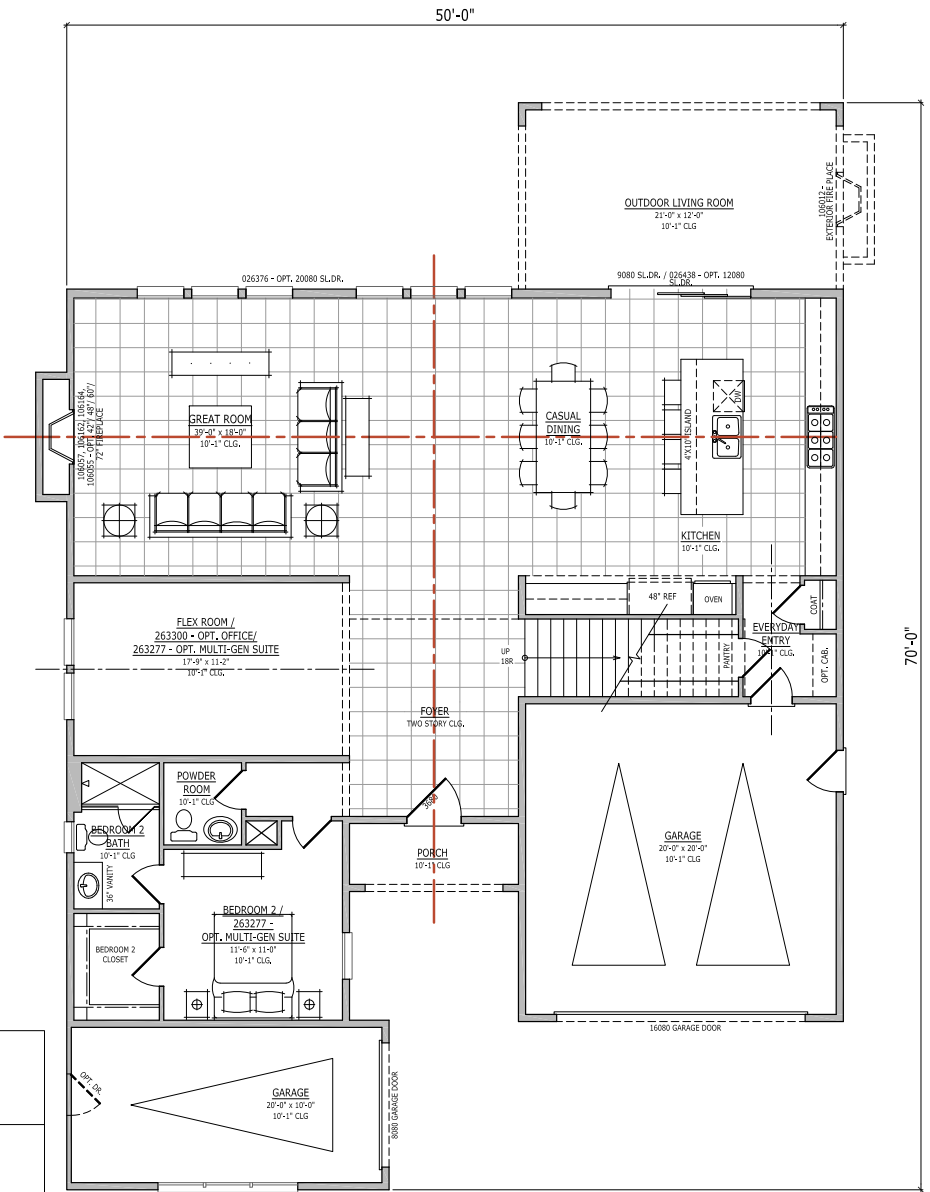


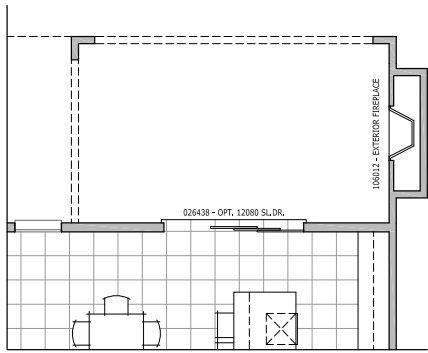




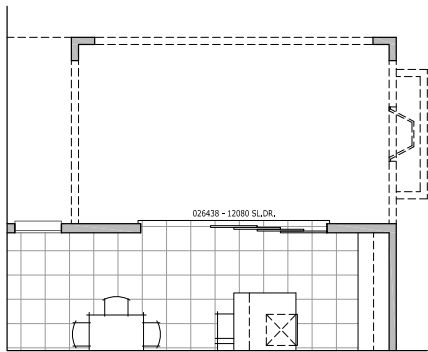
* First Floor	-	1,802 SQ.FT.
* Second Floor	-	1,835 SQ.FT.
* Total	-	3,637 SQ.FT.

Lot Coverage:
 39.8% Conditioned + Garage + Porch
 4.0% Outdoor Living Room
 2,760 SF/ 6,300 SF Lot = 43.8% Coverage

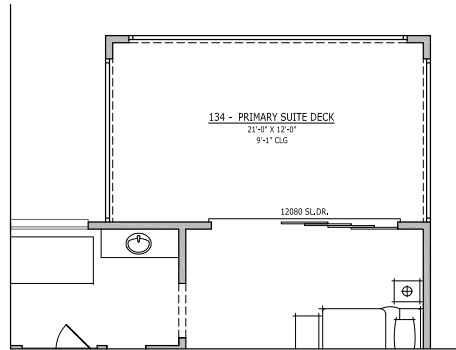




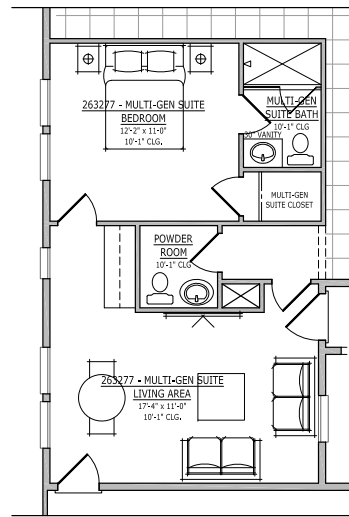
106012 - OPT. EXTERIOR FIREPLACE



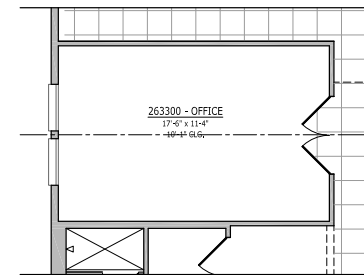
026438 - OPT. 12080 SL. DR.



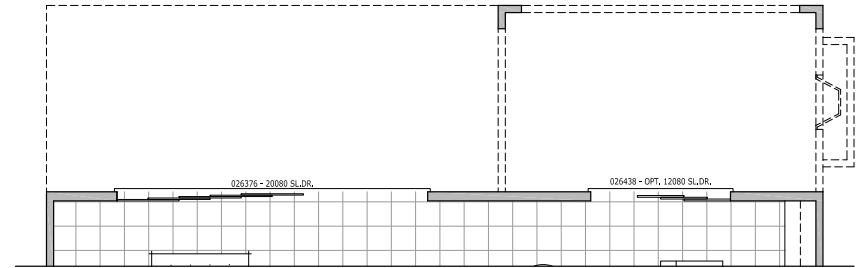
134 - OPT. PRIMARY SUITE DECK



263277 - OPT. MULTI-GEN SUITE



263300 - OPT. OFFICE



026376 - OPT. 20080 SL. DR.



SPANISH COLONIAL

OPT. FIREPLACE



ITALIAN VILLA

OPT. FIREPLACE



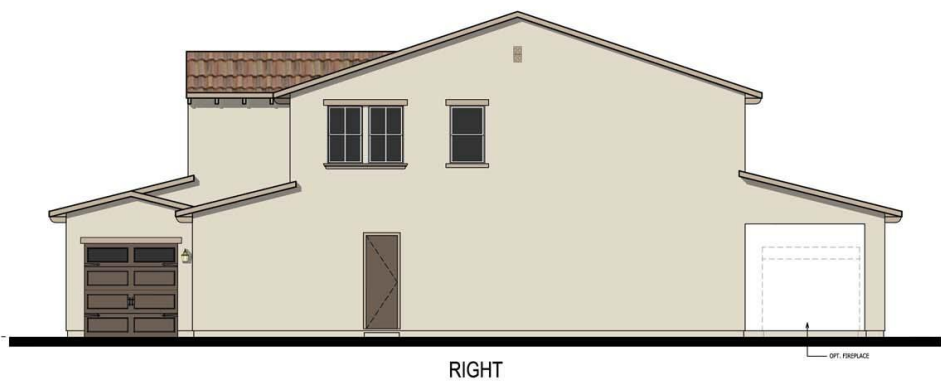
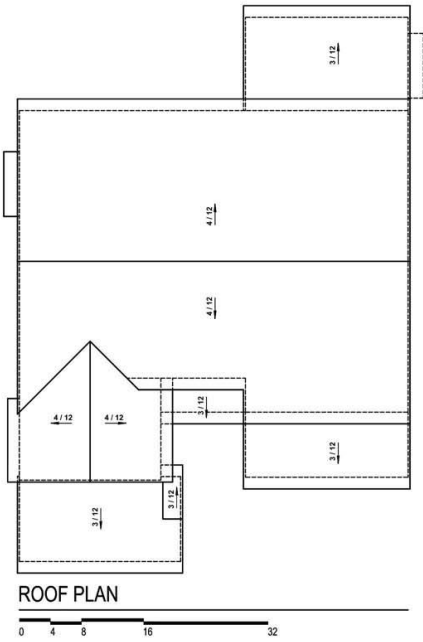
MODERN CRAFTSMAN

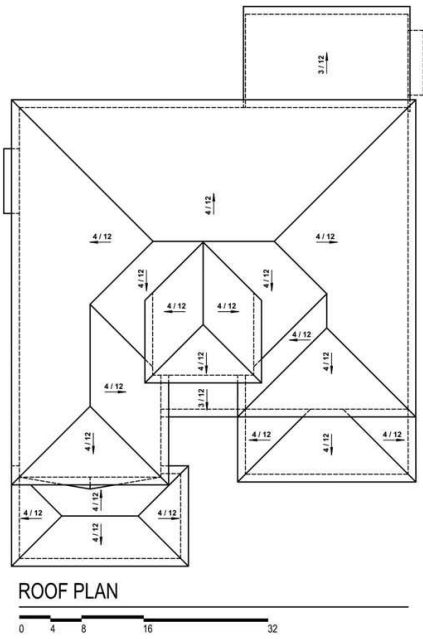
OPT. FIREPLACE

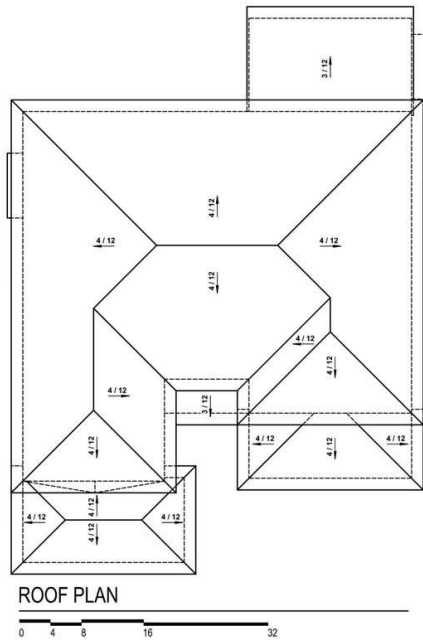


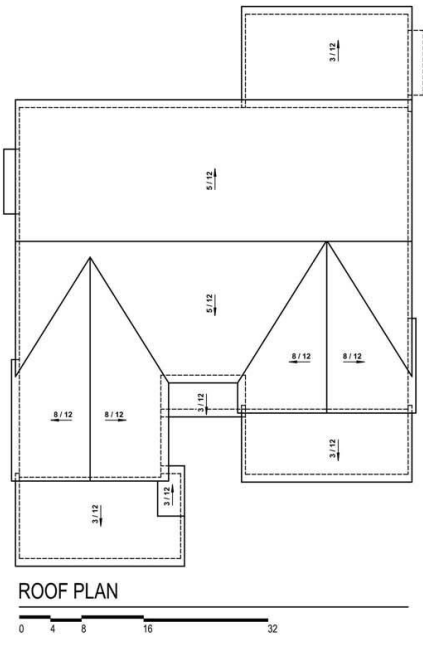
MODERN FARMHOUSE

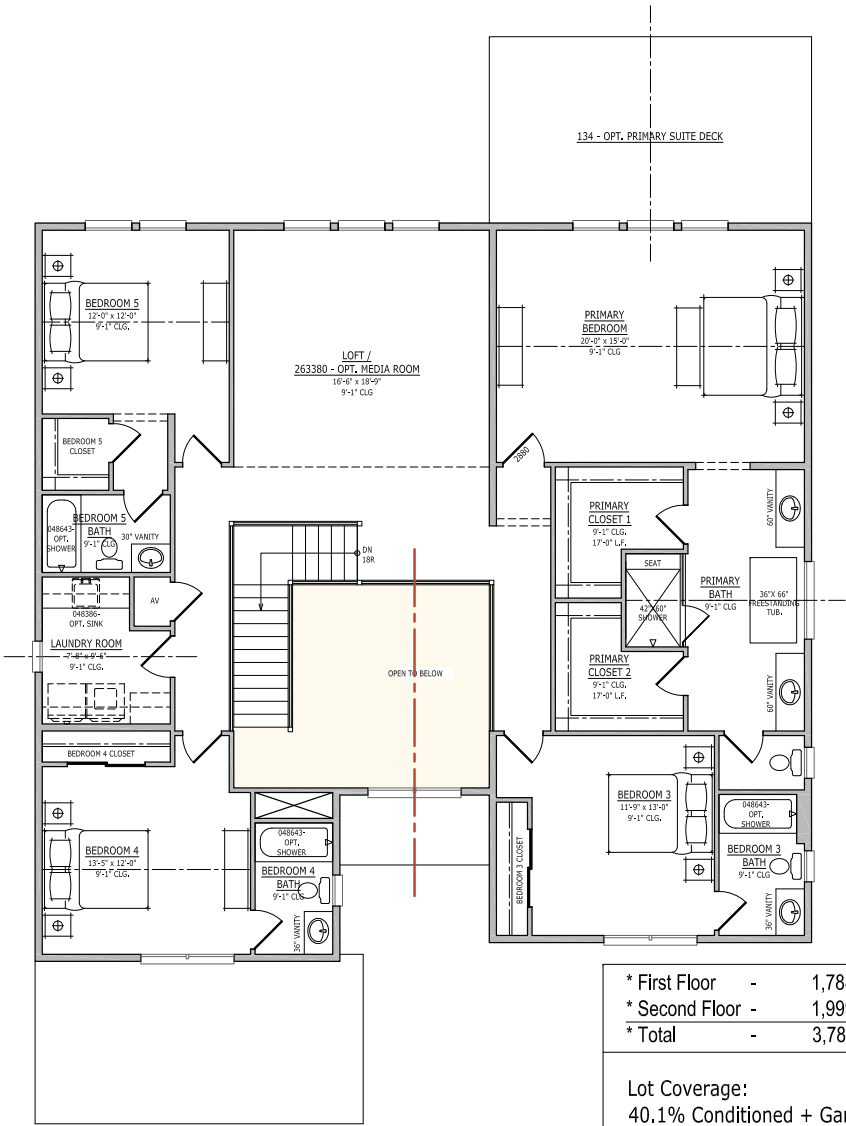
OPT. FIREPLACE





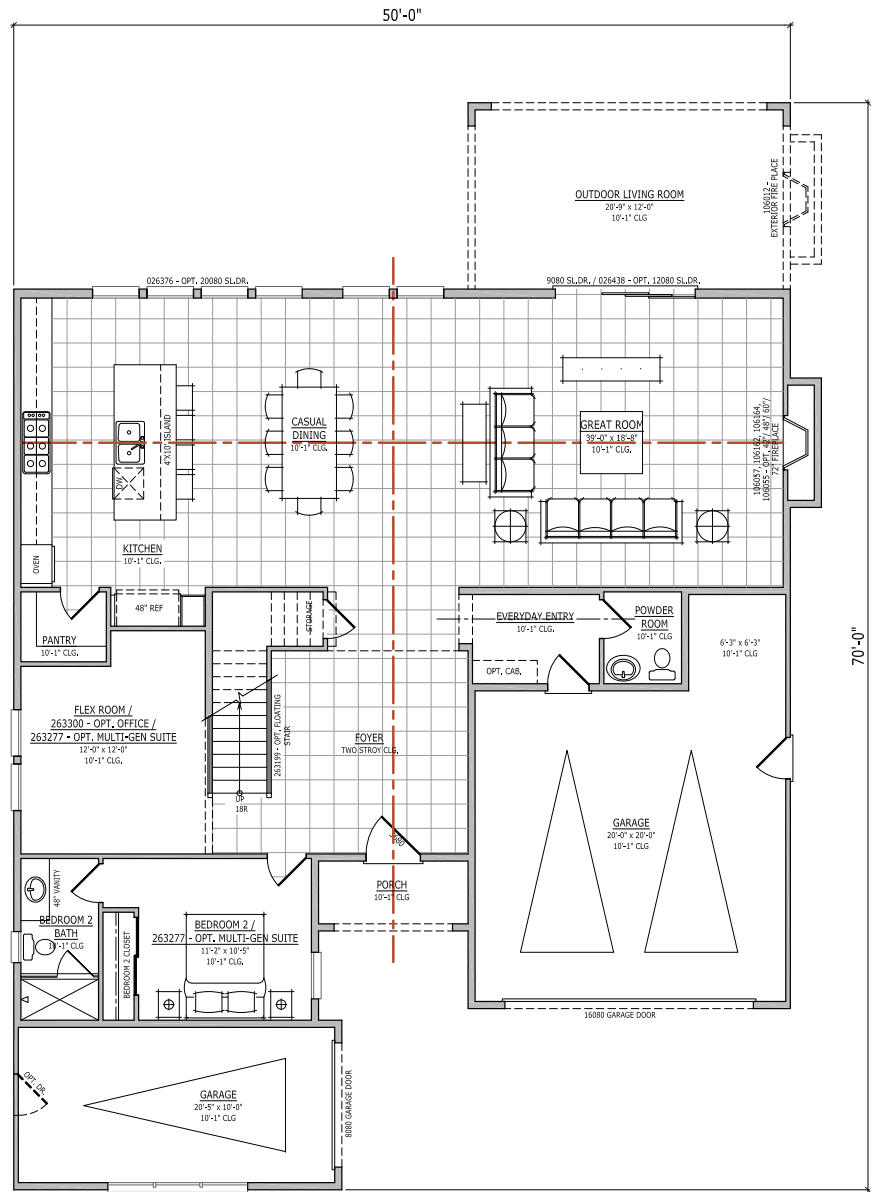


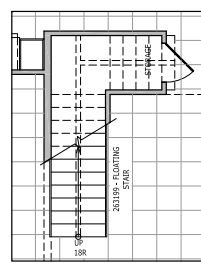




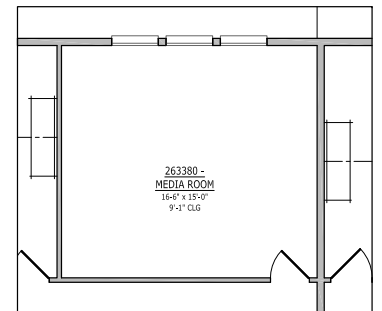
* First Floor	-	1,788 SQ.FT.
* Second Floor	-	1,999 SQ.FT.
* Total	-	3,787 SQ.FT.

Lot Coverage:
40.1% Conditioned + Garage + Porch
4.0% Outdoor Living Room
2,749 SF/ 6,300 SF Lot = 44.1% Coverage

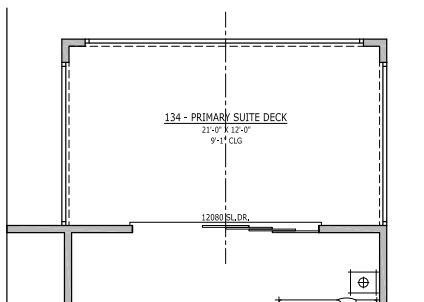




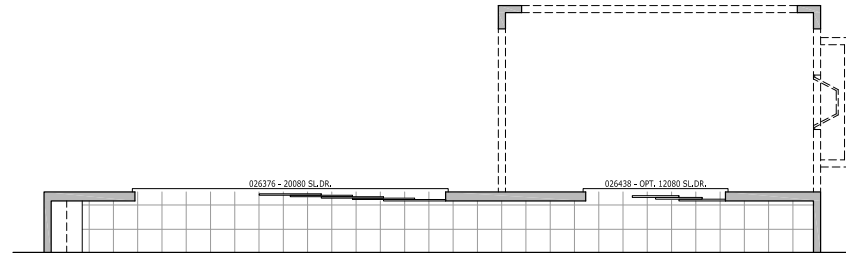
263199 - OPT. FLOATING STAIR



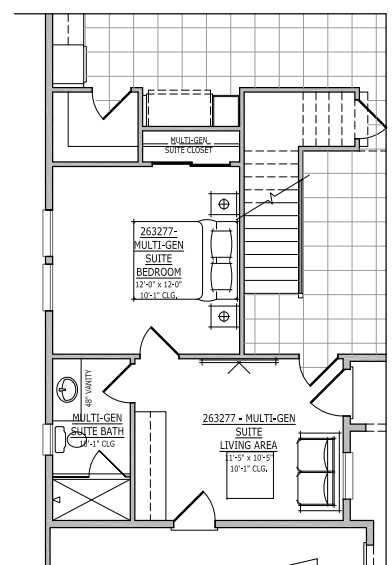
263380 - OPT. MEDIA ROOM



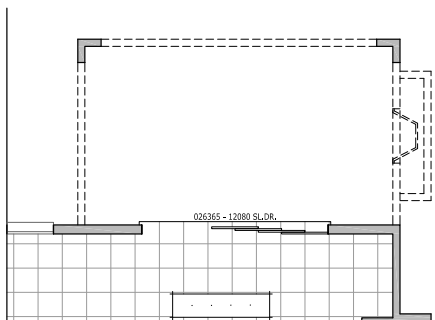
134 - OPT. PRIMARY SUITE DECK



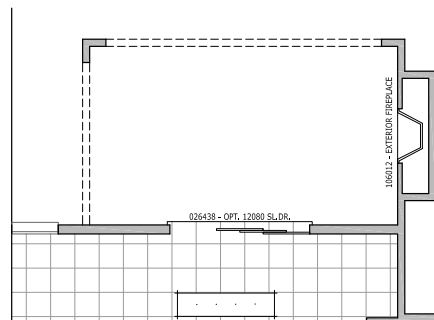
026376 - OPT. 20080 SL. DR.



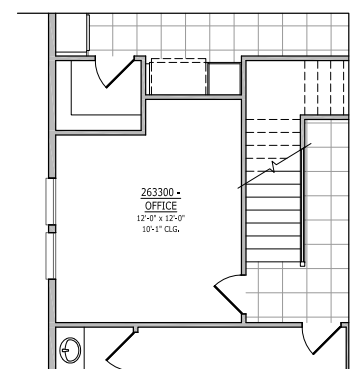
263277 - OPT. MULTI-GEN SUITE



026365 - OPT. 12080 SL. DR.



106012 - OPT. EXTERIOR FIREPLACE



263300 - OPT. OFFICE



SPANISH COLONIAL



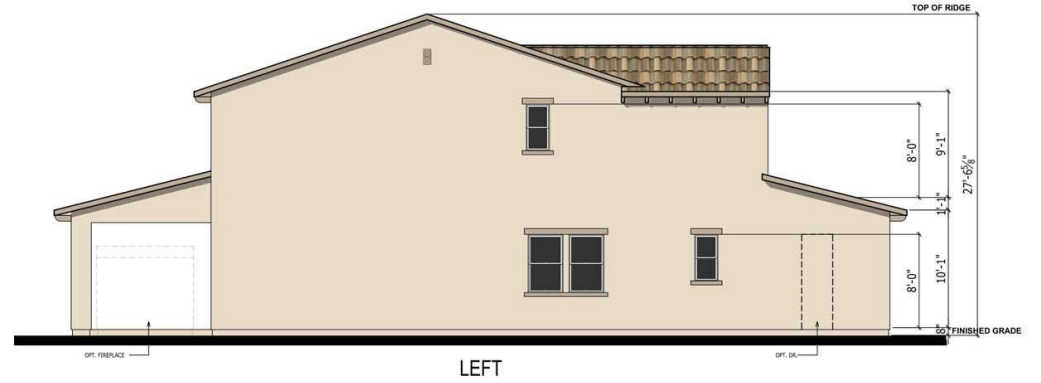
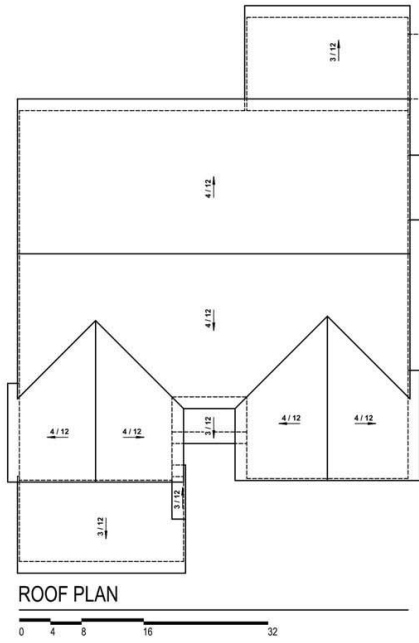
ITALIAN VILLA

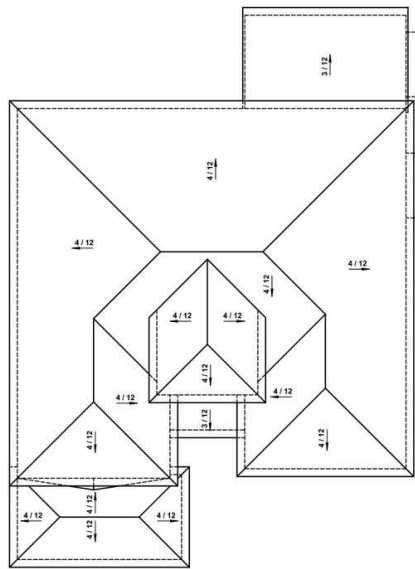


MODERN CRAFTSMAN

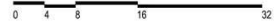


MODERN FARMHOUSE





ROOF PLAN



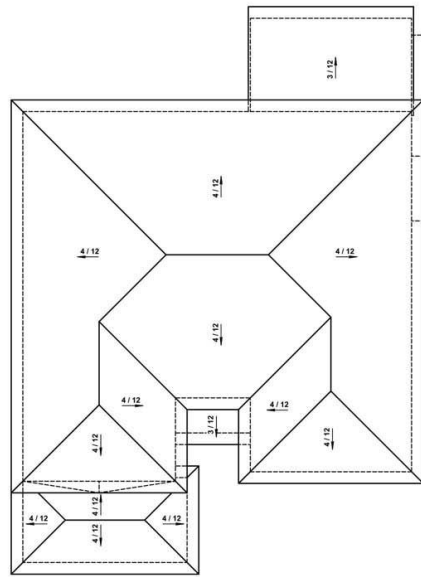
LEFT



REAR



RIGHT



ROOF PLAN

0 4 8 16 32



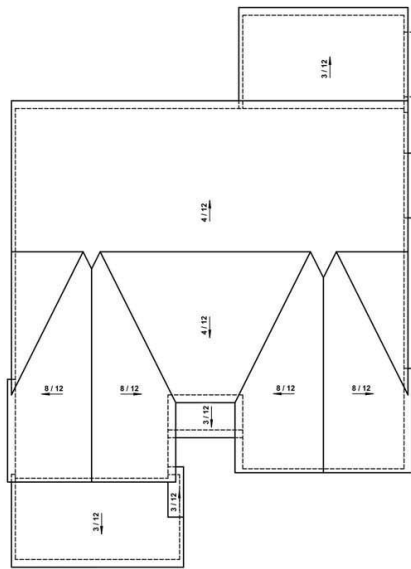
LEFT



REAR



RIGHT



ROOF PLAN



LEFT



REAR



RIGHT

HERITAGE TRAILS

FOLSOM, CA

MODERN FARMHOUSE

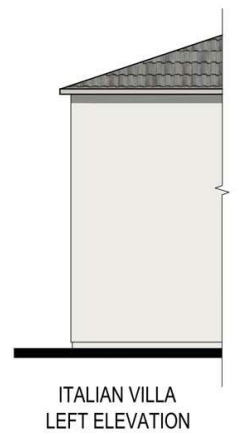
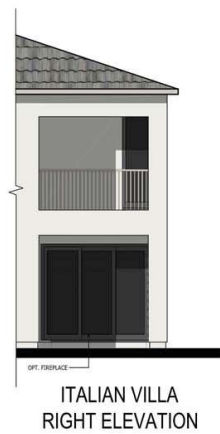
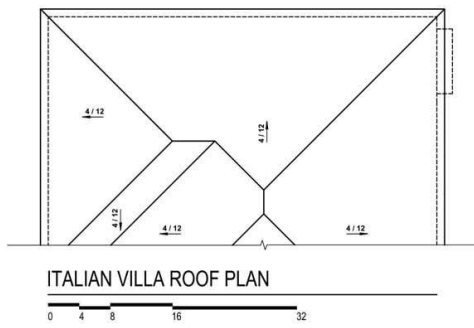
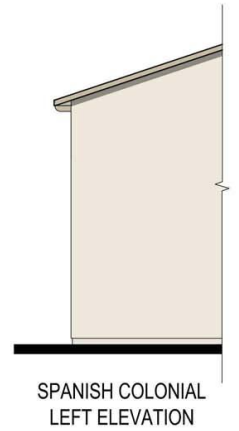
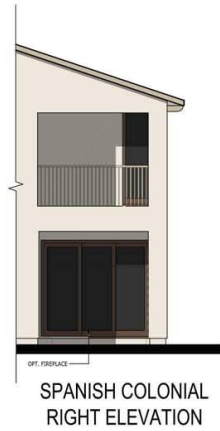
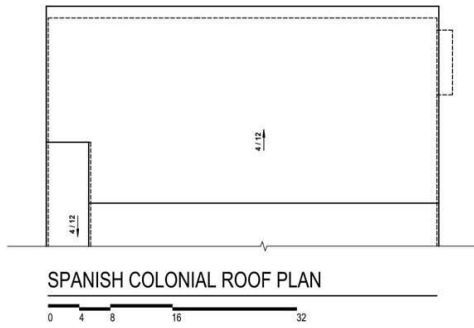
VOLCAN

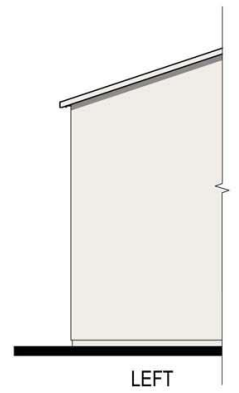
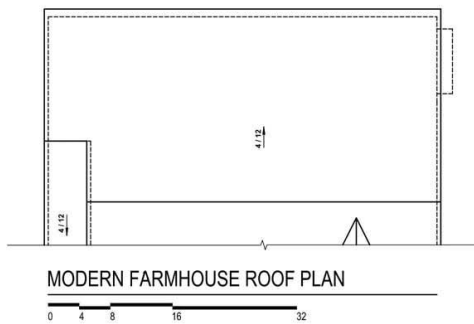
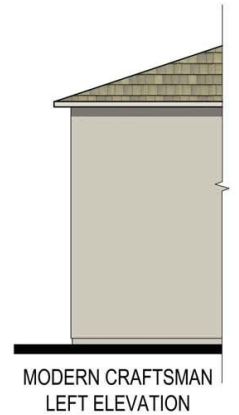
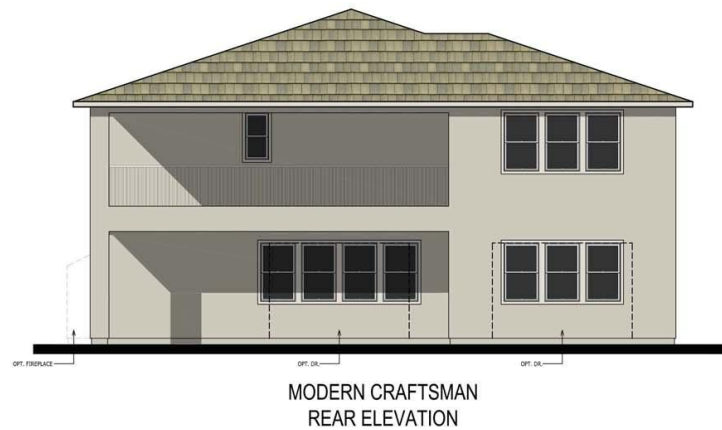
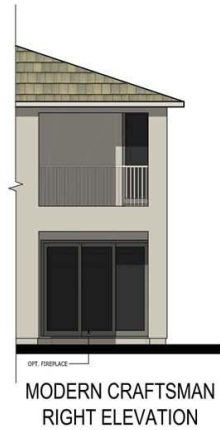
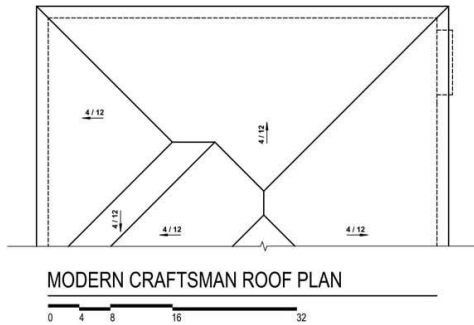


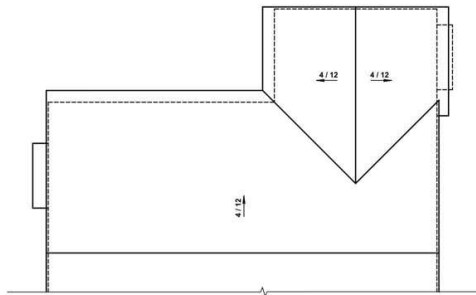
05-09-2022

A - 64

Toll Brothers
AMERICA'S LUXURY HOME BUILDER







SPANISH COLONIAL ROOF PLAN

0 4 8 16 32



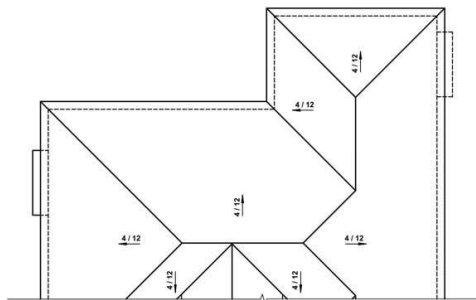
SPANISH COLONIAL
RIGHT ELEVATION



SPANISH COLONIAL
REAR ELEVATION

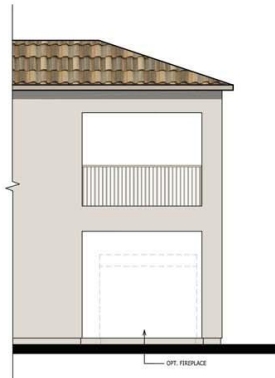


SPANISH COLONIAL
LEFT ELEVATION



ITALIAN VILLA ROOF PLAN

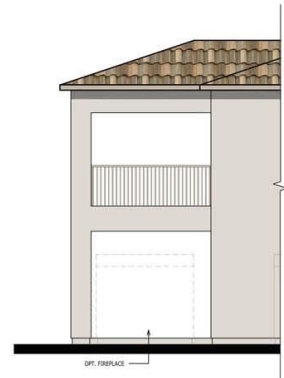
0 4 8 16 32



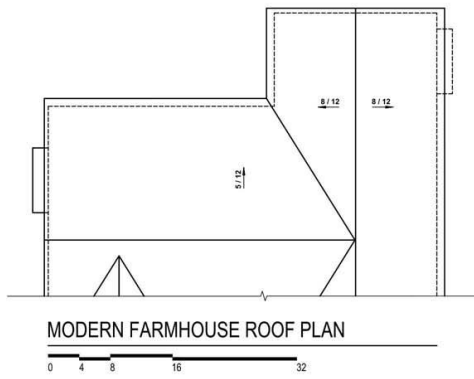
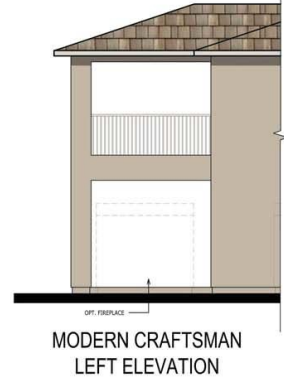
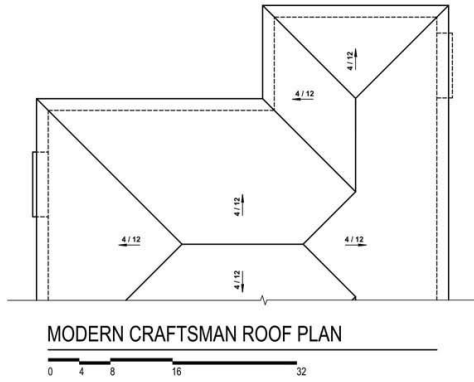
ITALIAN VILLA
RIGHT ELEVATION

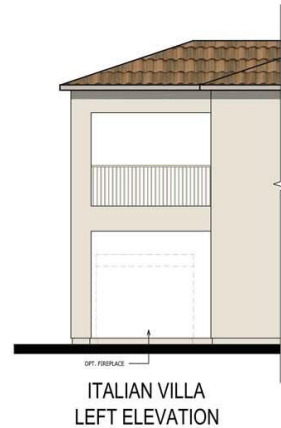
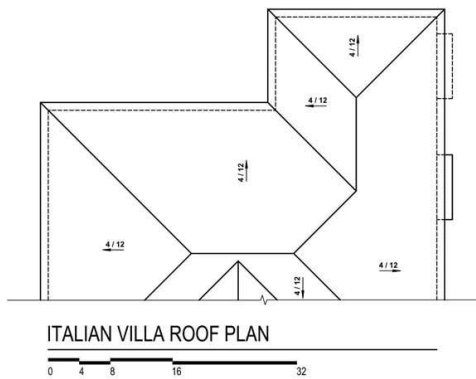
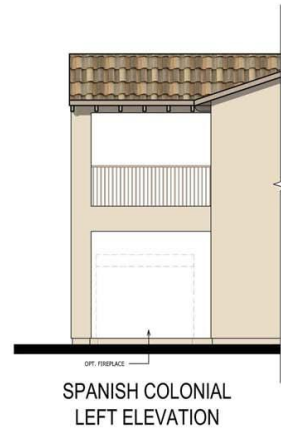
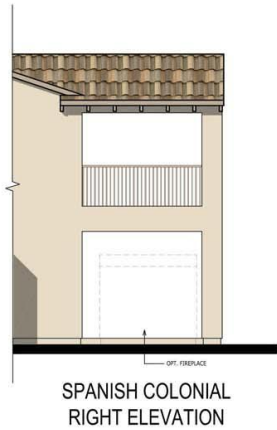
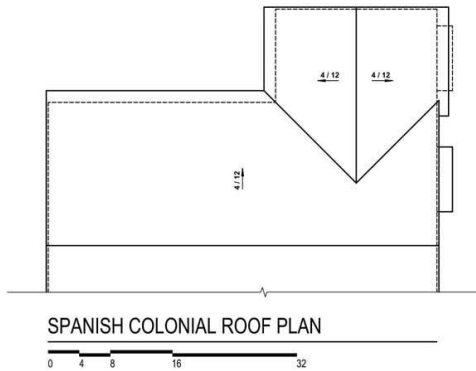


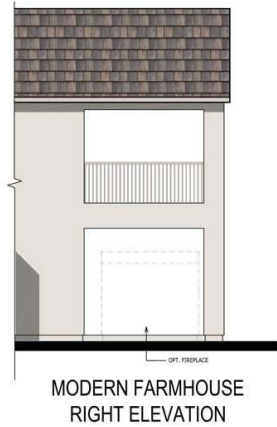
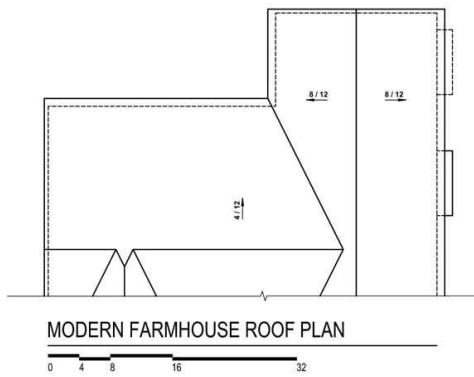
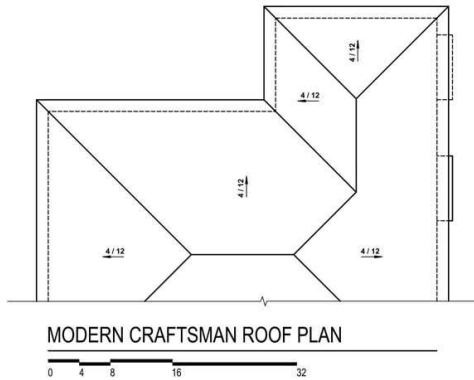
ITALIAN VILLA
REAR ELEVATION



ITALIAN VILLA
LEFT ELEVATION







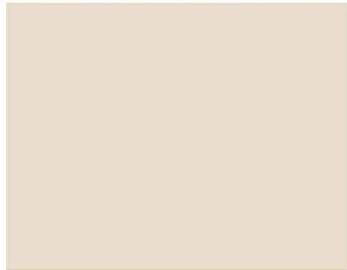
Toll Brothers at Folsom Ranch

Color and Material Schemes

Scheme 1



ROOF TILE
EAGLE 3723
ADOBE BLEND
(Capistrano "S")



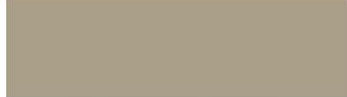
STUCCO
SW 7568
NEUTRAL GROUND



TRIM 1
SW 7530
BARCELONA BEIGE
(Precast Foam & Stucco
Details)



TRIM 2
SW 7515
HOMESTEAD BROWN
(Garage Doors &
Exposed Wood Trim
Details)



TRIM 3
SW 6165
CONNECTED GRAY
(Shutters)



REFINED WOODSTONE
BLACKENED OAK

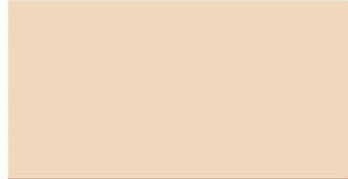
Scheme 2



ROOF TILE
EAGLE SCC 8830
ALBUQUERQUE BLEND
(Capistrano "S")



STUCCO
SW 7012
CREAMY



TRIM 1
SW 6149
RELAXED KHAKI
(Precast Foam & Stucco
Details)



TRIM 2
SW 7520
PLANTATION BROWN
(Garage Doors &
Exposed Wood Trim
Details)



TRIM 3
SW 7068
GRIZZLE GRAY
(Shutters)

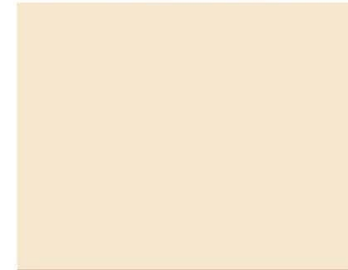


REFINED WOODSTONE
BLACKENED OAK

Scheme 3



ROOF TILE
EAGLE 3773
WALNUT CREEK BLEND
(Capistrano "S")



STUCCO
SW 6126
NAVAJO WHITE



TRIM 1
SW 9111
ANTLER VELVET
(Precast Foam & Stucco
Details)



TRIM 2
SW 7550
RESORT TAN
(Garage Doors &
Exposed Wood Trim
Details)



TRIM 3
SW 2807
ROOKWOOD MEDIUM
BROWN
(Shutters)

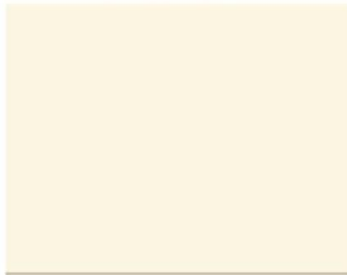


REFINED WOODSTONE
BLACKENED OAK

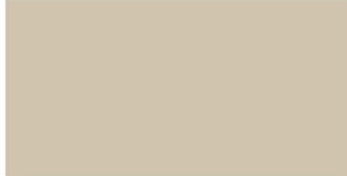
Scheme 1



ROOF TILE
EAGLE 3645
SUNRISE BLEND
(Capistrano "S")



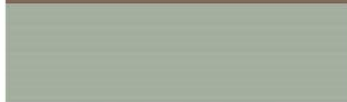
STUCCO
SW 6154
NARCE



TRIM 1
SW 7542
NATUREL
(Precast Foam & Stucco
Details)



TRIM 2
SW 7033
BRAINSTORM BRONZE
(Garage Doors &
Exposed Wood Trim
Details)



TRIM 3
SW 6192
COASTAL PLAIN
(Shutters)

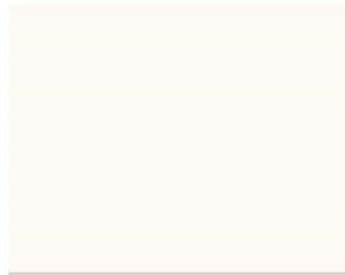


FRENCH LIMESTONE
FRENCH WHITE

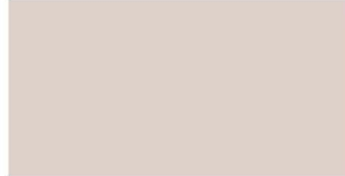
Scheme 2



ROOF TILE
EAGLE 3697
SLATE RANGE
(Capistrano "S")



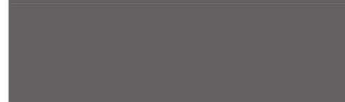
STUCCO
SW 7005
PURE WHITE



TRIM 1
SW 7029
AGREEABLE GRAY
(Precast Foam & Stucco
Details)



TRIM 2
SW 7674
PEPPERCORN
(Garage Doors &
Exposed Wood Trim
Details)



TRIM 3
SW 7674
PEPPERCORN
(Shutters)

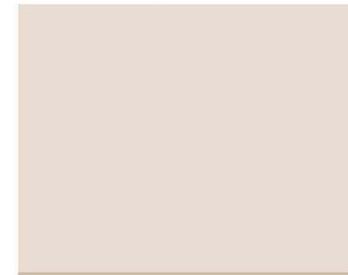


FRENCH LIMESTONE
FRENCH WHITE

Scheme 3



ROOF TILE
EAGLE 3773
WALNUT CREEK BLEND
(Capistrano "S")



STUCCO
SW 7631
CITY LOFT



TRIM 1
SW 7506
LOGGIA
(Precast Foam & Stucco
Details)



TRIM 2
SW 6152
SUPERIOR BRONZE
(Garage Doors &
Exposed Wood Trim
Details)



TRIM 3
SW 6083
SABLE
(Shutters)

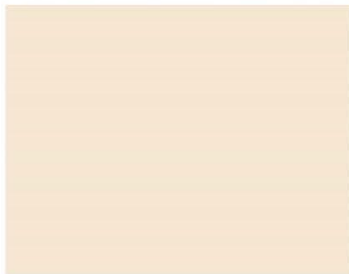


FRENCH LIMESTONE
FRENCH WHITE

Scheme 1



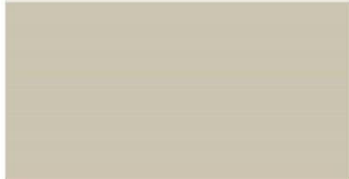
ROOF TILE
EAGLE SCB 8802
NANTUCKET BLEND
(Concrete Flat Smooth)



STUCCO
SW 6148
WOOL SKEIN



TRIM 1
SW 7636
ORAGAMI WHITE



TRIM 2
SW 6171
CHATROOM



TRIM 3
SW 7020
BLACK FOX



3" SPLIT LIMESTONE
CREAM

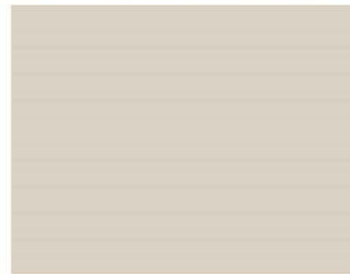


REFINED WOODSTONE
BLACKENED OAK

Scheme 2



ROOF TILE
EAGLE 4690
PEWTER BRONZE BLEND
(Concrete Flat Smooth)



STUCCO
SW 7050
USEFUL GRAY



TRIM 1
SW 7035
AESTHETIC WHITE



TRIM 2
SW 6200
LINK GRAY



TRIM 3
SW 7020
BLACK FOX



3" SPLIT LIMESTONE
OAK

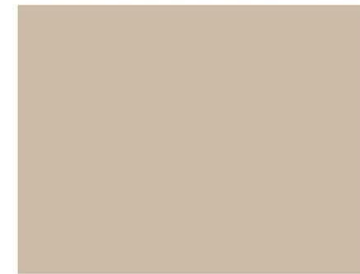


REFINED WOODSTONE
BLACKENED OAK

Scheme 3



ROOF TILE
EAGLE 4882
MANTECA BLEND
(Concrete Flat Smooth)



STUCCO
SW 7506
LOGGIA



TRIM 1
SW 7631
CITY LOFT



TRIM 2
SW 6165
CONNECTED GRAY



TRIM 3
SW 7020
BLACK FOX



3" SPLIT LIMESTONE
GENOA SAND

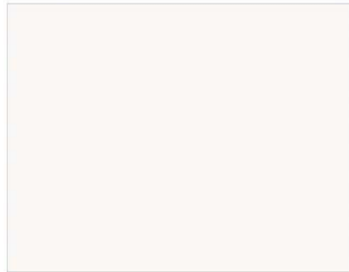


REFINED WOODSTONE
BLACKENED OAK

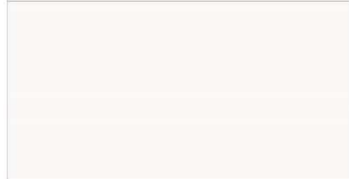
Scheme 1



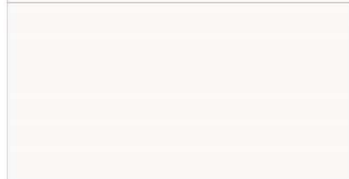
ROOF TILE
EAGLE 4697
SLATE RANGE
(Concrete Flat Smooth)



STUCCO
SW 7006
EXTRA WHITE



TRIM 1
SW 7006
EXTRA WHITE
(Garage Doors, Fascia /
Trim @ Windows & Doors)



TRIM 2
SW 7006
EXTRA WHITE
(Siding or Stucco)



TRIM 3
SW 7076
CYBERSPACE
(Shutters)



3" SPLIT LIMESTONE
SUMMIT GREY

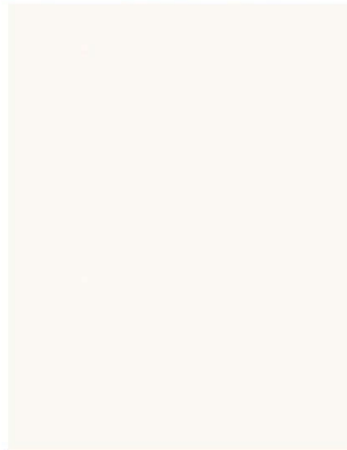


ICEBURG 2X6" WIRECUT
BRICK

Scheme 2

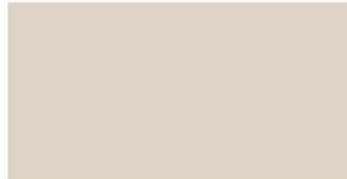


ROOF TILE
EAGLE 4602
CONCORD BLEND
(Concrete Flat Smooth)



STUCCO
SW 6070
HERON PLUME

TRIM 1
SW 6070
HERON PLUME
(Garage Doors, Fascia /
Trim @ Windows & Doors)



TRIM 2
SW 7632
MODERN GRAY
(Siding or Stucco)



TRIM 3
SW 6174
ANDIRON
(Shutters)



3" SPLIT LIMESTONE
OAK



ICEBURG 2X6" WIRECUT
BRICK

Scheme 3



ROOF TILE
EAGLE 4697
SLATE RANGE
(Concrete Flat Smooth)



STUCCO
SW 7638
JOGGING PATH



TRIM 1
SW 7008
ALABASTER
(Garage Doors, Fascia /
Trim @ Windows & Doors)



TRIM 2
SW 6207
RETREAT
(Siding or Stucco)



TRIM 3
SW 7020
BLACK FOX
(Shutters)



3" SPLIT LIMESTONE
GOLD QUARTZITE



ICEBURG 2X6" WIRECUT
BRICK

Toll Brothers at Folsom Ranch

Specification

Front Entry Doors



Spanish Colonial
Therma Tru
Model No. CCR8222



Italian Villa
Therma Tru
Model No. CCR8225

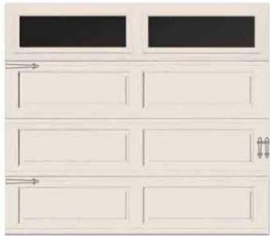


Craftsman
Therma Tru
Model No. CCR8222



Modern Farmhouse
Therma Tru
Model No. CCR8222

Garage Doors



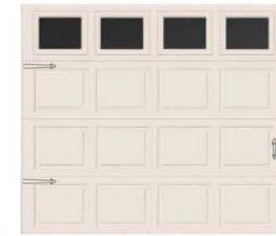
Spanish Colonial
Wayne Dalton - Classic Steel
Ranch Style
Model No. 9100
Optional Clear II Glass



Italian Villa
Wayne Dalton - Classic Steel
Sonoma Style
Model No. 9100
Optional Stockton I Glass



Craftsman
Wayne Dalton - Classic Steel
Contemporary Style
Model No. 9100
Optional Clear IV Glass



Modern Farmhouse
Wayne Dalton - Classic Steel
Colonial Style
Model No. 9100
Optional Clear I Glass

Light Fixtures



Progress Lighting
Cadence Collection
Model No. P6626-31



Progress Lighting
Gibbs Street Antique Collection
Model No. P60021-020



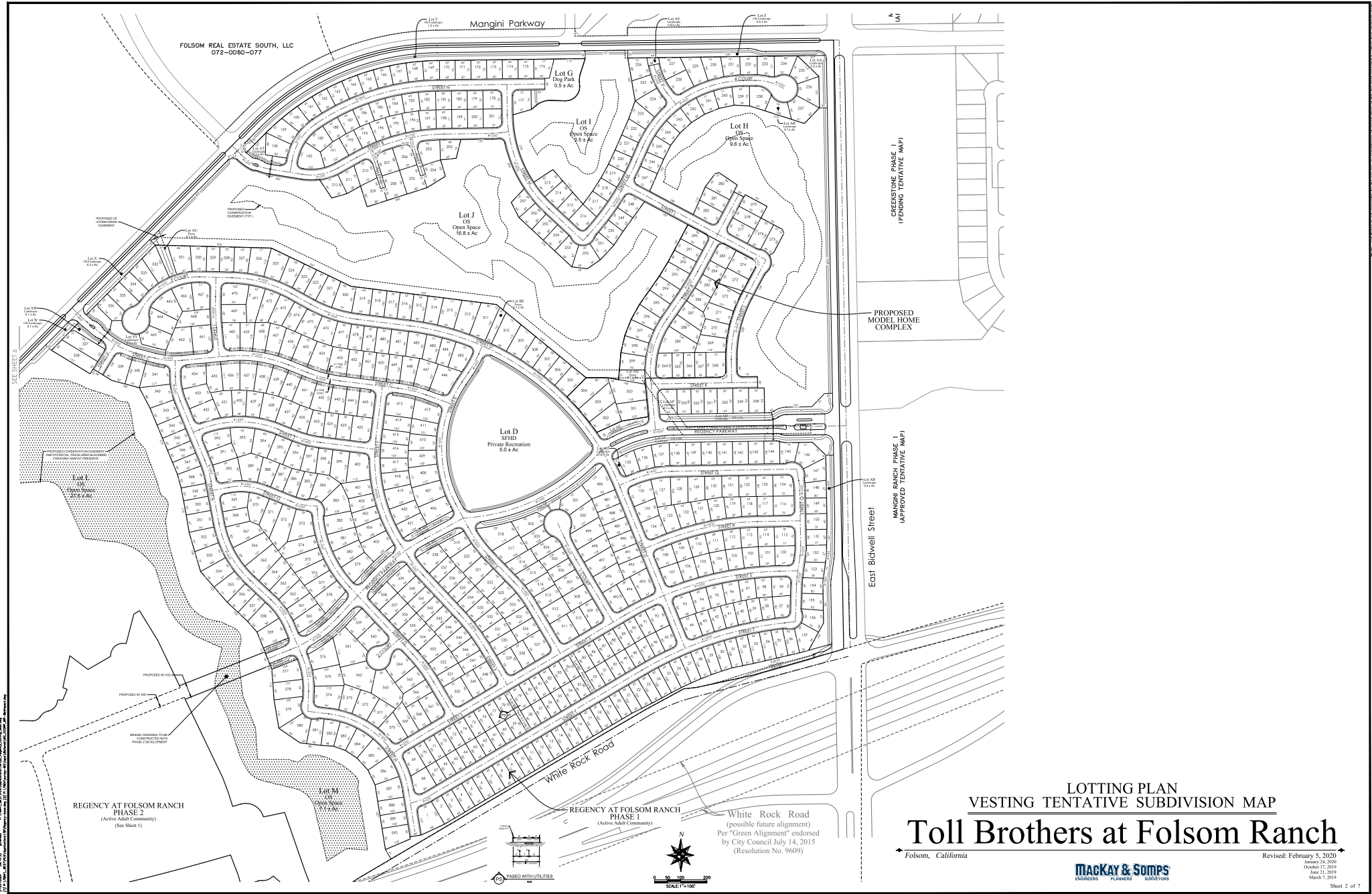
Progress Lighting
Maison Collection
Model No. P6635.31



Progress Lighting
Valera Collection
Model No. P5806-20

Attachment 6

Approved Small Lot Vesting Tentative Subdivision Map, dated February 5, 2020.



LOTING PLAN
VESTING TENTATIVE SUBDIVISION MAP

Toll Brothers at Folsom Ranch

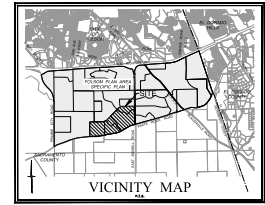
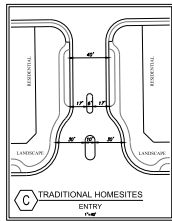
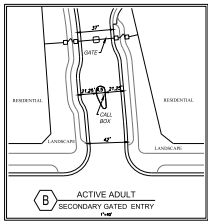
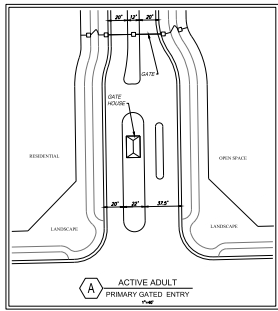
Folsom, California

Revised: February 5, 2020

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

January 24, 2020
October 17, 2019
June 21, 2019
March 7, 2019

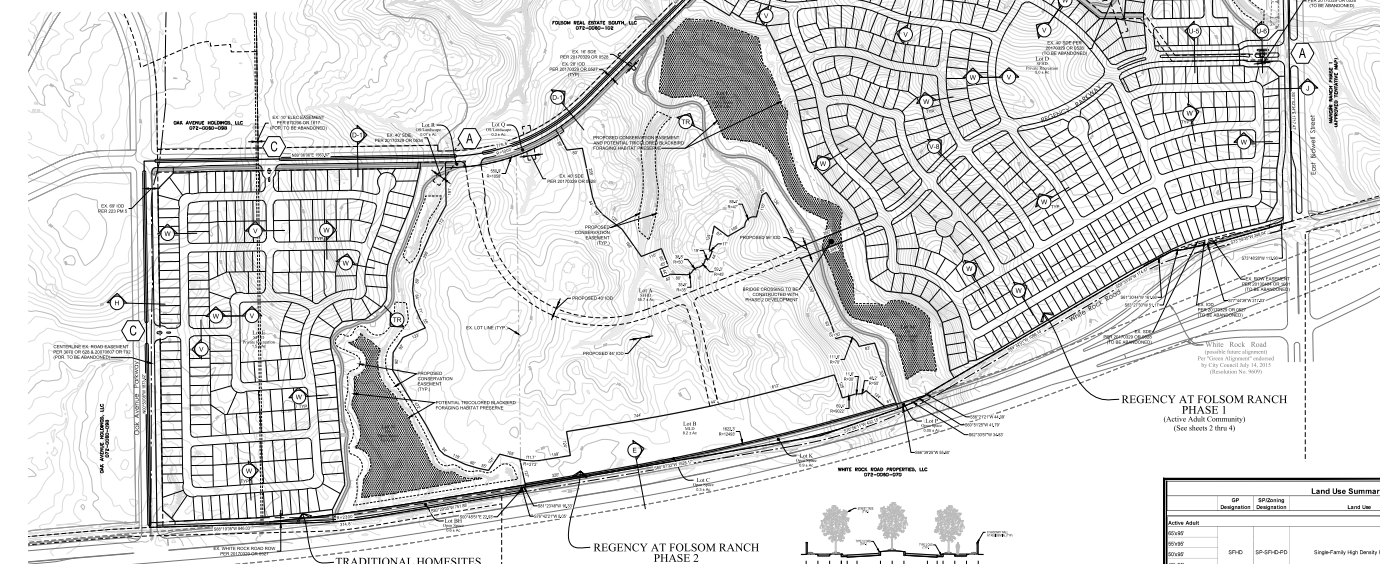
Sheet 2 of 7



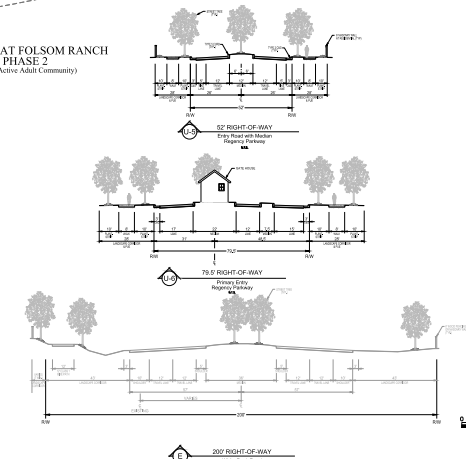
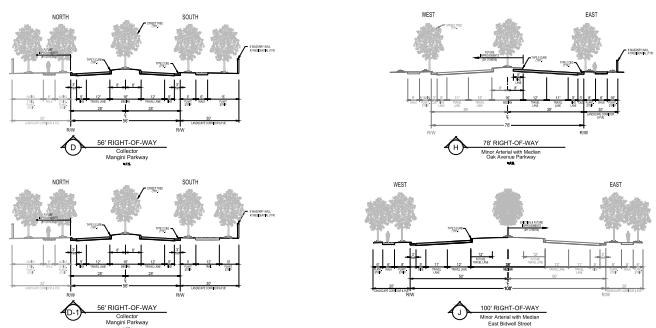
BENCHMARK
 ELEVATION: 46.10
 APPROXIMATE LATITUDE: 38° 31' 47" N
 APPROXIMATE LONGITUDE: 121° 07' 29" W
 BENCHMARK SET BY: MACKAY & SOMPS CIVIL ENGINEERS, INC. IN FEBRUARY 2014

TENTATIVE MAP INFORMATION
 OWNERS: FOLSOM REAL ESTATE SOUTH, LLC
 ENGINEER: MACKAY & SOMPS CIVIL ENGINEERS, INC.
 APPLICANT: MACKAY & SOMPS CIVIL ENGINEERS, INC.
 ASSESSOR'S PARCEL NO.: 01720306-000-001-001-01
 8.072-000-103
 SITE ACREAGE: 314.3 ± AC.
 EXISTING LAND USE (ZONING): A portion of the Folsom Rural Area Specific Plan
 NUMBER OF LOTS: 804
 SERVICE PROVIDERS:
 SCHOOL DISTRICT: Folsom-Cordova Unified School District
 POLICE: FOLSOM POLICE DEPARTMENT
 FIRE: FOLSOM FIRE DEPARTMENT
 WATER: FOLSOM WATER DEPARTMENT
 GAS: FOLSOM GAS DEPARTMENT
 SEWER: FOLSOM SEWER DEPARTMENT
 TRASH: FOLSOM TRASH DEPARTMENT
 CABLE: COMCAST

NOTES
 PROPERTY DESCRIPTION: A portion of Sections 17, 19 and 20, Township 9 North, Range 8 East, Mount Diablo Meridian.
 1. All dimensions and locations are approximate and subject to change.
 2. Typical lot area is measured from back of sidewalk. On irregular shaped lots, lot area is measured at its narrowest.
 3. Lot area and lot area may be adjusted at the time of the final map provided no additional lots are created, subject to the approval of the City of Folsom. Flexibility for configuration of government is shown provided the new configuration is in accordance with the approved Specific Plan, subject to the approval of the City of Folsom.
 4. The final map shall be subject to the approval of the City of Folsom. Provisions to be consistent with the Development Agreement.
 5. Lot numbering is for identification purposes only and does not indicate phasing order or development. Ultimate development phasing shall be order and will be determined at final map and/or improvement plan stage.
 6. Pursuant to California Government Code Section 66454.1, the subdivision may include final maps based upon this tentative map. The final map shall be subject to the approval of the City of Folsom, including the following:
 A. A plan (3) storm drain assessment per 20173229 OR 2028
 B. An R22 per 20173229 OR 2027
 C. A R24 assessment per 20173229 OR 1013
 D. A portion of a 10' electric easement per 87026 OR 1417
 E. A portion of a 10' electric easement per 20173229 OR 2018 and 20173229 OR 1913
 7. Final map to California Government Code Section 66499.20.2, the final map provision may be amended or amended to meet the requirements of the City of Folsom. The final map shall be subject to the approval of the City of Folsom, including the following:
 A. Final (3) storm drain assessment per 20173229 OR 2028
 B. Final R22 per 20173229 OR 2027
 C. Final R24 assessment per 20173229 OR 1013
 D. Final portion of a 10' electric easement per 87026 OR 1417
 E. Final portion of a 10' electric easement per 20173229 OR 2018 and 20173229 OR 1913
 8. Street corner roundabouts are for identification purposes only. A street corner will be replaced with the roundabout, final street corner and location will be determined at final map and/or improvement plan stage.
 9. Additional easements to accommodate new public utility improvements, access required for development or other similar requirements necessary to complete the final map design may be added prior to each final map based on this tentative map.
 10. A 10' public utility easement will be located adjacent to all rights-of-way except as shown hereon and approved by the City Engineer.
 11. The entire property contained within this Tentative Subdivision Map is covered by an August 2014 loan for the benefit of the City of Folsom and County of Sacramento recorded August 28, 2014 in Book 48268 of page 1076, Official Records of Sacramento County.



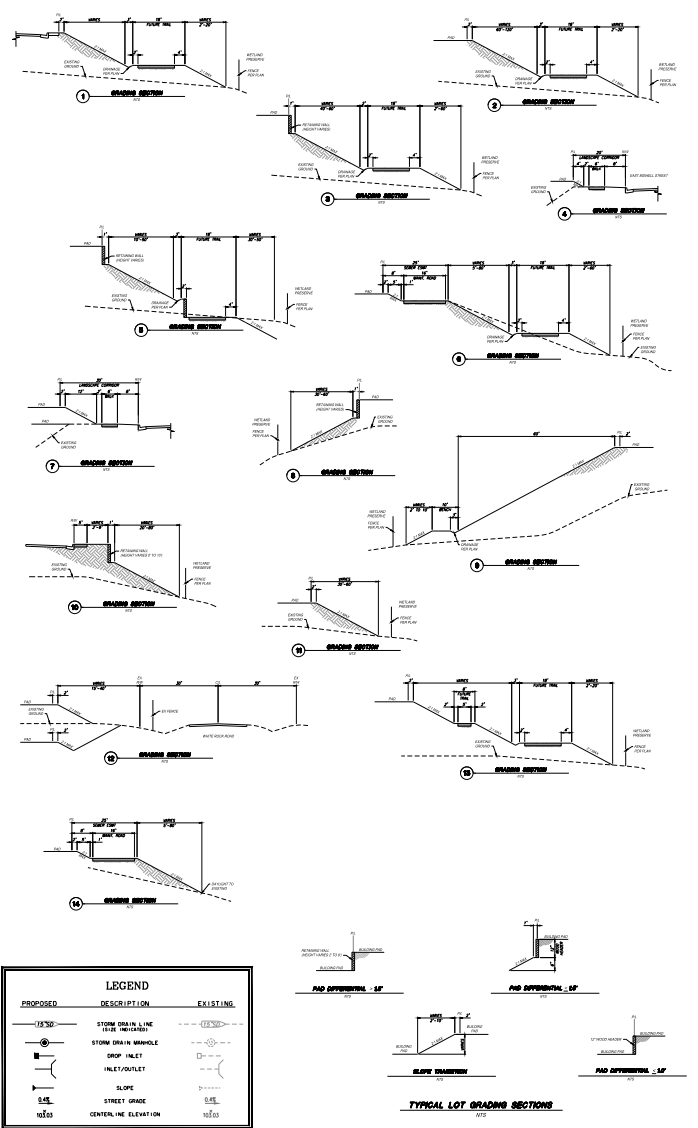
GP	SP	Zoning	Designation	Land Use		Dwelling Units	Acres	Net Density
				Units	Acres			
Active Adult								
05040						102		
05050						112		
05060	SP10	SP-SF10-RFD	Single-Family High Density Residential	30	97.0	90.7	5.4	
05070						112		
05080						112		
05090						112		
Active Adult SF40 Total						498	97.0	50.7
05100	MD	SP-MD-RFD	Multi-Family Low Density Residential - Townhomes	62	11.5	11.3	8.1	
Phase 2 Homesites	SP10	SP-SF10-RFD	Phase 2 Homesites - Single-Family	8.5	5.6			
Landscape	SP10	SP-SF10-RFD	Landscape	5.0	4.5			
06 Phase 27	SP10	SP-SF10-RFD	Single-Family High Density Residential	59.7	59.7			
06 Phase 27	MD	SP-MD-RFD	Multi-Family Low Density Residential	8.1	8.2			
Active Adult Total				80	177.8	167.6		
05110	SP10	SP-SF10-RFD	Single-Family High Density Residential	113	24.8	24.5	4.5	
05120	SP10	SP-SF10-RFD	Single-Family High Density Residential	101	29.0	19.8	4.8	
Phase 2 Homesites	SP10	SP-SF10-RFD	Phase 2 Homesites	1.5	1.5			
Landscape	SP10	SP-SF10-RFD	Landscape	5.0	5.0			
Traditional Homesites Total				214	42.3	42.3		
Open Space	OS	SP-OS	Open Space (Phase 1)	55.1	55.1			
Water Rightways			Water Rightways	8.1	8.1			
Total				804	314.3	314.3		



COVER SHEET VESTING TENTATIVE SUBDIVISION MAP Toll Brothers at Folsom Ranch

Folsom, California
 Revised: February 5, 2020
 December 14, 2019
 October 17, 2019
 June 21, 2019
 March 7, 2019





LEGEND	
PROPOSED	EXISTING
— 15'50' —	— 15'50' —
— 10'50' —	— 10'50' —
— 5'50' —	— 5'50' —
— 0'50' —	— 0'50' —
— 5'00' —	— 5'00' —
— 10'00' —	— 10'00' —
— 15'00' —	— 15'00' —
— 20'00' —	— 20'00' —
— 25'00' —	— 25'00' —
— 30'00' —	— 30'00' —
— 35'00' —	— 35'00' —
— 40'00' —	— 40'00' —
— 45'00' —	— 45'00' —
— 50'00' —	— 50'00' —
— 55'00' —	— 55'00' —
— 60'00' —	— 60'00' —
— 65'00' —	— 65'00' —
— 70'00' —	— 70'00' —
— 75'00' —	— 75'00' —
— 80'00' —	— 80'00' —
— 85'00' —	— 85'00' —
— 90'00' —	— 90'00' —
— 95'00' —	— 95'00' —
— 100'00' —	— 100'00' —

REGENCY AT FOLSOM RANCH
PHASE 2
(Active Adult Community)
(See Sheet 6)

White Rock Road
(possible future alignment)
Per "Green Alignment" endorsed
by City Council July 14, 2015
(Resolution No. 9609)



PRELIMINARY GRADING & DRAINAGE PLAN
VESTING TENTATIVE SUBDIVISION MAP

Toll Brothers at Folsom Ranch

Folsom, California

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

Revised: February 5, 2020
January 24, 2020
October 17, 2019
June 21, 2019
March 7, 2019



PROPOSED	DESCRIPTION	EXISTING
	SEWER LINE (SIZE INDICATED)	
	SEWER MANHOLE	
	STORM DRAIN LINE (SIZE INDICATED)	
	STORM DRAIN MANHOLE	
	DROP INLET	
	INLET/OUTLET	
	CDS UNIT	
	WATER LINE (SIZE INDICATED)	
	WATER LINE (SIZE AND ZONE INDICATED)	
	FIRE HYDRANT ASSEMBLY	

PRELIMINARY UTILITY PLAN
 VESTING TENTATIVE SUBDIVISION MAP

Toll Brothers at Folsom Ranch

Folsom, California

Revised: February 5, 2020

MACKAY & SOMPS
 ENGINEERS PLANNERS SURVEYORS

February 24, 2020
 October 17, 2019
 June 21, 2019
 March 7, 2019

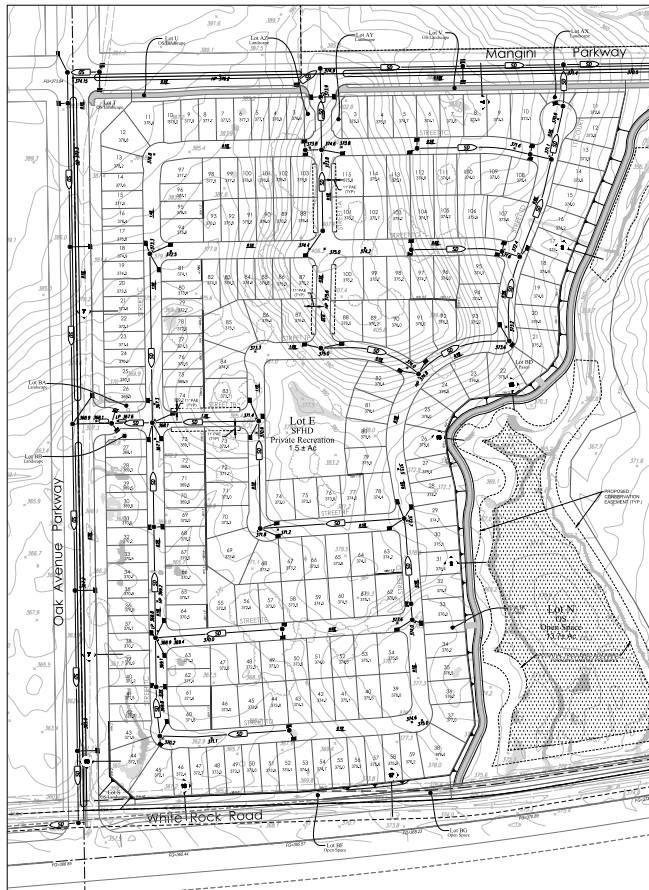
Sheet 4 of 7



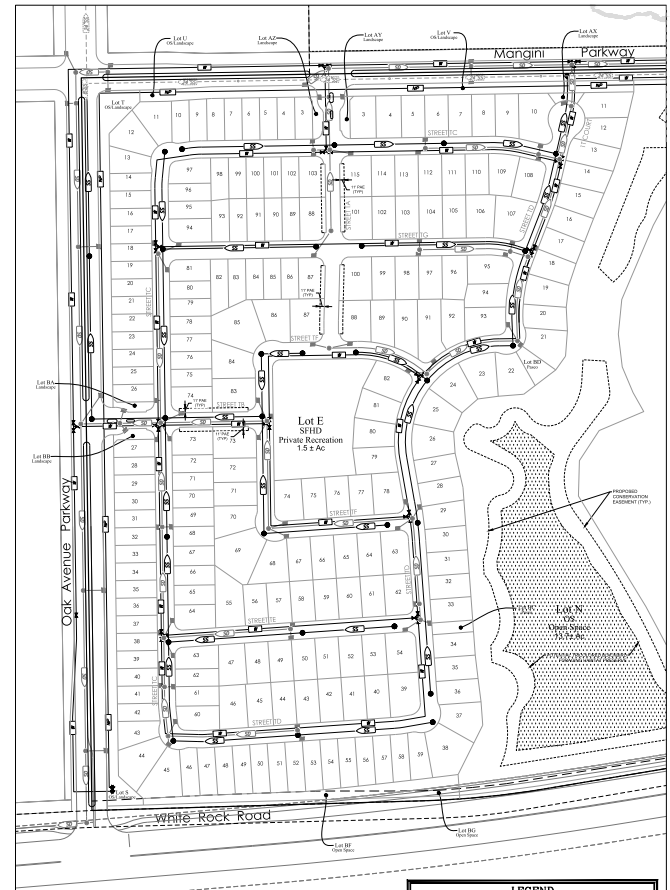
White Rock Road
 (possible future alignment)
 Per "Green Alignment" endorsed
 by City Council July 14, 2015
 (Resolution No. 9609)



LOTING PLAN



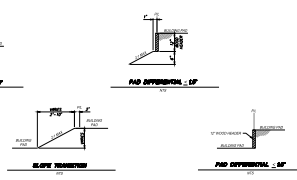
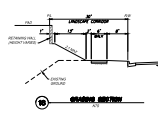
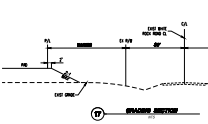
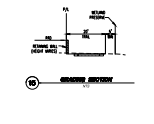
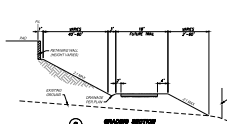
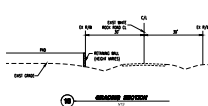
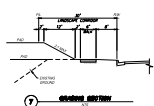
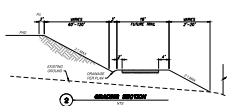
PRELIMINARY GRADING & DRAINAGE PLAN



PRELIMINARY UTILITY PLAN

LEGEND		PRELIMINARY AND DRAINAGE GRADING PLAN	
PROPOSED	DESCRIPTION	EXISTING	DESCRIPTION
— 1.5% —	STORM DRAIN LINE (SIZE INDICATED)	— 1.5% —	EXISTING STORM DRAIN LINE (SIZE INDICATED)
— 1.5% —	STORM DRAIN MANHOLE	— 1.5% —	EXISTING STORM DRAIN MANHOLE
— 1.5% —	DROP INLET	— 1.5% —	EXISTING DROP INLET
— 1.5% —	INLET/OUTLET	— 1.5% —	EXISTING INLET/OUTLET
— 1.5% —	SLOPE	— 1.5% —	EXISTING SLOPE
— 1.5% —	STREET GRADE	— 1.5% —	EXISTING STREET GRADE
— 1.5% —	CENTERLINE ELEVATION	— 1.5% —	EXISTING CENTERLINE ELEVATION

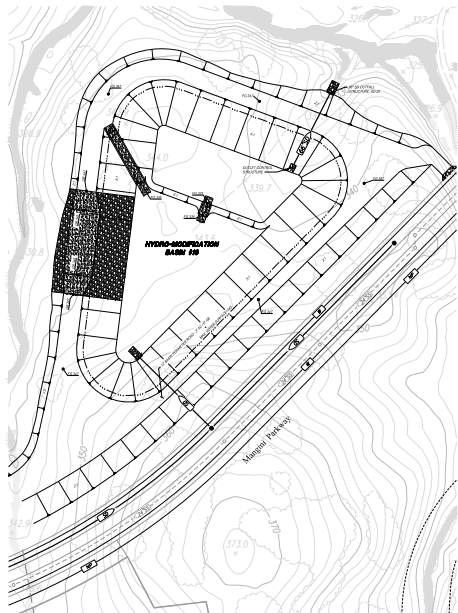
LEGEND		
PROPOSED	DESCRIPTION	EXISTING
— 1.5% —	SEWER MANHOLE	— 1.5% —
— 1.5% —	SEWER INLET	— 1.5% —
— 1.5% —	STORM DRAIN LINE (SIZE INDICATED)	— 1.5% —
— 1.5% —	STORM DRAIN MANHOLE	— 1.5% —
— 1.5% —	DROP INLET	— 1.5% —
— 1.5% —	INLET/OUTLET	— 1.5% —
— 1.5% —	CDS UNIT	— 1.5% —
— 1.5% —	WATER LINE (SIZE INDICATED)	— 1.5% —
— 1.5% —	WATER LINE (SIZE INDICATED)	— 1.5% —
— 1.5% —	NON-POTABLE WATER LINE (SIZE AND SIZE INDICATED)	— 1.5% —
— 1.5% —	BLOW OFF VALVE	— 1.5% —
— 1.5% —	FIRE HYDRANT ASSEMBLY	— 1.5% —



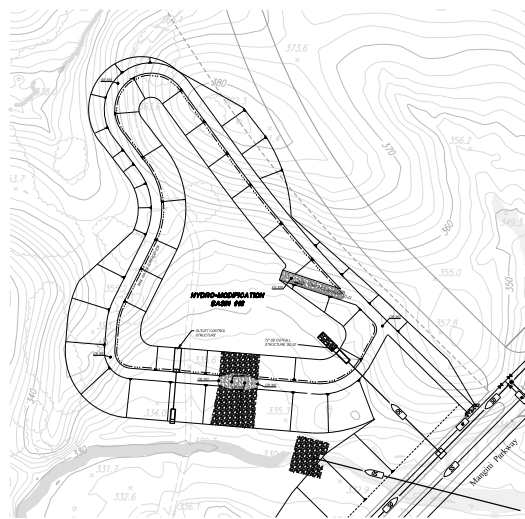
TRADITIONAL HOMESITES
VESTING TENTATIVE SUBDIVISION MAP
Toll Brothers at Folsom Ranch
Folsom, California

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

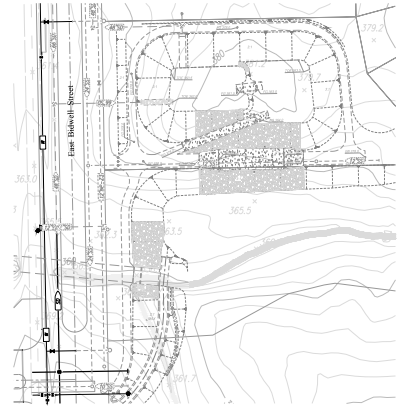
Revised: February 5, 2020
January 24, 2020
October 27, 2019
June 21, 2019
March 7, 2019



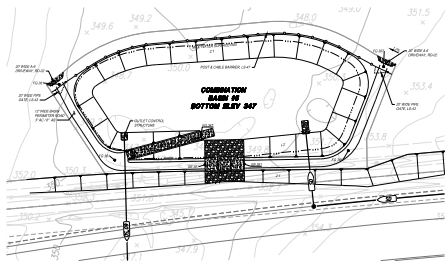
HYDRO-MODIFICATION BASIN NO. 16
NTS



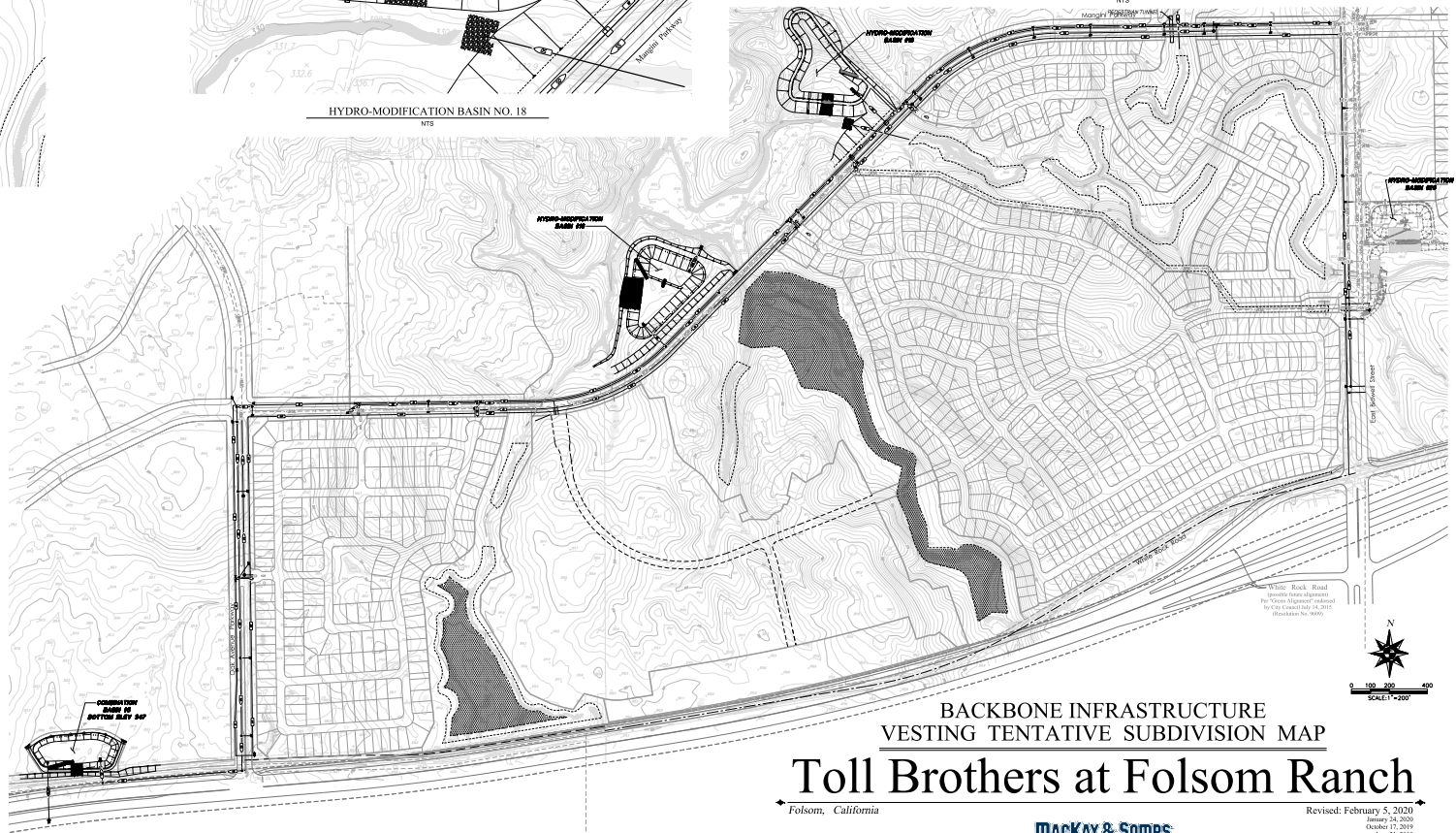
HYDRO-MODIFICATION BASIN NO. 18
NTS



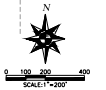
EXISTING HYDRO-MODIFICATION BASIN NO. 20
NTS



COMBINATION BASIN NO. 5
NTS



W. Rock Road
Shaded Area Represents
Proposed "Vestment" easement
for the proposed W. Rock Road
(Reference No. 3009)



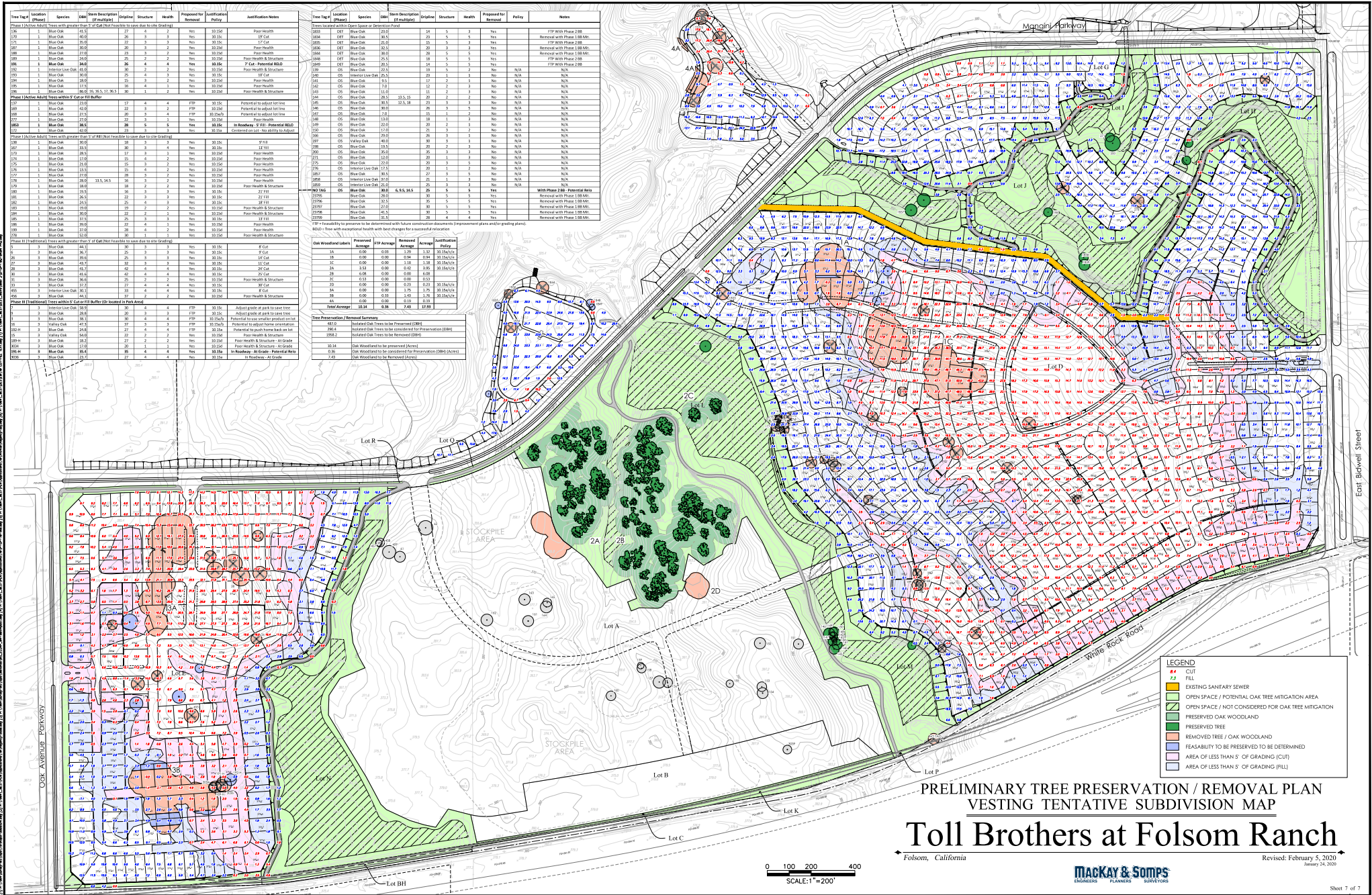
BACKBONE INFRASTRUCTURE
VESTING TENTATIVE SUBDIVISION MAP
Toll Brothers at Folsom Ranch

Folsom, California

MACKEY & SOMPS
ENGINEERS PLANNERS SURVEYORS

Revised: February 5, 2020
January 24, 2020
October 17, 2019
June 21, 2019
March 7, 2019

Sheet 6 of 7



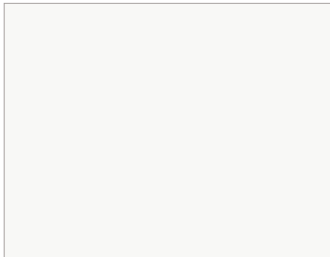
Attachment 7

Toll Brothers at Folsom Ranch Colors and Materials dated August 30, 2019

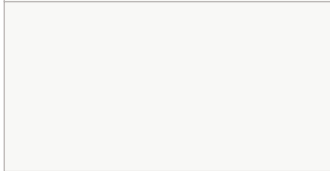
Scheme 1



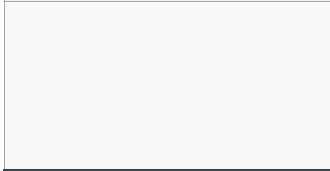
ROOF TILE
EAGLE 4697
SLATE RANGE
(Concrete Flat Smooth)



STUCCO
SW 7006
EXTRA WHITE



TRIM 1
SW 7006
EXTRA WHITE
(Garage Doors, Fascia / Trim @ Windows & Doors)



TRIM 2
SW 7006
EXTRA WHITE
(Siding or Stucco)



TRIM 3
SW 7076
CYBERSPACE
(Shutters)



3" SPLIT LIMESTONE
SUMMIT GREY

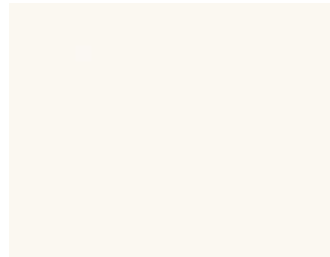


ICEBURG 2X6" WIRECUT
BRICK

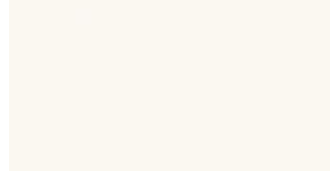
Scheme 2



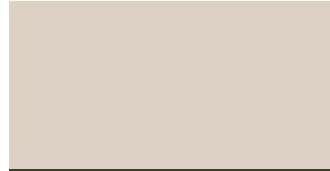
ROOF TILE
EAGLE 4602
CONCORD BLEND
(Concrete Flat Smooth)



STUCCO
SW 6070
HERON PLUME



TRIM 1
SW 6070
HERON PLUME
(Garage Doors, Fascia / Trim @ Windows & Doors)



TRIM 2
SW 7632
MODERN GRAY
(Siding or Stucco)



TRIM 3
SW 6174
ANDIRON
(Shutters)

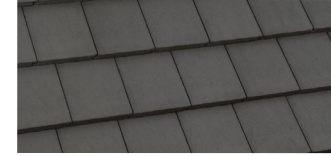


3" SPLIT LIMESTONE
OAK



ICEBURG 2X6" WIRECUT
BRICK

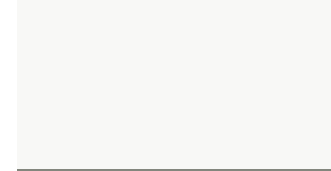
Scheme 3



ROOF TILE
EAGLE 4697
SLATE RANGE
(Concrete Flat Smooth)



STUCCO
SW 7638
JOGGING PATH



TRIM 1
SW 7008
ALABASTER
(Garage Doors, Fascia / Trim @ Windows & Doors)



TRIM 2
SW 6207
RETREAT
(Siding or Stucco)



TRIM 3
SW 7020
BLACK FOX
(Shutters)



3" SPLIT LIMESTONE
GOLD QUARTZITE



ICEBURG 2X6" WIRECUT
BRICK

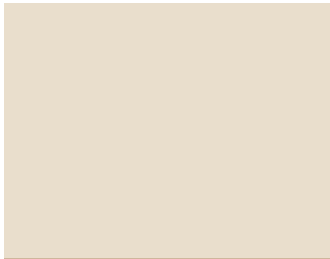
Toll Brothers at Folsom Ranch

Folsom, California
Color and Material Schemes

Scheme 1



ROOF TILE
EAGLE 3723
ADOBE BLEND
(Capistrano "S")



STUCCO
SW 7568
NEUTRAL GROUND



TRIM 1
SW 7530
BARCELONA BEIGE
(Precast Foam & Stucco
Details)



TRIM 2
SW 7515
HOMESTEAD BROWN
(Garage Doors &
Exposed Wood Trim
Details)



TRIM 3
SW 6165
CONNECTED GRAY
(Shutters)

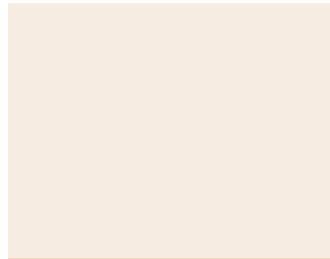


REFINED WOODSTONE
BLACKENED OAK

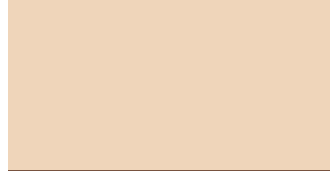
Scheme 2



ROOF TILE
EAGLE SCC 8830
ALBUQUERQUE BLEND
(Capistrano "S")



STUCCO
SW 7012
CREAMY



TRIM 1
SW 6149
RELAXED KHAKI
(Precast Foam & Stucco
Details)



TRIM 2
SW 7520
PLANTATION BROWN
(Garage Doors &
Exposed Wood Trim
Details)



TRIM 3
SW 7068
GRIZZLE GRAY
(Shutters)

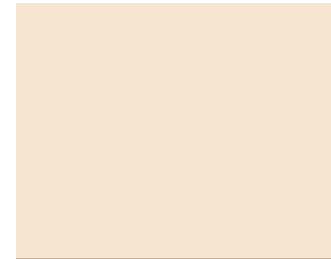


REFINED WOODSTONE
BLACKENED OAK

Scheme 3



ROOF TILE
EAGLE 3773
WALNUT CREEK BLEND
(Capistrano "S")



STUCCO
SW 6126
NAVAJO WHITE



TRIM 1
SW 9111
ANTLER VELVET
(Precast Foam & Stucco
Details)



TRIM 2
SW 7550
RESORT TAN
(Garage Doors &
Exposed Wood Trim
Details)



TRIM 3
SW 2807
ROOKWOOD MEDIUM
BROWN
(Shutters)

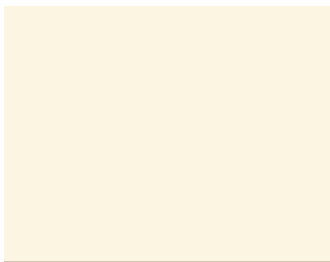


REFINED WOODSTONE
BLACKENED OAK

Scheme 1



ROOF TILE
EAGLE 3645
SUNRISE BLEND
(Capistrano "S")



STUCCO
SW 6154
NARCE



TRIM 1
SW 7542
NATUREL
(Precast Foam & Stucco
Details)



TRIM 2
SW 7033
BRAINSTORM BRONZE
(Garage Doors &
Exposed Wood Trim
Details)



TRIM 3
SW 6192
COASTAL PLAIN
(Shutters)

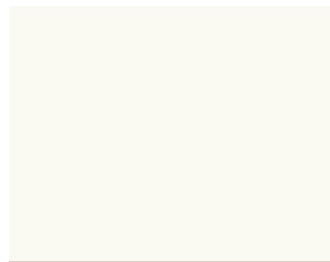


FRENCH LIMESTONE
FRENCH WHITE

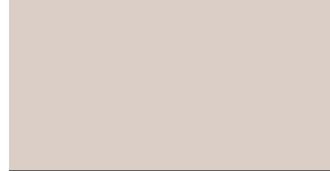
Scheme 2



ROOF TILE
EAGLE 3697
SLATE RANGE
(Capistrano "S")



STUCCO
SW 7005
PURE WHITE



TRIM 1
SW 7029
AGREEABLE GRAY
(Precast Foam & Stucco
Details)



TRIM 2
SW 7674
PEPPERCORN
(Garage Doors &
Exposed Wood Trim
Details)

TRIM 3
SW 7674
PEPPERCORN
(Shutters)

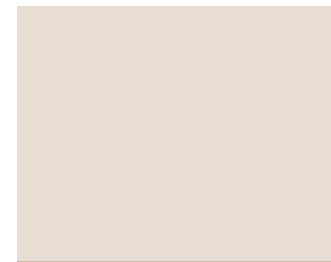


FRENCH LIMESTONE
FRENCH WHITE

Scheme 3



ROOF TILE
EAGLE 3773
WALNUT CREEK BLEND
(Capistrano "S")



STUCCO
SW 7631
CITY LOFT



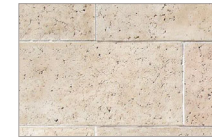
TRIM 1
SW 7506
LOGGIA
(Precast Foam & Stucco
Details)



TRIM 2
SW 6152
SUPERIOR BRONZE
(Garage Doors &
Exposed Wood Trim
Details)



TRIM 3
SW 6083
SABLE
(Shutters)

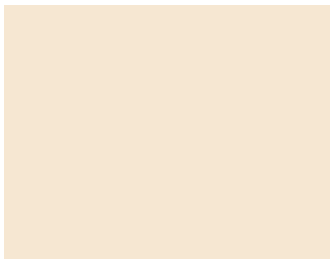


FRENCH LIMESTONE
FRENCH WHITE

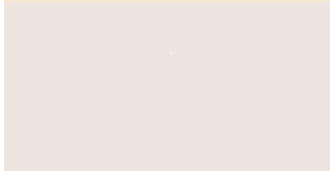
Scheme 1



ROOF TILE
EAGLE SCB 8802
NANTUCKET BLEND
(Concrete Flat Smooth)



STUCCO
SW 6148
WOOL SKEIN



TRIM 1
SW 7636
ORAGAMI WHITE



TRIM 2
SW 6171
CHATROOM



TRIM 3
SW 7020
BLACK FOX



3" SPLIT LIMESTONE
CREAM



REFINED WOODSTONE
BLACKENED OAK

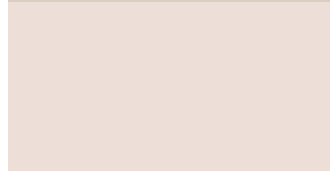
Scheme 2



ROOF TILE
EAGLE 4690
PEWTER BRONZE BLEND
(Concrete Flat Smooth)



STUCCO
SW 7050
USEFUL GRAY



TRIM 1
SW 7035
AESTHETIC WHITE



TRIM 2
SW 6200
LINK GRAY



TRIM 3
SW 7020
BLACK FOX



3" SPLIT LIMESTONE
OAK



REFINED WOODSTONE
BLACKENED OAK

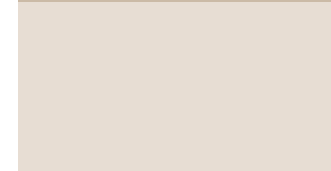
Scheme 3



ROOF TILE
EAGLE 4882
MANTECA BLEND
(Concrete Flat Smooth)



STUCCO
SW 7506
LOGGIA



TRIM 1
SW 7631
CITY LOFT



TRIM 2
SW 6165
CONNECTED GRAY



TRIM 3
SW 7020
BLACK FOX



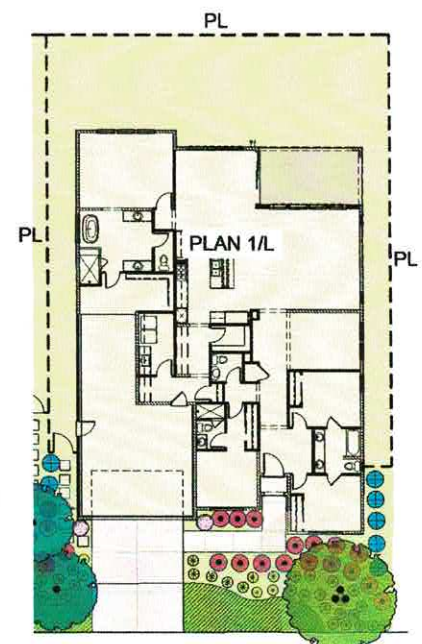
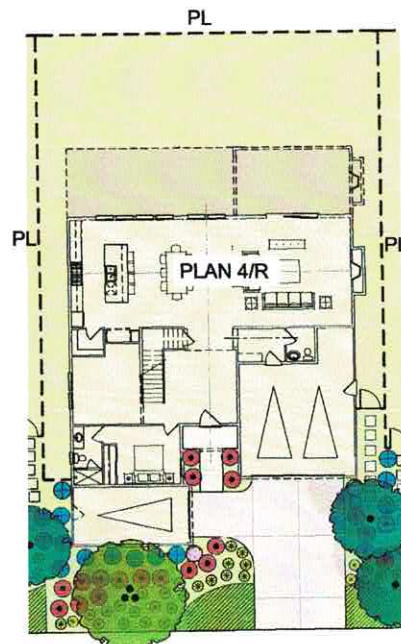
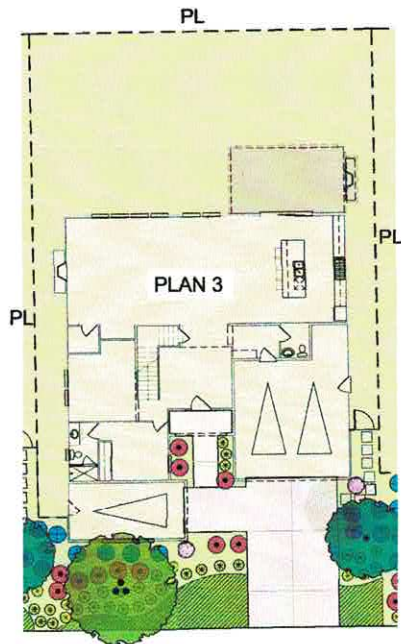
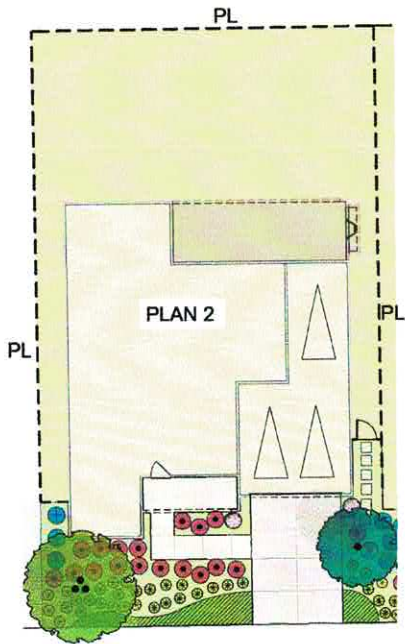
3" SPLIT LIMESTONE
GENOA SAND



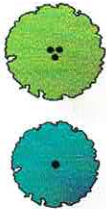
REFINED WOODSTONE
BLACKENED OAK

Attachment 8

Toll Brothers at Folsom Ranch Conceptual Landscape Design dated January 24, 2020



PLANT PALETTE:



STREET TREES

MAY INCLUDE, BUT NOT LIMITED TO:

BOTANICAL NAME	COMMON NAME	WUCOL
OLEA EUROPAEA	OLIVE	VL
CELESTRA PARVIFLORA	AUSTRALIAN WILLOW	L
PLATANUS A. 'COLCERNA'	COLUMBIA SYCAMORE	M
QUERCUS ELIX	EVERGREEN OAK	M
SCHNIEDER MOLLE	CALIFORNIA PEPPER TREE	L
FRAXUS LANCEA	AFRICAN SUMAC	

ACCENT TREES

MAY INCLUDE, BUT NOT LIMITED TO:

BOTANICAL NAME	COMMON NAME	WUCOL
ABUTILON 'WARMIN'	STRAWBERRY TREE	VL
ACER PALMATUM	JAPANESE MAPLE	M
CERCIS OCCIDENTALIS	WESTERN REDBUD	VL
LADYSTROMBIA INSCA	CRAPPE MYRTLE	L
MAGNOLIA Q. 'LITTLE GEM'	SOUTHERN MAGNOLIA	L
PODOCARPUS MACROPHYLLUS	FERN PINE	M
PRUNUS CAROLINIANA	CAROLINA CHERRY LAUREL	L
PRUNUS CERASIFERA	CHERRY PLUM	L

VERTICAL SCREEN

MAY INCLUDE, BUT NOT LIMITED TO:

BOTANICAL NAME	COMMON NAME	WUCOL
ELAEAGNUS S. 'LITTLE EMPEROR'	LITTLE EMPEROR	M
JUNIPERUS S. 'SKEYNOCKET'	JAPANESE BLUEBERRY TREE	L
PODOCARPUS M. 'MAUI'	SHRUBBY YEW PINE	M
PRUNUS C. 'BRIGHT N TIGHT'	BRIGHT N TIGHT CAROLINA LAUREL CHERRY	M

BACKGROUND SHRUBS

MAY INCLUDE, BUT NOT LIMITED TO:

BOTANICAL NAME	COMMON NAME	WUCOL
JUNIPERUS P. 'SEA GREEN'	CHRISSE JUNIPER	M
MANISOPUS SILSAROR TABER'	INDIAN HAWTHORN	VL
SUONYMUS J. 'GREEN SPIRE'	GREEN SPIRE SUONYMUS	L
LIQUSTRUM SPP.	PRIVET	L

MID-GROUND SHRUBS

MAY INCLUDE, BUT NOT LIMITED TO:

BOTANICAL NAME	COMMON NAME	WUCOL
ILEX VOMITORIA 'STOKES'	YALPON HOLLY STOKES	M
ALOE VERA	ALOE	L
CALLISTEMON 'LITTLE JOAN'	BOTTLEBRUSH	L
SUQUIS 'GREEN VELVET'	BOXWOOD	L
BUXTARTUS 'EMERALD GREEN'	WINTERCRESPER	M
MANISOPUS 'SILF STREAM'	HEAVENLY BAMBOO	L
ROSMARINUS 'COLLEENWOOD INGRAM'	ROSEMARY	L
CORUS ALBA 'TIGHT HALL'	DOGWOOD	L

FOREGROUND GRASSES & SHRUBS

MAY INCLUDE, BUT NOT LIMITED TO:

BOTANICAL NAME	COMMON NAME	WUCOL
JUNCUS PATENS	SPREADING RUSH	M
SOUTHELIA SPP.	GRAMA GRASS	L
FORNISTEM 'FAIRY TALE'	FOUNTAIN GRASS	L
COTONEASTER D. 'LOWFAST'	LOWFAST COTONEASTER	L
DALIA GRECOE	TRAILING HEROD RUSH	L
FERTUCA SPP.	PESCUE	L
MANISOPUS 'FIREPOWER'	HEAVENLY BAMBOO	M
JUNIPERUS 'SLUE CHIP'	JUNIPER	M
HEPERALOC 'BREAKLIGHTS'	RED YUCCA	L
SEBESIA 'CRIMSON FISH'	JAPANESE BARBERRY	L
JUNIPERUS 'BUFFALO'	JUNIPER	L
TRICORUS CHAMBERSIENS'	HALL GERMANOR	L

* - SPECIES THAT ATTRACT BIRDS, BUTTERFLIES & BEES

GROUNDCOVERS

MAY INCLUDE, BUT NOT LIMITED TO:

BOTANICAL NAME	COMMON NAME	WUCOL
JUNIPERUS 'SLUE CHIP'	JUNIPER	L
MYRTILLINUS PARVIFOLIUM	CREEPSING MYRTILLINUS	L
TRACHELOPERMUM JASMINOIDES	STAR JASMINE	M
TRACHELOPERMUM ASIATICUM 'TREL'	TRICOLOR STAR JASMINE	M

MULCH AT PLANTING BEDS

ALL EXPOSED LANDSCAPE SURFACES SHALL BE MULCHED WITH A MINIMUM OF THREE (3) INCH LAYER OF FOREST FLOOR EXCEPT IN AREAS WITH GROUND COVER PLANTED FROM FLATS WHERE MULCH DEPTH SHALL BE ONE AND ONE-HALF INCH (1-1/2").

IRRIGATION NOTES:

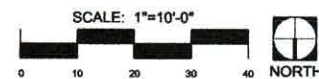
A LOW PRECIPITATION AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED ACCORDING TO LOCAL CODES AND ORDINANCES TO ALL LANDSCAPE AREAS.

NOTE:

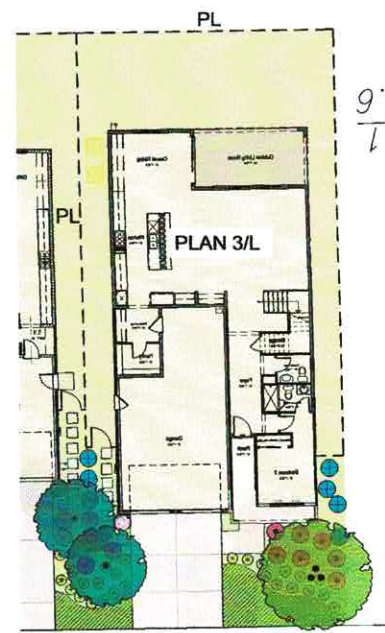
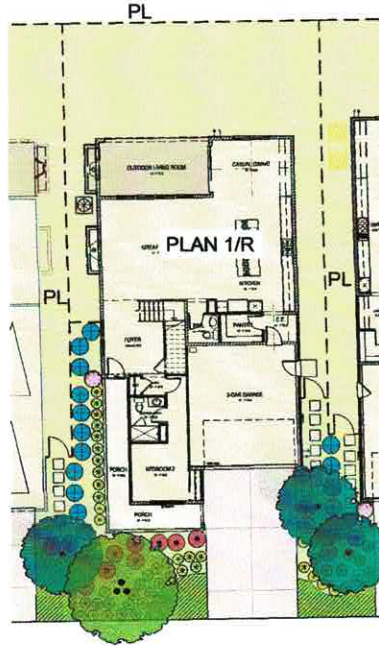
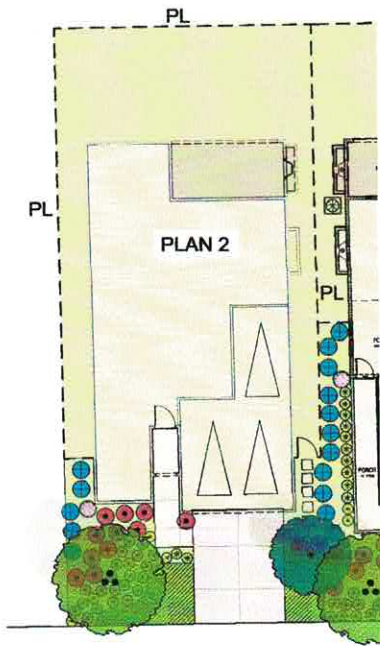
NEAR WARD LANDSCAPE DESIGN IS SHOWN FOR CONCEPTUAL USE ONLY. TO BE INSTALLED BY HOMEOWNER.

REGENCY AT FOLSOM - 60X105 FRONT YARD TYPICALS LANDSCAPE CONCEPT

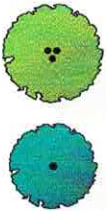
TOLL BROTHERS, FOLSOM, CA - MAY 5, 2022



SUMMERS/MURPHY & PARTNERS, INC.
 34197 COAST HWY SUITE 200
 DANA POINT CA 92629
 (949) 443-1446



PLANT PALETTE:



STREET TREES

MAY INCLUDE, BUT NOT LIMITED TO:

BOTANICAL NAME	COMMON NAME	WUCOL
OLEA EUROPAEA	OLIVE	VL
* CELESTRA PARVIFLORA	AUSTRALIAN WILLOW	L
* PLATANUS A. 'COLUMBIA'	COLUMBIA SYCAMORE	M
* QUERCUS ILIX	EVERGREEN OAK	M
SCHMIDTIIA MOLLE	CALIFORNIA PEPPER TREE	L
FRAXINUS LAEVCIA	AMERICAN BIRCH	L

ACCENT TREES

MAY INCLUDE, BUT NOT LIMITED TO:

BOTANICAL NAME	COMMON NAME	WUCOL
* ARGENTUS 'MARINA'	STRAWBERRY TREE	M
* ACER PALMATUM	JAPANESE MAPLE	L
CERCIS OCCIDENTALIS	WESTERN REDBUD	VL
LAGERSTROMIA INDICA	CRAPPE MYRTLE	L
MAGNOLIA G. 'LITTLE GEM'	SOUTHERN MAGNOLIA	L
PODOCARPUS BACCHOPHYLLUS	FERN PINE	M
PRUNUS CANADENSIS	CAROLINA CHERRY LAUREL	L
PRUNUS CERASIFERA	CHERRY PLUM	L

VERTICAL SCREEN

MAY INCLUDE, BUT NOT LIMITED TO:

BOTANICAL NAME	COMMON NAME	WUCOL
ELAEAGNUS D. 'LITTLE EMPEROR'	LITTLE EMPEROR	M
JUNIPERUS S. 'SKEYNOCK'	JAPANESE BLUEBERRY TREE	L
PODOCARPUS M. 'MAUI'	SHRUBBY YEW TREE	M
FRAXINUS C. 'BRIGHT H TIGHT'	BRIGHT 'H TIGHT'	M
	CAROLINA LAUREL CHERRY	L

BACKGROUND SHRUBS

MAY INCLUDE, BUT NOT LIMITED TO:

BOTANICAL NAME	COMMON NAME	WUCOL
JUNIPERUS P. 'SEA GREEN'	CHINESE JUNIPER	M
* RANUNCULUS 'ELIZABETH TAYLOR'	IRISIAN HAWTHORN	VL
* LIQUIDSTRUM SPP.	GREEN SPIRE EUONYMUS	L
	PRIVET	L

MID-GROUND SHRUBS

MAY INCLUDE, BUT NOT LIMITED TO:

BOTANICAL NAME	COMMON NAME	WUCOL
* ILEX VOMITORIA 'STOKES'	YAWPON HOLLY STOKES	M
* ALOE VERA	ALOE	L
* CALLISTEMON 'LITTLE JOHN'	BOTTLEBRUSH	L
BULBUL 'GREEN VELVET'	BORWOOD	L
* SICKERUS 'SERRAVAL GREEN'	WATERCRESSER	M
* BANAROSA 'SULF STREAM'	HEAVENLY BAMBOO	L
* ROSEMARINUS 'COLLIERWOOD INGRAM'	ROSEMARY	L
* CORNUS ALBA 'DOXY HALO'	DOORWOOD	L

FOREGROUND GRASSES & SHRUBS

MAY INCLUDE, BUT NOT LIMITED TO:

BOTANICAL NAME	COMMON NAME	WUCOL
* JUNICUS PATENS	SPREADING RUSH	M
SCOTTELOUA SPP.	GRAMA GRASS	L
POHNSSETUM 'FARRY TALK'	FOUNTAIN GRASS	L
* COTYNEASTER G. 'LOWFART'	LOWFART COTYNEASTER	L
DALIA OREGONIS	TRAILING BIRDGO BUSH	L
FESTUCA SPP.	FESTUCA	L
* BANAROSA 'TRESPOWER'	HEAVENLY BAMBOO	L
* JUNIPERUS 'BLUE CRIP'	JUNIPER	M
HEBERLALDE 'SISALIGHTS'	RED YUCCA	L
BERBERIS 'ORION FIGHT'	JAPANESE BARBERSRY	L
JUNIPERUS 'BUFFALO'	JUNIPER	L
TRICHOLOPERMUM CHAMAGREYS	WALL GERMANDER	L

* SPECIES THAT ATTRACT BIRDS, BUTTERFLIES & BEES.



GROUNDCOVERS

MAY INCLUDE, BUT NOT LIMITED TO:

BOTANICAL NAME	COMMON NAME	WUCOL
JUNIPERUS 'BLUE CRIP'	JUNIPER	L
TRICHOLOPERMUM JASMINOIDES	CREEPING RHYOPORUM	L
STAR JASMINE	STAR JASMINE	M
TRICOLOR STAR JASMINE	TRICOLOR STAR JASMINE	M

MULCH AT PLANTING BEDS

ALL EXPOSED LANDSCAPE SURFACES SHALL BE MULCHED WITH A MINIMUM OF THREE (3) INCH LAYER OF FORESET FLOOR EXCEPT IN AREAS WITH GROUNDCOVER PLANTED FROM FLATS WHERE MULCH DEPTH SHALL BE ONE AND ONE-HALF INCH (1-1/2").

IRRIGATION NOTES:

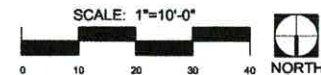
A LOW PRECIPITATION AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED ACCORDING TO LOCAL CODES AND ORDINANCES TO ALL LANDSCAPE AREAS.

NOTE:

REAR YARD LANDSCAPE DESIGN IS SHOWN FOR CONCEPTUAL USE ONLY TO BE INSTALLED BY HOMEOWNER.

REGENCY AT FOLSOM - 45X105 FRONT YARD TYPICALS LANDSCAPE CONCEPT

TOLL BROTHERS, FOLSOM, CA - MAY 5, 2022



ENVIRONMENTAL DESIGN

SUMMERS/MURPHY & PARTNERS, INC.
34197 COAST HWY SUITE 200
DANA POINT CA 92629



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 3
Type: Public Hearing
Date: June 15, 2022

Planning Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: Oak Wine & Spirits Conditional Use Permit
File #: USPT22-00101
Request: Conditional Use Permit
Location: 9580 Oak Avenue Pkwy. #3
Parcel(s): 213-0910-001
Staff Contact: Josh Kinkade, Associate Planner, 916-461-6209
jkinkade@folsom.ca.us

Property Owner

Name: Folsom Village Shopping Center LLC
Address: 1300 National Dr. #100
Sacramento CA 95834

Applicant

Name: Coloma Food Inc.
Address: 9580 Oak Avenue Pkwy. #3
Folsom, CA 95630

Recommendation: Conduct a public hearing and upon conclusion approve a Conditional Use Permit application to operate the Oak Wine & Spirits business, located at 9580 Oak Avenue Pkwy. #3 (USPT22-00101) based on the findings included in this report (Findings A-F) and subject to the attached conditions of approval (Conditions 1-14).

Project Summary: The proposed project includes operation of a convenience market within an existing 3,309-square-foot commercial building located at 9580 Oak Avenue Pkwy. #3.

Table of Contents:

- 1 - Description/Analysis
- 2 - Background
- 3 - Conditions of Approval
- 4 - Vicinity Map
- 5 - Floor Plan
- 6 - Applicant's Narrative
- 7 - Photographs of the Project Site



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 3
Type: Public Hearing
Date: June 15, 2022

Submitted,

PAM JOHNS
Community Development Director

ATTACHMENT 1 DESCRIPTION/ANALYSIS

APPLICANT'S PROPOSAL

The applicant, Coloma Food Inc., is requesting approval of a Conditional Use Permit (USPT22-00101) to operate a convenience market (Oak Wine & Spirits) within an existing 3,309-square foot commercial building located at 9580 Oak Avenue Pkwy. #3, within the Folsom Village Shopping Center. According to the attached project narrative (Attachment 6), the applicant is proposing to offer groceries, lottery tickets and alcohol. Alcohol sales are expected to be approximately 18 to 23 percent of gross sales. The market will be owner-operated with two to three employees. The applicant is proposing to mount surveillance cameras and monitors inside the premises. The applicant is asking to operate Monday through Sunday between the hours of 7:00 a.m. and 11:00 p.m. Existing on-site parking would be utilized. No exterior modifications to the building are proposed other than future installation of a wall sign.

POLICY/RULE

Section 17.60.010 of the Folsom Municipal Code states that the Planning Commission shall have final authority relating to the issuance of Conditional Use Permits for any of the uses or purposes for which such permits are required or permitted by the terms of this title. FMC section 17.22.030 states that convenience markets require issuance of a Conditional Use Permit in C-1 zone. FMC 17.60.020 states that application for a use permit shall be made to the Community Development Department in writing, on a form prescribed by the department, and shall be accompanied by plans and elevations necessary to show details of the proposed land use activities on the subject property. FMC 17.60.040 states that the Commission's findings shall be that the establishment, maintenance or operation of the use or building applied for will or will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood, or to the general welfare of the city.

GENERAL PLAN AND ZONING CONSISTENCY

The General Plan land use designation for the project site is NC (Neighborhood Commercial) and the zoning designation for the project site is C-1 (PD): Neighborhood Business (Planned Development). The Folsom Municipal Code states that convenience markets are a permitted use within a Neighborhood Business District zoning district (C-1) upon the issuance of a Conditional Use Permit by the Planning Commission. Therefore, staff has determined that the proposed use requires a Conditional Use Permit (CUP).

ANALYSIS

In order to approve a request for a Conditional Use Permit, the Commission must find that the "establishment, maintenance, or operation of the use or building applied for will

not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood, or to the general welfare of the City” (FMC, Section 17.60.040).

In reviewing this request for a Conditional Use Permit, staff took into consideration the proposed use and the compatibility of the proposed business in relation to surrounding land uses and businesses. The Oak Wine & Spirits establishment is proposed to be located within an existing commercial/retail space located at 9580 Oak Avenue Pkwy. #3. Existing uses within the Folsom Village Shopping Center include restaurants, retail, martial arts and ballet schools, a gym, professional offices, beauty salons, a bar and grill, a church and a grocery store. The closest residential use to the site within Folsom is located approximately 250 feet across Oak Avenue Parkway in the Canyon Falls Village subdivision and the nearest school is approximately 2,000 feet away. A residential parcel in unincorporated Sacramento County is located approximately 160 feet to the west of the business entrance.

Proposed hours of operation (Monday through Sunday, 7:00 a.m. to 11:00 p.m.) are compatible with those of existing businesses in the area, which are generally open Monday through Sunday between 8:00 a.m. and 9:00 p.m., with Starbucks and Fitness 19 opening at 5:00 a.m. and the Canyon Grill and Alehouse staying open until 11:00 p.m. on weekends. Condition No. 1 reflects the proposed hours of operation. Furthermore, there is no proposed entertainment or outdoor use associated with the business (which is prohibited by Condition No. 12).

Based on the commercial nature of the project area and the operational characteristics of Oak Wine & Spirits, staff has determined that the proposed use is compatible with the surrounding land uses and businesses and would not produce any additional impacts to nearby uses beyond any other business allowed by right in the C-1 zone.

Planning staff consulted with the City of Folsom Police Department to determine if there are any potential issues associated with operation of the business as proposed. The Police Department does not have any safety-related concerns about the proposed operation of a convenience market as described by the applicant at the subject location. However, staff has proposed Condition Nos. 10 and 11 that require that signs be placed at the business informing patrons of the State’s age restrictions and identification requirements and prohibiting the possession of open alcoholic beverage containers and prohibiting loitering on or in front of the market.

Pursuant to Sections 17.60.050 of the Folsom Municipal Code, in any case where the conditions to the granting of a Use Permit have not been, or are not, complied with, the Planning Commission may revoke the permit after a public hearing on the matter. Therefore, the Oak Wine & Spirits Conditional Use Permit is subject to ongoing review by the Community Development Department to ensure that it does not result in adverse impacts to the community. If the Community Development Director finds evidence that conditions of approval for the Oak Wine & Spirits business have not been fulfilled or that

the use has resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property or have a substantial adverse impact on public facilities or services or the general welfare of the City, the Director will refer the Use Permit to the Planning Commission for review. If, upon such review, the Planning Commission finds that any of the above-stated results have occurred, the Commission may modify or revoke the Conditional Use Permit following a hearing on the matter. Condition No. 2 is included to reflect this requirement.

Regarding parking, the existing private parking lot was approved as part of the Planned Development Permit for the Folsom Village Shopping Center and is shared with the other tenants of the center. Furthermore, the proposed use will retain the same commercial parking standard as a commercial use allowed by right, and therefore will not create additional parking demand beyond that of an allowed use. As such, adequate off-street parking currently exists on the project site for the proposed use.

Finally, signage for the proposed use is not included in this application. Signage is subject to FMC Chapter 17.59 and the Folsom Village Shopping Center sign criteria. Condition No. 13 is included to reflect this requirement. Furthermore, FMC Section 17.59.030(C) limits window signs to 25 percent of the total window area for each window and that total signage placed on any window may not include unused signage amounts allowable for other windows. Compliance with this provision will ensure that window sign clutter will not be an issue beyond any other business. Furthermore, the applicant has stated in their business description that they will use no more than 10 to 15 percent of the square footage of windows and clear doors for signage.

ENVIRONMENTAL REVIEW

The project is categorically exempt under Section 15301, Existing Facilities, of the California Environmental Quality Act (CEQA) Guidelines. Based on staff's analysis of this project, none of the exceptions in Section 15300.2 of the CEQA Guidelines apply to the use of the categorical exemption in this case.

RECOMMENDATION

Staff recommends approval of the proposed project, based on the following findings and subject to the conditions of approval attached to this report.

PLANNING COMMISSION ACTION

Move to approve the Oak Wine & Spirits Conditional Use Permit (USPT22-00101), based on the findings included in this report (Findings A-F) and subject to the attached conditions of approval (Conditions 1-13).

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 THE ZONING CODE OF THE CITY.

CEQA FINDINGS

- C. THE PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW UNDER SECTION 15301 (EXISTING FACILITIES) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.
- 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.

CONDITIONAL USE PERMIT FINDING

- F. AS CONDITIONED, THE ESTABLISHMENT, MAINTENANCE OR OPERATION OF THE USE APPLIED FOR WILL NOT, UNDER THE CIRCUMSTANCES OF THIS PARTICULAR CASE, BE DETRIMENTAL TO THE HEALTH, SAFETY, PEACE, MORALS, COMFORT, AND GENERAL WELFARE OF PERSONS RESIDING OR WORKING IN THE NEIGHBORHOOD, OR BE DETRIMENTAL OR INJURIOUS TO PROPERTY AND IMPROVEMENTS IN THE NEIGHBORHOOD OR TO THE GENERAL WELFARE OF THE CITY, AS THE PROPOSED BUSINESS WILL NOT HAVE NEGATIVE IMPACTS TO NEARBY USES THAT HAVE NOT BEEN MITIGATED.

ATTACHMENT 2 BACKGROUND

BACKGROUND

At its August 14, 1989 meeting, the City of Folsom Planning Commission approved a Planned Development Permit for the Village Shopping Center, which consisted of a 64,240-square-foot retail center on a 6.28-acre site on the southwest corner of Oak Avenue Parkway and American River Canyon Drive. The most recent business in the suite where this project is proposed was a tanning salon.

GENERAL PLAN DESIGNATION

NC, Neighborhood Commercial

ZONING

C-1 PD (Neighborhood Business, Planned Development)

ADJACENT LAND USES/ZONING

North: Oak Avenue Pkwy. and existing single-family residences beyond zoned R-1-M PD (Residential, Single-Family Dwelling, Small Lot District, Planned Development)

South: Existing multi-family residences zoned R-M (Residential, Multifamily Dwelling District)

East: American River Canyon Dr. with existing single-family residences beyond zoned R-1-M and multi-family residences zoned R-M.

West: Sacramento County agricultural land

SITE CHARACTERISTICS

The 6.28-acre parcel consists of a shopping center, parking lot and landscaping.

APPLICABLE CODES

FMC Chapter 17.22; Commercial Land Use Zones

FMC Chapter 17.60; Use Permits

ATTACHMENT 3

Conditions of Approval

**CONDITIONS OF APPROVAL FOR
 OAK WINE & SPIRITS CONDITIONAL USE PERMIT
 (USPT22-00101)**

CONDITIONS OF APPROVAL FOR OAK WINE & SPIRITS CONDITIONAL USE PERMIT (USPT22-00101)				
Cond. No.	Mitigation Measure	GENERAL REQUIREMENTS	When Required	Responsible Department
1.		<p>This Conditional Use Permit is approved for the establishment of the Oak Wine & Spirits business at 9580 Oak Avenue Parkway #3, which includes operation of a convenience market within an existing 3,309-square-foot commercial building. Hours of operation for the business shall not exceed the hours of 7:00 a.m. through 11:00 p.m. Monday through Sunday. The Oak Wine & Spirits business shall substantially conform to the exhibits referenced below:</p> <ul style="list-style-type: none"> • Floor Plans, attached to the June 15, 2022 staff report • Project Narrative, attached to the June 15, 2022 staff report <p>Any expansion of the days, hours of operation and/or type of products being sold shall be subject to review and approval by the Planning Commission through a Conditional Use Permit Modification.</p>	OG	CD (P)
2.		<p>If the Community Development Director finds evidence that conditions of approval for the Oak Wine & Spirits Conditional Use Permit have not been complied with or that the use has resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or has a substantial adverse impact on public facilities or services, the Director will refer the use permit to the Planning Commission for review. If, upon such review, the Planning Commission finds that any of the above-stated results have occurred, the Commission may modify or revoke the Conditional Use Permit.</p>	OG	CD (P)
3.		<p>This Conditional Use Permit shall be deemed revoked without further action by the Planning Commission if the operation of the facility in the manner described in the Conditional Use Permit ceases for any consecutive period of six (6) months.</p>	OG	CD

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 at the rate and amount in effect at the time such taxes, fees and charges become due and payable.	B	CD (P)(E)
6.		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)
7.		This project approval shall remain in effect for one year until June 15, 2023. If a Conditional Use Permit is not vested within the identified time frame prior to the expiration date and the applicant has not demonstrated substantial progress towards the development of the project, this approval shall be considered null and void. The owner/applicant may file an application with the Community Development Department for an extension not less than 30 days prior to the expiration date of the permit, along with appropriate fees and necessary submittal materials pursuant to Chapter 17.60 of the <u>Folsom Municipal Code</u> .	B	CD (P, B)

CONDITIONAL USE PERMIT REQUIREMENTS

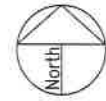
8.		Any intensification or expansion of the use approved and conditioned herein will require a Use Permit modification approval by the Planning Commission.	B, OG	FD NS (B)
9.		Signs informing patrons of the State’s age restrictions and identification requirements shall be posted by the applicant at the front entrance of the business and at the cash register.	O, OG	CD (P)
10.		Signs prohibiting the possession of open alcoholic beverage containers and prohibiting loitering on or in front of the market shall be posted by the applicant at the front entrance of the business and at the cash register.	O, OG	CD (P)
11.		Live entertainment as defined in Section 5.90 of the <u>Folsom Municipal Code</u> and outdoor activity of any kind at Oak Wine & Spirits shall be prohibited.	OG	CD (P)
12.		Signage for the site shall comply with the <u>Folsom Municipal Code</u> Chapter 17.59 and the Folsom Village Shopping Center sign criteria.	OG	CD (P, B)
13.		Compliance with the City of Folsom’s Noise Control Ordinance (<u>Folsom Municipal Code</u> Chapter 8.42) and General Plan Noise Element shall be required.	OG	CD (P)

RESPONSIBLE DEPARTMENT		WHEN REQUIRED	
CD (P) (E) (B) (F)	Community Development Department Planning Division Engineering Division Building Division Fire Division	I	Prior to approval of Improvement Plans
		M	Prior to approval of Final Map
		B	Prior to issuance of first Building Permit
		O	Prior to approval of Occupancy Permit
		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		

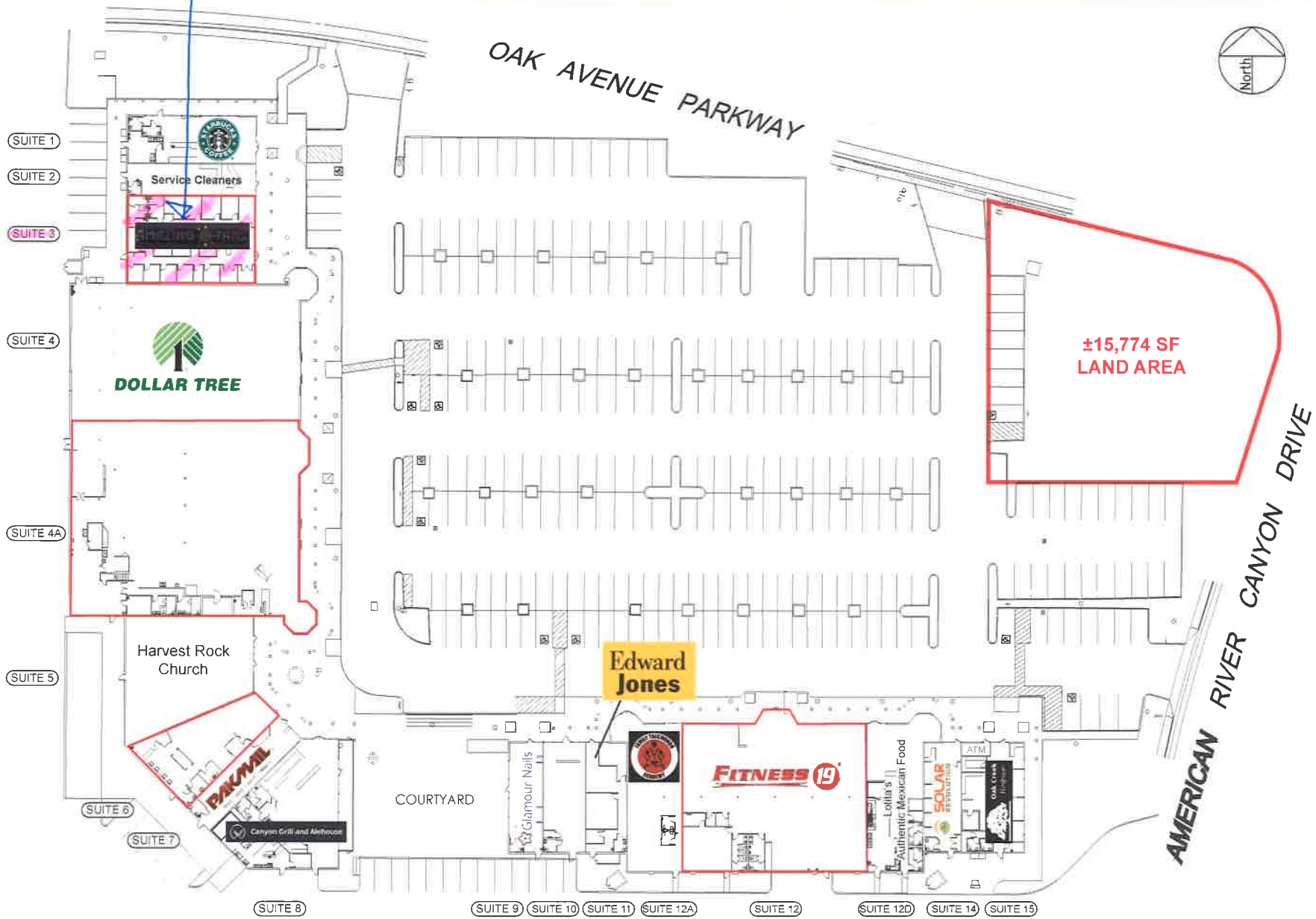
Attachment 4 Vicinity Map



Store



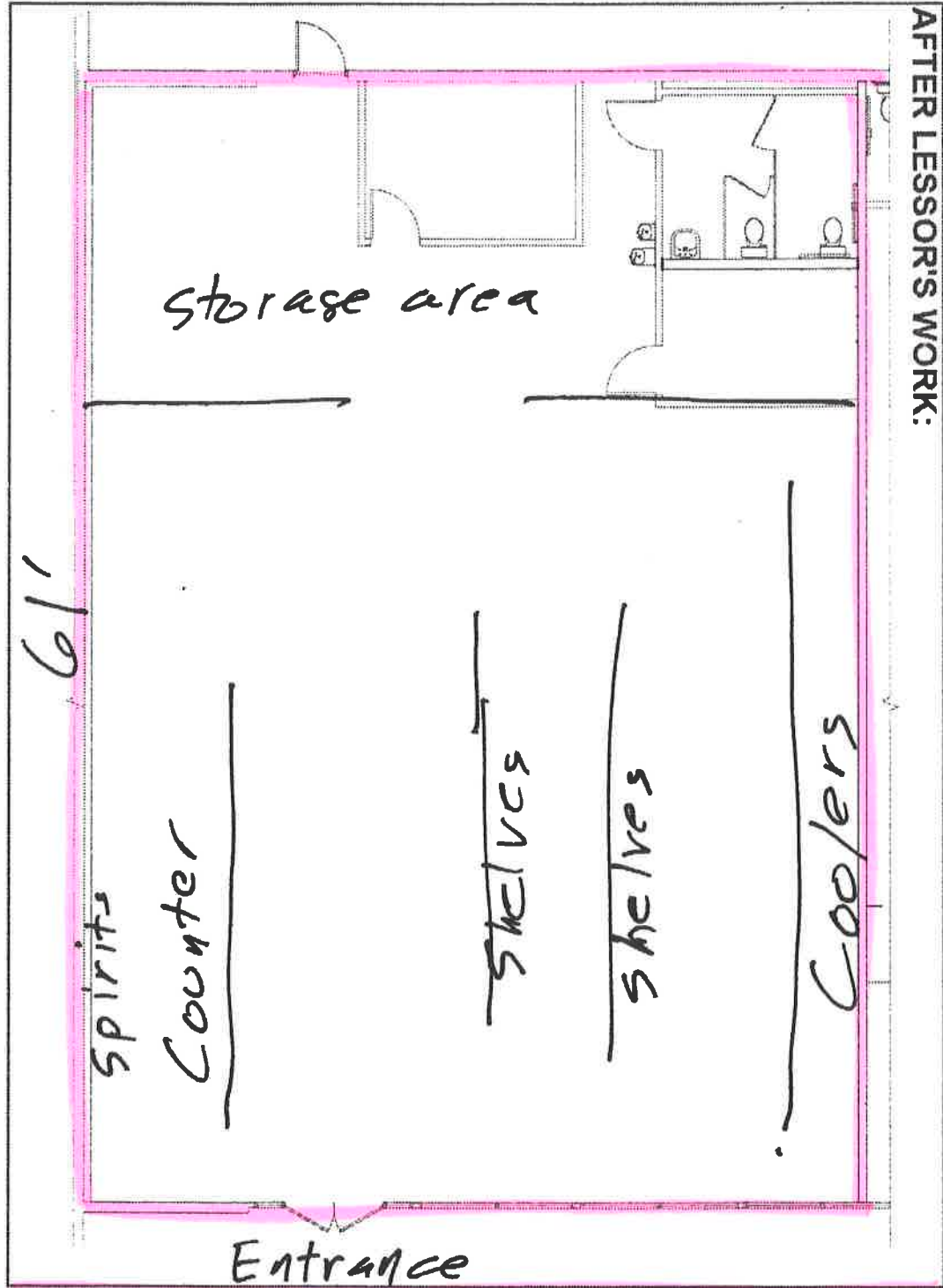
FLOOR PLAN



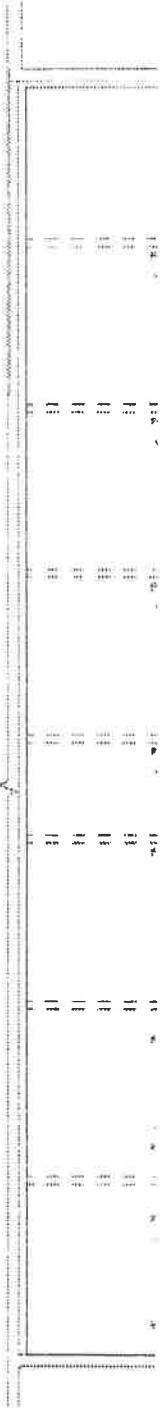
ETHAN CONRAD PROPERTIES, I
1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.
www.ethanconradprop

Attachment 5 Floor Plan

INITIALS



AFTER LESSOR'S WORK:



Attachment 6 Applicant's Narrative

PROJECT NARRATIVE

Request Approval for Conditional Use Permit
Oak Wine & Spirits
9580 Oak Ave. Pkwy. Suite #3
Folsom, CA 95630

Applicant, Coloma Food Inc. (Hardev Singh – President), respectfully requests approval of the CUP to allow the proposed convenience market to have an off-sale type 21 ABC license to sell beer, wine and spirits.

Regarding the location, this is Suite #3 in the Folsom Village Shopping Center. The approximate size of the store is 3,309 sf. There are many retail and commercial businesses in the shopping center such as a fitness gym, Dollar store, Star Bucks, several restaurants, and other retail establishments.

The applicant currently owns several stores in the Sacramento area and has 10 years of responsible retailing with several ABC Licenses with no ABC violations or any city, county, building or health department violations.

The applicant will offer a variety of products for the local community ranging from pet food, paper towels, snack foods, sandwiches, dairy products, laundry detergent, canned foods, Lottery, hot coffee, and other sundries.

The applicant will put in place a higher end store with oak cabinets and shelves and will carry high end whiskeys and other upscale selections of spirits to offer the discerning patrons of the area. The distilled spirits will be securely located behind the clerk's counter and will only be accessible by the store clerk. The store features wider aisles for comfort as well as addressing ADA. The shelves are lower for ease of shopping and security reasons. The store is clean and bright and offers an entirely quick and comfortable one stop shopping experience.

Proposed total alcohol sales are expected to be approximately 18-23% of gross sales and will be a moderate but integral part of the business.

The market will be owner operated with 2-3 employees and the owner will be present several times a week.

The owner's commitment to responsible retailing is of the utmost importance and has established the following:

1. Mount surveillance cameras and monitors inside the premises.
2. Post a notice that California state law prohibits the sale of alcoholic beverages to persons who are under the age of twenty-one (21) years and no such sales will be made.
3. If requested by the city, owner will post and maintain a professional quality sign stating, "No open alcoholic beverage containers are allowed on these premises." and "No loitering is allowed on or in front of these premises."
4. Ensure that no more than 10-15% of the square footage of the windows and clear doors will bear advertising or signs of any sort, and all advertising and signage shall be placed and maintained in manner that ensures that law enforcement personnel have a clear and unobstructed view of the interior of the premises, including the area where the cash register will be maintained, from the exterior public sidewalk or entrance area.
5. The parking lot of the premises is equipped with lighting of sufficient power to illuminate and make easily discernible the appearance and conduct of all persons on or about the parking lot area.
6. All areas under the control of the owner will be swept and cleaned, on a daily basis to control debris.
7. The owner will comply with any request by the Folsom Police Department or Department of ABC to ensure there are no issues or nuisances.

The inherent motivation for shopping at a convenience market is the expectation of an easily accessible location, facilitating a quick stop for a typical commuter – effectively eliminating travel to a larger regional

shopping center or chain grocery store. And while the neighborhood market is part of a larger shopping business area, customers will enjoy certain conveniences in patronizing the market for all purchases:

- Shorter walks from vehicle to store. Eliminating a pedestrian trek through a congested parking lot typically associated with big-box retailers or grocery stores.
- Easier access and selection; customers experience a shorter walk to access beverage coolers and make a selection than typical of larger retailers that sell alcohol beverages - where coolers and other products are often located in the rear of the store, away from the main entrance.
- Faster transactions; typically, shorter, faster moving checkout lines than larger retailers.
- More access; our market will have more shopping hours available to purchase convenience items.

Security:

The owner and employees will be vigilant about patrolling the exterior area and parking lot for debris, loitering and anything else. There will be (12) closed circuit video surveillance cameras monitoring the cash register area and inside of the premises and (4) more surveillance cameras on the exterior to create comprehensive coverage. Live monitors will be located within the store and in full view for all employees and patrons.

The store will have a cash drop box for quick deposits of store funds so the cash register will never have an excessive amount of money.

TRAINING

All employees, if not already, will be formally trained via ABC's LEAD training program.

An ID POS Scanner will be used for all alcohol and tobacco purchases and anyone exhibiting the symptoms of being intoxicated will be denied any alcohol sale.

Consideration / Sensitive Points

The nearest resident is approximately 300' away. And the nearest school and park are approximately 2,000' away and no other consideration points are within the vicinity of the premises.

Hours of Operation

The store hours of operation will 7:00 am to 10-11pm

Census Tract & Crime

According to ABC data, the store is located in Census Tract 82.09 which allows 2 off-sale licenses; there are currently 2 off-sale active licenses. One is 1.6 miles away and the other is 3.3 miles away.

ABC has not provided any crime stats for the district.

ABC

The ABC application is underway and ABC is conducting its investigation.

Zoning

The store is consistent with the underlying commercial zoning and the applicable land use plans and policies in affect for the location.

The applicant is in an area that is commercial and he believes that the store can offer a great convenience to the nearby public.

Thank you for your consideration of this application for a CUP.

Please feel free to contact my consultant John Sutton – 916-337-3028 with any questions, comments or meetings.

Sincerely,

Hardev Singh

Hardev Singh - Owner

Attachments: All below items and report can be sent via email Drop box.

1. Interior Floor Plan.
2. Shopping Center Site Plan.
3. Google general aerial view photos (4).
4. 300' Radius Aerial Site Plan.
5. 300' Radius labels for property owners and Folsom return labels.

Attachment 7

Photographs of the Project Site

Parking Lot View of Store



Frontal view of store

