

CITY OF
FOLSOM
DISTINCTIVE BY NATURE

PLANNING COMMISSION AGENDA
March 20, 2019
CITY COUNCIL CHAMBERS
6:30 p.m.
50 Natoma Street
Folsom, California 95630

CALL TO ORDER PLANNING COMMISSION: Jennifer Lane, Kevin Mallory, Vice Chair Eileen Reynolds, Daniel West, Kevin Duewel, Barbara Leary, Chair Justin Raithel

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

PLEDGE OF ALLEGIANCE

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

MINUTES

The minutes of February 20, 2019 will be presented for approval.

NEW BUSINESS

1. PN 19-013, Parkway Apartment Community Planned Development Permit Extension

A Public Hearing to consider a request from The Pacific Companies for approval of a Planned Development Permit Extension for development and operation of a 72-unit affordable apartment community on a 10.1-acre site located at the southwest corner of the intersection of Blue Ravine Road and Oak Avenue Parkway. The zoning classification for the site is SP 93-3 and the General Plan land-use designation is MHD. A Mitigated Negative Declaration and Mitigation Monitoring Program were previously approved for the Parkway Apartment Community project (PN 16-171) on March 15, 2017 in accordance with the California Environmental Quality Act (CEQA). Staff has determined that no new impacts will result from this extension that were not already considered with the previous approval. In addition, staff has determined that none of the events described in PRC Section 21166 or CEQA Guidelines Section 15162 (e.g. substantial changes to the project) have occurred. No further environmental review is required. **(Project Planner: Principal Planner, Steve Banks / Applicant: The Pacific Companies)**

2. PN 19-079, Mangini Ranch Villages 8 and 9 Residential Design Review

A Public Hearing to consider a request from Lennar Homes for Residential Design Review approval for 181 single-family residential units located within Villages 8 and 9 of the Mangini Ranch Phase 1 Subdivision situated within the Folsom Plan Area. The specific plan designation for the site is SP-SFHD PD and the General Plan land-use designation is SFHD. The City, as lead agency, previously determined that the Mangini Ranch Subdivision project is entirely consistent with the Folsom Plan Area Specific Plan (FPASP) and therefore the project is exempt from the California Environmental Quality Act as provided by Government Code section 65457 and CEQA Guidelines section 15182. Since that determination was made, none of the events described in Public Resources Code section 21166 or CEQA Guidelines section 15162 (e.g. substantial changes to the project) have occurred. Therefore, no environmental review is required in association with this design review application. **(Project Planner: Principal Planner, Steve Banks / Applicant: Lennar Homes)**

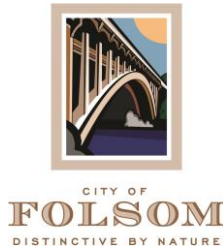
PLANNING COMMISSION / PLANNING MANAGER REPORT

The next Planning Commission meeting is scheduled for **April 3, 2019**. 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 kmullett@folsom.ca.us. Requests must be made as early as possible and at least two-full business days before the start of the meeting.

NOTICE REGARDING CHALLENGES TO DECISIONS

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



PLANNING COMMISSION MINUTES
February 20, 2019
CITY COUNCIL CHAMBERS
6:30 P.M.
50 Natoma Street
Folsom, CA 95630

CALL TO ORDER PLANNING COMMISSION: Kevin Mallory, Vice Chair Eileen Reynolds, Daniel West, Kevin Duewel, Barbara Leary, Jennifer Lane, Chair Justin Raithel

ABSENT: None

CITIZEN COMMUNICATION: None

MINUTES: The minutes of February 6, 2019 were amended with modifications to the Election of Chair and Vice Chair to state "... COMMISSIONER REYNOLDS WAS SELECTED TO SERVE AS VICE CHAIR FOR 2019."

COMMISSIONER LEARY MOVED TO APPROVE THE AMENDED MINUTES. COMMISSIONER REYNOLDS SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: MALLORY, REYNOLDS, WEST, DUEWEL, LEARY, LANE, RAITHEL
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

CONTINUED ITEMS

1. PN 18-362, 170 Iron Point Road McDonald's Restaurant Remodel – Commercial Design Review and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from Mike Yao for Commercial Design Review approval for an exterior remodel of an existing McDonald's restaurant located at 170 Iron Point Road. The zoning classification for the site is C-3 PD and the General Plan land-use designation is RCC. The project is categorically exempt under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Assistant Planner, Josh Kinkade / Applicant: Mike Yao)**

COMMISSIONER REYNOLDS MOVED TO APPROVE PN 18-362, COMMERCIAL DESIGN REVIEW FOR FAÇADE ALTERATIONS AND NEW EXTERIOR PAINT COLORS FOR THE EXISTING 4,190-SQUARE-FOOT MCDONALD'S RESTAURANT BUILDING LOCATED AT 170 IRON POINT ROAD,

WITH THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDINGS C – E, DESIGN REVIEW FINDINGS F-H, AND CONDITIONS OF APPROVAL NO. 1-17.

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

AYES: MALLORY, REYNOLDS, WEST, DUEWEL, LEARY, LANE, RAITHEL
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

2. PN 19-016, Russell Ranch Phase 1, Villages 1 and 2 Residential Design Review

A Public Hearing to consider a request from The New Home Company for approval of a Residential Design Review Application for 77 single-family residential units located within Phase 1, Villages 1 and 2 of the previously approved Russell Ranch Subdivision project located within the Folsom Plan Area. The specific plan designation for the site is SP-SF PD and the General Plan land-use designation is SF. An Environmental Impact Report has previously been certified for the Russell Ranch Subdivision project on May 15, 2015 by the City Council in accordance with the requirements of the California Environmental Quality Act (CEQA) and the CEQA Guidelines. **(Project Planner: Principal Planner, Steve Banks / Applicant: The New Home Company)**

COMMISSIONER DUEWEL MOVED TO APPROVE THE DESIGN REVIEW APPLICATION FOR 77 SINGLE-FAMILY RESIDENTIAL UNITS AS ILLUSTRATED ON ATTACHMENT 5 THROUGH 9 FOR THE RUSSELL RANCH PHASE 1, VILLAGES 1 AND 2 SUBDIVISION PROJECT WITH THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDINGS C-E, DESIGN REVIEW FINDINGS F-H, AND CONDITIONS OF APPROVAL NO. 1-13, WITH MODIFICATION TO CONDITION NUMBER 11.7 TO ADD “....The owner/applicant shall modify the color scheme associated with the Modern Farmhouse Master Plan to reflect a warmer earth tone color to the satisfaction of the Community Development Department.”

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

AYES: MALLORY, REYNOLDS, WEST, DUEWEL, LEARY, LANE, RAITHEL
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

3. PN 18-371, Folsom Glenn Car Wash Shade Structure Commercial Design Review and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from Folsom Glenn Car Wash for approval of a Commercial Design Review Application for construction of a 3,850-square-foot shade structure at the Folsom Glenn Car Wash located at 414 Glenn Drive. The zoning classification for the site is C-2 and the General Plan land-use designation is CC. The project is categorically exempt under Section 15303 New Construction of Conversion of Smaller Structures of the California Environmental Quality Act (CEQA). **(Project Planner: Principal Planner, Steve Banks / Applicant: Folsom Glenn Car Wash)**

COMMISSIONER MALLORY MOVED TO APPROVE THE DESIGN REVIEW APPLICATION FOR DEVELOPMENT OF A 3,850-SQUARE-FOOT SHADE STRUCTURE AS ILLUSTRATED ON ATTACHMENTS 5 AND 6 FOR THE FOLSOM GLENN CAR WASH SHADE STRUCTURE PROJECT WITH THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDINGS C-E, DESIGN REVIEW FINDINGS F & G, AND CONDITIONS OF APPROVAL NO. 1-13, WITH MODIFICATION TO CONDITION NUMBER 11 TO ADD “....The owner/applicant will maintain the awning fabric to the satisfaction of the Community Development Department.”

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

AYES: MALLORY, REYNOLDS, WEST, DUEWEL, LEARY, LANE, RAITHEL
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

PLANNING MANAGER REPORT

None

RESPECTFULLY SUBMITTED,

Kelly Mullett, SENIOR OFFICE ASSISTANT

APPROVED:

Justin Raithel, CHAIRMAN



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 1

Type: Public Hearing

Date: March 20, 2019

Planning Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: Parkway Apartment Community Planned Development Permit Extension
File #: PN-19-013
Request: Planned Development Permit Extension
Location: Southwest Corner of Intersection of Blue Ravine Road and Oak Avenue Parkway
APN(s): 071-1240-001
Staff Contact: Steve Banks, Principal Planner, 916-461-6207
sbanks@folsom.ca.us

Property Owner

Name: Cameron Sixteen Hospitality
Address: 430 East State Street, Suite No.
100, Eagle, ID 83616

Applicant

Name: The Pacific Companies
Address: 520 Capitol Mall, Suite
No. 150, Sacramento, CA 95814

Recommendation: Conduct a public hearing and upon conclusion recommend approval of a Planned Development Permit Extension for a period of two years (until March 15, 2021) for development of the Parkway Apartment Community project (PN 19-013) subject to the findings (Findings A-M) and conditions of approval (Conditions 1-66) attached to this report.

Project Summary: The proposed project involves a two-year year extension in time of the previously approved Planned Development Permit associated with development of the Parkway Apartment Community project located at the southwest corner of the intersection of Blue Ravine Road and Oak Avenue Parkway. The Parkway Apartment Community project features development and operation of a 72-unit affordable apartment community on a 10.1-acre site located within the Parkway Specific Plan Area at the southwest corner of the intersection of Blue Ravine Road and Oak Avenue Parkway. The applicant has indicated that additional time is required to obtain the tax credits (from California Tax Credit Allocation Committee) necessary to finance development of the proposed project.

Table of Contents:

- 1 - Description/Analysis
- 2 - Background
- 3 - Proposed Findings of Fact and Conditions of Approval



CITY OF
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AGENDA ITEM NO. 2
Type: Public Hearing
Date: March 20, 2019

- 4 - Vicinity Map
- 5 - Approved Site Plan, dated June 1, 2016
- 6 - Approved Building Elevations and Renderings, dated June 1, 2016
- 7 - Planning Commission Staff Report, dated March 15, 2017
- 8 - Letter from Applicant, dated March 5, 2019
- 9 - Site Photographs

Submitted,



RAM JOHNS
Community Development Director

ATTACHMENT 1 DESCRIPTION/ANALYSIS

APPLICANT'S PROPOSAL

The applicant, The Pacific Companies, is requesting a two-year extension in time of the previously approved Planned Development Permit associated with development of the Parkway Apartment Community project located at the southwest corner of the intersection of Blue Ravine Road and Oak Avenue Parkway. A full description of the previously approved apartment community project is included in the original staff report (Attachment 7).

POLICY/RULE

The Folsom Municipal Code (FMC) requires that applications for Planned Development Permit Extensions be forwarded to the Planning Commission for final action. Expiration of the Planned Development Permit is covered by Section 17.38.110 of the Folsom Municipal Code.

ANALYSIS

The Planning Commission approved a Planned Development Permit for development of the Parkway Apartment Community project on March 15, 2017. With respect to timing of the development, a condition of approval was placed on the project stating that "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." In this particular case, the Planned Development Permit for the project are valid until March 15, 2019.

On March 5, 2019, the project applicant (The Pacific Companies) submitted a timely letter (Attachment 8) to the City requesting a two-year extension in time for the previously approved Planned Development Permit. In the letter, the applicant states that additional time is required for the project to apply for and receive the tax credits necessary to fund development of the proposed project. The applicant has indicated to City staff that they plan to submit their initial application for tax credits to the California Tax Credit Allocation Committee (TCAC) by the middle of March. The TCAC is expected to award the tax credits in two rounds, with the first round of funding being awarded on June 12, 2019 and the second round of funding being distributed on September 25, 2019. If the applicant is not successful in obtaining the tax credits this year (2019), their intent is file another request for tax credits in the next calendar year (2020). Upon receipt of the tax credits, the applicant expects to move forward in a timely manner with development of the apartment community.

Staff has reviewed the proposed Planned Development Permit Extension to determine whether or not circumstances have changed in the project vicinity that would require modification to or reconsideration of any of the conditions of approval for this project. Upon review, staff determined that there are no changes on this project site, or in the project vicinity that would require modification to any of the conditions of approval for this project. As a result, staff recommends approval of a two-year extension in time for the Planned Development Permit associated with Parkway Apartment Community project.

ENVIRONMENTAL REVIEW

A Mitigated Negative Declaration and Mitigation Monitoring Program were previously approved for the Parkway Apartment Community project (PN 16-171) on March 15, 2017 in accordance with the California Environmental Quality Act (CEQA). Staff has determined that no new impacts will result from this extension that were not already considered with the previous approval. In addition, staff has determined that none of the events described in PRC Section 21166 or CEQA Guidelines Section 15162 (e.g. substantial changes to the project) have occurred. No further environmental review is required.

RECOMMENDATION/PLANNING COMMISSION ACTION

Move to approve the Planned Development Permit Extension for a period of two years (until March 15, 2021) for development of the Parkway Apartment Community project (PN 19-013) with the findings (Findings A-M) and conditions of approval (Conditions 1-66) included as Attachment 3.

ATTACHMENT 2 BACKGROUND

BACKGROUND

In 1993, the City Council approved development of the 612-acre, mixed-use Parkway project, including the adoption of the Parkway Specific Plan and Design Guidelines (SP 93-3). The Parkway Specific Plan, which established guidance and regulations, included development of 360-acres of residential development, 11.8-acres of community commercial uses, 6.4-acres of office uses, and 242-acres of open space including parkland. The Specific Plan was amended to relocate land uses within the Phase II portion of the project on January 17, 1995, followed a year later by City Council adoption of a Development Agreement on January 23, 1996 (Development Agreement has since expired). In 1998, the Parkway Specific Plan was amended again for the Phase II portion of the project by reducing the number of single-family units, decreasing the number of tot lots, while increasing park acreage.

On March 18, 1997, the City Council approved a General Plan Amendment, Specific Plan Amendment, Tentative Parcel Map, Conditional Use Permit, and Planned Development Permit for development of the 88-unit Terraces at the Parkway Senior Apartment Community (PN 96-005) on a 10.1-acre site located at the southwest corner of Blue Ravine Road and Oak Avenue Parkway. The aforementioned approvals modified the General Plan land use designation for a 3.5-acre portion of the project site from OSC (Open Space) to MHD (Multi-Family High Density) and altered the Specific Plan zoning designation for the same 3.5-acre portion of the site from OS/P (Open Space/Parks) to Residential Multi-Family (RM-17). The Tentative Parcel Map, Planned Development Permit, and Conditional Use Permit associated with the Terraces at the Parkway Senior Apartment Community expired on March 18, 1999, as a result, no construction occurred and the site remained undeveloped.

The Parker Development Company, who was responsible for development of the Parkway Specific Plan Area, recognized that achieving the City's affordable housing goals and satisfying the City's regional housing obligations would require a significant degree of cooperation between the City and developers of residential housing. To that end, on June 12, 2001, the Parkway Development Company entered into an agreement with the City (Resolution No. 6569) to voluntarily restrict the use of a 10.1-acre parcel located at the southwest corner of the intersection of Blue Ravine Road and Oak Avenue Parkway to the construction of affordable housing dwelling units, including low income and very low income units.

On March 15, 2017, the Planning Commission approved a Planned Development Permit for development and operation of a 72-unit affordable apartment community (Parkway Apartment Community) on a 10.1-acre site located within the Parkway Specific Plan Area at the southwest corner of the intersection of Blue Ravine Road and Oak Avenue Parkway. The apartment community, which includes development of five

(5) three-story apartment buildings and one (1) single-story community building, features 18 one-bedroom units, 36 two-bedroom units, and 18 three-bedroom units. The individual apartment units range from 754 square feet (one-bedroom unit) to 1,276 square feet (three-bedroom unit) in size.

In March of 2017, the project applicant submitted an application for tax credits to the California Tax Credit Allocation Committee (TCAC). The tax credits are a critical financing mechanism necessary for the project to be developed. Unfortunately, the applicant was not successful in being awarded the tax credits requested in 2017. In March of 2018, the applicant submitted another application for tax credits to the TCAC. Once again, the applicant was not awarded the tax credits they were seeking for the project. The applicant has indicated to City staff that they intend to apply for tax credits again in March of 2019.

GENERAL PLAN DESIGNATION

MHD (Multi-Family High Density)

ZONING

SP 93-3 (Parkway Specific Plan) with an underlying land use designation of RM-17 (Residential Multi-Family District) and OSC (Open Space and Conservation District)

ADJACENT LAND USES/ZONING

North: Blue Ravine Road with Oak Hills Church (C-1 PD) and Single-Family Residential Development (R-1-M) Beyond

South: Cummings Family Park (OSC) with Creekside Drive Beyond

East: Oak Avenue Parkway with Single-Family Residential Development (SP 93-3) Beyond

West: Preserve at Blue Ravine Apartments (R-M PD) with Open Space Beyond

SITE CHARACTERISTICS

The 10.1-acre project site consists of an undeveloped parcel that is relatively flat and triangular in shape. Vegetation within the site is primarily non-native annual grassland, with inclusions of riparian vegetation associated with the intermittent drainage along the northern edge of the property, and a riparian wetland in the north-central portion of the property

APPLICABLE CODES

FMC 12.16, Tree Preservation Ordinance
FMC 17.37, Specific Plan District
FMC 17.38, Planned Development District
FMC 17.57, Parking Requirements
FMC 17.59, Signs
Parkway Specific Plan (SP 93-3)

ATTACHMENT 3

PROPOSED FINDINGS OF FACT AND CONDITIONS OF APPROVAL

GENERAL FINDINGS

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

CEQA FINDINGS

- C. A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING PROGRAM WERE PREVIOUSLY APPROVED FOR THE PARKWAY APARTMENT COMMUNITY PROJECT (PN 16-171) ON MARCH 15, 2017 IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).
- D. NONE OF THE CONDITIONS DESCRIBED IN SECTION 21166 OF THE PUBLIC RESOURCES CODE OR SECTION 15162 OF THE CEQA GUIDELINES CALLING FOR THE PREPARATION OF A SUBSEQUENT ENVIRONMENTAL IMPACT REPORT HAVE OCCURRED.
- E. NO NEW IMPACTS WILL RESULT FROM THIS EXTENSION THAT WERE NOT ALREADY CONSIDERED WITH THE PREVIOUS APPROVAL, SO NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED UNDER CEQA.

PLANNED DEVELOPMENT PERMIT EXTENSION FINDINGS

- F. THE PROPOSED PROJECT COMPLIES WITH THE INTENT AND PURPOSES OF CHAPTER 17.38 (PLANNED DEVELOPMENT DISTRICT) OF THE FOLSOM MUNICIPAL CODE, OTHER APPLICABLE ORDINANCES OF THE CITY, AND THE GENERAL PLAN.
- G. THE PROPOSED PROJECT IS CONSISTENT WITH THE OBJECTIVES, POLICIES AND REQUIREMENTS OF THE DEVELOPMENT STANDARDS OF THE CITY.
- H. THE PHYSICAL, FUNCTIONAL AND VISUAL COMPATIBILITY BETWEEN THE PROPOSED PROJECT AND EXISTING AND FUTURE ADJACENT USES AND AREA CHARACTERISTICS IS ACCEPTABLE.

- I. THERE ARE 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 THIS PROPOSAL.
- J. 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.
- K. THE PROPOSED PROJECT WILL NOT BE DETRIMENTAL TO THE HEALTH, SAFETY AND GENERAL WELFARE OF THE PERSONS OR PROPERTY WITHIN THE VICINITY OF THE PROJECT SITE, AND THE CITY AS A WHOLE.
- L. ADEQUATE PROVISION IS MADE FOR THE FURNISHING OF SANITATION SERVICES AND EMERGENCY PUBLIC SAFETY SERVICES TO THE DEVELOPMENT.
- M. AS CONDITIONED, THE PROPOSED PROJECT WILL NOT CAUSE ADVERSE ENVIRONMENTAL IMPACTS WHICH HAVE NOT BEEN MITIGATED TO AN ACCEPTABLE LEVEL.

CONDITIONS OF APPROVAL FOR THE PARKWAY APARTMENT COMMUNITY PROJECT (PN 19-013) PLANNED DEVELOPMENT PERMIT EXTENSION SOUTHWEST CORNER OF THE INTERSECTION OF BLUE RAVINE ROAD AND OAK AVENUE PARKWAY			
Mitigation Measure	Condition/Mitigation Measure	When Required	Responsible Department
1.	<p>The applicant shall submit final site development plans to the Community Development Department that shall substantially conform to the exhibits referenced below:</p> <ul style="list-style-type: none"> • Preliminary Site Plan, dated June 1, 2016 • Preliminary Grading and Drainage Plan, dated March 3, 2017 • Preliminary Utility Plan, dated March 3, 2017 • Preliminary Landscape and Irrigation Plan, dated June 1, 2016 • Preliminary Access and Circulation Plan, dated March 3, 2017 • Preliminary Building Elevations, dated June 1, 2016 • Color Building Elevations and Renderings 	B	CD (P)(E)
2.	<p>The Planned Development Permit is approved for the development of a 72-unit multi-family apartment community (Parkway Apartment Community). Implementation of the project shall be consistent with the above-referenced items as modified by these conditions of approval.</p> <p>Building plans, and all civil engineering and landscape 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>	I, B	CD (P)(E)(B)
3.	<p>The project approvals granted under this staff report (Planned Development Permit) shall remain in effect for two years from final date of approval (March 15, 2021). Failure to obtain a building permit within this time period, without the subsequent extension of this Planned Development Permit, shall result in the termination of this Planned Development.</p>	B	CD (P)

CONDITIONS OF APPROVAL FOR THE PARKWAY APARTMENT COMMUNITY PROJECT (PN 19-013) PLANNED DEVELOPMENT PERMIT EXTENSION SOUTHWEST CORNER OF THE INTERSECTION OF BLUE RAVINE ROAD AND OAK AVENUE PARKWAY			
Mitigation Measure	Condition/Mitigation Measure	When Required	Responsible Department
4.	<p>The owner/applicant shall defend, indemnify, and hold harmless the City and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul any approval by the City or any of its agencies, departments, commissions, agents, officers, employees, or legislative body concerning the project. The City will promptly notify the owner/applicant of any such claim, action or proceeding, and will cooperate fully in the defense. The City may, within its unlimited discretion, participate in the defense of any such claim, action or proceeding if both of the following occur:</p> <ul style="list-style-type: none"> • The City bears its own attorney's fees and costs; and • The City defends the claim, action or proceeding in good faith 	OG	CD (P)(E)(B) PW, PR, FD, PD
5.	<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> <p>The owner/applicant shall be required to 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 Parkway Apartments Initial Study and Mitigated Negative Declaration prepared for this project 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 with a check mark (✓) in the mitigation measure column.</p>	G, I	CD (P)
DEVELOPMENT COSTS AND FEE REQUIREMENTS			
6.	The owner/applicant shall pay all applicable taxes, fees and charges for the project at the rate and amount in effect at the time such taxes, fees and charges become due and payable.	I, B	CD (P)(E)
7.	If applicable, the owner/applicant shall pay off any existing assessments against the property, or file necessary segregation request and pay applicable fees.	B	CD (E)

CONDITIONS OF APPROVAL FOR THE PARKWAY APARTMENT COMMUNITY PROJECT (PN 19-013) PLANNED DEVELOPMENT PERMIT EXTENSION SOUTHWEST CORNER OF THE INTERSECTION OF BLUE RAVINE ROAD AND OAK AVENUE PARKWAY				
	Mitigation Measure	Condition/Mitigation Measure	When Required	Responsible Department
8.		<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>	I	CD (P)(E)
9.		<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>	I, M, B	CD (P)(E)
10.		<p>This project shall be subject to all applicable City-wide development impact fees, unless exempt by previous agreement. This project shall be subject to all applicable City-wide development impact fees in effect at such time that a building permit is issued. These fees may include, but are not limited to, fees for fire protection, park facilities, park equipment, Humbug-Willow Creek Parkway, Light Rail, TSM, capital facilities and traffic impacts. The 90-day protest period for all fees, dedications, reservations or other exactions imposed on this project will begin on the date of final approval (March 20, 2019). The fees shall be calculated at the fee rate in effect at the time of building permit issuance.</p>	B	CD (P)(E), PW, PK

CONDITIONS OF APPROVAL FOR THE PARKWAY APARTMENT COMMUNITY PROJECT (PN 19-013) PLANNED DEVELOPMENT PERMIT EXTENSION SOUTHWEST CORNER OF THE INTERSECTION OF BLUE RAVINE ROAD AND OAK AVENUE PARKWAY			
Mitigation Measure	Condition/Mitigation Measure	When Required	Responsible Department
11.	The owner/applicant agrees to pay to the Folsom-Cordova Unified School District the maximum fee authorized by law for the construction and/or reconstruction of school facilities. The applicable fee shall be the fee established by the School District that is in effect at the time of the issuance of a building permit. Specifically, the owner/applicant agrees to pay any and all fees and charges and comply with any and all dedications or other requirements authorized under Section 17620 of the Education Code; Chapter 4.7 (commencing with Section 65970) of the Government Code; and Sections 65995, 65995.5 and 65995.7 of the Government Code.	B	CD (P)
SITE DEVELOPMENT REQUIREMENTS			
12.	Prior to the issuance of any grading and/or building permit, the owner/applicant shall have a geotechnical report prepared by an appropriately licensed engineer that includes an analysis of site suitability, proposed foundation design for all proposed structures, and roadway and pavement design.	G, B	CD (E)

CONDITIONS OF APPROVAL FOR THE PARKWAY APARTMENT COMMUNITY PROJECT (PN 19-013) PLANNED DEVELOPMENT PERMIT EXTENSION SOUTHWEST CORNER OF THE INTERSECTION OF BLUE RAVINE ROAD AND OAK AVENUE PARKWAY			
Mitigation Measure	Condition/Mitigation Measure	When Required	Responsible Department
13. ✓	<p>As identified in the geotechnical investigation prepared ACE Quality Control, Inc., the upper seven to ten feet of loose tailings materials existing in the construction area shall be over excavated. Those earth materials deemed suitable for re-use as engineered fill could be stockpiled.</p> <p>If the unsuitable materials are not removed, then special foundation systems should be designed to account for potential total and differential settlements according to the specifications described in geotechnical investigation prepared by ACE Quality Control, Inc.</p> <p>Areas where deeper loose, wet soils are removed as well as areas where trees have been or will be cleared, remedial grading will also be required to remove the loose soils and ensure the removal of the entire tree root systems. Any slickens soils that might be encountered are considered highly compressible and expansive and shall be completely removed from the construction areas.</p> <p>Once the construction areas have been cleared, any unsuitable soils over-excavated and any other excavations made, then subgrades that will receive engineered fill, that are to be left at existing grade, or that represent final subgrades achieved by excavation should be scarified to at least 8 inches. Suitability of soils exposed in the bottom of all subgrades shall be verified by a qualified inspector during site grading. Upon favorable review, exposed subgrades should be scarified and recompacted (inplace) an additional 8 inches and/or prior to placing engineered fill materials to planned rough pad grade.</p> <p>During excavation activities a relatively thick non-liquefied layer shall be placed above the potentially liquefiable soils to act as a bridging layer that redistributes stresses and therefore results in more uniform ground surface settlement, as well as decreasing the amount of settlement.</p>	G, B	CD (E)

CONDITIONS OF APPROVAL FOR THE PARKWAY APARTMENT COMMUNITY PROJECT (PN 19-013) PLANNED DEVELOPMENT PERMIT EXTENSION SOUTHWEST CORNER OF THE INTERSECTION OF BLUE RAVINE ROAD AND OAK AVENUE PARKWAY			
Mitigation Measure	Condition/Mitigation Measure	When Required	Responsible Department
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 submit water, sewer and drainage studies to the satisfaction of the Community Development Department and provide sanitary sewer, water and storm drainage improvements with corresponding easements, as necessary, in accordance with these studies and the current edition of the City of Folsom <u>Standard Construction Specifications</u> and the <u>Design and Procedures Manual and Improvement Standards</u> .	I	CD (E)
16.	The improvement plans for the required public and private improvements, including but not limited to street and frontage improvements on Blue Ravine Road and Oak Avenue Parkway shall be reviewed and approved by the Community Development Department prior to issuance of the Building Permit.	B	CD (E)
17.	Required public and private improvements, including but not limited to street and frontage improvements on Blue Ravine Road and Oak Avenue Parkway shall be completed prior to issuance of a Certificate of Occupancy.	O	CD (E)
18.	Any reimbursement for public improvements constructed by the owner/applicant shall be in accordance with a formal reimbursement agreement entered into between the City and the owner/applicant prior to approval of the improvement plans.	I	CD (E)
19.	Final lot and building configurations may be modified to allow for overland release of storm events greater than the capacity of the underground system.	B	CD (E)
20.	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)
21.	The owner/applicant shall be responsible for replacing any and all damaged or hazardous public sidewalk, curb and gutter, and/or bicycle trail facilities along the site frontage and/or boundaries, including pre-existing conditions and construction damage, to the satisfaction of the Community Development Department.	O	CD (E)

CONDITIONS OF APPROVAL FOR THE PARKWAY APARTMENT COMMUNITY PROJECT (PN 19-013) PLANNED DEVELOPMENT PERMIT EXTENSION SOUTHWEST CORNER OF THE INTERSECTION OF BLUE RAVINE ROAD AND OAK AVENUE PARKWAY			
Mitigation Measure	Condition/Mitigation Measure	When Required	Responsible Department
22.	A Master Apartment Rental Lease Agreement shall be prepared by the owner/applicant and shall be subject to review and approval by the Community Development Department for compliance with this approval and with the <u>Folsom Municipal Code</u> and adopted policies, prior to the issuance of the first Building Permit. In addition, the Master Apartment Rental Lease Agreement shall comply with the conditions of approval for this project.	B	CD (P)(E)
23.	The owner/applicant shall prepare and implement a facility use regulation as part of the Master Apartment Rental Agreement that prohibits outdoor storage on porches/balconies to the satisfaction of the Community Development Department. Outdoor storage closets on porches will be permitted.	B, OG	CD (P)
24.	The owner/applicant shall disclose to the apartment renters in the Master Apartment Rental Agreement that the project is located in close proximity to existing and future bicycle/pedestrian trails that may generate noise impacts during various times, including but not limited to evening and nighttime hours. In addition, it shall be disclosed to apartment renters that the project site is located within close proximity to the Mather Airport flight path and that overflight noise may be present at various times.	B	CD (P) PK

25.		<p>The proposed project shall include the following parking and vehicle restrictions (this condition shall be included in the Master Apartment Rental Agreement for this project):</p> <p>1) <u>Parking and Vehicle Restrictions</u></p> <p>a) <u>Parking Restrictions</u> - The purpose and intent of this Declaration is to restrict the areas where motor vehicles can be parked within the development.</p> <ul style="list-style-type: none"> • Residents shall only park motor vehicles in garages or in on-site parking spaces. <p>b) <u>Garage Restrictions</u> – The purpose and intent of this Declaration is to restrict the use of garages within the development.</p> <ul style="list-style-type: none"> • Garages shall remain available for the parking of motor vehicles and shall not be used for other purposes which would displace the parking of motor vehicles. • Garages shall not be used for workshops, hobby facilities, or storage areas which will prevent the parking of motor vehicles. <p>c) <u>Vehicle Type Restrictions</u> - The purpose and intent of this Declaration is to restrict the types of vehicles which can be parked within the development.</p> <ul style="list-style-type: none"> • <u>Permitted Vehicles</u> – Only motor vehicles registered and permitted to drive on public roadways by a government agency are permitted within the development. • <u>Recreational Vehicles</u> - No trailer, motor home, camper, boat, personal watercraft, all-terrain, or other similar recreational vehicle shall be parked, stored, or permitted to remain within the development. 	B	CD (P,E)
26.		<p>The owner/applicant shall form a Landscape Lighting Assessment District, a Community Services District, or a Property Management Company, which shall be responsible for maintenance of all private streets, maintenance of all common areas,</p>	I, B	CD (P)(E)

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Mitigation Measure	Condition/Mitigation Measure	When Required	Responsible Department
	<p>maintenance of all on-site landscaping, maintenance of storm drainage facilities, maintenance of storm water detention/retention basins and association channels, maintenance of water quality ponds, maintenance of sanitary sewer improvements, and maintenance of any other on-site facilities throughout the life of the project to the satisfaction of the Community Development Department. Vegetation or plantings shall not be less than that depicted on the final landscape plan, unless tree removal is approved by the Community Development Department because the spacing between trees will be too close on center as they mature.</p>		
27.	<p>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.</p>	G, I	CD (E)
28.	<p>Final exterior building and site lighting plans shall be submitted for review and approval by Community Development Department for location, height, aesthetics, level of illumination, glare and trespass prior to the issuance of any building permits. All lighting, including but not limited to free-standing parking area lights, landscape/walkway lights, and building-attached lights shall be designed to be screened, shielded, and directed downward onto the project site and away from adjacent properties and public rights-of-way. The final design of the building-attached lights shall be subject to review and approval by the Community Development Department. Lighting shall be equipped with a timer or photo condenser. In addition, pole-mounted parking lot lights shall utilize a low-intensity, energy efficient lighting method.</p>	I, B	CD (P)
STORM WATER POLLUTION/CLEAN WATER ACT REQUIREMENTS			
29.	<p>During Construction, the owner/applicant shall be responsible for litter control and sweeping of all paved surfaces in accordance with City standards. All on-site storm drains shall be cleaned immediately before the commencement of the rainy season (October 15).</p>	G, I, B	CD (E)

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	Mitigation Measure	Condition/Mitigation Measure	When Required	Responsible Department
30.		The storm drain improvement plans shall provide for "Best Management Practices" that meet the requirements of the water quality standards of the City's National Pollutant Discharge Elimination System Permit issued by the State Regional Water Quality Control Board.	G, I, B, O	CD (E)
31.		Prior to issuance of a Grading Permit, the owner/applicant shall submit erosion control plans and other monitoring programs for the construction and operational phases of the proposed project for review and approval by the City. The plan shall include Best Management Practices (BMP) to minimize and control the level of pollutants in stormwater runoff, and in runoff released to off-site receiving waters. Specific techniques may be based on geotechnical reports or the Erosion and Sediment Control Handbook of the California Department of Conservation, and shall comply with current City standards.	G, I	CD (E)
32.		Prior to the approval of the final facilities design and the initiation of construction activities, the applicant shall submit an erosion control plan to the City for review and approval. The plan shall identify protective measures to be taken during excavation, temporary stockpiling, any reuse or disposal, and revegetation. Specific techniques may be based upon geotechnical reports, the Erosion and Sediment Control Handbook of the State of California Department of Conservation, and shall comply with all updated City standards.	G, I	CD (E)

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	Mitigation Measure	Condition/Mitigation Measure	When Required	Responsible Department
33.		<p>Prior to issuance of grading permits, the project applicant shall obtain coverage under the State Water SWRCB General Permit for Discharges of Storm Water Associated with Construction Activity (Order 2009-0009-DWQ), including preparation and submittal of a project-specific SWPPP at the time the Notice of Intent (NOI) is filed. The project applicant shall also prepare and submit any other necessary erosion and sediment control and engineering plans and specifications for pollution prevention and control to the City of Folsom.</p> <p>The SWPPP shall contain a site map(s) which shows the construction site perimeter, existing and proposed buildings, lots, roadways, storm water collection and discharge points, general topography both before and after construction, and drainage patterns across the project. The SWPPP must list BMPs the discharger will use to protect storm water runoff and the placement of those BMPs. Additionally, the SWPPP must contain a visual monitoring program; a chemical monitoring program for "non-visible" pollutants to be implemented if there is a failure of BMPs; and a sediment monitoring plan if the site discharges directly to a water body listed on the 303(d) list for sediment. Section A of the Construction General Permit describes the elements that must be contained in a SWPPP.</p>	G, I, B	CD (E)

34.	✓	<p>100 Year Floodplain Boundary The owner/applicant shall be required to include the existing 100-year floodplain boundary (flood hazard area) on all grading and/or improvement plans prior to approval of the grading and/or improvement plans by the City. For any portion of the proposed project that lies within the designated flood hazard area, no development shall be approved until appropriate measures are taken to remove the area from the flood zone. There measures including the following:</p> <ul style="list-style-type: none"> • A Completed application for a Conditional Letter of Map Revision (CLOMR) shall be submitted to the City for submission to the Federal Emergency Management Agency (FEMA). Prior to approval of the improvement plans by the City, the owner/applicant shall submit the approved CLOMR to the City. • The lowest finished floor elevation of all proposed structures shall be a minimum of two (2) feet above the 100-year floodplain elevation in accordance with the City Floodplain Ordinance. The owner/applicant shall provide for review and approval by the City, information delineating the 100-year floodplain elevation under the worst case of either the interim or the ultimate condition for the upstream watershed. The existing and proposed 100-year floodplain shall be shown on the grading and/or improvement plans. • An elevation certification shall be required prior to issuance of any building permit demonstrating compliance with the above requirement. • Within four (4) months following completion of grading operations, a completed application for a Letter of Map Revision (LOMR) shall be submitted by the owner/applicant to the City for submission to FEMA. The City shall have received the completed LOMR from FEMA prior to issuance of a certificate of occupancy on any structure. 	G, I	CD (E), PW
35.		<p>LANDSCAPE/TREE PRESERVATION REQUIREMENTS Final landscape plans and specifications for the project shall be prepared by a registered landscape architect and approved by the City Arborist and City staff prior to the approval of improvement plans. Said plans shall include all landscape specifications</p>		

CONDITIONS OF APPROVAL FOR THE PARKWAY APARTMENT COMMUNITY PROJECT (PN 19-013) PLANNED DEVELOPMENT PERMIT EXTENSION SOUTHWEST CORNER OF THE INTERSECTION OF BLUE RAVINE ROAD AND OAK AVENUE PARKWAY			
Mitigation Measure	Condition/Mitigation Measure	When Required	Responsible Department
	and details. Landscaping of the parking areas for guest parking shall meet shade requirements as outlined in the Folsom Municipal Code Chapter 17.57. The landscape plans shall comply and implement water efficient requirements as adopted by the State of California (Assembly Bill 1881) until such time the City of Folsom adopts its own Water Efficient Landscape Ordinance. Shade and ornamental trees shall be maintained according to the most current American National Standards for Tree Care Operations (ANSI A-300) by qualified tree care professionals. Tree topping for height reduction, sign visibility, light clearance or any other purpose shall not be allowed. Specialty-style pruning, such as pollarding, shall be specified within the approved landscape plans and shall be implemented during a 5-year establishment and training period.	I	CD(P)(E)
36.	A transitional landscape area shall be provided adjacent to the project's frontage with Blue Ravine Road and Oak Avenue Parkway to the satisfaction of the Community Development Department. The final location, design, and plant materials associated with the transitional landscape area shall be subject to review and approval by the Community Development Department.	G, I	CD (E)
BIOLOGICAL RESOURCE REQUIREMENTS			
37.	The owner/applicant shall conduct a preconstruction nesting bird survey of all suitable habitat within 14 days prior to the commencement of construction during the nesting season (February 1st through August 31st). If active nests are found, a no-disturbance buffer around the nest shall be established. The buffer distance shall be established by a qualified biologist in consultation with CDFW. The buffer shall be maintained until the fledglings are capable of flight and become independent of the nest tree, to be determined by a qualified biologist. No further measures are necessary once the young are independent of the nest. Pre-construction nesting surveys are not required for construction activity outside the nesting season.	G	CD (P)(E)

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	Mitigation Measure	Condition/Mitigation Measure	When Required	Responsible Department
38.	✓	<p>The owner/applicant shall retain a wildlife biologist to conduct a preconstruction survey for northwestern pond turtles no more than 48 hours before the start of construction. The wildlife biologist will look for adult pond turtles, in addition to nests containing pond turtle hatchlings and eggs. If a western pond turtle is located in the construction area, the biologist will move the turtle to a suitable aquatic site outside the construction area. If an active pond turtle nest containing either pond turtle hatchlings or eggs is found, the City will consult the CDFW to determine and implement appropriate avoidance measures, which may include a “no-disturbance” buffer around the nest site until the hatchlings have moved to a nearby aquatic site.</p>	G	CD(P)(E)
39.	✓	<p>Prior to initiation of construction activities that would impact jurisdictional wetlands, the owner/applicant shall obtain permits pertaining to Section 404 and 401 of the Federal Clean Water Act and Section 1600 of the California Fish and Game Code. The owner/project applicant shall provide evidence that said permits have been obtained, or that the permit is not required, subject to Community Development Department review and approval of any grading or improvement plans. The owner/applicant shall provide all mitigation required under those permits. Construction activities shall follow standard engineering practices that reduce impacts to water quality, including off-site waters adjacent to the project site. The practices include reduction of sediment loading and disturbance as well as other standard Best Management Practices (BMP) for maintaining water quality.</p>	G, I	CD(P)(E)

CULTURAL RESOURCE REQUIREMENTS		
40.	<p>If subsurface deposits believed to be cultural or human in origin are discovered during construction, all work must halt within a 100-foot radius of the discovery. A qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeologist, shall be retained to evaluate the significance of the find, and shall have the authority to modify the no-work radius as appropriate, using professional judgment. The following notifications shall apply, depending on the nature of the find:</p> <ul style="list-style-type: none"> • If the professional archaeologist determines that the find does not represent a cultural resource, work may resume immediately and no agency notifications are required. • If the professional archaeologist determines that the find does represent a cultural resource from any time period or cultural affiliation, he or she shall immediately notify the relevant federal and CEQA agencies, and applicable landowner. The agencies shall consult on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be eligible for inclusion in the NRHP or CRHR. Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the site either: 1) is not eligible for the NRHP or CRHR; or 2) that the treatment measures have been completed to their satisfaction. 	<p style="text-align: center;">G, I</p> <p style="text-align: center;">CD (P)(E)</p>

41.	✓	<p>If the find includes human remains, or remains that are potentially human, the archaeologist shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641). The archaeologist shall notify the Sacramento County Coroner. The provisions of § 7050.5 of the California Health and Safety Code, Section 5097.98 of the California Public Resources Code, and Assembly Bill 2641 will be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, then the Coroner will notify the Native American Heritage Commission, which then will designate a Native American Most Likely Descendant (MLD) for the project (§ 5097.98 of the Public Resources Code). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the landowner does not agree with the recommendations of the MLD, then the NAHC can mediate (§ 5097.94 of the Public Resources Code). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (Section 5097.98 of the Public Resources Code). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinterment document with the county in which the property is located (AB 2641). Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the treatment measures have been completed to their satisfaction.</p>	G, I	CD (P)(E)
42.	✓	<p>If paleontological or other geologically sensitive resources be identified during any phase of project development, the construction manager shall cease operation at the site of the discovery and immediately notify the Community Development Department. The owner/applicant shall retain a qualified paleontologist to provide an evaluation of the find and to prescribe mitigation measures to reduce impacts to a less than significant level. In considering any suggested mitigation proposed by the consulting paleontologist, the Community Development Department shall determine whether avoidance is necessary and feasible in light of factors such as the nature of the find, project design, costs, land use assumptions, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the project site while mitigation for paleontological resources is carried out.</p>	G, I	CD (P)(E)

AIR QUALITY REQUIREMENTS			
43.	All diesel-powered off-road equipment used during project construction shall meet Tier 3 off-road emissions standards. A copy of each unit's certified Tier specification shall be provided to the City of Folsom Building Department at the time of mobilization of each applicable unit of equipment.	G, I, B	CD (P)(E)(B)
44.	Construction emissions shall be maintained and operated to minimize exhaust emissions. During construction, trucks and equipment shall be running only when necessary. Engines shall be shut off when trucks are loading, unloading, or waiting. Equipment shall also be kept in good condition and well-tuned to minimize exhaust emissions.	G, I, B	CD (P)(E)(B)
45.	<p>The owner/applicant shall be responsible for ensuring that the contractor shall reduce NOx, ROC, and CO emissions by complying with the construction vehicle air pollutant control strategies developed by the SMAQMD. The developer shall include in the construction contracts the following requirements:</p> <ul style="list-style-type: none"> • During smog season (May through October), the construction period shall be lengthened so as to minimize the number of vehicles and equipment operating at the same time. • New technologies shall be utilized to control ozone precursor emissions as they become available and feasible. 	G, I, B	CD (P)(E)(B)

46.	<p>The owner/applicant shall follow all construction control measures recommended by the Sacramento Air Quality Management District (SMAQMD). The following control measures, which are consistent with basic construction emission control practices recommended by SMAQMD, shall be implemented by the owner/applicant to reduce PM10 emission during construction:</p> <ul style="list-style-type: none"> • Water all exposed surfaces two times daily. Exposed surfaces include, but are not limited to soil piles, graded areas, unpaved parking areas, staging areas, and access roads. • Cover or maintain at least two feet of free board space on haul trucks transporting soil, sand, or other loose material on the site. Any haul trucks that would be traveling along freeways or major roadways should be covered. • Use wet power vacuum street sweepers to remove any visible trackout mud or dirt onto adjacent public roads at least once a day. Use of dry power sweeping is prohibited. • Limit vehicle speeds on unpaved roads to 15 miles per hour (mph). • All roadways, driveways, sidewalks, parking lots to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used. • Minimize idling time either by shutting equipment off when not in use or reducing the time of idling to 5 minutes [required by California Code of Regulations, Title 13, sections 2449(d)(3) and 2485]. Provide clear signage that posts this requirement for workers at the entrances to the site. • Maintain all construction equipment in proper working condition according to manufacturer's specifications. The equipment must be checked by a certified mechanic and determined to be running in proper condition before it is operated. 	<p>G, I, B</p>	<p>CD (P)(E)(B)</p>
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HAZARDOUS MATERIALS REQUIREMENTS		
47.	<p>Discovery of unknown contaminated soils during construction. If during construction, currently unknown contaminated soils are discovered (i.e., discolored soils, odorous, other indications), construction within the area shall be halted, the extent and type of contamination shall be characterized, and a clean-up plan shall be prepared and executed. The plan shall require remediation of contaminated soils. The plan shall be subject to the review and approval of SCEMD, RWQCB, the City of Folsom, or other agencies, as appropriate. Remediation can include in-situ treatment, disposal at an approved landfill, or other disposal methods, as approved. Construction can proceed within the subject area upon approval of and in accordance with the plan.</p>	G, I, B CD (P)(E)(B)
TRAFFIC, ACCESS, CIRCULATION, AND PARKING REQUIREMENTS		
48.	<p>A minimum of 140 vehicle parking spaces shall be provided for the project. In addition, a minimum of 14 bicycle parking spaces shall be provided to serve residents. The bicycle parking spaces shall be evenly distributed throughout the project site.</p>	I, O CD (P,E)

49.	✓	<p>In accordance with the Traffic Impact Study prepared by MRO Engineers, Inc. dated February 15, 2017, the following traffic design measures shall be implemented to the satisfaction of the Community Development Department:</p> <p>“STOP” signs and appropriate pavement markings shall be installed at the two project driveways located on Blue Ravine Road and Oak Avenue Parkway respectively.</p> <p>The two project driveways located on Blue Ravine Road and Oak Avenue Parkway respectively shall be restricted to right-turns, both inbound and outbound. To ensure the driveway turn restriction is effective at the Blue Ravine Road driveway location, a raised median shall be constructed on Blue Ravine Road connecting the existing median west of the project site with the existing median on the west leg of the Blue Ravine Road/Oak Avenue Parkway intersection.</p> <ul style="list-style-type: none"> • The intersection of Blue Ravine Road/Oak Avenue Parkway shall be modified (replacement of signage on traffic signal mast) to allow U-turns on the eastbound approach to Oak Avenue Parkway from Blue Ravine Road • The Blue Ravine Road project driveway shall be designed so that existing vehicles are approximately level as they wait to exit the project site. • The existing sidewalk located along the project’s frontage of Blue Ravine Road shall be extended to the western project boundary. The final location and orientation of the sidewalk extension shall be to the satisfaction of the Community Development Department. • Pedestrian sidewalks shall be added to both sides of the Blue Ravine Road project driveway to provide access from the project site to the future sidewalk located along the frontage of Blue Ravine Road to the satisfaction of the Community Development Department. 	I	CD (P)(E)
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NOISE REQUIREMENTS			
50.		The owner/applicant shall construct a five-foot-tall solid masonry noise barrier around the northern, western, and eastern perimeter of the swimming pool area. The location, design, materials, and colors of the noise barrier shall be subject to review and approval by the Community Development Department.	B CD (P)(E)
51.		Compliance with Noise Control Ordinance and General Plan Noise Element shall be required. Hours of construction operation shall be limited from 7:00 a.m. to 6:00 p.m. on weekdays and 8:00 a.m. to 5:00 p.m. on Saturdays. No construction is permitted on Sundays or holidays. Construction equipment shall be muffled and shrouded to minimize noise levels.	I, B CD (P)(E)

ARCHITECTURE/SITE DESIGN REQUIREMENTS		
52.	<p>The project shall comply with the following architecture and design requirements:</p> <ol style="list-style-type: none"> 1. This approval is for five (5) individual apartment buildings and one (1) community recreation building associated with the Parkway Apartment Community project. The applicant shall submit building plans that comply with this approval, the attached building elevations dated July 30, 2016. 2. The design, materials, and colors of the proposed Parkway Apartment Community buildings shall be consistent with the submitted building elevations, color renderings, materials samples, and color scheme to the satisfaction of the Community Development Department. 3. Roof-mounted mechanical equipment, including satellite dish antennas, shall not extend above the height of the parapet walls. Ground-mounted mechanical equipment shall be shielded by landscaping or trellis type features. 4. Utility equipment such as transformers, electric and gas meters, electrical panels, and junction boxes shall be screened by walls and or landscaping. 5. Brick pavers, stamped colored asphalt, or another type of colored masonry material (ADA compliant) shall be used to designate pedestrian crosswalks on the project site, in addition to where pedestrian paths cross drive aisles, and shall be incorporated as a design feature at the driveway entrances. 6. 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 apartment buildings. 7. The final design of the carport structures shall be subject to review and approval by the Community Development Department to ensure architectural consistency with the apartment buildings. 8. The final color scheme for the apartment buildings and common recreation building shall be subject to review and approval by the Community Development Department 	<p>B</p> <p>CD (P)</p>

GRADING REQUIREMENTS			
53.		The owner/applicant shall locate and remediate all antiquated mine shafts, drifts, open cuts, tunnels and water conveyance or impoundment structures existing on the project site, with specific recommendations for the sealing, filling or removal of each that meet all applicable health, safety, and engineering standards. Recommendations shall be prepared by an appropriately licensed engineer or geologist. All remedial plans shall be reviewed and approved by the City.	G, I CD (E)
FIRE DEPARTMENT REQUIREMENTS			
54.		The buildings shall have illuminated addresses visible from the street or drive fronting the property. Size and location of address identification shall be reviewed and improved by the Fire Department.	I FD
55.		Prior to the issuance of any improvement plans or building permits, the Community Development and Fire Departments shall review and approve all detailed design plans for accessibility of emergency fire equipment, fire hydrant flow location, and other construction features.	I, B FD
ENVIRONMENTAL AND WATER RESOURCE REQUIREMENTS			
56.		The project shall comply with all measures identified by the City of Folsom to meet the 28 percent reduction in Citywide water use compared to 2013, including, if generally required by the City, the installation of ultra-low water use appliances, and any other applicable measures adopted by the City.	I, OG EWR, CD (E)
57.		The owner/applicant shall be subject to all requirements established by <u>Folsom Municipal Code (FMC, Chapter 17.26, Water Conservation)</u> relative to water conservation.	I, OG EWR, CD (E)

POLICE/SECURITY REQUIREMENT		
59.	<p>The owner/applicant shall consult with the Police Department in order to incorporate all reasonable crime prevention measures. The following security/safety measures shall be required:</p> <ul style="list-style-type: none"> • A security guard shall be on-duty at all times at the site or a six-foot security fence shall be constructed around the perimeter of construction areas. (This requirement shall be included on the approved construction drawings). • Security measures for the safety of all construction equipment and unit appliances shall be employed. • Landscaping shall not cover exterior doors or windows, block line-of-sight at intersections or screen overhead lighting. 	G, I, B PD
MISCELLANEOUS REQUIREMENT		
60.	<p>The proposed project shall comply with all State and local rules, regulations, Governor's Declarations, and restrictions including but not limited to: Executive Order B-29-15 issued by the Governor of California on December 1, 2015 relative to water usage and conservation, requirements relative to water usage and conservation established by the State Water Resources Control Board, and water usage and conservation requirements established within the <u>Folsom Municipal Code, (Chapter 13.26 Water Conservation)</u>, or amended from time to time.</p>	I, B, OG CD (P)(E)
61.	<p>The owner/applicant shall request materials from the Folsom-Cordova Unified School District regarding the District's school housing philosophy and shall make available such materials to prospective apartment renters at the project leasing office. Additionally, the owner/applicant shall provide written evidence signed by the project renters that such materials have been presented to the renters as part of the lease transaction and that the renters are aware that children from this development may not be able to attend their designated neighborhood school.</p>	B, O CD (P)
62.	<p>The final trash and recycling collection plan shall be subject to review and approval by the Community Development Department.</p>	I, B CD (P)
63.	<p>Decorative pilasters shall be added at each corner location at both of the driveway entrances, and at all pedestrian opening locations. In addition, the final location, design, height, materials, and colors of the fencing and pilasters shall be subject to review and approval by the Community Development Department. <u>The perimeter fencing shall be limited to the western and northern project boundaries (this condition was added by the Planning Commission at its March 15, 2017 meeting).</u></p>	B CD (P)

64.		The owner/applicant shall provide public easements for the bicycle/pedestrian trail located along the southern portion of the project site and the bicycle/pedestrian trail located in the northeast corner of the project site.	I	CD (P)
65.		If applicable, the owner/applicant shall dedicate a pedestrian easement for the existing and proposed sidewalks located along the frontage of Blue Ravine Road and Oak Avenue Parkway.	I	CD (P)
66.		The owner/applicant shall obtain permission (permit, letter, agreement, etc.) from all applicable public utility companies (SMUD, PG&E, WAPA, etc.) in a form acceptable to the Community Development Department for construction-related activities proposed within the existing public utility easements.	I	CD (P)

CONDITIONS

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

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

Planning Commission
Parkway Apartment Community (PN 19-013)
March 20, 2019

Attachment 4 Vicinity Map

Vicinity Map



Attachment 5
Approved Site Plan, dated June 1, 2016

PACIFIC WEST ARCHITECTURE
 1000 N. 10TH STREET, SUITE 100
 SEASIDE, CA 94062
 (415) 441-2027
 FAX: (415) 441-2028
 WWW.PACWESTARCH.COM

PROJECT: THE PARKWAY APARTMENTS
LOCATION: 1000 N. 10TH STREET, SUITE 100, SEASIDE, CA 94062
DATE: 10/20/2017

APPLICANT: PACIFIC WEST ARCHITECTURE
DESIGNER: PACIFIC WEST ARCHITECTURE
DATE: 10/20/2017

PLAN PREPARED BY: PACIFIC WEST ARCHITECTURE
DATE: 10/20/2017

UNIT MIX SUMMARY:
 TOTAL UNITS: 100
 1-BEDROOM: 40
 2-BEDROOM: 30
 3-BEDROOM: 30

PARKING SUMMARY:
 TOTAL SPACES: 100
 1-SPACE: 40
 2-SPACE: 30
 3-SPACE: 30

ACCESSIBILITY:
 ADA COMPLIANT
 5% SLOPE
 48" CLEARANCE

PLANNING:
 ZONING: R-1
 HEIGHT: 45 FT
 SETBACKS: 10 FT FRONT, 5 FT SIDE, 10 FT REAR

THE PARKWAY APARTMENTS

PROJECT: THE PARKWAY APARTMENTS
LOCATION: 1000 N. 10TH STREET, SUITE 100, SEASIDE, CA 94062
DATE: 10/20/2017

APPLICANT: PACIFIC WEST ARCHITECTURE
DESIGNER: PACIFIC WEST ARCHITECTURE
DATE: 10/20/2017

PLAN PREPARED BY: PACIFIC WEST ARCHITECTURE
DATE: 10/20/2017

UNIT MIX SUMMARY:
 TOTAL UNITS: 100
 1-BEDROOM: 40
 2-BEDROOM: 30
 3-BEDROOM: 30

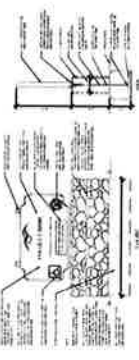
PARKING SUMMARY:
 TOTAL SPACES: 100
 1-SPACE: 40
 2-SPACE: 30
 3-SPACE: 30

ACCESSIBILITY:
 ADA COMPLIANT
 5% SLOPE
 48" CLEARANCE

PLANNING:
 ZONING: R-1
 HEIGHT: 45 FT
 SETBACKS: 10 FT FRONT, 5 FT SIDE, 10 FT REAR

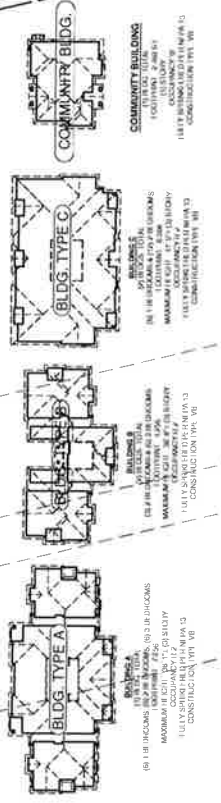
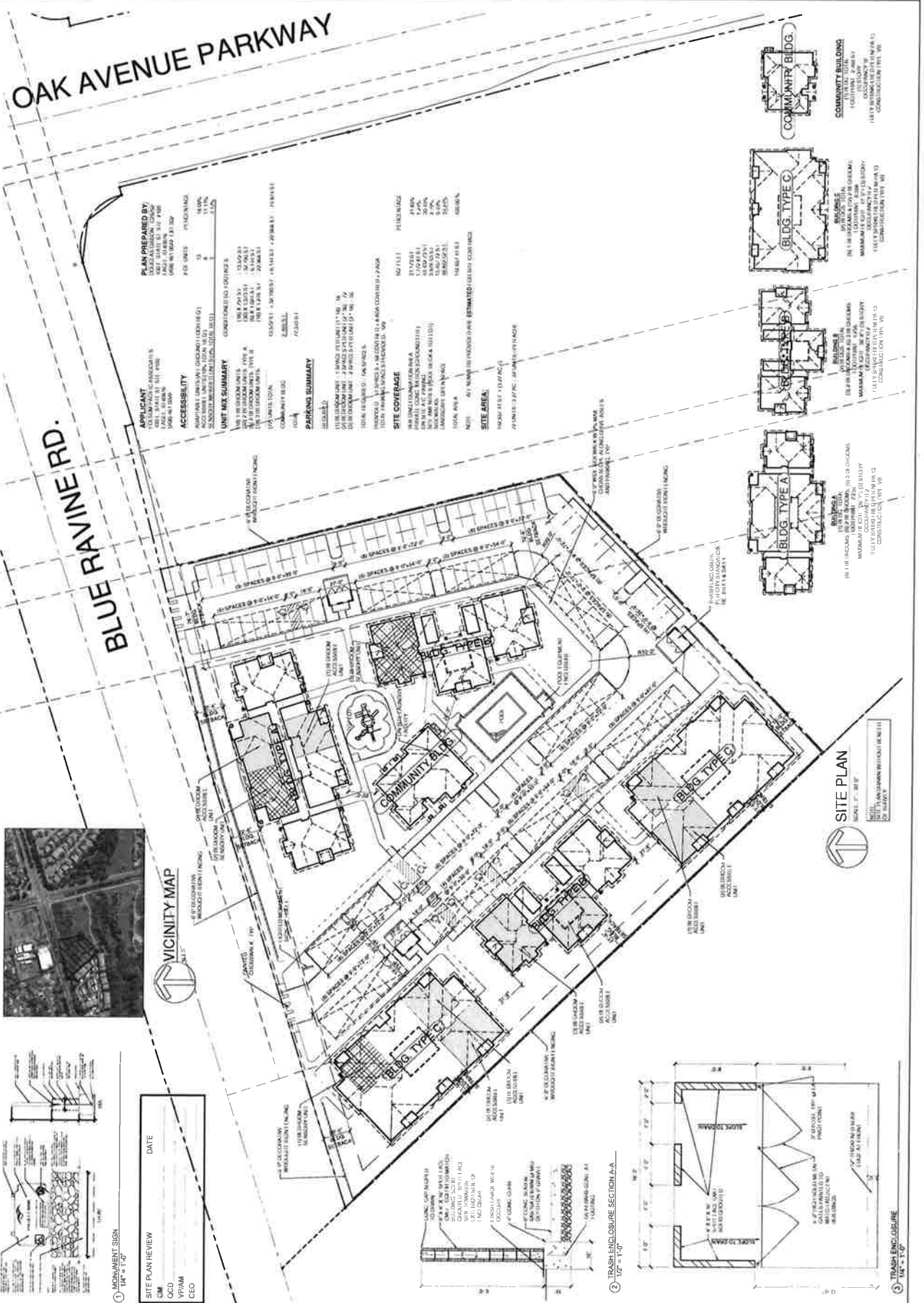
OAK AVENUE PARKWAY

BLUE RAVENNERD.

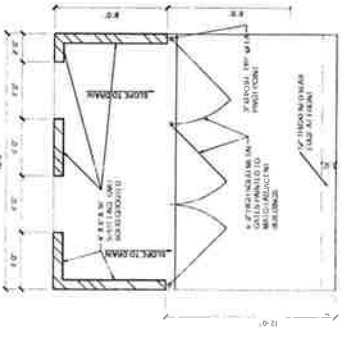


MONUMENT SIGN
 1/4" = 1'-0"

SITE PLAN REVIEW
 DATE: _____
 DATE: _____
 DATE: _____
 DATE: _____
 DATE: _____



SITE PLAN
 MODEL: 17-001P
 DATE: 10/20/2017



TRASH ENCLOSURE SECTION A-A
 1/2" = 1'-0"

TRASH ENCLOSURE
 1/4" = 1'-0"

Planning Commission
Parkway Apartment Community (PN 19-013)
March 20, 2019

Attachment 6
Approved Building Elevations and Renderings
Dated June 1, 2016

THE PARKWAY APARTMENTS

Pacific West Architecture
4001 93RD STREET SUITE 200
LAKELAND, WA 98003
PH: 206.885.5887
WWW.PACIFICWESTARCHITECTURE.COM

PACIFIC WEST ARCHITECTURE
4001 93RD STREET SUITE 200
LAKELAND, WA 98003
PH: 206.885.5887
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FIGURE 1111 - 'A' ELEVATION
P. 4.4

Building "A" Elevation

- A
- B
- C
- D
- E
- F
- G
- H



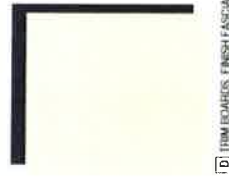
A HORIZONTAL LAP SIDING



B STUCCO SIDING



C BEADED AND FLUTED SIDING



D TRIM, FASCIA, CORNICE BOARDS, WINDOW TRIM, DOOR TRIM



E SHAKE SIDING



F POWDER COATED METAL RAILINGS



G WOOD SHUTTERS



H STONE VENEER



I ASPHALT SHINGLES

Building "B" Elevation



FIGURE 101-B FRONT ELEVATION



A HORIZONTAL LAP SIDING
Color: White



B STUCCO SIDING
Color: White



C BOARD AND BATTEN SIDING
Color: White



D TRIM MATERIALS, FINISH LAMINATE
CORNER BOARDS, WINDOW TRIM
DOOR TRIM
Color: Dark



E SHAKE SIDING
Color: Light



F POWDER-COATED METAL
RAILINGS
Color: White



G WOOD SHUTTERS
Color: White



H STONE VENEER
Color: Light



I ASPHALT SHINGLES
Color: Dark

THE PARKWAY APARTMENTS

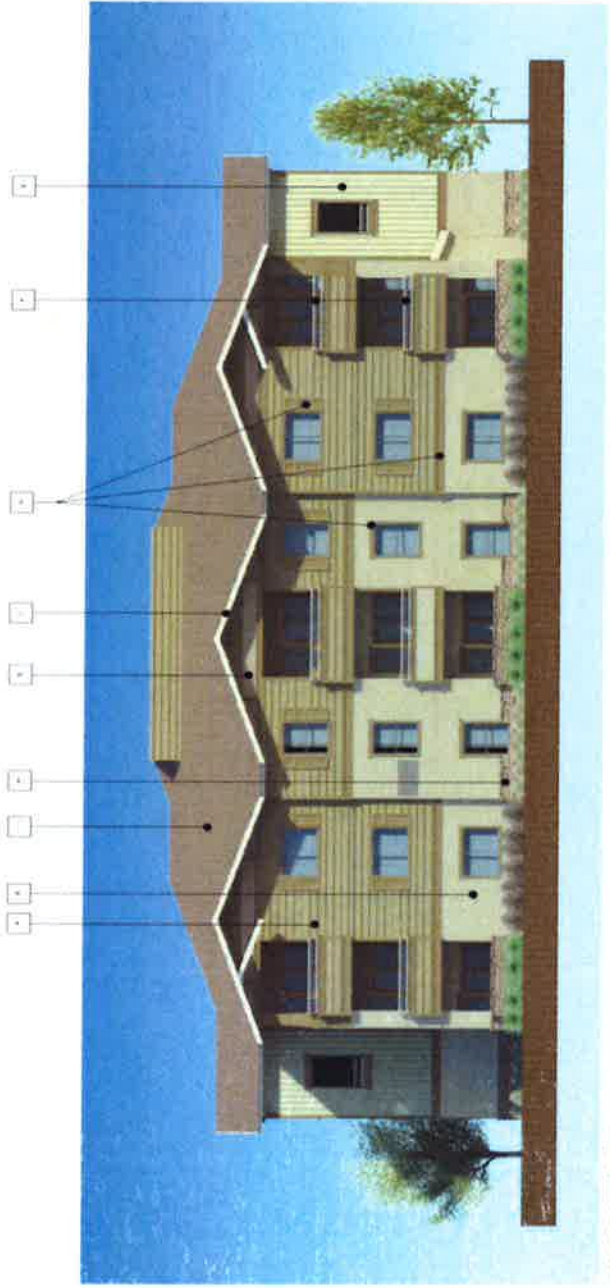
Pacific West Architecture
10000 10th Street, Suite 100
Seattle, WA 98148
Phone: (206) 461-1000
Fax: (206) 461-1001
www.pacificwestarch.com

ARCHITECT: PACIFIC WEST ARCHITECTURE, 10000 10TH STREET, SUITE 100, SEATTLE, WA 98148
OWNER: THE PARKWAY APARTMENTS, 10000 10TH STREET, SUITE 100, SEATTLE, WA 98148

DATE: 08/15/11
PROJECT: THE PARKWAY APARTMENTS
SHEET: 101-B

PROJECT: THE PARKWAY APARTMENTS
SHEET: 101-B

Building "C" Elevation



© 2014 THE S. JENSEN ARCHITECTURE
11.15.14



A | HORIZONTAL LAP SIDING
COLOR: TANNED
MANUFACTURER: TYPICAL



B | STUCCO SIDING
COLOR: TANNED
MANUFACTURER: TYPICAL



C | TRIM BOARDS, FINISH FASCIA
COLOR: TANNED
MANUFACTURER: TYPICAL



D | BOARD AND BATTEN SIDING
COLOR: TANNED
MANUFACTURER: TYPICAL



E | SHALE SIDING
COLOR: GREY
MANUFACTURER: TYPICAL



F | POWDERCOATED METAL RAILINGS
COLOR: TANNED
MANUFACTURER: TYPICAL



G | TRIM BOARDS, FINISH FASCIA, CERAMIC TILES, WINDOW TRIM, DOOR TRIM, SHUTTERS
COLOR: TANNED
MANUFACTURER: TYPICAL



H | STONE VENEER
COLOR: NATURAL
MANUFACTURER: TYPICAL



I | ASPHALT SHINGLES
COLOR: DARK BROWN
MANUFACTURER: TYPICAL

Pacific West Architecture
14000 AVENUE 48TH, SUITE 100
SEASIDE, CA 92083
TEL: (949) 441-1100
WWW.PACIFICWESTARCH.COM

THE PARKWAY
APARTMENTS

PROJECT NAME: THE PARKWAY APARTMENTS

DATE: 11/15/14

PROJECT LOCATION: 14000 AVENUE 48TH, SUITE 100, SEASIDE, CA 92083

ENTIREMENT SUBMITTAL SET

A6.4

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

DATE:	11/15/14
BY:	AW
CHECKED BY:	AW
PROJECT:	THE PARKWAY APARTMENTS
SHEET:	A6.4

Clubhouse Elevation



1. CLUBHOUSE BUILD - FRONT ELEVATION
N.T.S.

- [A] HORIZONTAL LAP SIDING**
1/2" x 6" T&G Siding
- [B] STUCCO SIDING**
3/8" x 12" x 1/2" Stucco
- [C] TERM BOARDS, FINISH FASCIA, DOORCASE, DOOR, WINDOW TRIM, DOOR TRIM, SHUTTERS**
1/2" x 4" x 1/2" Term Board
- [D] BOARD AND BATTEN SIDING**
1/2" x 6" x 1/2" Board and Batten
- [E] SQUARE SIDING**
1/2" x 6" x 1/2" Square Siding
- [F] POWDER COATED METAL RAILINGS**
1/2" x 2" x 1/4" Powder Coated Metal
- [G] TERM BOARDS, FINISH FASCIA, DOORCASE, DOOR, WINDOW TRIM, DOOR TRIM, SHUTTERS**
1/2" x 4" x 1/2" Term Board
- [H] STONE VENEER**
1/2" x 6" x 1/2" Stone Veneer
- [I] ASPHALT SHINGLES**
30 Year Asphalt Shingles

THE PARKWAY APARTMENTS

A3.4

ENTITLEMENT SUBMITTAL SET

Pacific West Architecture

1000 WEST 10TH AVENUE, SUITE 1000
 SEATTLE, WA 98101
 TEL: 206.461.1000
 WWW.PACIFICWESTARCH.COM

DATE: 10/15/2014
 DRAWN BY: J. HARRIS
 CHECKED BY: J. HARRIS
 PROJECT: THE PARKWAY APARTMENTS

SCALE: 1/8" = 1'-0"

AX1.1

THE PARKWAY
APARTMENTS

PROJECT

SUN BELT HWY AND 40th AVENUE
FOLSOM, CA

140 E. STATE STREET SUITE 100
FOULKE, CALIFORNIA 95631
(916) 461-0022
PACIFIC WEST ARCHITECTURE
1000 R STREET SUITE 100
FOLSOM, CA 95630

ALABAMA - ARIZONA - CALIFORNIA - COLORADO - HAWAII - IOWA -
LOUISIANA - MONTANA - NEVADA - NEBRASKA - NORTH CAROLINA - OREGON -
SOUTH DAKOTA - UTAH - VIRGINIA - WASHINGTON - WISCONSINA



PROJECT	AX1.1
DATE	05/14/19
SCALE	AS SHOWN
DESIGNER	PACIFIC WEST ARCHITECTURE

AX1.1-01



1. VIEW FROM BLUE HAVENS
R.T.A.



2. VIEW FROM CAN AVENUE
R.T.A.

AX1.5

PROJECT

THE PARKWAY
APARTMENTS

FOLSOM, CA

400 E STATE STREET SUITE 100
FOLSOM, CA 95602
916.451.8287
PACIFIC WEST ARCHITECTURE

ALABAMA - ARIZONA - CALIFORNIA - COLORADO - CONNECTICUT - FLORIDA - GEORGIA - ILLINOIS - IOWA - KANSAS - MARYLAND - MASSACHUSETTS - MICHIGAN - MINNESOTA - MISSOURI - MONTANA - NEBRASKA - NEVADA - NORTH CAROLINA - OHIO - OKLAHOMA - OREGON - SOUTH CAROLINA - TEXAS - UTAH - VIRGINIA - WASHINGTON - WISCONSIN - WYOMING



PACIFIC WEST ARCHITECTURE
1000 UNIVERSITY AVENUE SUITE 100
FOLSOM, CA 95602
916.451.8287
WWW.PACIFICWESTARCHITECTURE.COM

DATE	08/11/18
PROJECT	THE PARKWAY APARTMENTS
SCALE	AS SHOWN
DESIGNER	PACIFIC WEST ARCHITECTURE

REVISIONS



1 POOL VIEW
1/4" = 1'-0"



2 PARTY DECK VIEW
1/4" = 1'-0"

3 UNDERSTREET PARKING AND BLUE SKYVIEW TO LOCATED SOUTHWEST
1/4" = 1'-0"



Planning Commission
Parkway Apartment Community (PN 19-013)
March 20, 2019

Attachment 7
Planning Commission Staff Report
Dated March 15, 2017

PLANNING COMMISSION STAFF REPORT

PROJECT TITLE	The Parkway Apartment Community
PROPOSAL	Request for approval of a Planned Development Permit for development of a 72-unit affordable apartment community and request for adoption of a Mitigated Negative Declaration and Mitigation Monitoring Program for the project
RECOMMENDED ACTION	Approve, based upon findings and subject to conditions
OWNER/APPLICANT	Pacific West Communities
LOCATION	The 10.1-acre project site is located at the southwest corner of the intersection of Blue Ravine Road and Oak Avenue Parkway
SITE CHARACTERISTICS	The 10.1-acre project site consists of an undeveloped parcel that is relatively flat and triangular in shape. Vegetation within the site is primarily non-native annual grassland, with inclusions of riparian vegetation associated with the intermittent drainage along the northern edge of the property, and a riparian wetland in the north-central portion of the property
GENERAL PLAN DESIGNATION	MHD (Multi-Family High Density) and OSC (Open Space)
ZONING	SP 93-3 (Parkway Specific Plan) with an underlying land use designation of RM-17 (Residential Multi-Family District) and OSC (Open Space and Conservation District)
ADJACENT LAND USES/ZONING	North: Blue Ravine Road with Oak Hills Church (C-1 PD) and Single-Family Residential Development (R-1-M) Beyond

South: Cummings Family Park (OSC) with
Creekside Drive Beyond

East: Oak Avenue Parkway with Single-
Family Residential Development
(SP 93-3) Beyond

West: Preserve at Blue Ravine Apartments
(R-M PD) with Open Space Beyond

PREVIOUS ACTION

City Council approval of the Parkway Specific
Plan (SP 93-3) on December 14, 1993 and City
Council approval of a General Plan
Amendment, Specific Plan Amendment,
Tentative Parcel Map, Conditional Use Permit,
and Planned Development Permit for the
Terraces at the Parkway Apartment Community
(PN 96-005) on March 18, 1997

FUTURE ACTION

Issuance of Grading and Building Permits

APPLICABLE CODES

FMC 12.16, Tree Preservation Ordinance
FMC 17.37, Specific Plan District
FMC 17.38, Planned Development District
FMC 17.57, Parking Requirements
FMC 17.59, Signs
Parkway Specific Plan (SP 93-3)

ENVIRONMENTAL REVIEW

An Initial Study and Mitigated Negative
Declaration have been prepared for the project
in accordance with the California
Environmental Quality Act (CEQA)

ATTACHED REFERENCE MATERIAL

1. Vicinity Map
2. Preliminary Site Plan, dated June 1, 2016
3. Preliminary Grading and Drainage Plan, dated March 3, 2017
4. Preliminary Utility Plan, dated March 3, 2017
5. Preliminary Landscape and Irrigation Plan, dated June 1, 2016
6. Preliminary Access and Circulation Plan, dated March 3, 2017
7. Preliminary Building Elevations, dated June 1, 2016
8. Color Building Elevations and Renderings
9. Initial Study, Mitigated Negative Declaration, and Mitigation Monitoring Program
10. Site Photographs

PROJECT PLANNER

Steve Banks, Principal Planner

BACKGROUND

In 1993, the City Council approved development of the 612-acre, mixed-use Parkway project, including the adoption of the Parkway Specific Plan and Design Guidelines (SP 93-3). The Parkway Specific Plan, which established guidance and regulations, included development of 360-acres of residential development, 11.8-acres of community commercial uses, 6.4-acres of office uses, and 242-acres of open space including parkland. The Specific Plan was amended to relocate land uses within the Phase II portion of the project on January 17, 1995, followed a year later by City Council adoption of a Development Agreement on January 23, 1996 (Development Agreement has since expired). In 1998, the Parkway Specific Plan was amended again for the Phase II portion of the project by reducing the number of single-family units, decreasing the number of tot lots, while increasing park acreage.

On March 18, 1997, the City Council approved a General Plan Amendment, Specific Plan Amendment, Tentative Parcel Map, Conditional Use Permit, and Planned Development Permit for development of the 88-unit Terraces at the Parkway Senior Apartment Community (PN 96-005) on a 10.1-acre site located at the southwest corner of Blue Ravine Road and Oak Avenue Parkway. The aforementioned approvals modified the General Plan land use designation for a 3.5-acre portion of the project site from OSC (Open Space) to MHD (Multi-Family High Density) and altered the Specific Plan zoning designation for the same 3.5-acre portion of the site from OS/P (Open Space/Parks) to Residential Multi-Family (RM-17). The Tentative Parcel Map, Planned Development Permit, and Conditional Use Permit associated with the Terraces at the Parkway Senior Apartment Community expired on March 18, 1999, as a result no construction occurred and the site remained undeveloped.

The Parker Development Company, who was responsible for development of the Parkway Specific Plan Area, recognized that achieving the City's affordable housing goals and satisfying the City's regional housing obligations would require a significant degree of cooperation between the City and developers of residential housing. To that end, on June 12, 2001, the Parkway Development Company entered into an agreement with the City (Resolution No. 6569) to voluntarily restrict the use of a 10.1-acre parcel located at the southwest corner of the intersection of Blue Ravine Road and Oak Avenue Parkway to the construction of affordable housing dwelling units, including low income and very low income units.

APPLICANT'S PROPOSAL

The applicant, Pacific West Companies, is requesting approval of a Planned Development Permit for development and operation of a 72-unit affordable apartment community (Parkway Apartment Community) on a 10.1-acre site located within the Parkway Specific Plan Area at the southwest corner of the intersection of Blue Ravine Road and Oak Avenue Parkway. The proposed project, which includes development of five (5) three-story apartment buildings and one (1) single-story community building, features 18 one-bedroom units, 36 two-bedroom units, and 18 three-bedroom units. The individual apartment units range from 754 square feet (one-bedroom unit) to 1,276 square feet (three-bedroom unit) in size. In terms of building design, the proposed apartment project features three unique master plans with building elevations that reflect a fairly contemporary architectural style with many high-quality elements. In addition to the apartment buildings, the proposed project includes a common single-story recreational building featuring numerous recreational indoor and outdoor amenities (swimming pool, tot lot, fitness center, lounge, etc.).

Vehicle access to and from the project site is provided by two new driveways located on Blue Ravine Road and Oak Avenue Parkway respectively. The Blue Ravine Road project driveway, which is situated approximately 600 feet west of the intersection of Blue Ravine Road and Oak Avenue Parkway, is designed to accommodate right-turns-in and right-turns-out only. The Oak Avenue Parkway project driveway, which is located approximately 335 feet south of the intersection of Blue Ravine Road and Oak Avenue Parkway, is also designed to accommodate right-turns-in and right-turns-out only. Internal vehicle circulation is facilitated by a series of internal drive aisles that loop throughout the project site. Pedestrian circulation is accommodated by a combination of existing sidewalks, proposed sidewalks, new interior sidewalks/walkways, and bicycle/pedestrian paths and connections. Bicycle circulation is provided by existing bicycle lanes along the frontage of Blue Ravine Road and Oak Avenue Parkway and proposed pedestrian/bicycle paths and connections. The proposed project includes a total of 148 parking spaces including 80 covered garage parking spaces and 68 uncovered parking spaces. Additional site improvements include: underground utilities, curbs, gutters, a trash/recycling enclosure, site lighting, site landscaping, and a monument sign.

The Parkway Apartment Community, whose focus is providing high quality living opportunities for a variety of low income residents, will be managed by a professional management company (US Residential) with numerous years of experience operating and managing affordable rental housing communities throughout the country. In addition to the daily operation and maintenance of the apartment community (managed by an on-site property manager and staff), the property management company will be responsible for accepting applications and qualifying residents to live at the development. In terms of affordability, the project is proposed to be a 100% affordable housing community with 47 units available to Low Income households (approximately \$41,820/Year for family of four), 16 units available to Very Low Income households (approximately \$31,365/Year), and 8 units available to Extremely Low Income households (approximately \$20,910/Year). The project, which is proposed to be deed restricted for a period of 55 years, includes numerous financing mechanisms including Federal Low Income Tax Credits, conventional debt, local financing, and developer equity. It is important to note that the applicant will be seeking financial assistance from City to offset the cost of developing the proposed project. The request for financial assistance (in the form of an affordable housing agreement) is subject to review and approval by the City Council.

GENERAL PLAN AND ZONING CONSISTENCY

The General Plan land use designation for the project site is MHD (Multi-Family High Density) and OSC (Open Space), while the City-approved zoning designation is SP 93-3 (Parkway Specific Plan) with an underlying zoning of RM-17 (Residential Multi-Family District) and OSC (Open Space and Conservation District). The Specific Plan zoning designations correspond with the General Plan designation boundary lines. The proposed project is consistent with both the General Plan land use and Specific Plan zoning designations for the site, as multi-family apartments are identified as a permitted land use within the RM-17 zoning district. The proposed project meets or exceeds the development standards established for the Residential Multi-Family sites as established by the Folsom Municipal Code (FMC, Chapter 17.17, Residential Multi-Family Dwelling District) in terms of lot area, lot width, building coverage, building setbacks, building height, and parking. In addition, the proposed project will not conflict with any known applicable plans or policies by agencies with jurisdiction over the project.

As mentioned previously within this report, on March 18, 1997, the City Council approved a General Plan Amendment and Rezone for the subject property which created a 3.5-acre area (within the larger 10.1-acre site) with a General Plan Designation of MHD and a Specific Plan zoning designation of RM-17. The development boundary of the proposed project is generally and substantially consistent with the General Plan land use and Zoning Map boundary lines, with minor deviations occurring in the southeast corner of the project site. The minor deviations were required to avoid wetland impacts to an area adjacent to Blue Ravine Road, and also to provide emergency vehicle access to the project site via a project driveway on Oak Avenue Parkway. The proposed project, which includes development of a 3.5-acre portion of a larger 10.1-Acre parcel, is consistent with the General Plan land use designation and zoning designation for the site in that the amount of developable area (3.5-acres) is identical to that approved by the City Council in 1997.

As noted in the previous discussion, the General Plan land use designation for the 10.1-acre project site is MHD (Multi-Family High Density) and OSC (Open Space). The City of Folsom General Plan allows properties assigned with a MHD land use designation to be developed with a maximum density of 30-units per acre. As shown on the submitted site plan, the proposed project is being developed at a residential density of 7.1 dwelling units per acre (72 apartment units/10.1-acres). Based on the aforementioned information, staff has determined that the proposed project density is consistent with the residential density established for properties assigned with an MHD land use designation as it does not exceed the maximum residential density of 30 dwelling units per acre.

LAND USE COMPATIBILITY

The 10.1-acre project site is located within a geographic area that is dominated by a mixture of different types of residential land uses. The area to the north of the project site across Blue Ravine Road is comprised entirely of single-family residential development (Willow Creek Estates Subdivision) with the exception of Oak Hills Church. The area to the south of the project site includes open space, a public park, an office park, and a multi-family apartment community (The Falls at Willow Creek Apartments). The area to the east of the project site across Oak Avenue Parkway is composed of single family residential development (Parkway Subdivision) and open space. The area to the west of the project site contains a multi-family apartment community (Preserve at Blue Ravine Apartments) and open space areas.

In terms of compatibility with the nearby single-family and multi-family residential development, the proposed project has been designed to minimize impacts to nearby residents with respect to site design and architectural design. Regarding site design, the applicant has positioned the apartment buildings a significant distance away from the nearest single-family residences to the north (225 feet) and east (550 feet) to minimize potential visual impacts (size, scale, massing, etc.) to those residents. With regard to site design, the proposed apartment buildings are situated a moderate distance away (25-50 feet) from the adjacent apartment buildings to reduce potential visual impacts. In relation to architectural design, the applicant has created a contemporary design theme for the project that utilizes building materials and colors that are complimentary to the existing single-family homes and apartment buildings in the project area. It should be noted that a number of project-specific impacts (noise, traffic, parking, aesthetics, etc.) were analyzed and are addressed within separate sections of this report.

As noted above, the project site is located in close proximity to two major arterial roadways, Blue Ravine Road (four-lane roadway with 45 MPH speed limit) and Oak Avenue Parkway (six-lane roadway with 45 MPH speed limit). In general, high density residential projects are commonly

situated within transitional areas that are in close proximity to major transportation networks and commercial development. In this particular case, the proposed project is situated at the intersection of Blue Ravine Road and Oak Avenue Parkway, which provides opportunities to directly access and utilize the Folsom Stage Line bus system, and indirectly access the Sacramento Regional Transit light rail system. In relation to commercial development, the proposed project is located near many employment, educational, and shopping opportunities provided by development along the East Bidwell Street and Creekside Drive. Based on the aforementioned information, staff has determined that the proposed project is ideally situated to take advantage of the many opportunities afforded in the vicinity of the project site. In addition, staff has determined that the proposed project is compatible with the surrounding single-family and multi-family residential land uses in the project area.

PLANNED DEVELOPMENT PERMIT

The purpose of the Planned Development Permit process is to allow greater flexibility in the design of integrated developments than possible through strict application of land use regulations. The Planned Development Permit process is also designed to encourage creative and efficient uses of land. The applicant’s intent, in this particular case, is to provide a multi-family rental product that fits into a niche between the single-family, small-lot category and the multi-family condominium category. In reviewing the applicant’s request for approval of a Planned Development Permit, staff considered a variety of factors including existing/proposed development standards, traffic/access/circulation, parking requirements, noise impacts, aesthetic impacts, site lighting, site landscaping, trash/recycling, grading/drainage, and architecture/design.

Development Standards

The applicant’s intent with the subject application is to comply with the existing development standards established for the Parkway Specific Plan Area (SP 93-3) and the subject properties underlying land use designation of RM-17 (Residential Multi-Family District). The following table outlines the existing development standards for the Parkway Specific Plan Area and how those standards are being met by the Parkway Apartment Community project:

The Parkway Apartments Development Standards Table							
	Lot Area	Lot Width	Building Coverage	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Building Height limit
Parkway RM-17 Standard	2,500 s.f.	NA	PD	20 feet	PD	PD	50 feet
Proposed Project	441,637 s.f.	720 feet	7%	20 feet	450 feet	12/360 feet	39 feet

As shown on the development standards table above, the proposed project is consistent with the development standards established for the Parkway Specific Plan Area in terms of lot area, front yard setback, and building height. The standards for building coverage, rear yard setback, and side yard setbacks are established by the applicant through the Planned Development Permit process. Staff has determined that the proposed standards for building coverage, rear yard setback, and side yard setbacks are appropriate and consistent with other multi-family apartment projects within the City. As a result, staff has determined that the proposed project meets the intent, purposes, and standards set forth in the Parkway Specific Plan (SP 93-3), in the Specific Plan District (FMC Section 17.37) and in the Planned Development District (FMC Section 17.38).

Traffic/Access/Circulation

Existing Roadway Network:

Significant roads in the project vicinity include Blue Ravine Road and Oak Avenue Parkway. Blue Ravine Road, which generally runs in a southwest to northeast direction, is an arterial roadway that travels diagonally through the City from Folsom Boulevard to East Natoma Street. In the immediate vicinity of the project site, Blue Ravine Road is a four-lane road with a center left-turn lane, bike lanes, and a 45 MPH posted speed limit. Oak Avenue Parkway, which generally runs in a north to south direction, is an arterial roadway that travels through the City from Willow Creek Drive to Iron Point Road. In the immediate vicinity of the project site, Oak Avenue Parkway is a six-lane median-divided road with bike lanes and a 45 MPH posted speed limit.

Traffic Impacts:

The traffic, access, and circulation analysis associated with the proposed project is based on the results of a Traffic Impact Analysis that was originally prepared on September 6, 2016 and updated on February 15, 2017 by MRO Engineers. The updated Study was conducted to ensure that vehicle trips associated with schools in the project area (Blanche Sprentz Elementary School and Folsom Middle School) were captured. The traffic study analyzed traffic operations in the vicinity of the project site under five scenarios: Existing Conditions, Construction Year No Project Conditions, Construction Year Plus Project Conditions, Cumulative No Project Conditions, and Cumulative Plus Project Conditions. Potential impacts of the project were evaluated at five street intersections: Oak Avenue Parkway/Willow Creek Drive, Blue Ravine Road/Flower Drive, Blue Ravine Road/Oak Avenue Parkway, Blue Ravine Road/Parkway Drive, and Oak Avenue Parkway/Creekside Drive.

The proposed Parkway Apartment Community project is expected to generate a total of 37 vehicle-trips during the weekday AM peak hour (7 inbound and 30 outbound) and 45 during the weekday PM peak hour trips (29 inbound and 16 outbound). In addition, the proposed project is projected to generate a total of 480 daily vehicle trips. Based on the relatively low volume of vehicle trips associated with the proposed project, no change in level of service (LOS) is projected during the AM or PM peak hour at any of the five study intersections under Construction Year Plus Project Conditions. In addition, no change in level of service (LOS) is projected during the AM peak hour at any of the five study intersections under Cumulative Plus Project Conditions as a result of project-related vehicle trips. During the PM peak hour, the proposed project will result in small increases in delay at the five study intersections under Cumulative Plus Project Conditions, however; the project-related delay (1.7 seconds) is less than the City's significant threshold of five seconds.

Project Access and On-Site Circulation:

As shown on the submitted site plan (Attachment 2), vehicular access to and from the project site is provided by two new driveways located on Blue Ravine Road and Oak Avenue Parkway respectively. The Blue Ravine Road project driveway, which is situated approximately 600 feet west of the intersection of Blue Ravine Road and Oak Avenue Parkway, is designed to accommodate right-turns-in and right-turns-out only. The Oak Avenue Parkway project driveway, which is located approximately 335 feet south of the intersection of Blue Ravine Road and Oak Avenue Parkway, is also designed to accommodate right-turns-in and right-turns-out only. No inbound or outbound left-turn movements onto either Blue Ravine Road or Oak Avenue Parkway are proposed. Internal vehicle circulation is facilitated by a series of internal drive aisles that loop throughout the project site. Pedestrian circulation is accommodated by a combination of existing

sidewalks, proposed sidewalks, new interior sidewalks/walkways, and bicycle/pedestrian paths and connections. Bicycle circulation is provided by existing bicycle lanes along the frontage of Blue Ravine Road and Oak Avenue Parkway and proposed pedestrian/bicycle paths and connections.

The traffic study prepared for the proposed project analyzed the operation and configuration of the project access system in terms of driveway spacing, turn restrictions, right-turn deceleration lanes or tapers, sight distance, driveway traffic control, and minimum recommended throat depth. In terms of driveway spacing, the study determined adequate spacing is provided between the proposed project driveways and existing driveways located on Blue Ravine Road and Oak Avenue Parkway. With regard to turn restrictions, the study concluded that the Blue Ravine Road project driveway may pose a potential traffic safety risk in the future if left turn movements into and out of the project site are permitted. As a result, the study recommends that the Blue Ravine Road project driveway be restricted to right-turns only for entering and exiting vehicles. To reinforce the right-turn restriction for the Blue Ravine Road project driveway, the study recommends that a raised median be constructed in Blue Ravine Road. With respect to turn restrictions at the Oak Avenue Parkway project driveway, a raised landscape median is already constructed in the center of Oak Avenue Parkway, which prevents left-turn movements into and out of the project site.

The traffic study evaluated the need for right-turn deceleration lanes or tapers at the proposed driveway locations on Blue Ravine Road and Oak Avenue Parkway. The study determined that the proposed project would not generate a significant enough volume of vehicle trips to necessitate the requirement for right-turn deceleration lanes or tapers at either of the proposed project driveways. To ensure that drivers would be able to exit the project site safely, a stopping sight distance analysis was conducted at the two proposed driveway locations. The stopping sight distance analysis, which took into consideration vehicle speeds and line of sight, determined that adequate sight distance is provided to allow safe operation at both proposed project driveway locations. The traffic study evaluated the proposed traffic control measures (STOP-sign control on outbound approach at both project driveways) to determine whether this form of traffic control would be adequate to meet the needs of motorists traveling to and from the project site. Based on the low volume of project-related vehicle trips and the close proximity of the proposed project driveways to existing traffic signals, the study determined that signalization of the project driveways was not warranted. In addition, the study determined that outbound STOP-sign control was the appropriate form of traffic control at the two project driveways. Lastly, the traffic study determined that both project driveways included adequate throat depth to provide sufficient stacking distance for vehicles exiting the project site. To further ensure safe travel within and around the project site, staff recommends that the following measures be implemented (Condition No. 49):

- “STOP” signs and appropriate pavement markings shall be installed at the two project driveways located on Blue Ravine Road and Oak Avenue Parkway respectively.
- The two project driveways located on Blue Ravine Road and Oak Avenue Parkway respectively shall be restricted to right-turns, both inbound and outbound. To ensure the driveway turn restriction is effective at the Blue Ravine Road driveway location, a raised median shall be constructed on Blue Ravine Road connecting the existing median west of the project site with the existing median on the west leg of the Blue Ravine Road/Oak Avenue Parkway intersection.

- The intersection of Blue Ravine Road/Oak Avenue Parkway shall be modified (replacement of signage on traffic signal mast) to allow U-turns on the eastbound approach to Oak Avenue Parkway from Blue Ravine Road
- The Blue Ravine Road project driveway shall be designed so that existing vehicles are approximately level as they wait to exit the project site.
- The existing sidewalk located along the project's frontage of Blue Ravine Road shall be extended to the western project boundary. The final location and orientation of the sidewalk extension shall be to the satisfaction of the Community Development Department.
- Pedestrian sidewalks shall be added to both sides of the Blue Ravine Road project driveway to provide access from the project site to the future sidewalk located along the frontage of Blue Ravine Road to the satisfaction of the Community Development Department.

Traffic Safety Committee

The proposed project was reviewed by the Traffic Safety Committee at its October 27, 2016 meeting. At the aforementioned meeting, the Committee discussed a number of traffic, access, and circulation-related topics associated with the proposed project including pedestrian and bicycle circulation. In relation to pedestrian circulation, the Committee recommended that the existing sidewalk located along Blue Ravine Road be extended to the western project boundary (Condition No. 51). With regarding to pedestrian and bicycle circulation, the Committee was supportive of the applicant's proposal to provide two bicycle/pedestrian extensions from an existing trail that is located at the southwest corner of the project site (shown on Attachment 2). The committee did not express any concerns regarding vehicle access and circulation for the proposed project.

Parking

The applicant proposes to provide a total of 148 parking spaces including 80 covered garage parking spaces and 68 uncovered parking spaces. As currently designed, the proposed project provides parking at a ratio of 2.05 spaces per apartment unit. The Parkway Specific Plan requires 1.5 parking spaces per unit for multi-family structures and complex located within the RM-17 (Residential Multi-Family District) zoning district. Utilizing the aforementioned parking ratio, the proposed project includes more than adequate parking by providing 148 parking spaces whereas 108 parking spaces are required. It is worth noting that the parking requirements for multi-family developments within the Parkway Specific Plan are identical to the parking requirements for multi-family developments with the Folsom Municipal Code (Section 17.18.110 Parking).

Additionally, the Design Guidelines for Multi-Family Development (adopted by the City Council in 1998) require multi-family apartment projects to provide 1.5 parking spaces for one bedroom units, 1.75 parking spaces for two bedroom units, 2.0 parking spaces for three bedroom units, and .2 guest parking spaces for each unit within the development. Applying the parking recommendations of the Design Guidelines for Multi-Family Development, the proposed project also includes sufficient parking by providing 148 parking spaces whereas 140 parking spaces are recommended. Based on the aforementioned analysis, staff has determined that the proposed project meets the parking requirements recommended by the Design Guidelines for Multi-Family Development.

Noise

Based on the close proximity of the project site to Blue Ravine Road and Oak Avenue Parkway, acoustical measurements and modeling were prepared by RCH Group as part of the Initial Study and Mitigated Negative Declaration. The purpose of the noise analysis was to quantify existing noise levels associated with traffic on Blue Ravine Road and Oak Avenue Parkway, as well as noise levels associated with nearby residential, commercial, and public park/trail activities, and to compare those noise levels against the applicable City of Folsom noise standards for acceptable noise exposure at residential land uses. Noise sources associated with the proposed project, including on-site parking/circulation and mechanical equipment noise, were also evaluated as part of the noise analysis.

As described previously, the predominant existing noise sources in the vicinity of the project site are from vehicles traveling on Blue Ravine Road and Oak Avenue Parkway, as well as minor background noises from nearby commercial, residential, and public land uses. Persons and activities potentially sensitive to noise in the project vicinity include residents within the Preserve at Blue Ravine Apartments to the west of the project site, and residents within the Willow Creek Estates and Parkway Subdivisions to the north and east of the site. Potential noise impacts associated with the Parkway Apartment Community project can be categorized as those resulting from construction-related activities and those caused by operational activities. Construction-related noise would have a short-term effect, while operational noise would continue throughout the lifetime of the project.

Development of the 77,343-square-foot Parkway Apartment Community project would temporarily increase noise levels in the project vicinity during the construction period, which would take approximately 12-15 months. Construction activities, including site clearing, excavation, grading, building construction, and paving, would be considered an intermittent noise impact throughout the construction period of the project. The City's Noise Ordinance excludes construction activities from meeting the General Plan Noise Element standards, provided that all phases of construction are limited to the hours between 7:00 a.m. and 6:00 p.m. on weekdays, 8:00 a.m. and 5:00 p.m. on Saturdays. To ensure compliance with the City's Noise Control Ordinance and General Plan Noise Element, staff recommends that hours of construction operation be limited from 7:00 a.m. to 6:00 p.m. on weekdays and 8:00 a.m. to 5:00 p.m. on Saturdays with no construction permitted on Sundays or holidays. In addition, staff recommends that construction equipment be muffled and shrouded to minimize noise levels. Condition No. 53 is included to reflect these requirements.

The noise environment in the area of the project site is dominated by traffic noise generated by vehicles on Blue Ravine Road and Oak Avenue Parkway. Additional noise is also generated from nearby residential, commercial, and public land uses located to the east, west, and south of the project site. Traffic noise levels were measured with respect to the outdoor activity areas associated with the project and also for interior spaces within the proposed apartment buildings. The noise analysis determined that the future greatest exterior noise level in the outdoor activity areas (swimming pool area) would be 67 dBA, thus exceeding the 60 dBA noise level standard established by the City for residential developments. To address the exterior noise level impacts, staff recommends that the following measure be implemented (Condition No. 50):

- The owner/applicant shall construct a five-foot-tall solid masonry noise barrier around the northern, western, and eastern perimeter of the swimming pool area. The location, design, materials, and colors of the noise barrier shall be subject to review and approval by the Community Development Department.

Traffic noise levels were also calculated for the interior spaces within the proposed residential apartment buildings. The noise analysis determined that the exterior noise levels for buildings closest to Blue Ravine Road range from 66 to 67 dBA in the northern portion of the project site and from 56 to 59 dBA in the southern portion of the site furthest from Blue Ravine Road. Typical construction materials are expected to reduce these noise levels by approximately 25 dBA. Based on the projected exterior noise levels, typical construction materials would attenuate the interior level to less than 45 dBA at all building locations. As a result, no noise mitigation measures are recommended for the interior spaces within the proposed apartment buildings.

Operational noises generated by the proposed project include sounds associated with new vehicle trips, vehicles parking, and mechanical equipment associated with the apartment community. Based on the extremely low amount of project-generated vehicle trips, vehicle noise exposure (less than 3 dBA increase) would increase only slightly as compared to existing conditions in the project vicinity. There would also only be slight noise increase from activities occurring in the parking lot areas. To minimize operational noise impacts associated with the operation of the mechanical equipment, staff recommends that roof-mounted mechanical equipment not extend above the height of the parapet walls. In addition, staff recommends that ground-mounted mechanical equipment be shielded by landscaping or trellis-type features. Condition No. 52-3 is included to reflect these requirements.

Fencing/Gates

The applicant is proposing to install a six-foot-tall decorative metal view fencing around the entire perimeter of the developed portion of the project site in order to provide a safe environment for the residents of the apartment community. No vehicle gates are proposed at the driveway entrances on Blue Ravine Road and Oak Avenue Parkway so as to facilitate efficient movement of vehicles into and out of the project site. Three pedestrian openings are proposed in the view fencing located along the southern project boundary to accommodate access to and from the adjacent bicycle/pedestrian trail. Staff has determined that the design of the proposed fencing is generally complimentary to the architecture and design of the proposed apartment buildings. However, to further enhance the appearance of the perimeter fencing, staff recommends that decorative pilasters be added at each corner location at both of the driveway entrances and at all pedestrian opening locations. In addition, staff recommends that the final location, design, height, materials, and colors of the fencing and pilasters be subject to review and approval by the Community Development Department. Condition No. 63 is included to reflect this requirement.

Site Lighting

The applicant is proposing to use a combination of free-standing parking area lights, landscape and walkway lighting, and building-attached lights. The free-standing parking area lights, which are primarily located within the interior parking areas and adjacent to the clubhouse building, are 16 feet in height and feature a contemporary design. The landscape and walkway lights are short (40-inches-tall), ground-mounted fluorescent lights that provide illumination for the walkways and landscape areas throughout the project site. The building attached lighting includes decorative light

fixtures mounted along the front of the individual apartment buildings. To minimize potential lighting-related impacts, staff recommends that all free-standing parking area lights, landscape and walkway lights, and building attached lights be screened, shielded, and directed downward to minimize glare towards the surrounding properties. In addition, staff recommends that the final design of all exterior lighting be subject to review and approval by the Community Development Department. Condition No. 28 is included to reflect these requirements.

Trash/Recycling Enclosure

The proposed project includes three trash/recycling enclosures which are equally dispersed throughout the project site. The proposed six-foot-tall trash/recycling enclosures, which measure 20 feet in width by 10 feet in depth, include a design that features CMU split-face blocks, a CMU wall-cap, and a metal gate. The applicant is proposing to paint the trash-recycling enclosure an earth-tone color to match the colors utilized on the proposed apartment buildings. Staff recommends that the final location, orientation, design, materials, and colors of the trash/recycling enclosures is subject to review and approval by the Community Development Department. Condition No. 62 is included to reflect this requirement.

Signage

The proposed project includes two monument signs that will be located within landscape areas adjacent to the project driveways on Blue Ravine Road and Oak Avenue Parkway respectively. The proposed monument signs, which are double-sided, are approximately 6 feet in height by 6 feet in width with an approximate sign area of 24 square feet. The proposed signs will include copy that features the formal name established for the Parkway Apartment Community. The design of the monument signs includes a natural stone base and decorative trim cap elements. The applicant is proposing to match color scheme of the apartment buildings with respect to colors for the proposed monument signs. Staff has also determined that the proposed monument signs utilize a design, materials, and colors that are complimentary to the design of the proposed buildings.

Schools

Representatives of the Folsom-Cordova Unified School District have concluded the proposed project is anticipated to generate 23 (K-12) students. Students from the proposed project will attend Blanche Sprentz Elementary School, Folsom Middle School, and Vista del Lago High School. The school district has indicated that the aforementioned schools may accommodate the students generated from this project. The following table details the student generation associated with the proposed project:

	Single-Family Units	Pupils Generated	Multi-Family Units	Pupils Generated	Total Pupils Generated
K-5	NA	NA	72	10	10
6-8	NA	NA	72	5	5
9-12	NA	NA	72	6	6
SPED	NA	NA	72	2	2
Totals	NA	NA		23	23

The Folsom-Cordova Unified School District has indicated that all of the aforementioned schools are currently operating at or near capacity and that there may not be excess capacity at current

school sites. It is the policy of the District to balance class loads at each school. If an individual grade level is full, then the student or pupil may be bused to another school within the district. It is important to note that the District also reviews attendance boundaries on a yearly basis and makes adjustments as necessary.

The State of California (Government Code Section 65995) establishes the maximum fee that a school district can impose on residential development or construction to address the impacts associated with an increase in student population. In the specific case of the Folsom Cordova Unified School District, the established residential impact fee is approximately \$6.50 per square foot. Based on the aforementioned impact fee, the District expects to generate approximately \$502,729 (\$6,982 per unit) in revenue from the proposed project. Under state law, the City is prohibited from denying or refusing to approve a residential subdivision based on the adequacy of the existing school facilities.

Existing and Proposed Landscaping

The 10.1-acre project site consists of an undeveloped parcel that is relatively flat and triangular in shape. A 6.6-acre portion of the project site, which contains a riparian wetland featuring a variety of plant species (Annual Hairgrass, Arroyo Willow, Baltic Rush, Cattail, Dallisgrass, Gooding's Willow, Himalayan Blackberry, and South American Vervain), is proposed to remain undeveloped in its natural state. The remaining 3.5-acre portion of the project site is proposed to be developed with apartment buildings, site improvements, and landscape features.

Proposed landscaping includes a variety of trees, shrubs, and groundcover. The proposed shade and accent trees include Autumn Blaze, California Valley Oak, Chinese Pistache, Crape Myrtle, Interior Live Oak, Japanese Sawleaf, London Plane, and Marina Strawberry. Proposed shrubs and groundcover will feature drought-tolerant plant materials consisting of Autumn Sage, Crimson Rock Rose, Deer Grass, Dwarf Fountain Grass, Dwarf Lily, Germander, Heavenly Bamboo, India Hawthorne, Society Garlic, and White Flower Carpet Rose. The preliminary landscape plan meets the City shade requirement (40%) by providing 40% shade in the parking lot area within fifteen (15) years.

The proposed project is subject to the Humbug-Willow Creek Design Guidelines, which includes recommendations specific to landscape design, concepts, and materials. With respect to the proposed project, the Guidelines recommend that a 20-foot-wide transitional landscape buffer be provided along the southern project boundary to create a natural and visual transition between the developed area and the open space. The applicant has provided a buffer area along the southern project boundary that ranges from 20 to 35 feet in width and includes a bicycle and pedestrian trail. In addition, the applicant is proposing to leave a majority of the project site (6.6-acres) in its natural state with native features and vegetation. Based on the aforementioned factors, staff has determined that the proposed project meets the intent of the Humbug-Willow Creek Design Guidelines relative to landscape design. Staff recommends that the final landscape plan be subject to review and approval by the Community Development Department. Condition No. 35 is included to reflect this requirement.

As described above, a significant portion of the project site will remain in its natural undisturbed state. In an effort to blend the proposed landscape materials with the natural vegetation located within the open space areas on the project site, staff recommends that a transitional landscape area be created adjacent to the project's frontage with Blue Ravine Road and Oak Avenue Parkway. In

addition, staff recommends that the final location, design, and plant materials associated with the transitional landscape area be subject to review and approval by the Community Development Department. Condition No. 36 is included to reflect this requirement.

The concepts of hydro-zoning, or using materials that are compatible in their water use requirements together within the same irrigation zones, are to be applied with all planting and irrigation design. All proposed landscape areas will have automatically controlled irrigation systems that incorporate the use of spray, subsurface in-line emitters, and other high efficiency drip-type systems. All irrigation watering will be required to comply with the water conservation requirements established within the Folsom Municipal Code (FMC, Chapter 13.26 Water Conservation) and shall comply with all state water conservation regulations including the Governor's declarations and restrictions pertaining to water conservation and outdoor landscaping.

Tree Preservation

The City of Folsom Tree Preservation Ordinance (Folsom Municipal Code Chapter 12.16) regulates both the removal of protected trees and the encroachment of construction activities within their drip lines. Protected trees include native oak trees with a trunk diameter of 6 inches or greater, or multiple-trunked oak trees with an aggregate trunk diameter of 20 inches. A total of two (2) oak trees (Interior Live Oak and Valley Oak) located on the project site meet the criteria to be protected under the City of Folsom Tree Ordinance and both of these trees are located within the open space area and will be preserved. There are a total of twenty-seven (27) other trees located in and around the proposed 3.5-acre development area including Cottonwood, Black Willow, Arroyo Willow, and Sandbar Willow. Thirteen (13) of the aforementioned trees are located within the central portion of the project site and will need to be removed. The remaining fourteen (14) trees are proposed to be preserved although some may need to be pruned to regain their health.

Grading and Drainage

The subject property is relatively flat and would involve grading on the western portion of the project site to provide building pads (finished pad grade of 340 to 341 feet) for the proposed apartment buildings and parking lot areas. No grading activity is proposed within Humbug Creek or on the south side of Humbug Creek within the open space areas. Development of the project site is anticipated to require moderate movement of soils (including over-excavation, filling, and leveling) and the compaction of said materials. The applicant will be required to provide a complete geotechnical report before the design of interior roads, parking lot areas, and building foundations are finalized. Condition No. 12 is included to reflect this requirement.

A preliminary geotechnical investigation was prepared for the proposed project to evaluate existing geotechnical and seismic conditions at the project site as they relate to the design and construction of proposed structures. Subsurface information obtained indicates that the site is predominately underlain by relatively loose to medium dense tailings (from previous mining activities) overlying moderately hard bedrock to the maximum depth of the deepest exploration. Although the project site is not currently mapped for potential liquefaction hazard, previous geotechnical investigations have indicated that relatively large settlements might occur due to earthquake induced liquefaction of the "loose" tailings below the groundwater table. To address these potential concerns, a condition of approval has been included (Condition No. 13) that requires the owner/applicant to over excavate the project site, remove loose soils and slickens soils, and to place a non-liquefied layer that results in more uniform ground surface settlement.

Public storm drainage facilities are provided to accommodate runoff for the surrounding residential land uses, but no infrastructure currently exists within the project site itself. The nearest storm drainage infrastructure is located adjacent to the site along Blue Ravine Road, within the public right-of-way. Staff recommends the storm drain improvement plans provide for "Best Management Practices" that meet the requirements of the water quality standards of the City's National Pollutant Discharge Elimination System Permit issued by the State Regional Water Quality Control Board. Condition No. 30 is included to reflect this requirement.

Biological Resources

The 10.1-acre project site, which is situated on an undeveloped rectangular parcel, features a creek (Humbug Creek) that runs through the southern portion of the site. Vegetation within the site is primarily non-native annual grassland, with inclusions of riparian vegetation associated with the intermittent drainage along the northern edge of the property, and a riparian wetland in the north-central portion of the property. The regulatory framework that is relevant to the California Environment Quality Act (CEQA) review process for this project include; Federal Endangered Species Act, Migratory Bird Treaty Act, California Endangered Species Act, California Department of Fish and Game Species of Concern, California Native Plant Society, State Jurisdiction, Jurisdictional Water of the United States, and CEQA Significance Criteria. The evaluation of biological resources and the potential environmental effects of implementing the proposed project are based on a Biological Resource Assessment that was prepared by ECORP Consulting.

The Biological Resource Assessment determined that riparian habitats, sensitive natural communities, protected habitats, and potential waters of the United States occur on the project site. In terms of habitat, the Assessment determined that the proposed project could potentially adversely impact six special-status bird species including Cooper's hawk, Oak titmouse, White-tailed kite, Fox Sparrow, Yellow-billed magpie, and Nuttall's woodpecker. In addition, one special-status reptile could be impacted during construction, the northwestern pond turtle. To minimize potential impacts to special-status nesting birds and special-status reptiles, staff recommends that the following measures be implemented (Condition No. 37 and 38):

- The owner/applicant shall conduct a preconstruction nesting bird survey of all suitable habitat within 14 days prior to the commencement of construction during the nesting season (February 1st through August 31st). If active nests are found, a no-disturbance buffer around the nest shall be established. The buffer distance shall be established by a qualified biologist in consultation with CDFW. The buffer shall be maintained until the fledglings are capable of flight and become independent of the nest tree, to be determined by a qualified biologist. No further measures are necessary once the young are independent of the nest. Pre-construction nesting surveys are not required for construction activity outside the nesting season.
- The owner/applicant shall retain a wildlife biologist to conduct a preconstruction survey for northwestern pond turtles no more than 48 hours before the start of construction. The wildlife biologist will look for adult pond turtles, in addition to nests containing pond turtle hatchlings and eggs. If a western pond turtle is located in the construction area, the biologist will move the turtle to a suitable aquatic site outside the construction area. If an active pond turtle nest containing either pond turtle hatchlings or eggs is found, the City will consult the CDFW to determine and implement appropriate avoidance measures, which may include a

“no-disturbance” buffer around the nest site until the hatchlings have moved to a nearby aquatic site.

The proposed project would permanently impact (through fill) 0.489-acre of Waters of the U.S., consisting of 0.454 acre of riparian wetland and 0.035 acre of seasonal wetland swale. The project applicant is requesting authorization from the United States Army Corps of Engineers under Nationwide Permit (NWP) No. 29 to permanently impact Waters of the United States. In addition, the owner/applicant is required to obtain a Water Quality Certification from the Central Valley Regional Water Quality Control Board (RWQCB). Furthermore, impacts to riparian vegetation must be authorized through a Notification of Lake or Streambed Alteration for the proposed impacts to CDFW jurisdictional features. The project applicant is in the process of preparing applications for both the Water Quality Certification and Notification of Lake or Streambed Alteration. The proposed project cannot be constructed without the approval of the permits described above. These permits require avoidance, minimization, and compensatory mitigation measures to mitigate for the loss of Waters of the U.S., Waters of the State, and impacts to sensitive riparian vegetation. To minimize potential impacts to sensitive habitat associated with the aforementioned water features, staff recommends that the following measure be implemented (Condition No. 39):

- Prior to initiation of construction activities that would impact jurisdictional wetlands, the owner/applicant shall obtain permits pertaining to Section 404 and 401 of the Federal Clean Water Act and Section 1600 of the California Fish and Game Code. The owner/project applicant shall provide evidence that said permits have been obtained, or that the permit is not required, subject to Community Development Department review and approval of any grading or improvement plans.

Architecture and Design

The proposed project includes development of a 72-unit multi-family apartment community located on a 10.1-acre site within the Parkway Specific Plan Area. The proposed project, which includes development of five (5) three-story apartment buildings and one (1) single-story community building, features 18 one-bedroom units, 36 two-bedroom units, and 18 three-bedroom units. The individual apartment units range from 754 square feet (one-bedroom unit) to 1,276 square feet (three-bedroom unit) in size. The design of the proposed apartment buildings reflects a fairly contemporary architectural style with many high-quality elements including varied roof elements, dormers, highly articulated facades, recessed and exposed balconies, and multiple decorative enhancements. Proposed building materials include stucco siding, horizontal lap siding, board and batten siding, shake siding, stone veneer, wood eaves, wood rafters, wood window and door trim, decorative metal mailing, and composition shingle roof tiles. Primary colors are generally lighter earth tones with more colorful trim and accent colors.

The project is subject to the Parkway Specific Plan Design Guidelines, the City’s Design Guidelines for Multi-Family Development, and the Humbug-Willow Creek Design Guidelines. The Design Guidelines are intended to establish and reinforce the neighborhood character of the Parkway Subdivision through the use of quality design, materials, and colors. The Design Guidelines include a variety of recommendations for residential land uses including:

- The design of multi-family residential development shall avoid long, unbroken building faces and make offsets an integral part of the design.

- Articulate the facades visible from the Parkway and the public right-of-way of buildings greater than 50 feet in length with projections and/or reveals in order to create a varying architectural form.
- Strong variations of traditional architecture, massing, and form which create texture and shadow should be a major consideration.
- Openings in buildings should be accentuated architecturally through indentation, framing, and roof variations.
- Pitched roofs are highly desirable and recommended over flat roofs.
- Buildings should be articulated with balconies, dormers, gables, porches, varied setbacks, and staggered roof planes to break up the visual massing of building facades.
- Natural materials such as stone, masonry, wood, and patterned concrete should be used as building materials.
- Finish colors of general wall areas should be of natural earthtones or variations of these tones so as to blend in with the natural landscape. Limited accent colors of compatible schemes may be used for trim, window areas, balconies, and doors.

In reviewing the architecture and design of the proposed apartment buildings, City staff determined that the applicant incorporated many of the essential design elements required by the Parkway Specific Plan Design Guidelines, the Design Guidelines for Multi-Family Development, and the Humbug-Willow Creek Design Guidelines including highly articulated facades on each of the apartment buildings, varied roof design elements, enhanced window and door trim, recessed and exposed balconies, and multiple decorative enhancements. As recommended by the Design Guidelines, the primary colors are generally earth tone in nature and feature various shades of beige and tan. The supporting trim and accent colors offer slightly more vibrant colors such as white, almond, and topaz. Proposed roof tile colors, which have been designed to complement the building colors, feature charcoal blend. In addition, the proposed apartment buildings utilize a variety of natural building materials as suggested by the Design Guidelines including stucco siding, lap siding, board and batten siding, shake siding, stone veneer accents, wood window and door trim, wood rafters, wood eaves, metal railing, and composition shingle roof tiles. Staff forwards the following design recommendations to the Commission for consideration:

1. This approval is for five (5) individual apartment buildings and one (1) community recreation building associated with the Parkway Apartment Community project. The applicant shall submit building plans that comply with this approval, the attached building elevations dated July 30, 2016.
2. The design, materials, and colors of the proposed Parkway Apartment Community buildings shall be consistent with the submitted building elevations, color renderings, materials samples, and color scheme to the satisfaction of the Community Development Department.

3. Roof-mounted mechanical equipment, including satellite dish antennas, shall not extend above the height of the parapet walls. Ground-mounted mechanical equipment shall be shielded by landscaping or trellis type features.
4. Utility equipment such as transformers, electric and gas meters, electrical panels, and junction boxes shall be screened by walls and or landscaping.
5. Brick pavers, stamped colored asphalt, or another type of colored masonry material (ADA compliant) shall be used to designate pedestrian crosswalks on the project site, in addition to where pedestrian paths cross drive aisles, and shall be incorporated as a design feature at the driveway entrances.
6. 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 apartment buildings.
7. The final design of the carport structures shall be subject to review and approval by the Community Development Department to ensure architectural consistency with the apartment buildings.
8. The final color scheme for the apartment buildings and community recreation building shall be subject to review and approval by the Community Development Department.

These recommendations are included in the conditions of approval presented for consideration by the Planning Commission (Condition No. 52).

In evaluating architecture and design of the proposed project, staff also took into consideration the compatibility of the proposed project relative to the surrounding single-family and multi-family residential and commercial development. The existing single-family residential development, located to the north and east of the project site, consists of a combination of modest, one and two story homes with contemporary "California" design features. The multi-family apartment development located to the west of the project, which includes numerous three-story apartment buildings, features a contemporary design with natural building materials and earth tone colors. In reviewing the submitted building elevations, color renderings, and color and materials board, staff has determined that the design, materials, and colors of the proposed apartment buildings is similar to and compatible with the surrounding single-family and multi-family residential development.

ENERGY AND WATER CONSERVATION

To reduce impacts in terms of energy and water consumption, the proposed project is required to meet the 2014 Title 24 Building Envelope Energy Efficiency Standards. The project will be allowed to achieve this performance standard through a combination of measures to reduce energy use for heating, cooling, water heating and ventilation. Because energy use for each different system type (i.e., heating, cooling, water heating, and ventilation) as well as appliances is defined, this method will also easily allow for application of individual measures aimed at reducing the energy use of these devices in a prescriptive manner.

In an effort to address water conservation, the proposed project includes a number of measures aimed at reducing on-site water usage. As discussed within the Landscape section of this staff report, the proposed project has been designed to achieve an overall water efficient landscape rating utilizing primarily low water use plant materials. The concepts of utilizing plant materials that are compatible in their water use requirements together within the same irrigation zones, are to be applied with all planting and irrigation design. In addition, all proposed landscape areas will have automatically controlled irrigation systems that incorporate the use of spray, subsurface in-line emitters, and other high efficiency drip-type systems. To further ensure water conservation is being achieved, the proposed project is required to comply with all State and local rules, regulations, Governor's Declarations, and restrictions including but not limited to: Executive Order B-29-15 issued by the Governor of California on April 1, 2015 relative to water usage and conservation, requirements relative to water usage and conservation established by the State Water Resources Control Board, and water usage and conservation requirements established within the Folsom Municipal Code, (Chapter 13.26 Water Conservation), or amended from time to time. Condition No 60 is included to reflect these requirements.

PUBLIC OUTREACH

In an effort to inform and educate neighbors and residents regarding the specific details of the proposed project, the applicant conducted two public outreach meetings. The first public outreach meeting occurred on January 23, 2017 and was attended by approximately 50 residents, while the second public outreach meeting took place on February 21, 2017 and was attended by approximately 25 residents. The aforementioned outreach meetings generated a significant amount of interest, with many residents voicing concern regarding the proposed apartment project, and others expressing their support. Listed below is a representative sample of the type of comments that were made regarding the proposed development:

- Concerns regarding affordable housing and its perceived impact to the surrounding areas
- Concern regarding potential increase in the crime in the project area
- Concern relative to potential impact to property values in the project area
- Concern regarding traffic, access, and circulation
- Concern regarding potential parking impacts
- Concern regarding potential noise and light impacts
- Concern regarding the site design of the proposed project
- Concern regarding the architecture and design of the proposed apartment buildings
- Concern regarding potential environmental impacts associated with the proposed project
- Concern regarding lack of notification and time to review project details

A majority of the concerns listed above have been addressed in detail within the context of various sections (traffic/access/circulation, noise, lighting, architecture/design, etc.) of this staff report. In relation to the concerns expressed about the general nature of affordable housing, representatives of the property management company attended the second public outreach meeting and provided residents with an overview with respect to the proposed operation and management of the apartment community. In addition, the property management representatives engaged in a fairly lengthy question and answer session with residents regarding affordable aspect of the proposed project. With respect to concerns expressed regarding a potential increase in crime, the Police Department has thoroughly evaluated the proposed project and does not have any significant reservations regarding potential increases in crime with development of the affordable apartments.

In terms of the proposed project's potential impact to property values in the project area, City staff researched an existing affordable apartment development (Granite City Apartments) on Sibley Street. The research, which was based on three years of historic sales information, indicated that the property values in the vicinity of the Granite City Apartments have increased at a rate similar to property values increases in the City as a whole.

With respect to traffic, access, and circulation, residents were most concerned with traffic safety issues associated with the left-turn movements into and out of the project site from a proposed driveway on Blue Ravine Road. In response to this concern, the applicant revised the project design to eliminate the aforementioned left turn movements to and from the Blue Ravine Road project drive. It is important to note that City staff (per the Traffic Impact Analysis) is also recommending that a raised median be constructed in the center median of Blue Ravine Road to physically restrict left turns movements to and from the Blue Ravine Road project driveway. In relation to parking, some residents expressed concern that the proposed project has insufficient on-site parking and that the overflow parking would impact adjacent properties. In response to this concern, the applicant has provided ten (10) additional on-site parking spaces, increasing the overall number of parking spaces from 139 to 148 parking spaces (2.05 parking spaces per unit). The revised on-site parking exceeds the parking requirements of the Parkway Specific Plan and the Design Guidelines for Multi-Family Development.

At and prior to the January 23, 2017 public outreach meeting, a number of residents expressed concern that they were not provided sufficient time to fully understand and evaluate the proposed project (Public Notices regarding the proposed project were originally mailed to all property owners located within 300 feet of the project site on December 19, 2016). In an effort to provide residents with additional time to review the proposed project and associated environmental documents, City staff extended the public review period for the Initial Study and Mitigated Negative Declaration from January 22, 2017 to February 15, 2017. In addition, staff rescheduled the project from the February 1, 2017 Planning Commission meeting to the March 15, 2017 Planning Commission meeting. Additionally, staff also provided public notices to the property manager (Preserve at Blue Ravine Apartments) of the adjacent apartment community to share with their residents regarding the proposed development.

ENVIRONMENTAL REVIEW

An environmental consultant prepared an Initial Study and Mitigated Negative Declaration (Attachment 9) for the project in accordance with the California Environmental Quality Act (CEQA) regulations and determined that with the proposed mitigations, the project will not have a significant effect on the environment. The Mitigated Negative Declaration has been prepared and noticed for public comment on the project, and mitigation measures have been included as Conditions of Approval. City staff received four comment letters from public agencies (Central Valley Regional Water Quality Control Board, Sacramento Metropolitan Utility District, the California Department of Fish and Wildlife, and the State Office of Planning and Research) and two letters from local residents regarding the Initial Study and Mitigated Negative Declaration. The aforementioned letters and responses are included within the Initial Study and Mitigated Negative Declaration documents attached to this staff report. To date, no other written comments have been received from the public during the Mitigated Negative Declaration public review period.

RECOMMENDATION/PLANNING COMMISSION ACTION

MOVE TO ADOPT THE MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM PREPARED FOR THE PARKWAY APARTMENT COMMUNITY PROJECT (PN 16-171) PER ATTACHMENT 9;

AND

MOVE TO APPROVE A PLANNED DEVELOPMENT PERMIT FOR DEVELOPMENT OF SEVENTY-TWO (72) MULTI-FAMILY APARTMENT UNITS AS ILLUSTRATED ON ATTACHMENTS 2 THROUGH 8 FOR THE PARKWAY APARTMENT COMMUNITY PROJECT WITH THE FOLLOWING FINDINGS AND CONDITIONS (NO. 1-66).

GENERAL FINDINGS

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

CEQA FINDINGS

- C. A MITIGATED NEGATIVE DECLARATION HAS BEEN PREPARED FOR THE PROJECT IN ACCORDANCE WITH CEQA.
- D. THE PLANNING COMMISSION HAS CONSIDERED THE PROPOSED MITIGATED NEGATIVE DECLARATION TOGETHER WITH ANY COMMENTS RECEIVED DURING THE PUBLIC REVIEW PROCESS BEFORE MAKING A DECISION REGARDING THE PROJECT.
- E. THE MITIGATED NEGATIVE DECLARATION REFLECTS THE INDEPENDENT JUDGMENT AND ANALYSIS OF THE CITY OF FOLSOM.
- F. THE MITIGATED NEGATIVE DECLARATION HAS DETERMINED THAT THE PROPOSED PROJECT WOULD NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT WITH THE REQUIRED MITIGATION MEASURES.
- G. ON THE BASIS OF THE WHOLE RECORD, THERE IS NO SUBSTANTIAL EVIDENCE THAT THE PROJECT WILL HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT WITH THE REQUIRED MITIGATION MEASURES.

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, OTHER APPLICABLE ORDINANCES OF THE CITY, AND THE GENERAL PLAN.

- I. THE PROPOSED PROJECT IS CONSISTENT WITH THE OBJECTIVES, POLICIES AND REQUIREMENTS OF THE DEVELOPMENT STANDARDS OF THE CITY.
- J. THE PHYSICAL, FUNCTIONAL AND VISUAL COMPATIBILITY BETWEEN THE PROPOSED PROJECT AND EXISTING AND FUTURE ADJACENT USES AND AREA CHARACTERISTICS IS ACCEPTABLE.
- K. THERE ARE 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 THIS PROPOSAL.
- L. 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
- M. THE PROPOSED PROJECT WILL NOT BE DETRIMENTAL TO THE HEALTH, SAFETY AND GENERAL WELFARE OF THE PERSONS OR PROPERTY WITHIN THE VICINITY OF THE PROJECT SITE, AND THE CITY AS A WHOLE.
- N. ADEQUATE PROVISION IS MADE FOR THE FURNISHING OF SANITATION SERVICES AND EMERGENCY PUBLIC SAFETY SERVICES TO THE DEVELOPMENT.
- O. AS CONDITIONED, THE PROPOSED PROJECT WILL NOT CAUSE ADVERSE ENVIRONMENTAL IMPACTS WHICH HAVE NOT BEEN MITIGATED TO AN ACCEPTABLE LEVEL.

Submitted,



DAVID E. MILLER, AICP
Community Development Director

Planning Commission
Parkway Apartment Community (PN 19-013)
March 20, 2019

Attachment 8
Letter from Applicant, dated March 5, 2019



March 5, 2019

Mr. Steve Banks
City of Folsom Planner
50 Natoma St, Folsom, Ca

RE: Request to Extend Entitlements at Folsom Parkway Apartments

Dear Steve,

Please accept this request to extend the entitlements for the Parkway Apartments for a period of two years. We are making this request due to not yet receiving an award of tax credits from the Tax Credit Allocation Committee.

If you have any questions or require any additional information, please do not hesitate to contact me at (916) 834-5986.

Again thank you.

Sincerely,

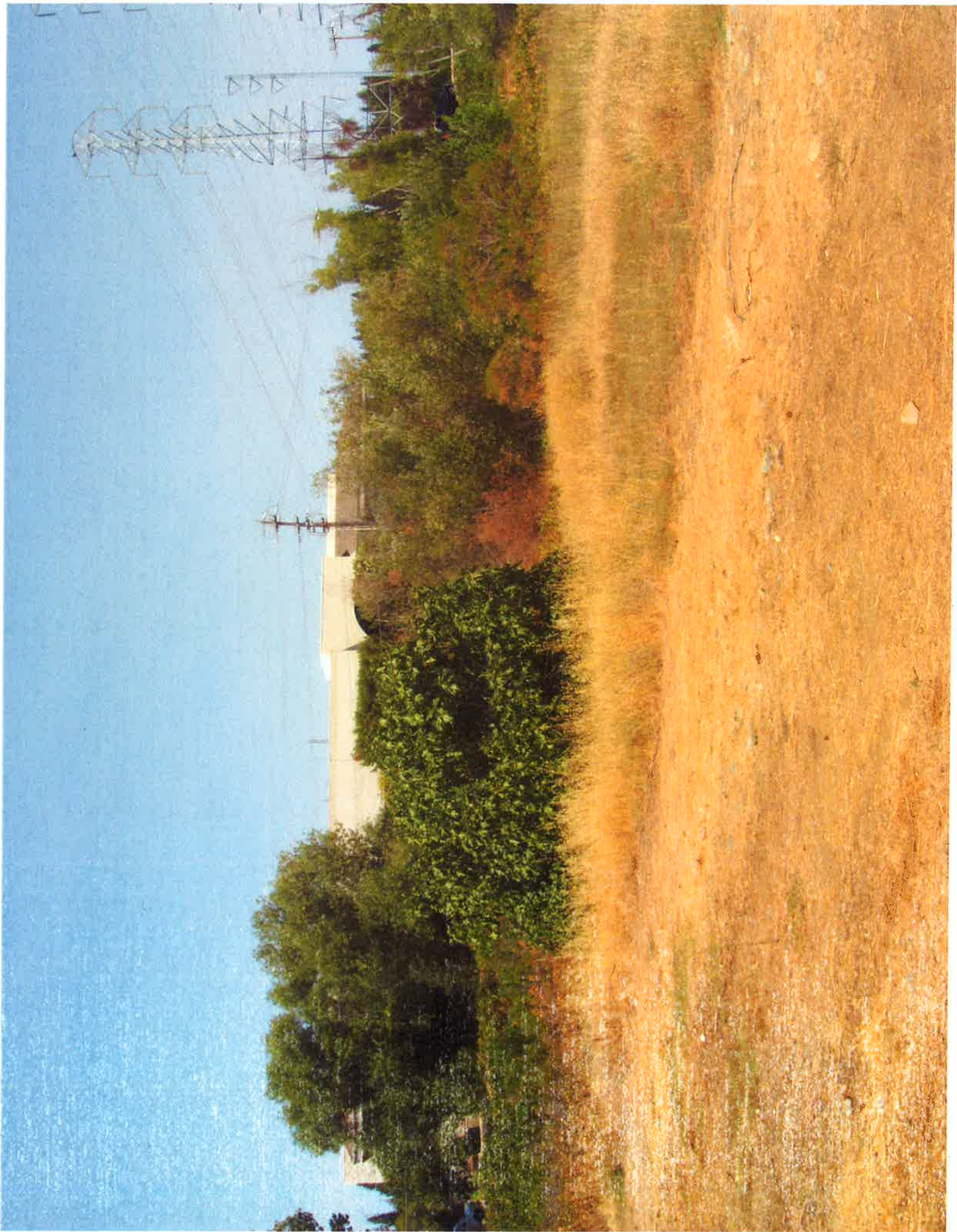
Mike Kelley
Development Partner

Planning Commission
Parkway Apartment Community (PN 19-013)
March 20, 2019

Attachment 9 Site Photographs











CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 2
Type: Public Hearing
Date: March 20, 2019

Planning Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: Mangini Ranch Villages 8 and 9 Residential Design Review
File #: PN-19-079
Request: Residential Design Review
Location: Mangini Ranch Subdivision within Folsom Plan Area
(approximately 500 feet southeast of the intersection of East
Bidwell Street and Mangini Parkway)
Staff Contact: Steve Banks, Principal Planner, 916-461-6207
sbanks@folsom.ca.us

Property Owner

Name: Lennar Homes
Address: 1420 Rocky Ridge Drive, Suite No.
320, Roseville, CA 95661

Applicant

Name: Lennar Homes
Address: 1420 Rocky Ridge
Drive, Suite No. 320, Roseville,
CA 95661

Recommendation: Conduct a public hearing and upon conclusion recommend approval of a Residential Design Review Application for 181 single-family residential units as illustrated on Attachments 5 through 9 for the Mangini Ranch Villages 8 and 9 Subdivision project (PN 19-079) subject to the findings (Findings A-J) and conditions of approval (Conditions 1-14) attached to this report.

Project Summary: The proposed project involves a request for Residential Design Review approval for 181 single-family residential units located within Village 8 and 9 of the previously approved 833-unit Mangini Ranch Phase 1 Subdivision project. Specifically, the project includes the introduction of two (2) new master plans to supplement the seven (7) master plans that were previously approved for Mangini Ranch Villages 8 and 9. The two new master plans are considered multi-generational homes whose focus is to allow families to “age in place” by providing a separate suite within the main residence.

Table of Contents:

- 1 - Description/Analysis
- 2 - Background
- 3 - Conditions of Approval
- 4 - Vicinity Map
- 5 - Mangini Ranch Master Plan Exhibit



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 2
Type: Public Hearing
Date: March 20, 2019

- 6 - Site Plan and Plan Mix Exhibit
- 7 - Typical Lot Layout (Approved/Proposed Master Plans Blended Together)
- 8 - Typical Street Scenes (Approved/Proposed Master Plans Blended Together)
- 9 - Building Elevations and Floor Plans, dated January 31, 2019
- 10 - Previously Approved Building Elevations
- 11 - Project Narrative, dated January 17, 2019
- 12 - Folsom Ranch Central District Design Guidelines

Submitted,

PAM JOHNS
Community Development Director

ATTACHMENT 1 DESCRIPTION/ANALYSIS

APPLICANT'S PROPOSAL

The applicant, Lennar Homes, is requesting Residential Design Review approval for 181 single-family residential units situated within the Village 8 and 9 portions of the previously approved 833-unit Mangini Ranch Phase 1 Subdivision project. In particular, the proposed project includes the introduction of two (2) new, multi-generational master plans to supplement the seven (7) existing master plans that were previously approved for Mangini Ranch Villages 8 and 9. The two new master plans include three (3) distinct California heritage-themed architectural styles (California Ranch, European Cottage, and Italianate) and four (4) color and material alternatives.

The proposed master plans, which feature two, two-story models, range in size from 3,312 to 3,512 square feet (5BR/3.5BA to 6BR/3.5BA) and include an attached two-car garage(s). The three classic design themes are characterized by a variety of unique architectural elements including varied roof shapes and forms, creative use of building massing, covered entries, prominent window design, and enhanced decorative elements. Proposed building materials include stucco, stone veneer, brick veneer, decorative shutters, decorative pipes, wood accents, themed garage doors, and concrete roof tiles. In addition, there are four distinct color and material alternatives available for each of the master plans resulting in 24 different visual expressions.

The applicant has indicated that the two new master plans feature Next Generation "Next Gen" floor plans intended to meet the needs of the changing demographics of their buyers. These multi-generational homes will allow families to "age in place" by providing a separate suite within the main home. The separate suite is intended for a relative of the homeowner, such as an aging parent or returning adult child to live with the rest of the family while still having space of their own for privacy and comfort.

POLICY/RULE

Folsom Municipal Code (FMC), Section 17.06.030 requires that single-family residential master plans submit a Design Review Application for approval by the Planning Commission.

ANALYSIS

As described previously within the applicant's proposal, the proposed project features two, multi-generational master plans with three distinct architectural themes that have been chosen from the traditional heritage of California home styles including California Ranch, European Cottage, and Italianate. The following is a description of each of the aforementioned architectural styles proposed for Villages 8 and 9 within the Mangini

Ranch Phase 1 Subdivision:

California Ranch

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

European Cottage

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

Italianate

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

for an aesthetic that is as striking as it is enduring.

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

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

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

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

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

In reviewing the architecture and design of the project, staff determined that the design of the two proposed master plans (which also include three elevation plans, four color and material alternatives, and 24 architectural and visual expressions) accurately reflect the level and type of high quality design features recommended by the Folsom Ranch Central District Design Guidelines. Specifically, the master plans are responsive to views on all four building elevations and include a variety of unique architectural elements that create an interesting streetscape scene including: off-set building massing, a mixture of hip and gable roof forms, architectural projections, recessed second-story elements, decorative enhancements, and varied garage door designs.

The proposed building materials (stucco, stone veneer, brick veneer, built-up eaves, decorative shutters, decorative pipes, wood accents, themed garage doors, and concrete roof tiles) are consistent with the materials recommended by the Folsom Ranch Central District Design Guidelines. In addition, the proposed project includes distinct (earth-tone) color schemes that will enhance the visual interest of each of the

master plans. Taking into consideration the aforementioned architectural details, materials, and colors, staff has determined that the design of the master plans is consistent with the design principles established by the Design Guidelines.

In evaluating the architecture and design of the project, staff also took into consideration the compatibility of the two proposed master plans in relation to the seven previously approved master plans. The seven previously approved master plans include five distinct California heritage-themed architectural styles (California Ranch, European Cottage, Italianate, Vineyard, and Western Farmhouse) that are characterized by a variety of unique architectural elements including varied roof shapes and forms, covered entries, front porches, prominent window design, and enhanced decorative elements. Building materials for the previously approved master plans include stucco, vertical board and batten siding, stone veneer, limestone veneer, brick veneer, built-up eaves, decorative shutters, decorative wrought iron, decorative pipes, wood accents, themed garage doors, and concrete roof tiles. The color schemes for the previously approved master plans are predominantly earth tone in nature. As described above, the seven previously approved master plans utilize architectural styles, building materials, and color schemes that similar to and compatible with the two proposed master plans.

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

1. This approval is for two, two-story master plans (three building elevations with four color and material options and 24 visual expressions) for the Villages 8 and 9 of the Mangini Ranch Phase 1 Subdivision. The applicant shall submit building plans that comply with this approval and the attached building elevations dated January 22, 2019.
2. The design, materials, and colors of the proposed Mangini Ranch Villages 8 and 9 Subdivision single-family residential units shall be consistent with the submitted building elevations, materials samples, and color scheme to the satisfaction of the Community Development Department.
3. The Community Development Department shall approve the individual lot permits to assure no duplication or repetition of the same house, same roofline, same elevation style, side-by-side, or across the street from each other.

4. All mechanical equipment shall be ground-mounted and concealed from view of public streets, neighboring properties and nearby higher buildings. For lots abutting the open space areas, mechanical equipment shall be located out of view from open space areas.
5. Decorative light fixtures, consistent with the Folsom Ranch Central District Design Guidelines, shall be added to the front and rear building elevation of each Master Plan to the satisfaction of the Community Development Department.
6. A minimum of two trees (one street tree and one accent tree) shall be planted in the front yard of each residential lot within the subdivision. A minimum of three trees are required along the street-side of all corner lots. All front yard irrigation and landscaping shall be installed prior to a Building Permit Final.

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

ENVIRONMENTAL REVIEW

The City, as lead agency, previously determined that the Mangini Ranch Subdivision project is entirely consistent with the Folsom Plan Area Specific Plan (FPASP) and therefore the project is exempt from the California Environmental Quality Act as provided by Government Code section 65457 and CEQA Guidelines section 15182. Since that determination was made, none of the events described in Public Resources Code section 21166 or CEQA Guidelines section 15162 (e.g. substantial changes to the project) have occurred. Therefore, no environmental review is required in association with this design review application.

RECOMMENDATION/PLANNING COMMISSION ACTION

Move to Approve the Design Review Application for 181 single-family residential units as illustrated on Attachments 5 through 9 for the Mangini Ranch Villages 8 and 9 Subdivision project with the following findings (Findings A-J) and conditions of approval (Conditions 1-14) included as Attachment 3.

GENERAL FINDINGS

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

CEQA FINDINGS

- C. THE CITY, AS LEAD AGENCY, PREVIOUSLY CERTIFIED AN ENVIRONMENTAL IMPACT REPORT/ENVIRONMENTAL IMPACT STATEMENT FOR THE FOLSOM PLAN AREA SPECIFIC PLAN.
- D. THE CITY PREVIOUSLY DETERMINED THAT THE MANGINI RANCH SUBDIVISION PROJECT IS CONSISTENT WITH THE FOLSOM PLAN AREA SPECIFIC PLAN.
- E. THE CITY PREVIOUSLY DETERMINED THAT THE MANGINI RANCH SUBDIVISION PROJECT IS EXEMPT FROM THE REQUIREMENTS OF CEQA PURSUANT TO GOVERNMENT CODE SECTION 65457 AND CEQA GUIDELINES SECTION 15182.
- F. NONE OF THE EVENTS SPECIFIED IN SECTION 21166 OF THE PUBLIC RESOURCES CODE OR SECTION 15162 OF THE CEQA GUIDELINES HAVE OCCURRED.
- G. NO ENVIRONMENTAL REVIEW IS REQUIRED FOR THIS DESIGN REVIEW APPLICATION.

DESIGN REVIEW FINDINGS

- H. THE PROJECT IS IN COMPLIANCE WITH THE GENERAL PLAN, THE FOLSOM PLAN AREA SPECIFIC PLAN, AND THE APPLICABLE ZONING ORDINANCES.
- I. THE PROJECT IS IN CONFORMANCE WITH THE FOLSOM RANCH CENTRAL DISTRICT DESIGN GUIDELINES.
- J. 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 2
BACKGROUND**

BACKGROUND

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

On March 7, 2018, the Planning Commission approved a Planned Development Permit Modification and Residential Design Review Application for 181 single-family residential units situated within the Village 8 and 9 portions of the previously approved 833-unit Mangini Ranch Phase 1 Subdivision project. The Planned Development Permit Modification provided for an increase in the maximum lot coverage for 39 of the 181 residential lots within the subdivision from 50% to 51% in order to accommodate new design elements including a covered outdoor area (California room). The Residential Design Review Application included approval of seven (7) individual master plans with five (5) distinct California heritage-themed architectural styles and twenty-four (24) color and material alternatives. The approved master plans, which include a combination of one-story and two-story homes, range in size from 2,287 to 3,789 square feet (3BR/2BA to 5BR/3BA) and feature a built-in California room as well as an attached two-car garage.

GENERAL PLAN DESIGNATION	SFHD (Single-Family High Density)
SPECIFIC PLAN DESIGNATION	SP-SFHD PD (Specific Plan-Single-Family High Density, Planned Development District)
ADJACENT LAND USES/ZONING	North: Mangini Ranch Parkway with single-family residential development (SFHD PD) beyond South: Open Space (OSC) with undeveloped multifamily residential property beyond

East: Open Space (OSC) with a future neighborhood park site beyond

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

SITE CHARACTERISTICS

The two project sites are fully graded and site improvements (underground utilities, roadways, curbs, gutters, sidewalks, etc.) have been constructed

APPLICABLE CODES

FPASP (Folsom Plan Area Specific Plan)
Folsom Ranch Central District Design Guidelines
FMC 17.06, Design Review

Attachment 3 Conditions of Approval

CONDITIONS OF APPROVAL FOR THE MANGINI RANCH VILLAGES 8 AND 9 SUBDIVISION PROJECT (PN 19-079) FOLSOM PLAN AREA RESIDENTIAL DESIGN REVIEW			
Mitigation Measure	Condition/Mitigation Measure	When Required	Responsible Department
1.	<p>The applicant shall submit final site development plans to the Community Development Department that shall substantially conform to the exhibits referenced below:</p> <ul style="list-style-type: none"> • Mangini Ranch Master Plan Exhibit • Site Plan and Plan Mix Exhibit • Typical Lot Layout • Typical Street Scenes • Building Elevations and Floor Plans, dated January 31, 2019 <p>This project approval is for Mangini Ranch Villages 8 and 9 Subdivision Residential Design Review, which includes architectural and design details for 181 single-family residential units situated within Villages 8 and 9 of the Mangini Ranch Subdivision project. Implementation of the project shall be consistent with the above-referenced items as modified by these conditions of approval.</p>	B	CD (P)(E)
2.	<p>Building plans shall be submitted to the Community Development Department for review and approval to ensure conformance with this approval and with relevant codes, policies, standards and other requirements of the City of Folsom.</p>	B	CD (P)(E)(B)
3.	<p>The project approvals granted under this staff report (Residential Design Review) shall remain in effect for two years from final date of approval (March 20, 2021). Failure to obtain the relevant building (or other) permits within this time period, without the subsequent extension of this approval, shall result in the termination of this approval.</p>	B	CD (P)

CONDITIONS OF APPROVAL FOR THE MANGINI RANCH VILLAGES 8 AND 9 SUBDIVISION PROJECT (PN 19-079) FOLSOM PLAN AREA RESIDENTIAL DESIGN REVIEW			
Mitigation Measure	Condition/Mitigation Measure	When Required	Responsible Department
4.	<p>The owner/applicant shall defend, indemnify, and hold harmless the City and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul any approval by the City or any of its agencies, departments, commissions, agents, officers, employees, or legislative body concerning the project. The City will promptly notify the owner/applicant of any such claim, action or proceeding, and will cooperate fully in the defense. The City may, within its unlimited discretion, participate in the defense of any such claim, action or proceeding if both of the following occur:</p> <ul style="list-style-type: none"> • The City bears its own attorney's fees and costs; and • The City defends the claim, action or proceeding in good faith <p>The owner/applicant shall not be required to pay or perform any settlement of such claim, action or proceeding unless the settlement is approved by the owner/applicant.</p>	OG	CD (P)(E)(B) PW, PR, FD, PD, NS
DEVELOPMENT COSTS AND FEE REQUIREMENTS			
5.	The owner/applicant shall pay all applicable taxes, fees and charges at the rate and amount in effect at the time such taxes, fees and charges become due and payable.	B	CD (P)(E)
6.	If applicable, the owner/applicant shall pay off any existing assessments against the property, or file necessary segregation request and pay applicable fees.	B	CD (E)
7.	The City, at its sole discretion, may utilize the services of outside legal counsel to assist in the implementation of this project, including, but not limited to, drafting, reviewing and/or revising agreements and/or other documentation for the project. If the City utilizes the services of such outside legal counsel, the applicant shall reimburse the City for all outside legal fees and costs incurred by the City for such services. The applicant may be required, at the sole discretion of the City Attorney, to submit a deposit to the City for these services prior to initiation of the services. The applicant shall be responsible for reimbursement to the City for the services regardless of whether a deposit is required.	B	CD (P)(E)

CONDITIONS OF APPROVAL FOR THE MANGINI RANCH VILLAGES 8 AND 9 SUBDIVISION PROJECT (PN 19-079) FOLSOM PLAN AREA RESIDENTIAL DESIGN REVIEW				
	Mitigation Measure	Condition/Mitigation Measure	When Required	Responsible Department
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>	B	CD (P)(E)
9.		<p>This project shall be subject to all City-wide development impact fees, unless exempt by previous agreement. This project shall be subject to all City-wide development impact fees in effect at such time that a building permit is issued. These fees may include, but are not limited to, fees for fire protection, park facilities, park equipment, Humbug-Willow Creek Parkway, Light Rail, TSM, capital facilities and traffic impacts. The 90-day protest period for all fees, dedications, reservations or other exactions imposed on this project will begin on the date of final approval (March 20, 2019). The fees shall be calculated at the fee rate in effect at the time of building permit issuance.</p>	B	CD (P)(E), PW, PK
10.		<p>The owner/applicant agrees to pay to the Folsom-Cordova Unified School District the maximum fee authorized by law for the construction and/or reconstruction of school facilities. The applicable fee shall be the fee established by the School District that is in effect at the time of the issuance of a building permit. Specifically, the owner/applicant agrees to pay any and all fees and charges and comply with any and all dedications or other requirements authorized under Section 17620 of the Education Code; Chapter 4.7 (commencing with Section 65970) of the Government Code; and Sections 65995, 65995.5 and 65995.7 of the Government Code.</p>	B	CD (P)

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

12.	<p>The project shall comply with the following architecture and design requirements:</p> <ol style="list-style-type: none"> 1. This approval is for two, two-story master plans (three building elevations with four color and material options and 24 visual expressions) for the Villages 8 and 9 of the Mangini Ranch Phase 1 Subdivision. The applicant shall submit building plans that comply with this approval and the attached building elevations dated January 22, 2019. 2. The design, materials, and colors of the proposed Mangini Ranch Villages 8 and 9 Subdivision single-family residential units shall be consistent with the submitted building elevations, materials samples, and color scheme to the satisfaction of the Community Development Department. 3. The Community Development Department shall approve the individual lot permits to assure no duplication or repetition of the same house, same roofline, same elevation style, side-by-side, or across the street from each other. 4. All mechanical equipment shall be ground-mounted and concealed from view of public streets, neighboring properties and nearby higher buildings. For lots abutting the open space areas, mechanical equipment shall be located out of view from open space areas. 5. Decorative light fixtures, consistent with the Folsom Ranch Central District Design Guidelines, shall be added to the front and rear building elevation of each Master Plan to the satisfaction of the Community Development Department. 6. A minimum of two trees (one street tree and one accent tree) shall be planted in the front yard of each residential lot within the subdivision. A minimum of three trees are required along the street-side of all corner lots. All front yard irrigation and landscaping shall be installed prior to a Building Permit Final. 	B	CD (P) (B)
FIRE DEPARTMENT REQUIREMENT			
13.	<p>The building shall have illuminated addresses visible from the street or drive fronting the property. Size and location of address identification shall be reviewed and improved by the Fire Marshal.</p>	B	FD

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

CONDITIONS

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

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

Planning Commission
Mangini Ranch Villages 8 and 9 Residential Design Review (PN 19-079)
March 20, 2019

Attachment 4 Vicinity Map

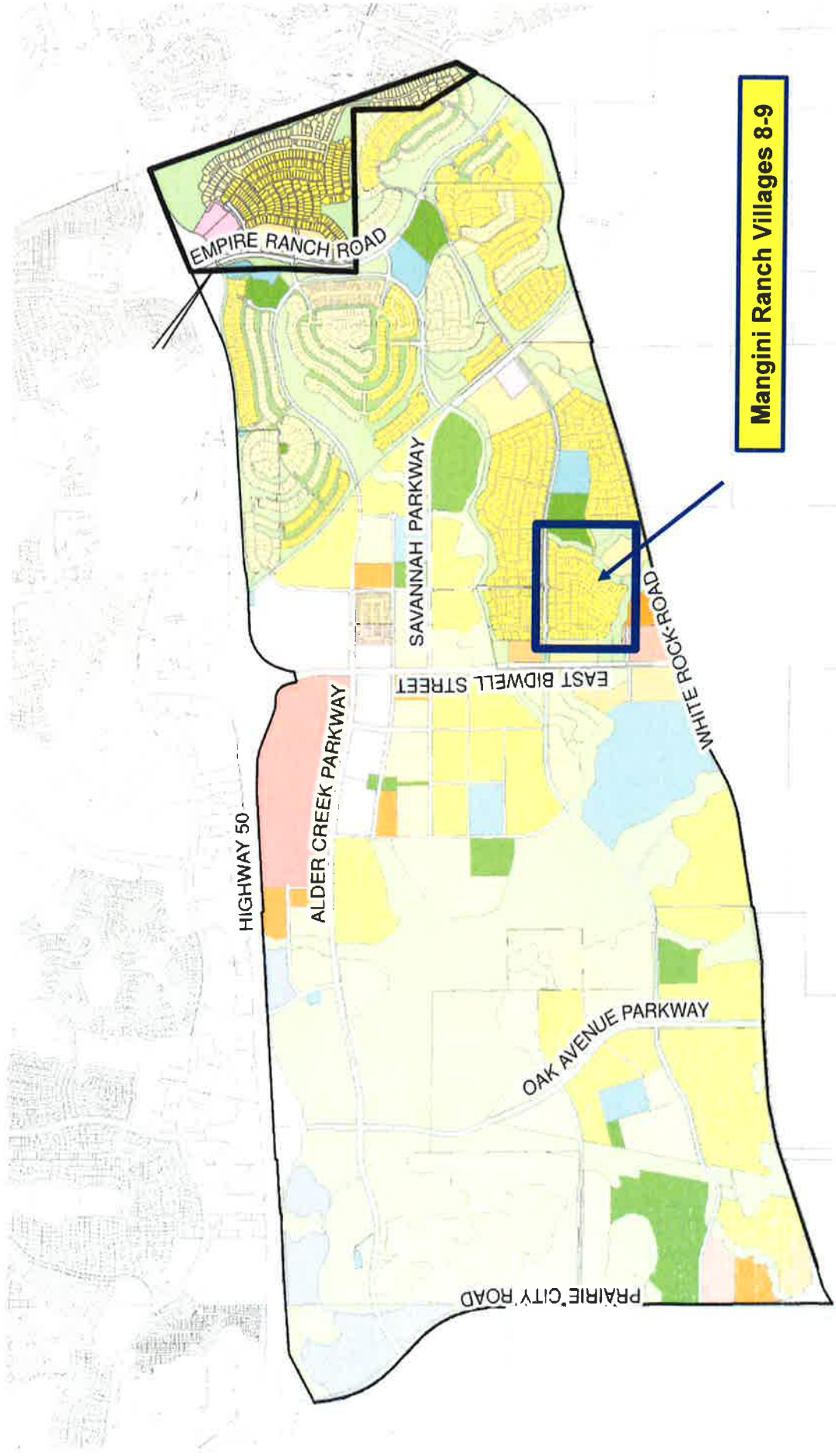
Planning Commission
Mangini Ranch Villages 8 and 9 Residential Design Review (PN 19-079)
March 20, 2019

Attachment 4 Vicinity Map

Vicinity Map



CITY OF
FOLSOM



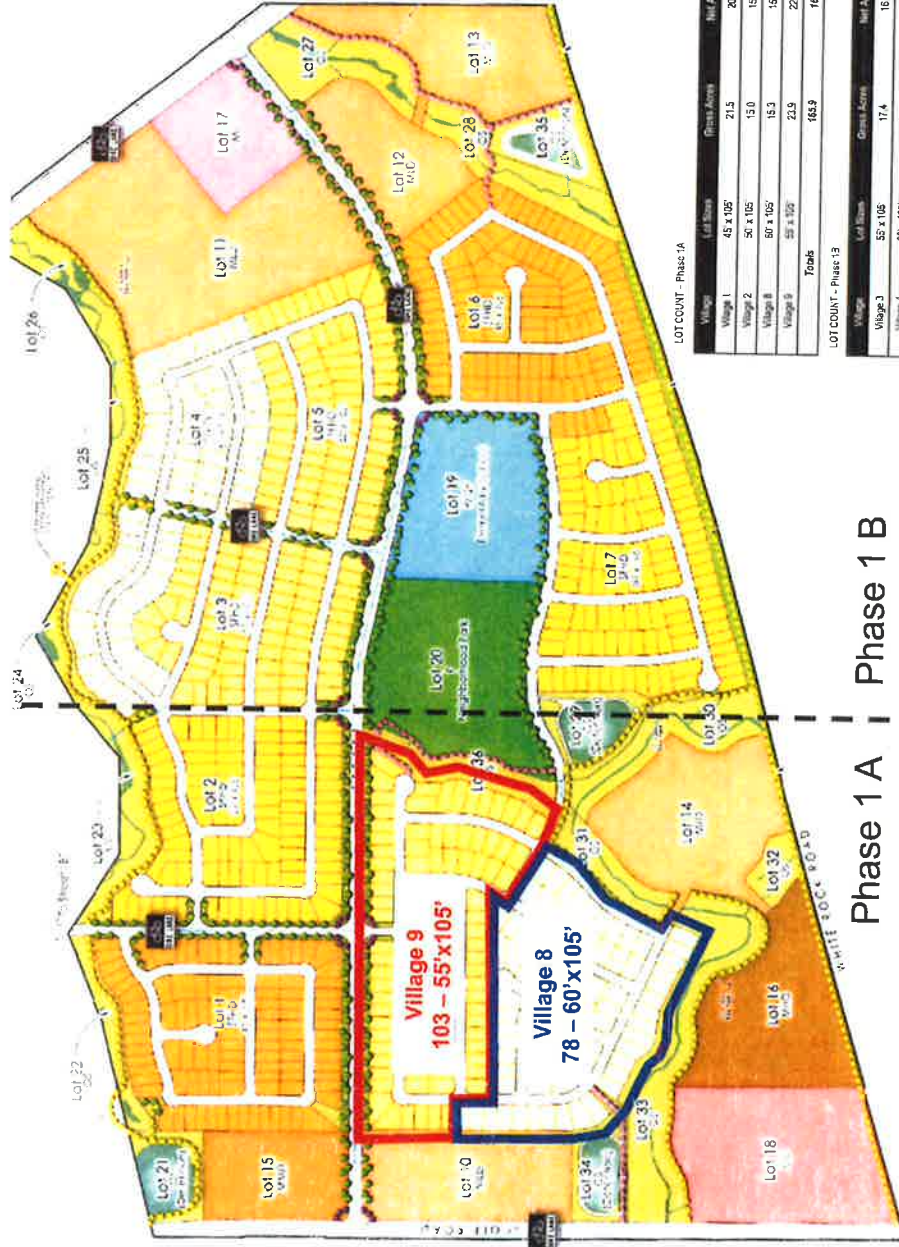
Mangini Ranch Villages 8-9

Planning Commission
Mangini Ranch Villages 8 and 9 Residential Design Review (PN 19-079)
March 20, 2019

Attachment 5

Mangini Ranch Master Plan Exhibit

Mangini Ranch Illustrative Master Plan Exhibit



LOT COUNT - Phase 1A

Village	Lot Size	Units	Net Acres	Units	Density
Village 1	45' x 105'	21.5	20.8	108	5.83
Village 2	50' x 105'	15.0	15.0	96	5.20
Village 8	60' x 105'	15.3	15.3	78	4.31
Village 9	55' x 105'	23.9	22.8	103	4.82
Totals		66.9	64.9	387	4.83

LOT COUNT - Phase 1B

Village	Lot Size	Units	Net Acres	Units	Density
Village 3	55' x 105'	17.4	16.1	75	4.85
Village 4	60' x 105'	16.9	16.9	74	4.79
Village 5	55' x 105'	15.5	14.7	73	4.97
Village 6	60' x 105'	22.0	20.6	116	5.34
Village 7	45' x 105'	18.3	18.4	108	5.82
Totals		68.9	66.9	446	4.83

Phase 1 A | Phase 1 B

Attachment 6
Site Plan and Plan Mix Exhibit



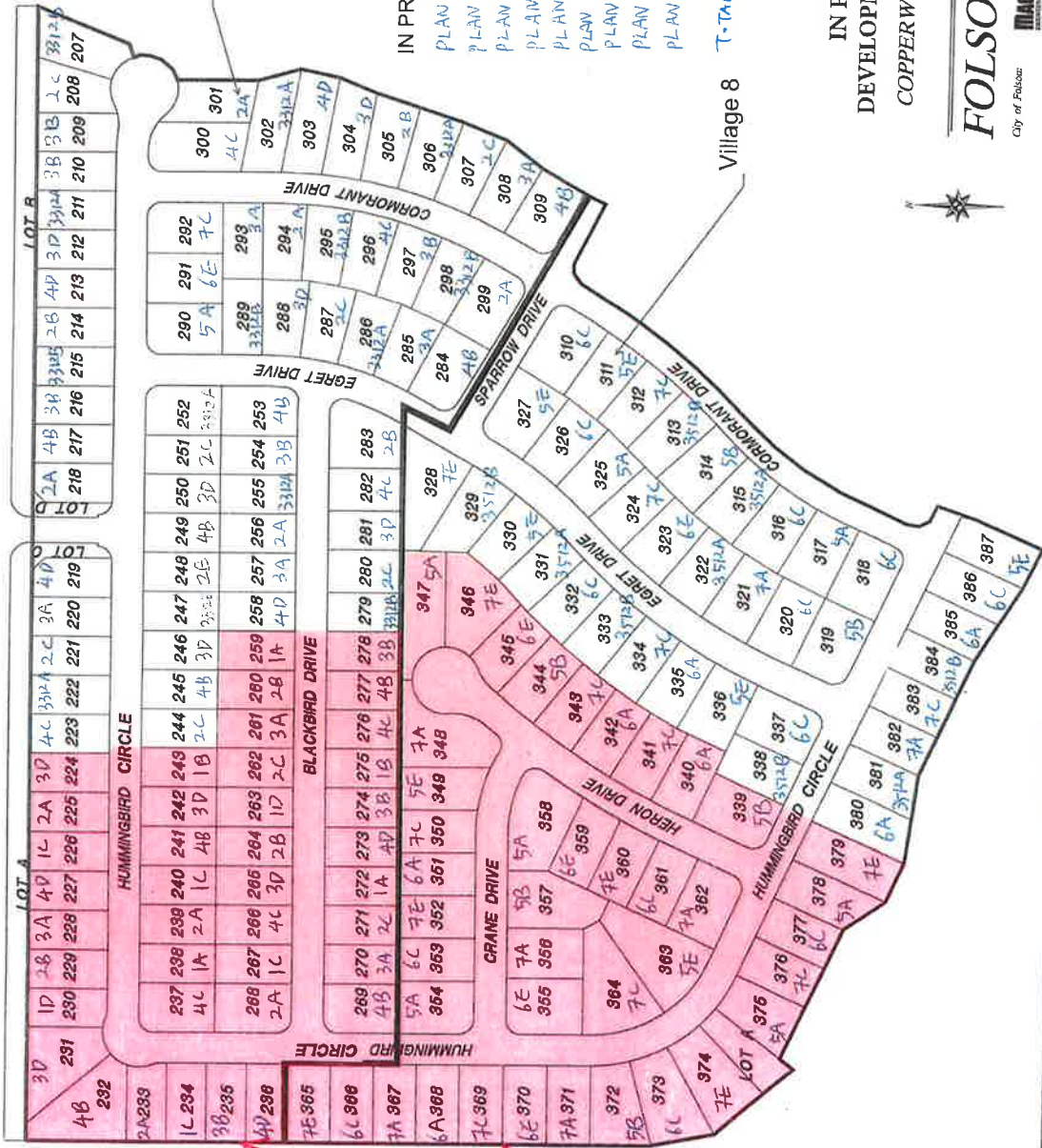
SITE PLAN
COPPERWOOD & OAKLEAF
AT

FOLSOM RANCH

City of Folsom
MACKAY & SOMPS
 ARCHITECTS
 2022.08



MANGINI PARKWAY



Village 9

Village 8

IN PROGRESS PLAN MIX

- PLAN 1 - 11 HOMES
- PLAN 2 - 25 HOMES
- PLAN 3 - 26 HOMES
- PLAN 4 - 24 HOMES
- PLAN 5 - 21 HOMES
- PLAN 6 - 26 HOMES
- PLAN 7 - 25 HOMES
- PLAN 3512 - 14 HOMES
- PLAN 3512 - 9 HOMES

T-TAL 181 HOMES

IN PROGRESS
 DEVELOPMENT PLAN MIX
 COPPERWOOD & OAKLEAF
 AT

FOLSOM RANCH

City of Folsom
Mackay & Samps
 California
 May 1, 2008

Houses
 under
 construction
 or in to City
 for Building
 Permits

NOT BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ENGINEER OR ARCHITECT AND NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.



39 Lots where
increased coverage
applies - 51%

LOT COVERAGE EXHIBIT

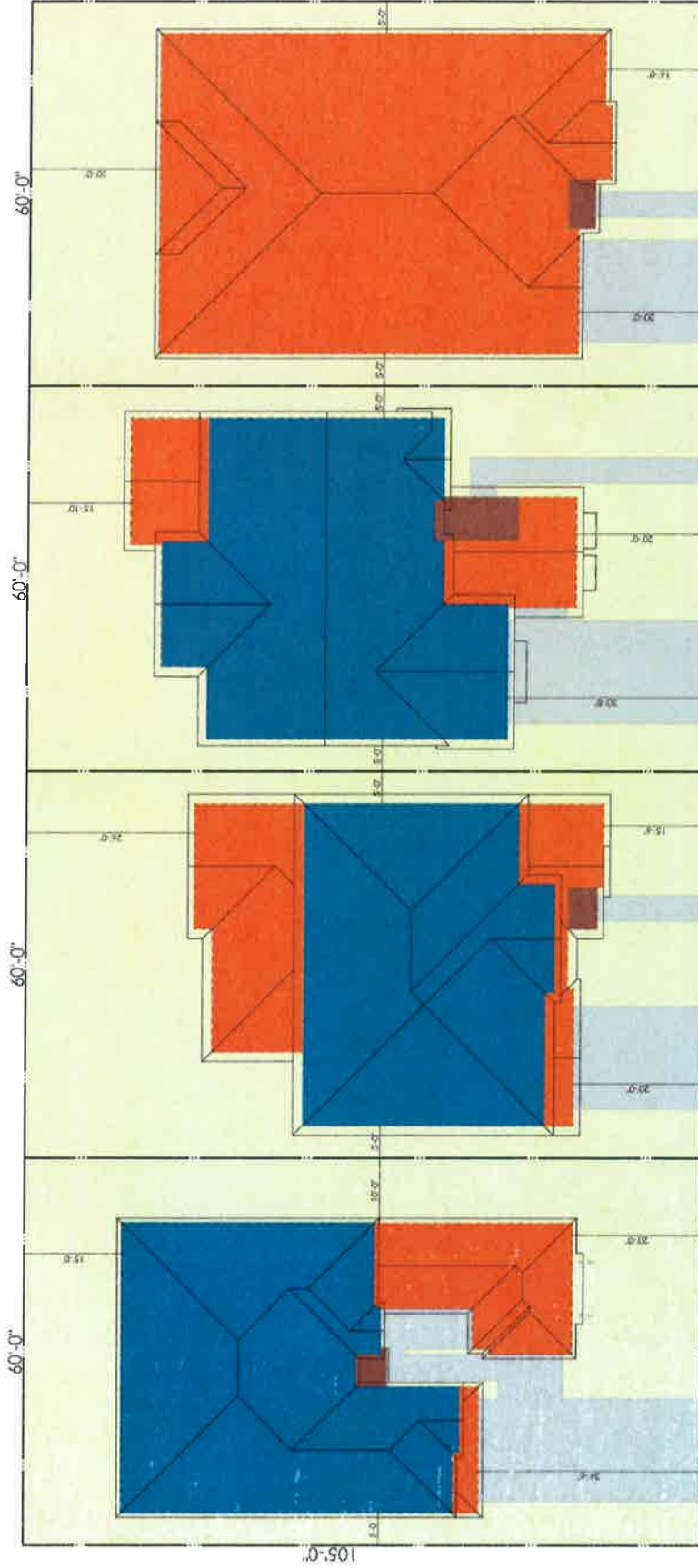
COPPERWOOD & OAKLEAF
AT

FOLSOM RANCH

City of Folsom
Mackay & Samps
California
September 12, 2017
21779.001



Attachment 7
Typical Lot Layout (Approved/Proposed Master
Plans Blended Together)



105'-0"

PLAN 3512 | EUROPEAN COTTAGE

PLAN 3511 | CALIFORNIA RANCH

PLAN 3510 | VINEYARD

PLAN 3509 | EUROPEAN COTTAGE

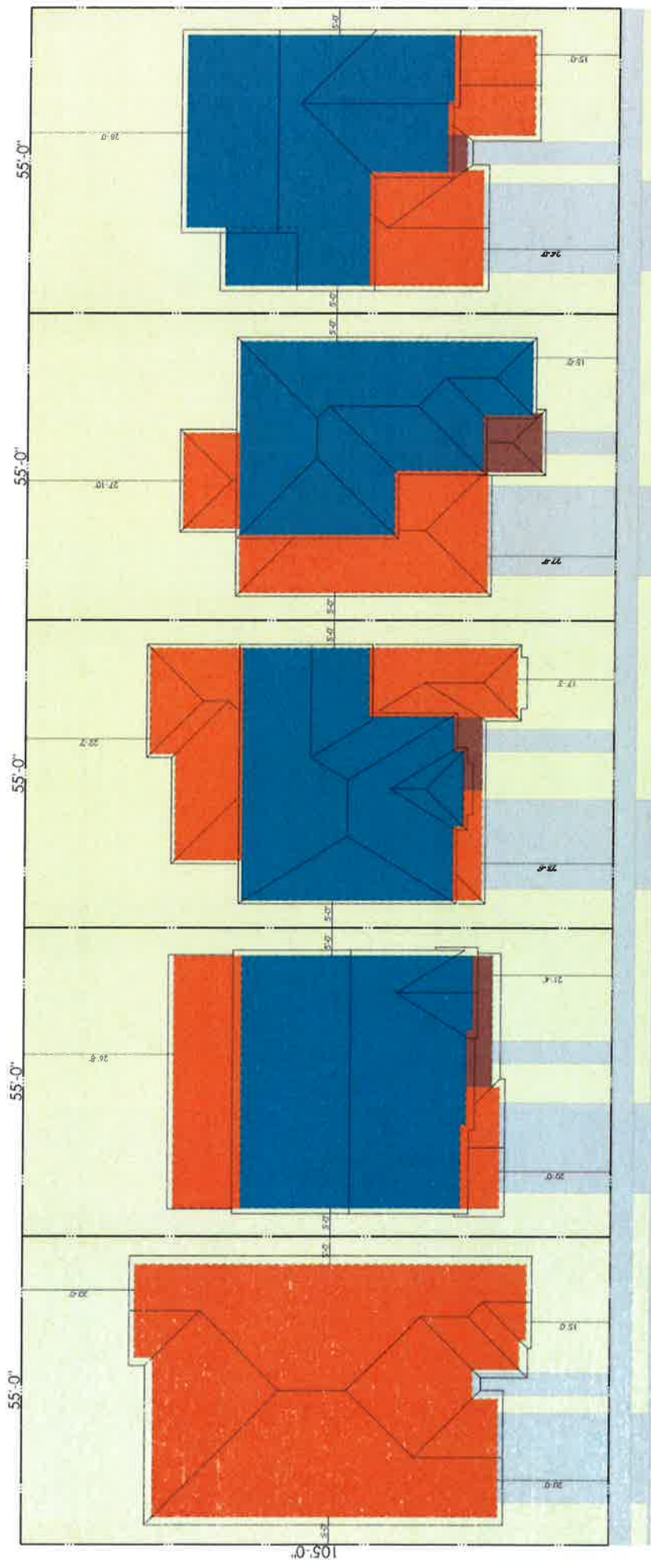
- LEGEND**
- FIRST STORY MASSING
 - SECOND STORY MASSING
 - COVERED FRONT PORCH (ONE STORY)
 - DRIVEWAY/SIDEWALK



02.04.19

VILLAGE 8 | BUILDING ARTICULATION PLAN

MANGINI | LENNAR
 FOLSOM, CALIFORNIA



PLAN ONE - CALIFORNIA RANCH

LEGEND

- FIRST STORY MASSING
- SECOND STORY MASSING
- COVERED FRONT PORCH (LINE STORY)
- DRIVEWAY/SIDEWALK

PLAN FOUR - WESTERN FARMHOUSE

PLAN THREE - EUROPEAN COTTAGE

PLAN TWO - ITALIAN

PLAN ONE - CALIFORNIA RANCH

02.04.19

VILLAGE 9 | BUILDING ARTICULATION PLAN

MANGINI | LENNAR
FOLSOM, CALIFORNIA



colorado 1731 10th Avenue, Suite 300
Broomfield, CO 80020
woodleyarchitecturalgroup.com
781.445.2222

Attachment 8
Typical Street Scenes (Approved/Proposed
Master Plans Blended Together)



PLAN 3512 | EUROPEAN COTTAGE

PLAN SIX | CALIFORNIA RANCH

PLAN SEVEN | VINEYARD

PLAN FIVE | EUROPEAN COTTAGE

02.04.19



VILLAGE 8 | STREET SCENE

MANGINI | LENNAR
FOLSOM, CALIFORNIA





PLAN ONE | CALIFORNIA RANCH

PLAN FOUR | WESTERN FARMHOUSE

PLAN THREE | EUROPEAN COTTAGE

PLAN TWO | ITALIAN

PLAN 3372 | CALIFORNIA RANCH



VILLAGE 9 | STREET SCENE
MANGINI | CALATANTIC HOMES
FOLLOM, CALIFORNIA



Planning Commission
Mangini Ranch Villages 8 and 9 Residential Design Review (PN 19-079)
March 20, 2019

Attachment 9
Building Elevations and Floor Plans
Dated January 31, 2019

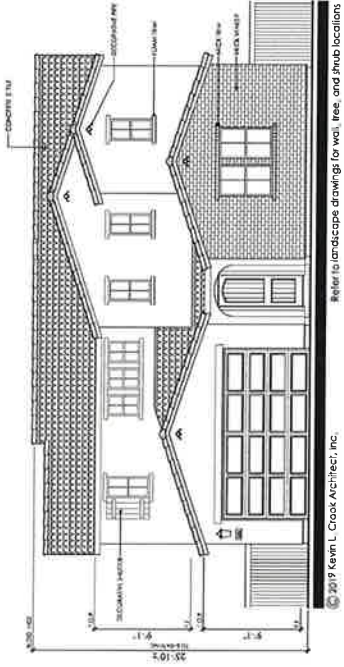


"A" CALIFORNIA RANCH



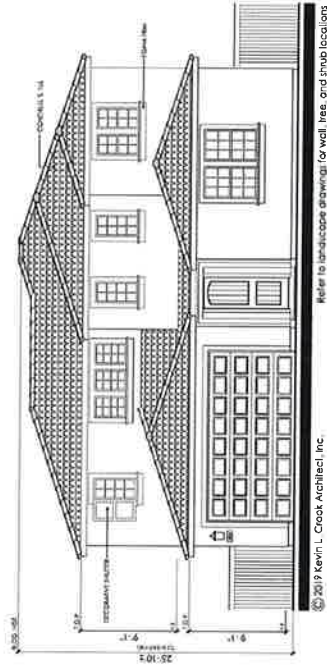
"B" ITALIANATE
 PLAN 3,312
 FRONT ELEVATION

MANGINI
 FOLSOM, CALIFORNIA
 1/31/2019



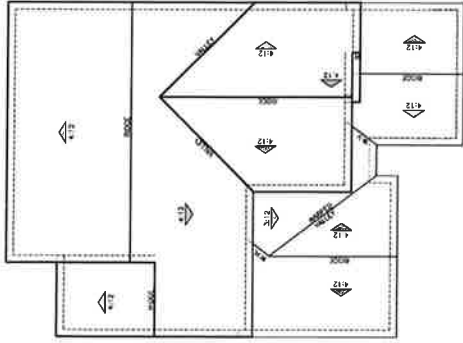
© 2019 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

"A" CALIFORNIA RANCH

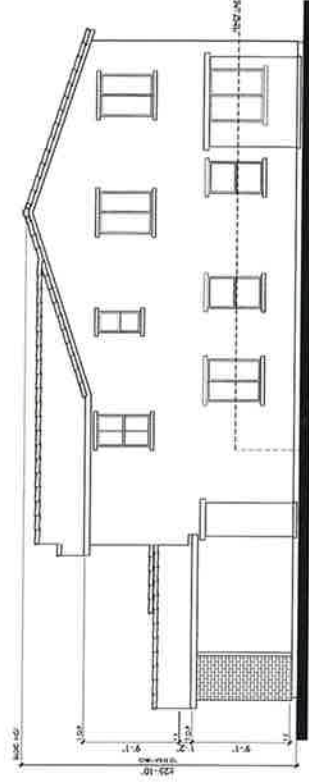


© 2019 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

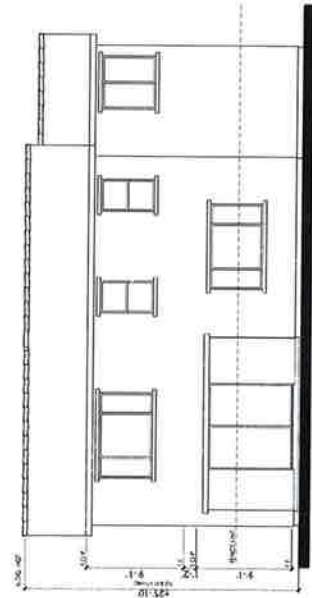
"B" ITALIANATE
PLAN 3,312
FRONT ELEVATION



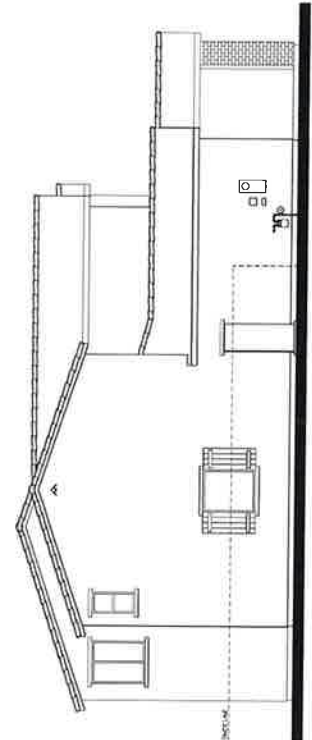
ROOF PLAN "A"
SCALE 1/8" = 1'-0"
CONCRETE'S TILE TP UNO
BASE 1:27 TP UNO



RIGHT



REAR



LEFT

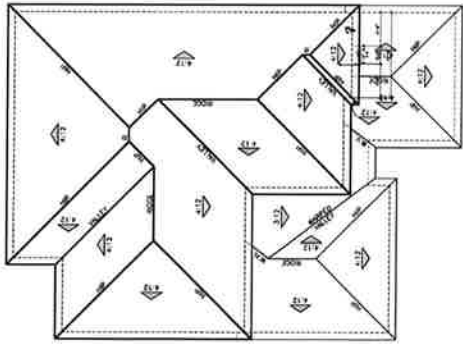
PLAN 3,312 "A"
CALIFORNIA RANCH ELEVATION

MANGINI
FOLSOM, CALIFORNIA
3/13/19

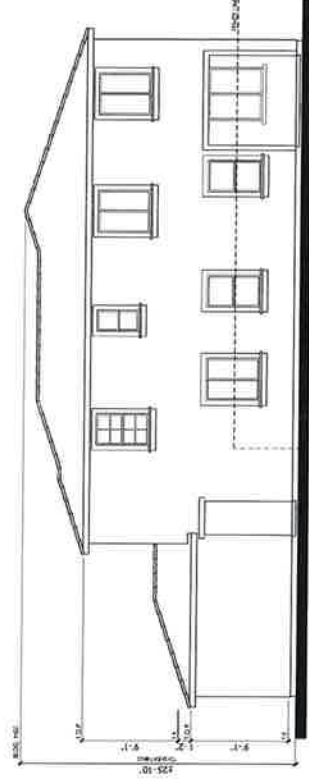
LENNAR



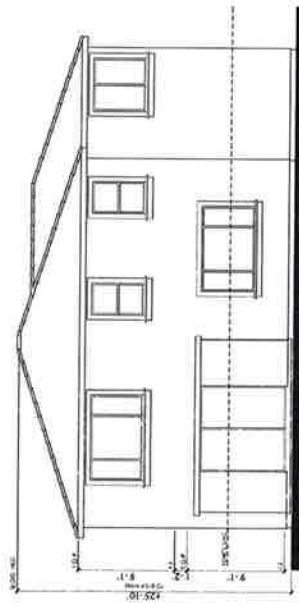
Kevin L. Crook
Architect
Inc
PLANNING + ARCHITECTURE
© Copyright All Rights Reserved



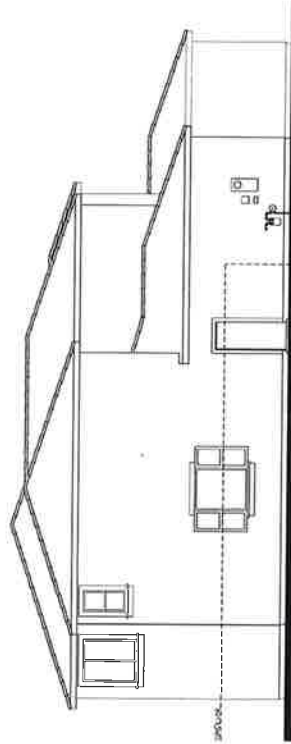
ROOF PLAN "B"
 SCALE 1/8" = 1'-0"
 CONCRETE FLAT TYP. UNO.
 12:12 TYP. UNO.
 RAKE 12:12 TYP. UNO.



RIGHT



REAR



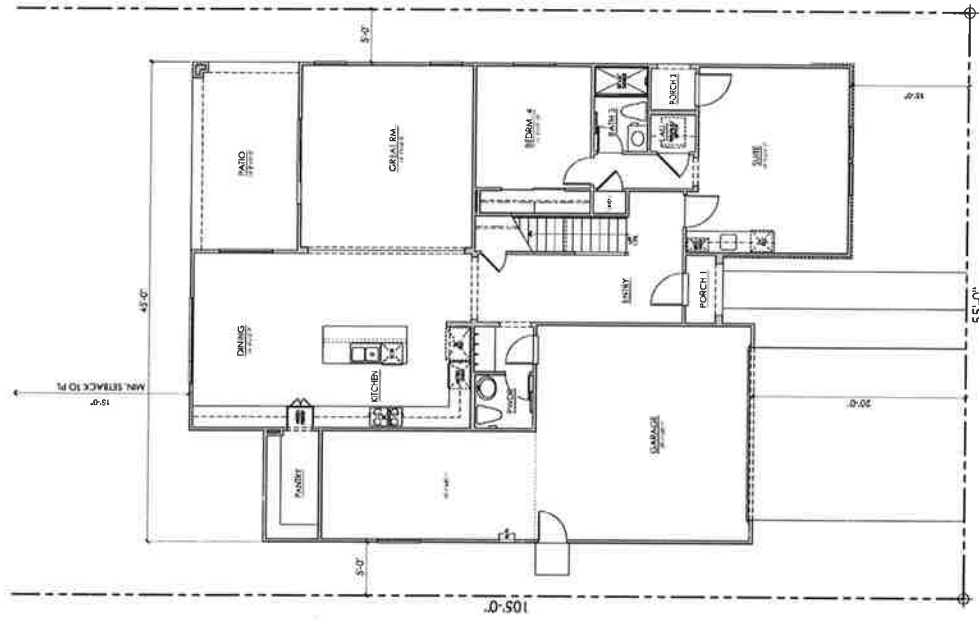
LEFT

PLAN 3,312 "B"
 ITALIANATE ELEVATION

MANGINI
 FOLSOM, CALIFORNIA
 3/13/19

LENNAR





FIRST FLOOR PLAN



SECOND FLOOR PLAN

AREA TABULATION

MAIN FLOOR AREA	SECOND FLOOR AREA	TOTAL DWELLING	UNCONTINGATED BUILDING	PERCENTAGE
1,703 S.F.	1,703 S.F.	3,406 S.F.	627 S.F.	18.4%
1,703 S.F.	1,703 S.F.	3,406 S.F.	177 S.F.	5.2%
			704 S.F.	20.7%

PERCENTAGE OF TOTAL DWELLING AREA
 UNCONTINGATED BUILDING 20.7%
 PERCENTAGE OF TOTAL DWELLING AREA 20.7%



PLAN 3,312
 4 BEDROOM, 3.5 BATH

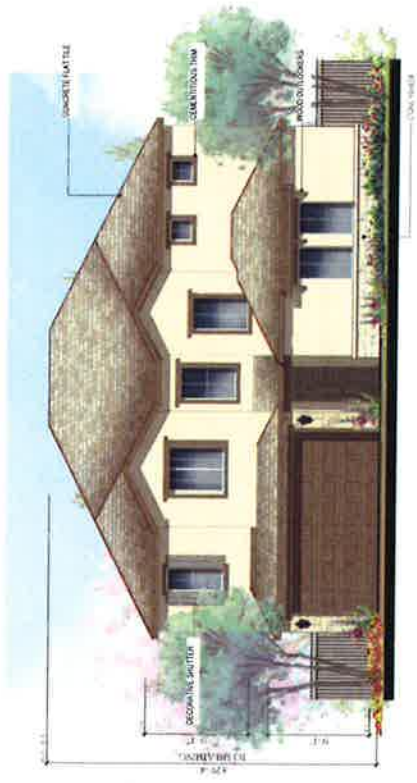
MANGINI
 FOLSOM, CALIFORNIA
 3/13/19

Kevin L. Crook
 Architect
Inc
 PLANNING • ARCHITECTURE
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 JOB # 18093
 KICH2100M

LENNAR



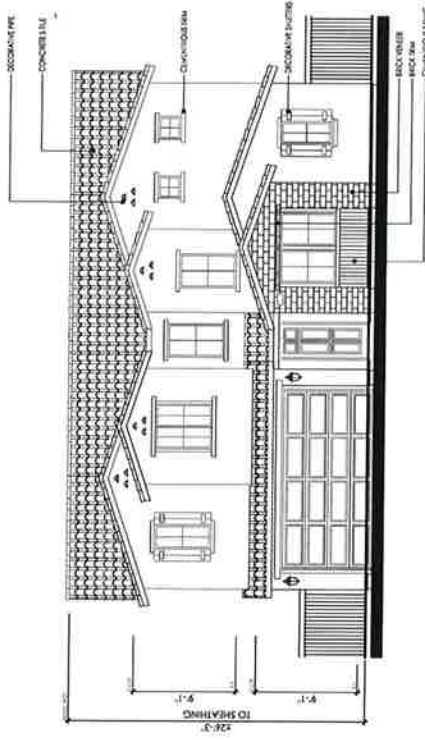
FRONT ELEVATION 'A' - CALIFORNIA RANCH
SCALE: 3/8" = 1'-0"



FRONT ELEVATION 'B' - EUROPEAN COITAGE
SCALE: 3/8" = 1'-0"

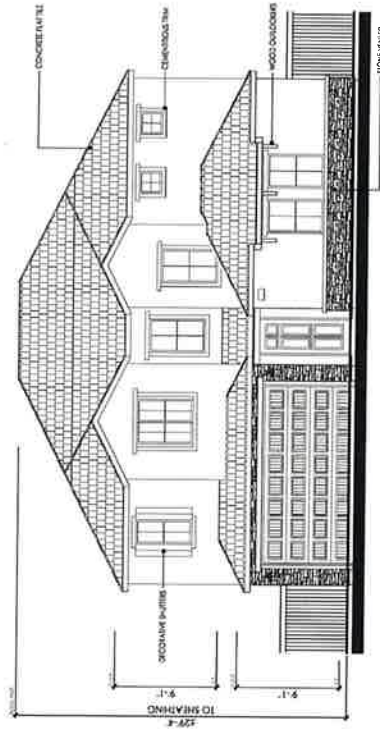
PLAN 3512
FRONT ELEVATIONS

MANGINI
FOLSOM, CALIFORNIA



FRONT ELEVATION 'A' - CALIFORNIA RANCH

SCALE: 3/8" = 1'-0"

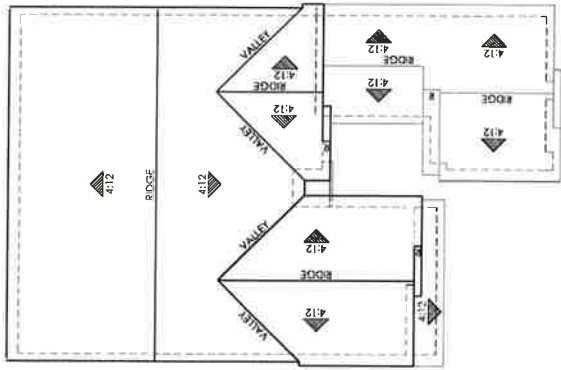


FRONT ELEVATION 'B' - EUROPEAN COTTAGE

SCALE: 3/8" = 1'-0"

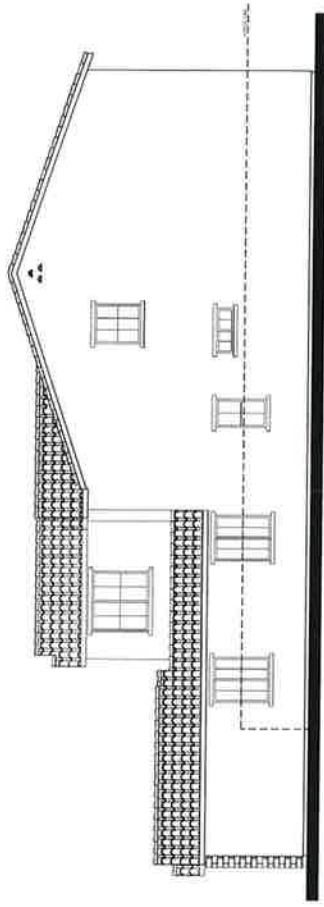
PLAN 3512
FRONT ELEVATIONS

MANGINI
FOLSOM, CALIFORNIA
1/16/19

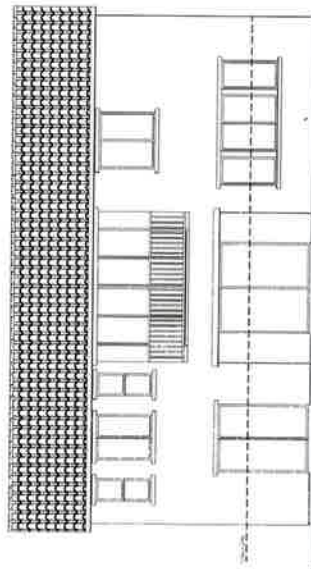


ROOF PLAN 'A'
SCALE: 1/8" = 1'-0"

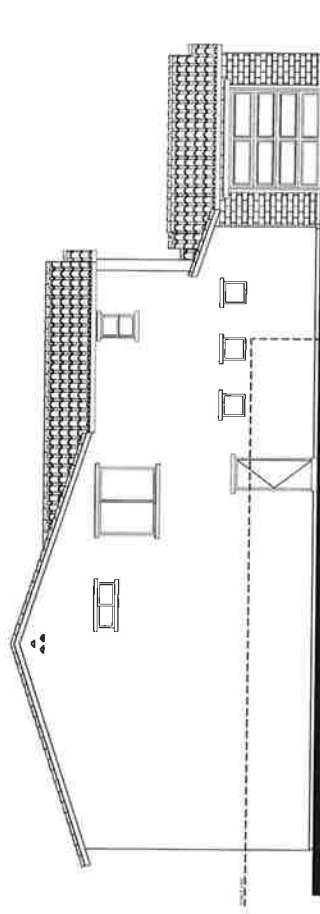
CONCRETE'S BEST PRACTICE
BASE: 12" THICK O.C. L.I.N.C.



RIGHT ELEVATION
SCALE: 3/16" = 1'-0"



REAR ELEVATION
SCALE: 3/16" = 1'-0"



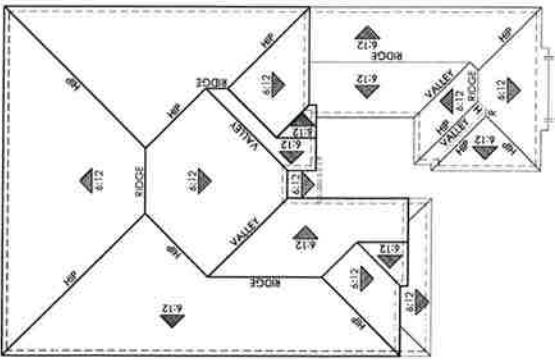
LEFT ELEVATION
SCALE: 3/16" = 1'-0"

PLAN 3512
ELEVATION "A" - CALIFORNIA RANCH

MANGINI
FOLSOM, CALIFORNIA
1/16/19

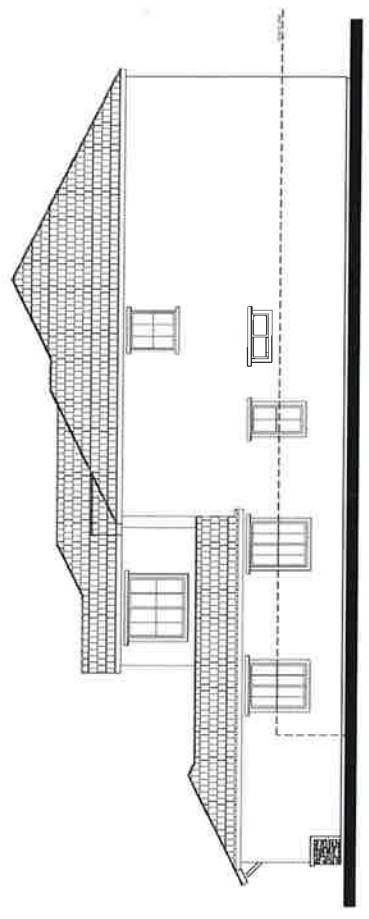


LENNAR

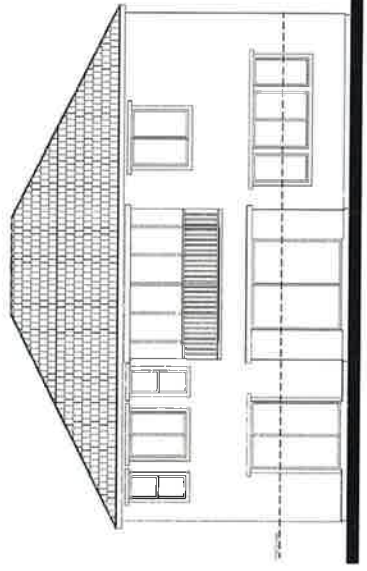


ROOF PLAN 'B'
SCALE: 1/8" = 1'-0"

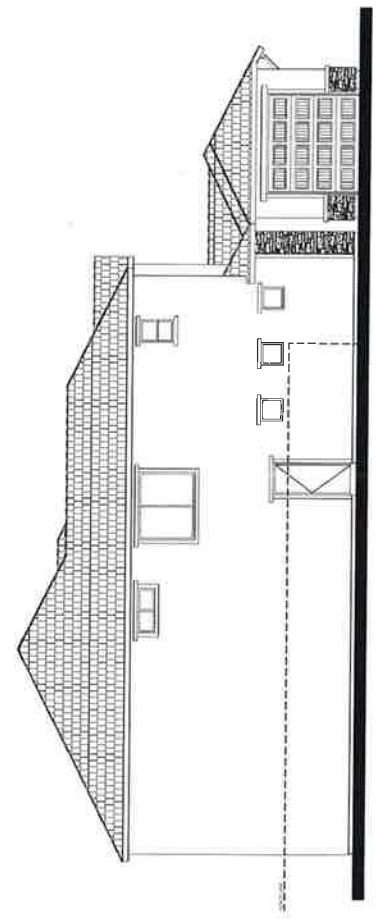
CONCRETE MATERIAL, UNCG.
PAVEMENT, UNCG.
RAVINE, UNCG.



RIGHT ELEVATION
SCALE: 3/16" = 1'-0"



REAR ELEVATION
SCALE: 3/16" = 1'-0"



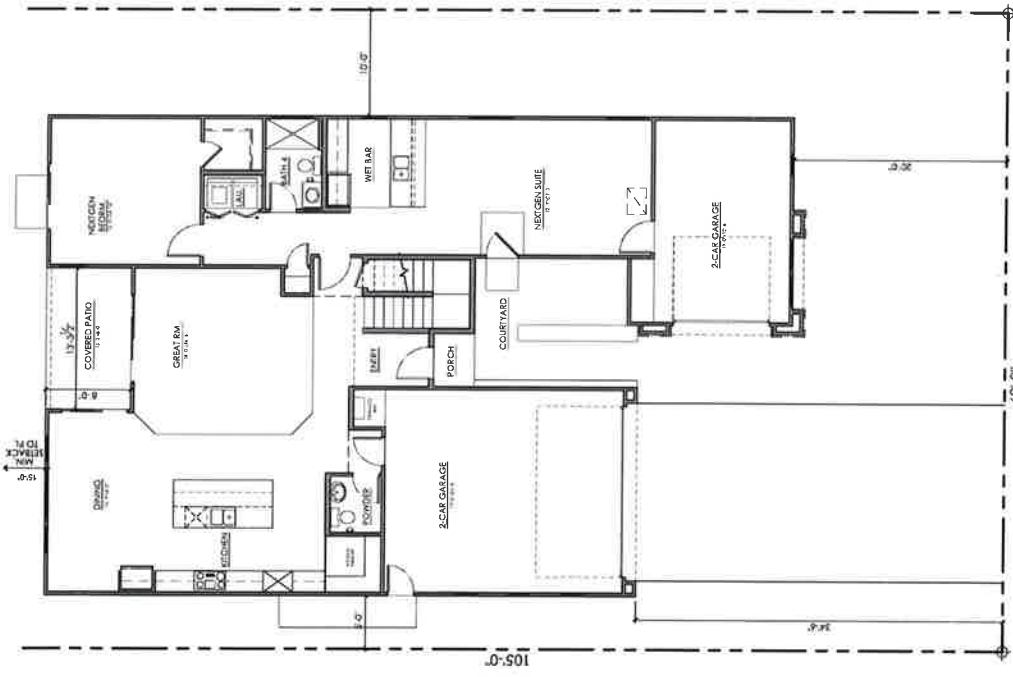
LEFT ELEVATION
SCALE: 3/16" = 1'-0"



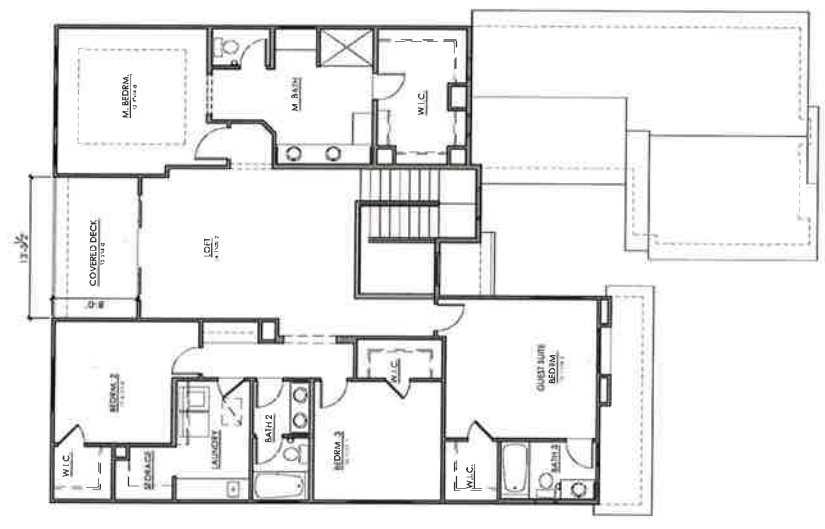
PLAN 3512
ELEVATION "B" - EUROPEAN COTTAGE

MANGINI
FOLSOM, CALIFORNIA
1/16/19

LENNAR



FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

AREA CALCULATIONS

CONDITIONED SPACE	3,511.1
UNCONDITIONED SPACE	251.1
1-CAR GARAGE	471.1
2-CAR GARAGE	1,041.1
COVERED DECK	1,011.1
TOTAL AREA	4,313.3

PLAN 3512
4 BEDROOM, 4 BATH, NEXTGEN SUITE, LOFT

MANGINI
FOLSOM, CALIFORNIA
1/16/19

Planning Commission
Mangini Ranch Villages 8 and 9 Residential Design Review (PN 19-079)
March 20, 2019

Attachment 10

Previously Approved Building Elevations



PLAN SIX | CALIFORNIA RANCH



PLAN SEVEN | VINEYARD



PLAN FIVE | EUROPEAN COTTAGE

12.19.17



VILLAGE 8 | STREET SCENE

MANGINI | CALATLANTIC HOMES
FOLSOM, CALIFORNIA



MANGINI ARCHITECTURAL GROUP, INC.
1731 COUNTRY CLUB BLVD #8
FOLSOM, CA 95630-3232
WWW.MANGINIARCH.COM | 916.251.1234



PLAN ONE | CALIFORNIA RANCH

PLAN FOUR | WESTERN FARMHOUSE

PLAN THREE | EUROPEAN COTTAGE

PLAN TWO | ITALIAN

- MATERIAL NOTES
- CONCRETE & TILE
 - BRICK VENEER
 - DECORATIVE PIPE
 - CEMENTITIOUS TRIM



FRONT ELEVATION 'A'

1/2" = 1'-0"

CALIFORNIA RANCH

- CEMENTITIOUS SIDING
- DECORATIVE WROUGHT IRON

- MATERIAL NOTES
- CONCRETE & TILE
 - LIMESTONE VENEER
 - BUILT-UP EAVE



FRONT ELEVATION 'C'

1/2" = 1'-0"

ESPERANZA

- MATERIAL NOTES
- CONCRETE FLAT TILE
 - BRICK VENEER
 - CEMENTITIOUS TRIM
 - CEMENTITIOUS BOARD & BATTEN



FRONT ELEVATION 'D'

1/2" = 1'-0"

MILLERS VIEWWOOD

- WOOD POSTS

12.19.17

CALATLANTIC
ARCHITECTURAL GROUP, INC.

PLAN ONE | FRONT ELEVATIONS

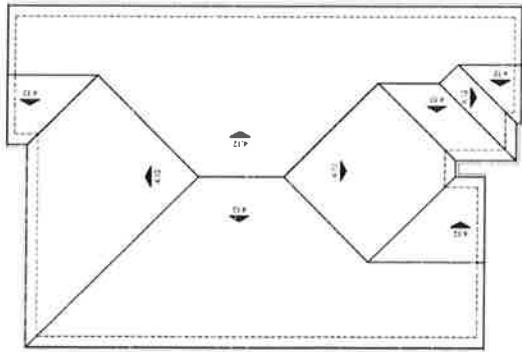
MANGINI | CALATLANTIC HOMES
FOLSOM, CALIFORNIA



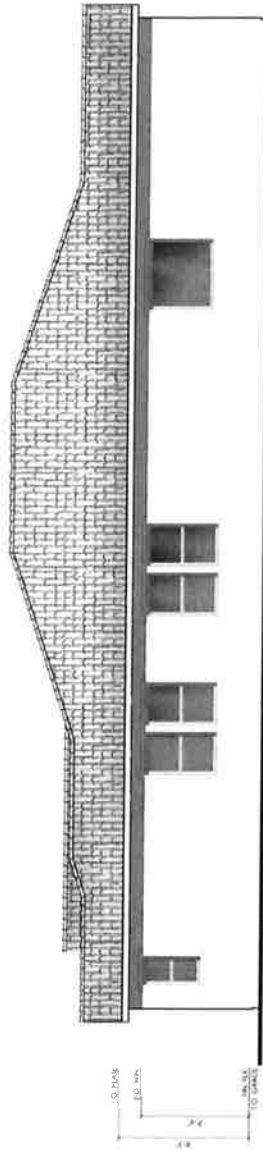
wordley architectural group, inc.

10000 W. 100TH AVENUE, SUITE 100
FOLSOM, CA 95630 | 916.437.1234

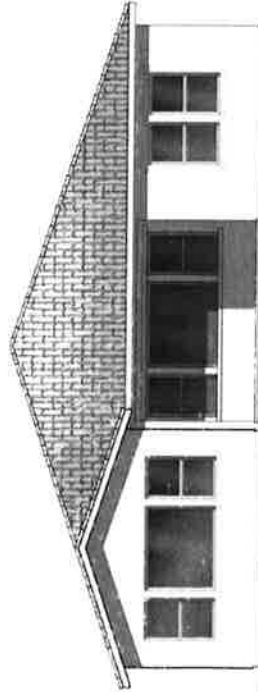
www.wordleyarchitectural.com



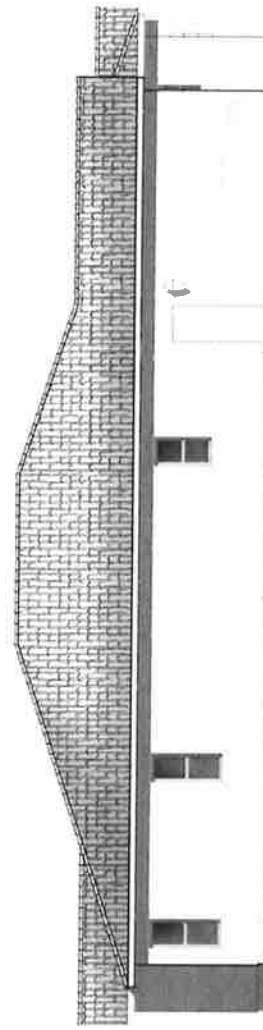
ROOF PLAN 'A'



RIGHT ELEVATION 'A'



REAR ELEVATION 'A'



LEFT ELEVATION 'A'

12.19.17

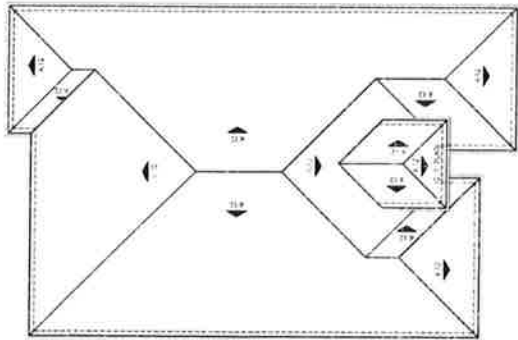
CALATLANTIC
HOMES

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

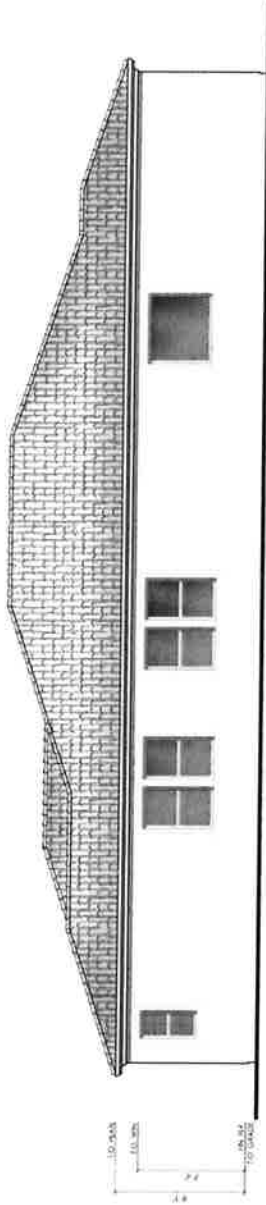
Woodley
architectural
group, inc

colorado 17731 southgate circle suite 3
denver, colorado 80231
colorado 17731 southgate circle suite 3
denver, colorado 80231
colorado 17731 southgate circle suite 3
denver, colorado 80231

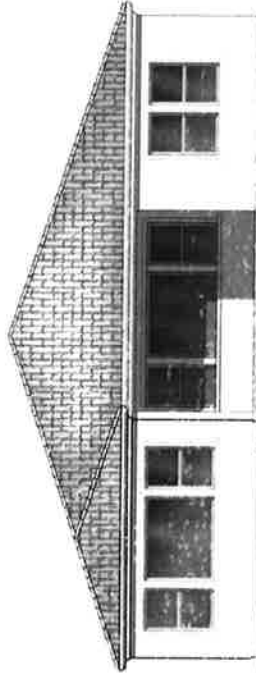




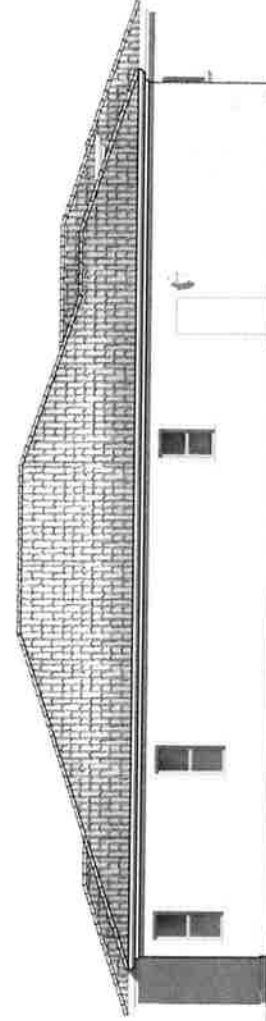
ROOF PLAN 'C'
 CONCRETE FLOORING FOR ALL
 PARTS OF THE GARAGE
 AND THE C-125



RIGHT ELEVATION 'C'



REAR ELEVATION 'C'



LEFT ELEVATION 'C'

12.19.17

CALATLANTIC
 HOMES

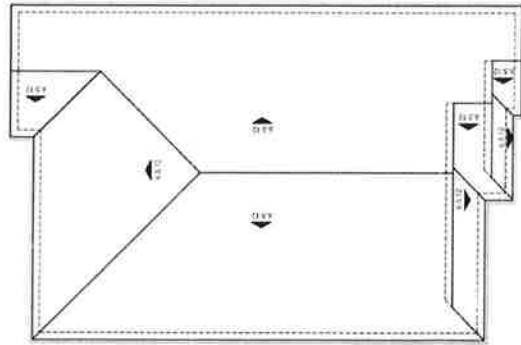
PLAN ONE | ELEVATION C
MANGINI | CALATLANTIC HOMES
 FOLSOM, CALIFORNIA

woodley
 architectural
 group, inc

colorado 7731 southpark dr. suite 3
 littleton, co 80120 / 303.983.7231
 colorado 77293 parkway st. suite A
 denver, co 80231 / 747.338.8714

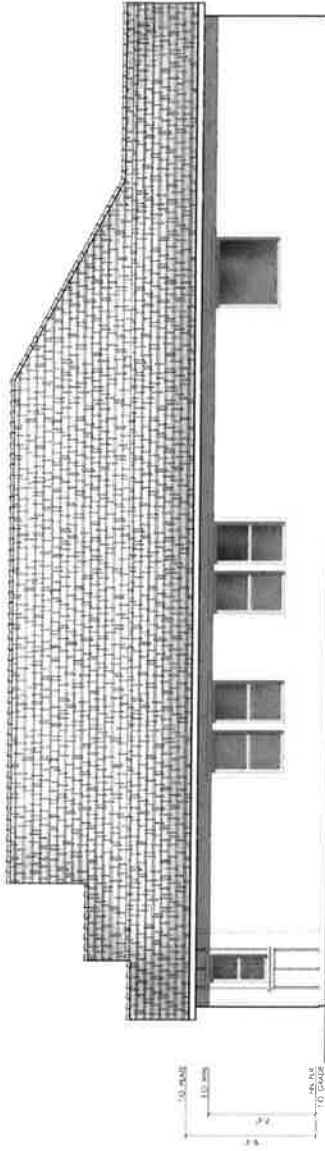


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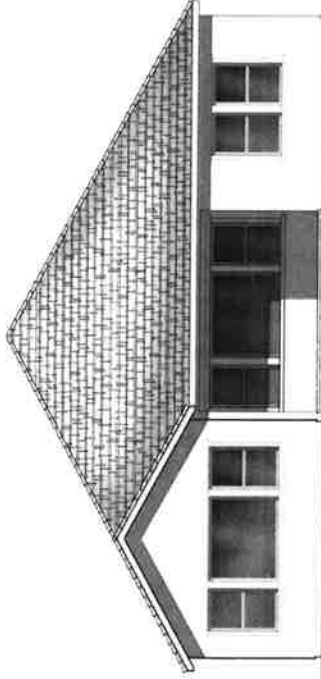
ROOF PLAN 'D'

CONCRETE FLOOR SLAB AND
 FLOOR JOIST AND
 RAFTERS TO BE
 PERMITTED TO BE
 PERMITTED TO BE



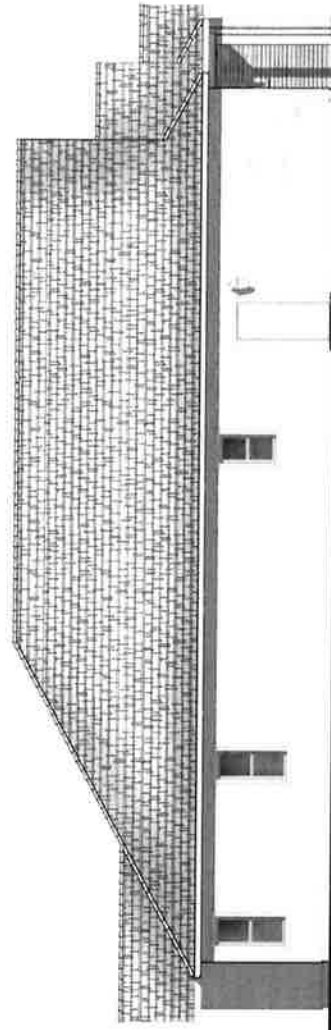
RIGHT ELEVATION 'D'

12.19.17



REAR ELEVATION 'D'

12.19.17



LEFT ELEVATION 'D'

12.19.17

12.19.17

CALATLANTIC
 HOMES

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



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 architectural
 group, INC
 colorado 17731 woodlark ct, suite 3
 littleton, co 80120 / 303.983.7231
 colorado 17731 woodlark ct, suite 3
 littleton, co 80120 / 303.983.7231
 colorado 17731 woodlark ct, suite 3
 littleton, co 80120 / 303.983.7231

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



FRONT ELEVATION 'A'
1/8" = 1'-0"

EXTERIOR FINISHES

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



FRONT ELEVATION 'B'
1/8" = 1'-0"

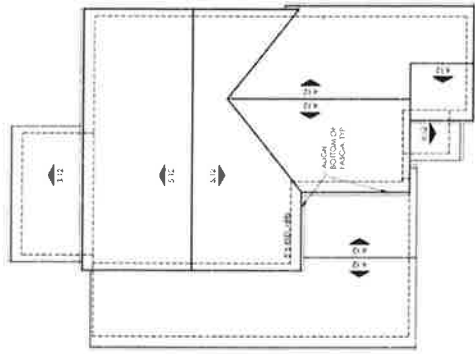
EXTERIOR FINISHES

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

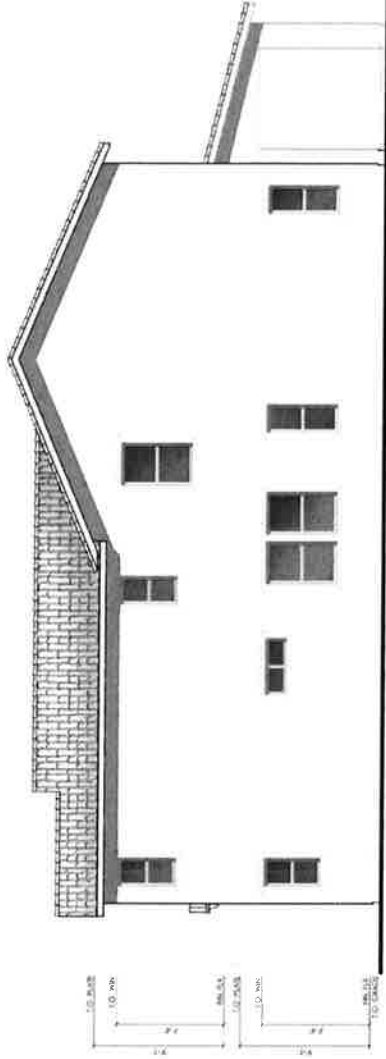


FRONT ELEVATION 'C'
1/8" = 1'-0"

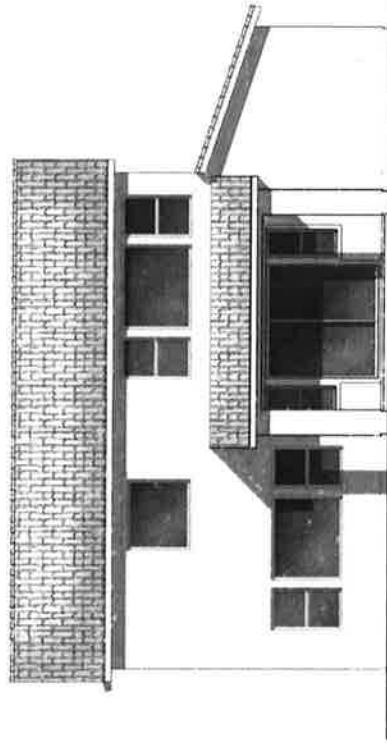
EXTERIOR FINISHES



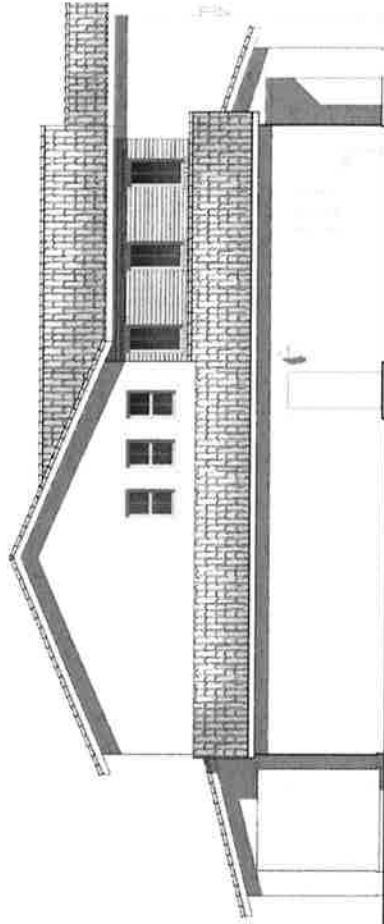
ROOF PLAN 'A'
 COMPLETE STEEP ROOF AND
 MATCH BOTTOM OF PAGA TIP
 SEE PLAN 'C'



RIGHT ELEVATION 'A'



REAR ELEVATION 'A'



LEFT ELEVATION 'A'

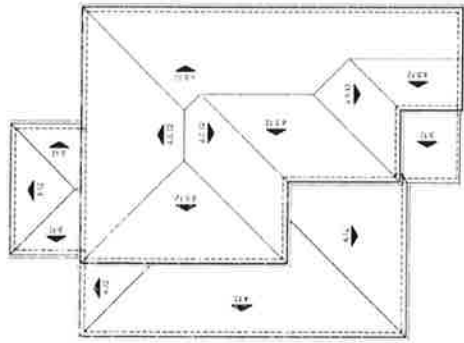
12.19.17

CALATLANTIC
 HOMES

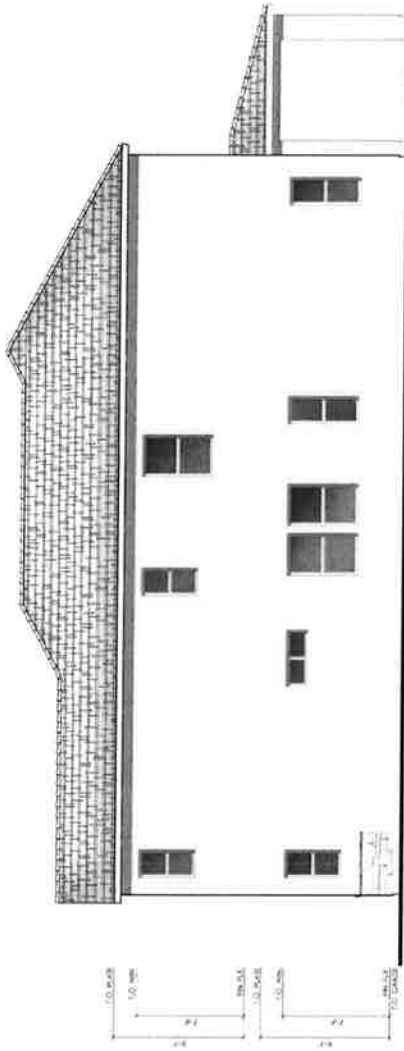
PLAN TWO | ELEVATION A
MANGINI | CALATLANTIC HOMES
 FOLSOM, CALIFORNIA

woodley
architectural
group, inc.

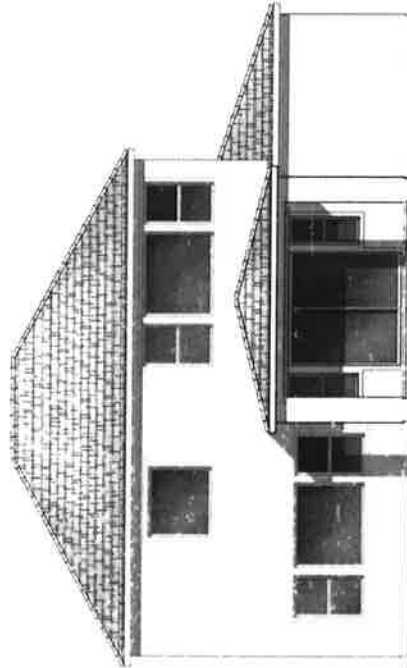
colorado 17751 northpark rd suite 5
 denver colorado 80231
 colorado 17751 northpark rd suite 5
 denver colorado 80231
 colorado 17751 northpark rd suite 5
 denver colorado 80231



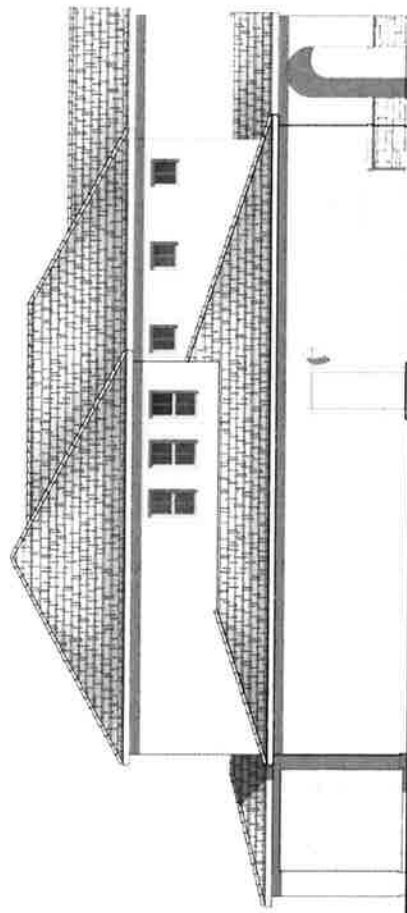
ROOF PLAN 'B'
 CONCRETE ROOF SYSTEM
 PALETTES TO BE LINED
 WITH POLYURETHANE INSULATION



RIGHT ELEVATION 'B'



REAR ELEVATION 'B'



LEFT ELEVATION 'B'

12.19.17

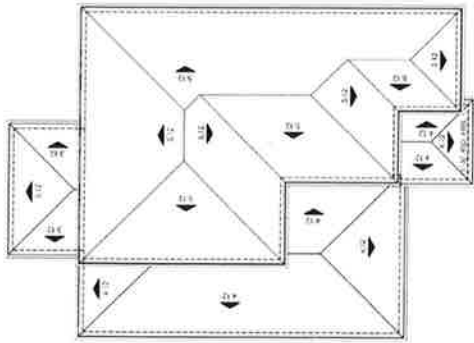
CALATLANTIC
 ARCHITECTURE

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

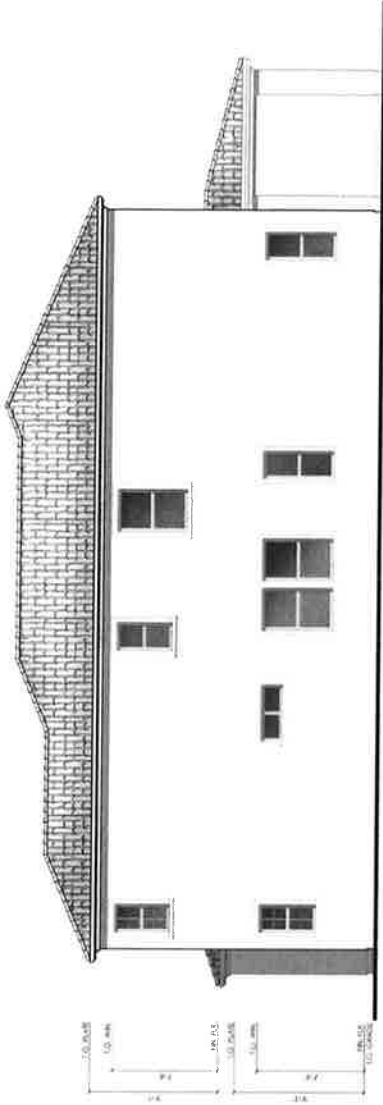
ARCHITECT: CALATLANTIC ARCHITECTURE, 1000 S. BRIDGEMAN AVENUE, SUITE 100, FOLSOM, CA 95630
 CONTRACTOR: MANGINI CONSTRUCTION, 1000 S. BRIDGEMAN AVENUE, SUITE 100, FOLSOM, CA 95630



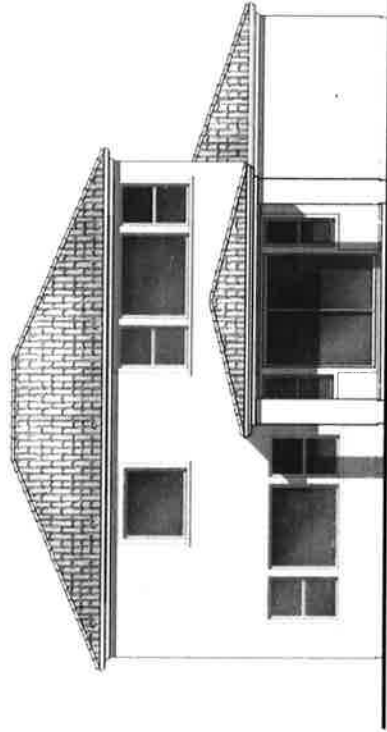
WOODLEY ARCHITECTURAL GROUP, INC.
 1125 WOODLEY AVENUE, SUITE 9
 FOLSOM, CA 95630 / 352.883.7231
 WWW.WOODLEYARCHITECT.COM
 FOLSOM, CALIFORNIA
 FOLSOM, CALIFORNIA 95630



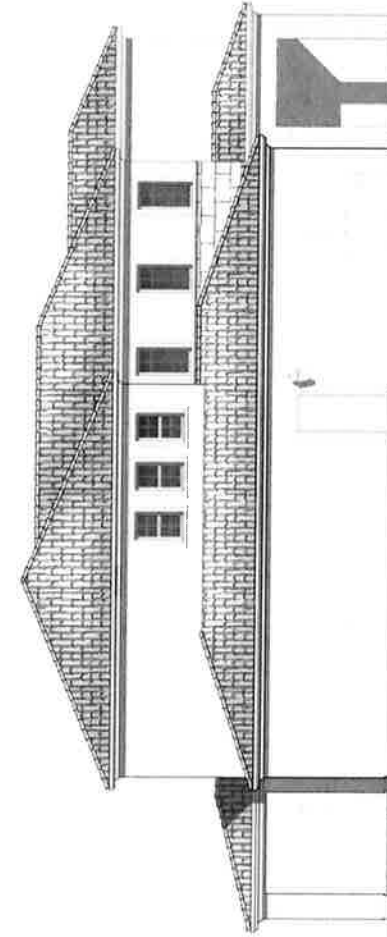
ROOF PLAN 'C'
1/8" = 1'-0"
 CONCRETE FLOOR JOIST AND
 RAFTERS WITH 2" X 12" JOIST
 AND 2" X 12" RAFTERS
12/19/17



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



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



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

12.19.17

CALATLANTIC
 HOMES

PLAN TWO | ELEVATION C

MANGINI | CALATLANTIC HOMES
 FOLSOM, CALIFORNIA

woodley
 architectural
 group, inc.

colorado 17721 boulevard 3 suite 3
 denver, co 80120 / 303.883.7211
 san jose, ca 95128 / 415.435.1111
 san francisco, ca 94103 / 415.552.8819

- MATERIAL NOTES
- CONCRETE S-TILE
- DECORATIVE PIPES
- BRICK VENEER
- DECORATIVE SHUTTERS



- BRICK TRIM

- MATERIAL NOTES
- DECORATIVE SHUTTERS
- CONCRETE FLAT TILE



- WOOD OUTLOOKERS
- STONE VENEER

- MATERIAL NOTES
- CEMENTIOUS BOARD & BATTEN
- CONCRETE FLAT TILE



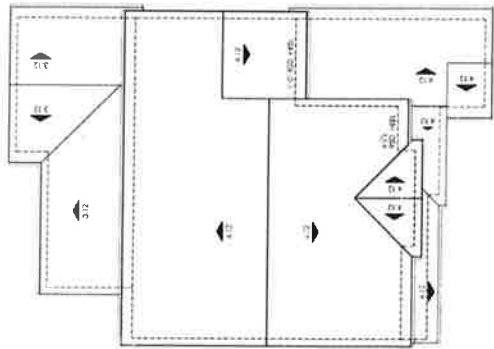
- BRICK VENEER
- WOOD POSTS & RICKERS

12.19.17

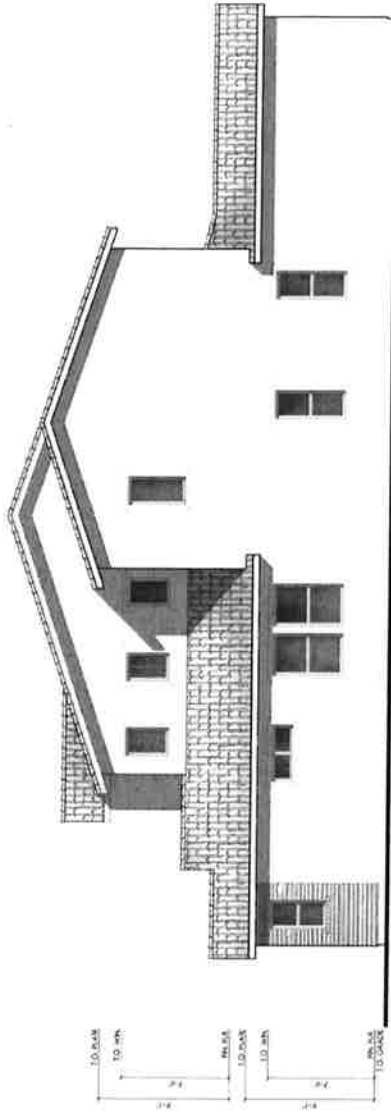
CALATLANTIC
HOMES

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





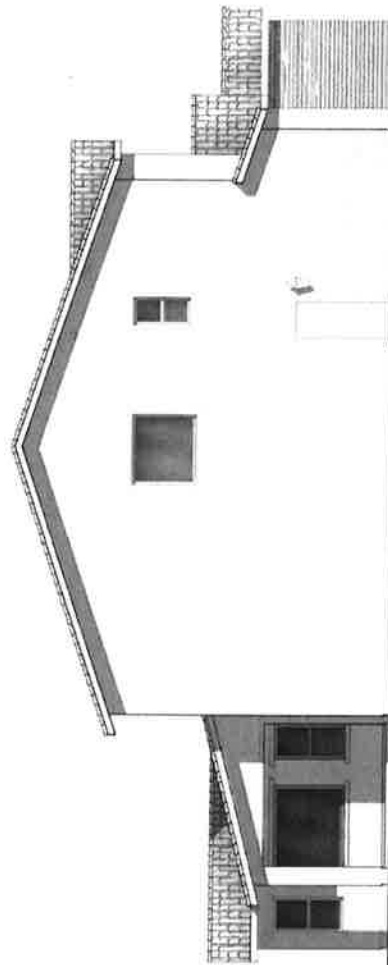
ROOF PLAN 'A'
 CONCRETE FLOORING AND
 ROOFING TO BE INSTALLED
 OVER THE CONCRETE
 SLAB



RIGHT ELEVATION 'A'



REAR ELEVATION 'A'



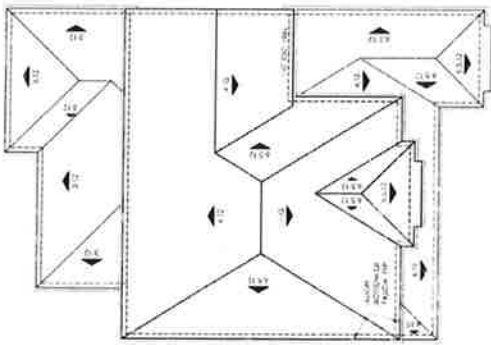
LEFT ELEVATION 'A'

12.19.17

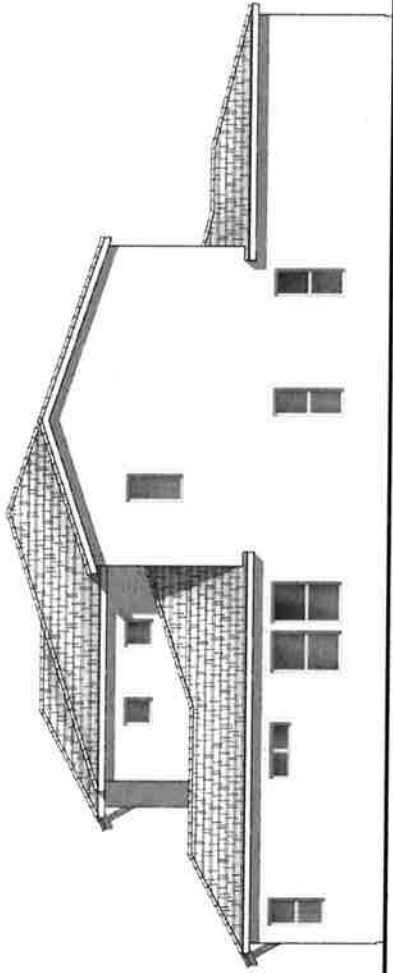
CALATLANTIC
 HOMES

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

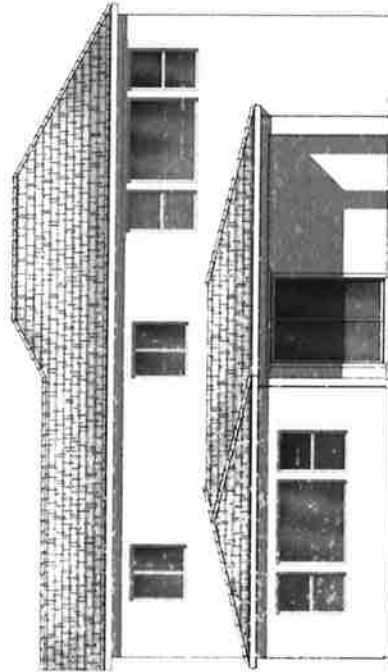
woodlex
 architectural
 group, inc
 colorado // 721 301-1114 ext. 304-1-3
 illinois // 800-327-3830 ext. 7231
 michigan // 248-777-7777
 north carolina // 919-286-5586
 north dakota // 701-785-5586



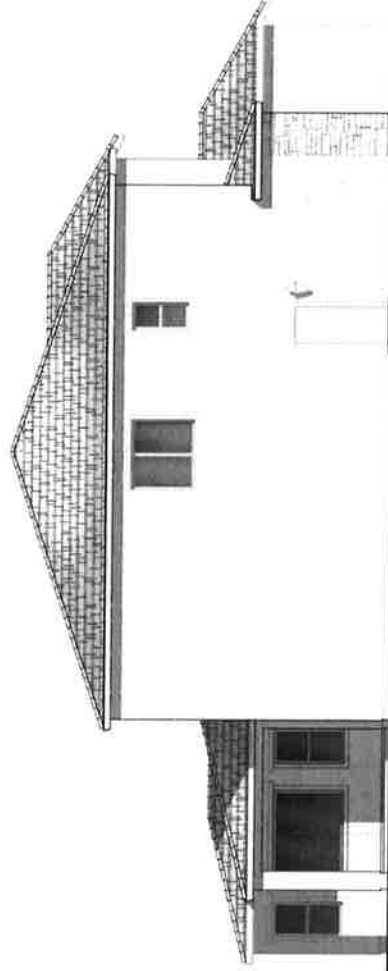
ROOF PLAN 'B'
 CONSTRUCTION OF THE ROOF SHALL BE IN ACCORDANCE WITH THE LOCAL CODES AND REGULATIONS.
 12.19.17



RIGHT ELEVATION 'B'



REAR ELEVATION 'B'



LEFT ELEVATION 'B'

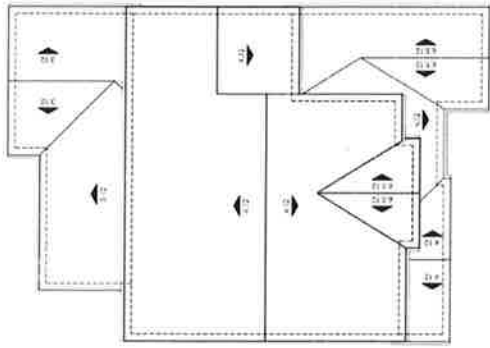
12.19.17

CALATLANTIC
 ARCHITECTS

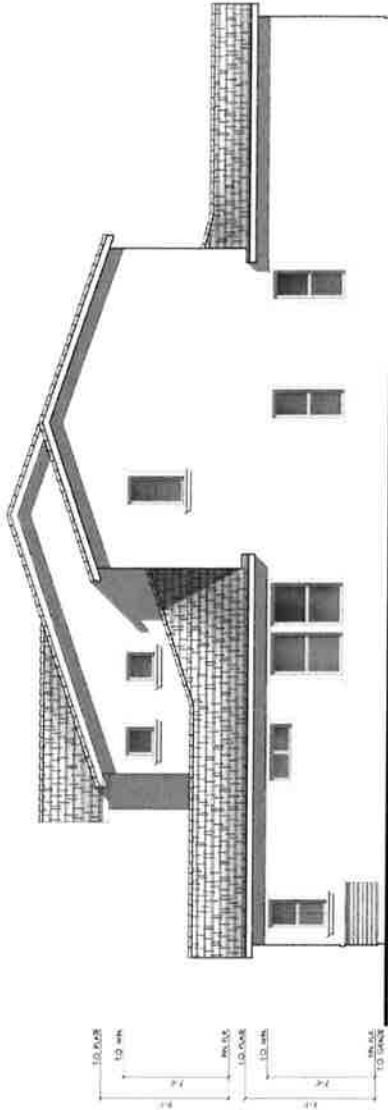
PLAN THREE | ELEVATION B
MANGINI | CALATLANTIC HOMES
 FOLSOM, CALIFORNIA

NOT TO SCALE. DIMENSIONS ARE APPROXIMATE. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED. ALL FINISHES AND MATERIALS SHALL BE AS SHOWN IN THE SCHEDULE OF FINISHES AND MATERIALS.

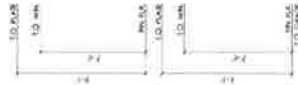
woodley
 architectural
 group, inc
 Colorado 77751 Northpark Dr. Suite 3
 Littleton, CO 80120 / 303.644.7231
 California 77751 Northpark Dr. Suite 3
 Littleton, CO 80120 / 303.644.7231
 California 77751 Northpark Dr. Suite 3
 Littleton, CO 80120 / 303.644.7231



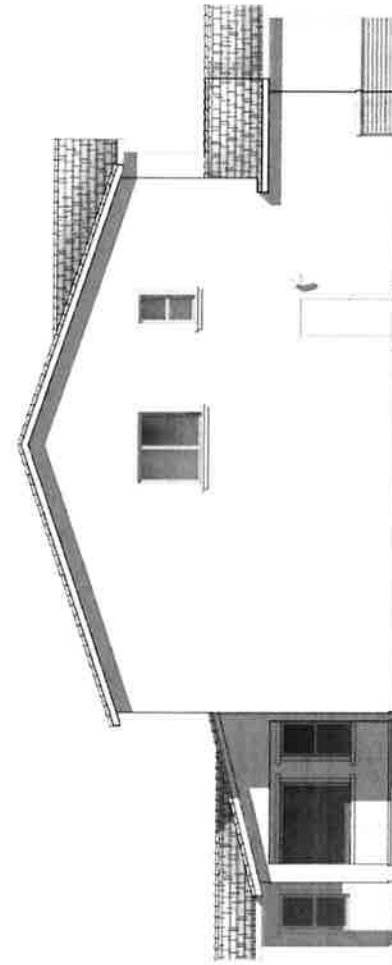
ROOF PLAN 'D'
 CONCRETE/WOOD FRAMING
 MAY 1, 2018
 12.19.17



RIGHT ELEVATION 'D'



REAR ELEVATION 'D'



LEFT ELEVATION 'D'

12.19.17

CALATLANTIC
 HOMES

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



woodley
 architectural
 group, inc.
 colorado 17233 Northpark Dr., Suite B
 Northglenn, CO 80639
 california 172945 Coleridge Ave., Suite A
 Van Nuys, CA 91410 | TEL: 818.533.8919

- MATERIAL NOTES
- CONCRETE FLAT TILE
- CERAMITIOUS SIDING
- DECORATIVE SHUTTERS



- STONE VENEER
- WOOD POSTS

FRONT ELEVATION 'B'

- MATERIAL NOTES
- CONCRETE STILE
- WROUGHT IRON
- BUILT-UP EAVE



- LIMESTONE VENEER

FRONT ELEVATION 'C'

- MATERIAL NOTES
- CONCRETE FLAT TILE
- CERAMITIOUS BOARD & BATTEN
- DECORATIVE SHUTTERS



- WOOD POST & RACKERS
- DECORATIVE VENT

FRONT ELEVATION 'D'

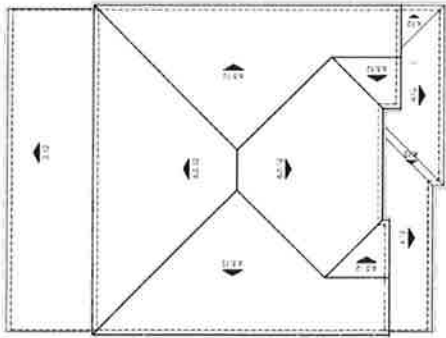
12.19.17

CALATLANTIC
ARCHITECTURAL GROUP, INC.

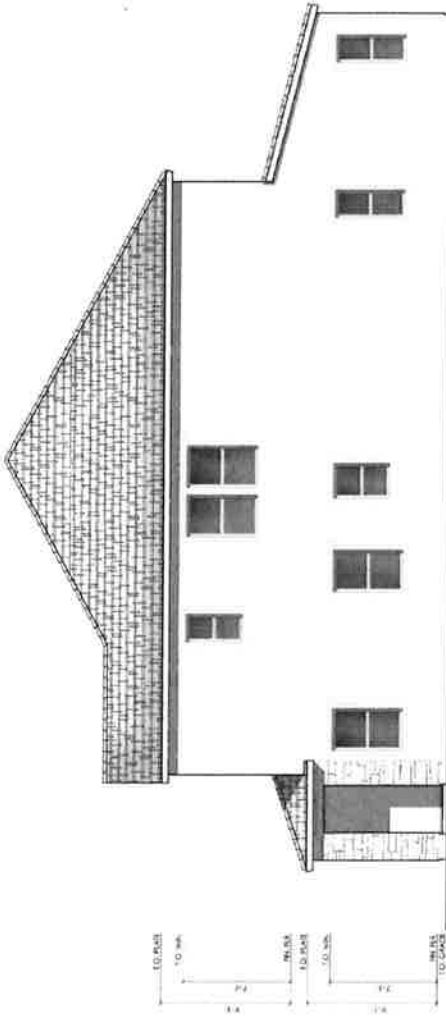
PLAN FOUR | FRONT ELEVATIONS
MANGINI | CALATLANTIC HOMES
FOLSOM, CALIFORNIA



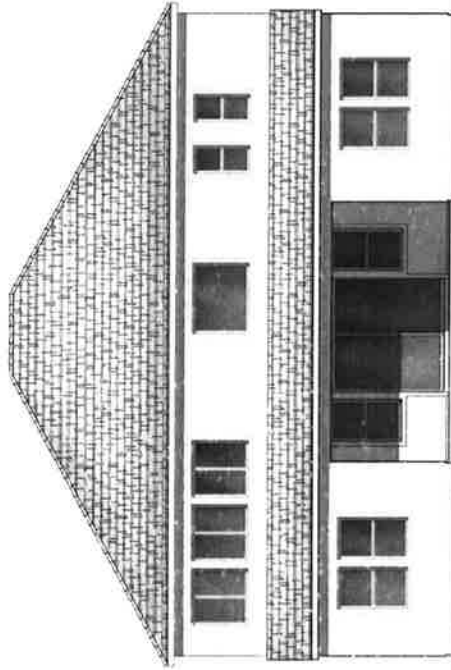
WOODLEY ARCHITECTURAL GROUP, INC.
10000 FOLSOM BLVD, SUITE 100
FOLSOM, CA 95630
TEL: 916.437.1111
WWW.WOODLEYARCHITECTURAL.COM



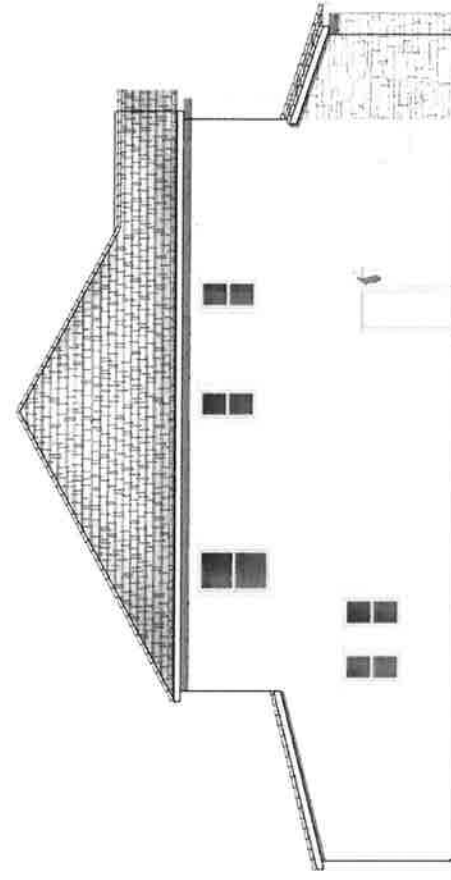
ROOF PLAN 'B'
8'-11/2" x 31'-0"
 CONCRETE/SHINGLE ROOF AND
 2" X 4" STUDS AND
 2" X 6" RAFTERS



RIGHT ELEVATION 'B'
18'-0" x 31'-0"



REAR ELEVATION 'B'
18'-0" x 31'-0"



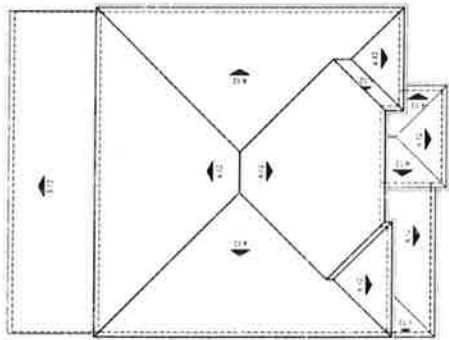
LEFT ELEVATION 'B'
18'-0" x 31'-0"

12.19.17

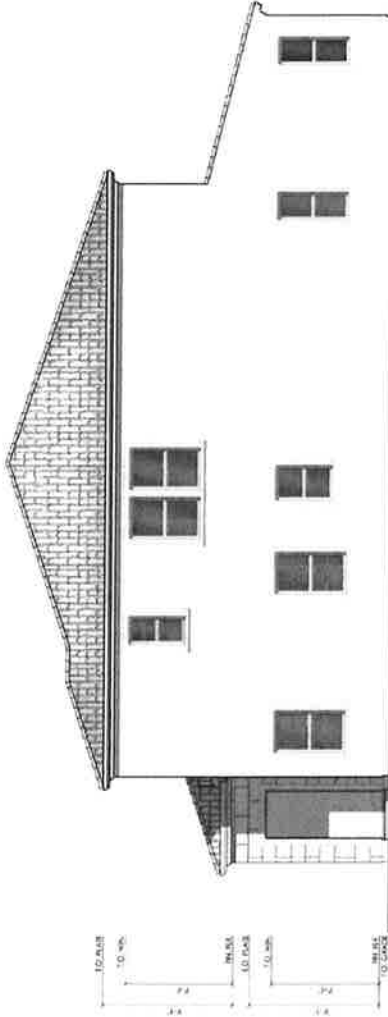
CALATLANTIC
 HOMES

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

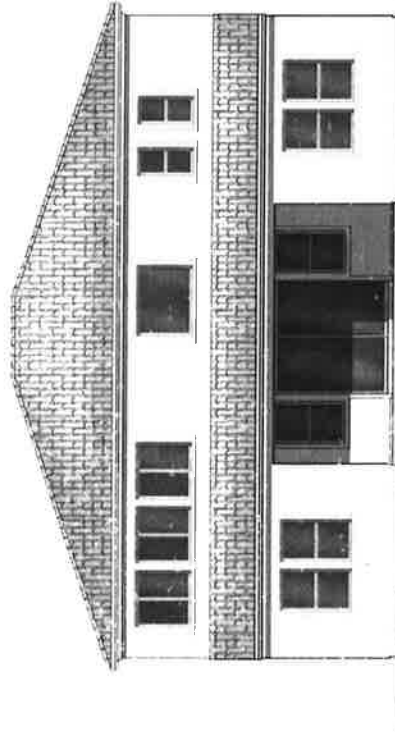
Woodley
architectural
group, inc
 colorado 11731 woodlark dr. suite 4
 littleton, co 80120 / 303.683.7211
 arkansas 10000 n. highway 101
 arkadelphia, ar 71901 / 501.853.8919



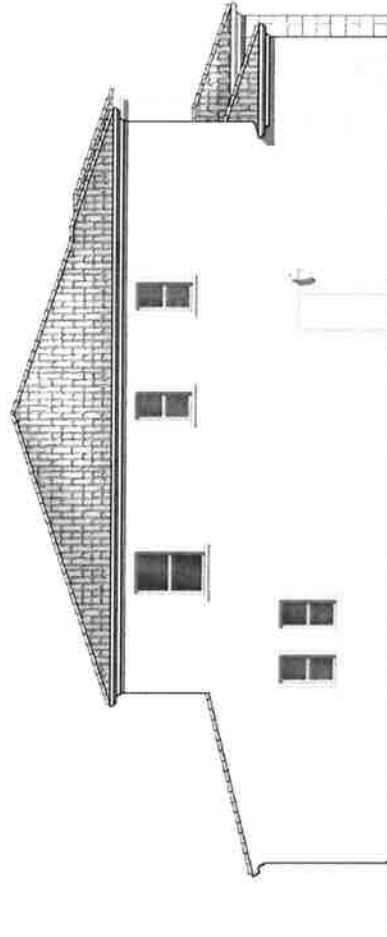
ROOF PLAN 'C'



RIGHT ELEVATION 'C'



REAR ELEVATION 'C'



LEFT ELEVATION 'C'

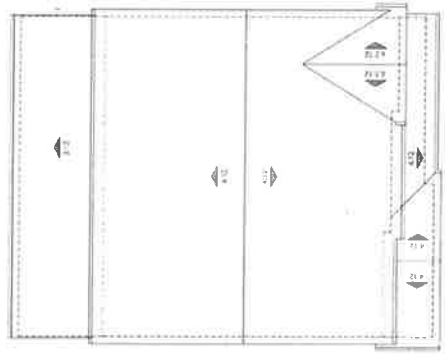
12.19.17

CALATLANTIC
HOMES

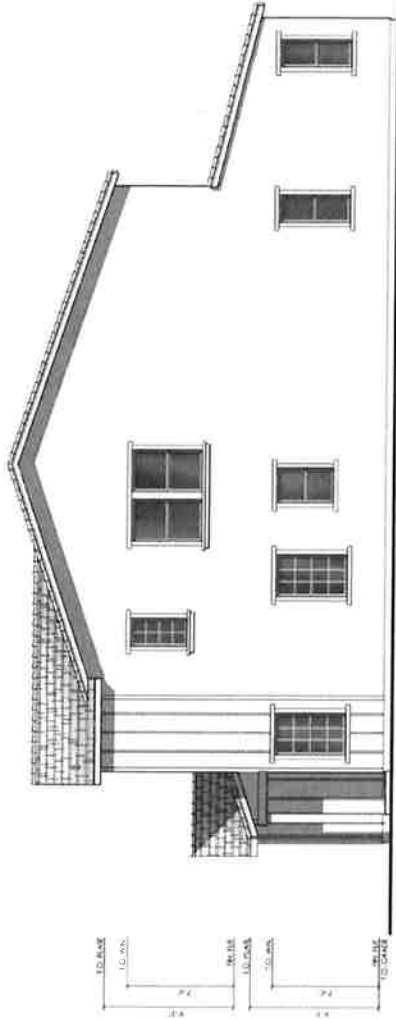
PLAN FOUR | ELEVATION C
MANGINI | CALATLANTIC HOMES
FOLSOM, CALIFORNIA

woodley architectural group, inc

colorado 17731 sullivan rd. suite 200
denver, co 80120 / 303.683.7221
california 10000 s. hwy 101, suite 100
spring valley, ca 92705 / 949.524.8919



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



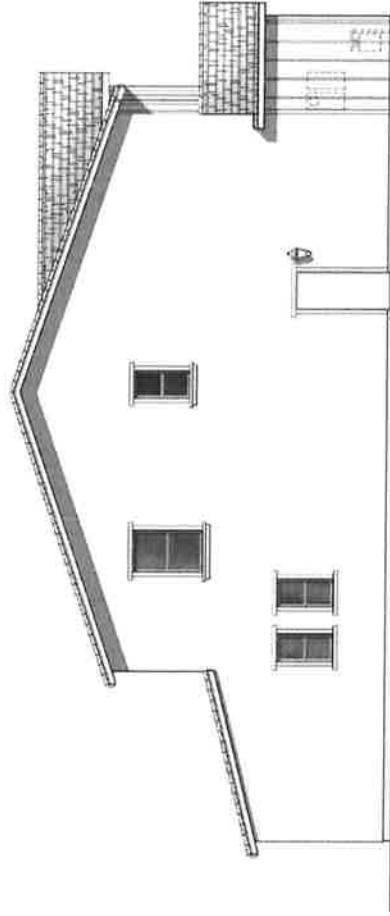
RIGHT ELEVATION 'D'
1/4" = 1'-0"

WESTERN PARKHOUSE



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

WESTERN PARKHOUSE



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

WESTERN PARKHOUSE

12.19.17

CALATLANTIC
HOMES

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

woodley
architectural
group, inc.

16000 177th Avenue, Suite 3
Folsom, CA 95630
phone: 916.984.1721
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sanrafael, ca 94583



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



FRONT ELEVATION 'A'
1/4" = 1/8"

- BRICK TRIM

CALIFORNIA LANDSCAPE

- MATERIAL NOTES**
- CEMENTITIOUS SIDING
 - CONCRETE FLAT TILE
 - DECORATIVE SHUTTERS
 - STONE VENEER



FRONT ELEVATION 'B'
1/4" = 1/8"

SARAHAN COTTAGE

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



FRONT ELEVATION 'E'
1/4" = 1/8"

- WOOD POST & KICKERS

INTERIOR

- EYEBROW ROOF & KNEE
BRACE WITH METAL
ROOF

12.19.17

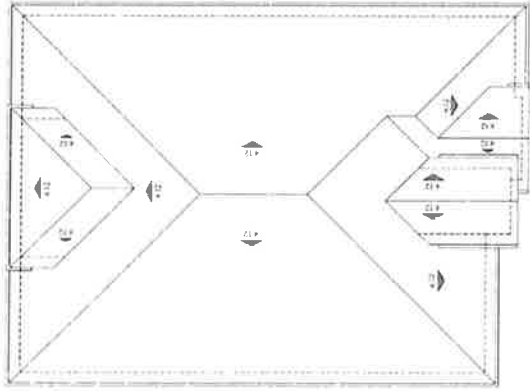


PLAN FIVE | FRONT ELEVATIONS

MANGINI | CALATLANTIC HOMES
FOLSOM, CALIFORNIA



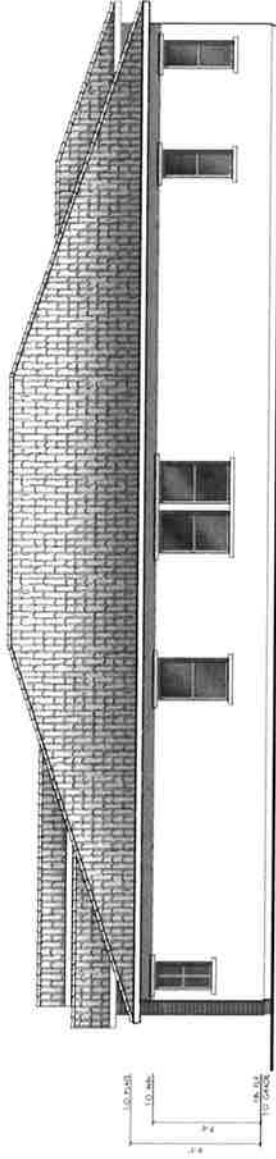
WOODLEY ARCHITECTURAL GROUP, INC.
10000 WOODLEY AVENUE, SUITE 100
FOLSOM, CALIFORNIA 95630
TEL: 916.450.1000
WWW.WOODLEYARCHITECTURAL.COM



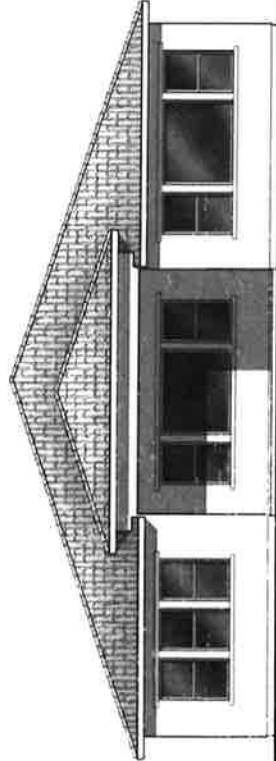
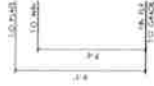
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1/8" = 1'-0"

CONCRETE SLAB ON GRADE
OVER 4" POLYSTYRENE INSULATION
OVER 2" POLYSTYRENE INSULATION
OVER 2" POLYSTYRENE INSULATION

CALIFORNIA RANCH

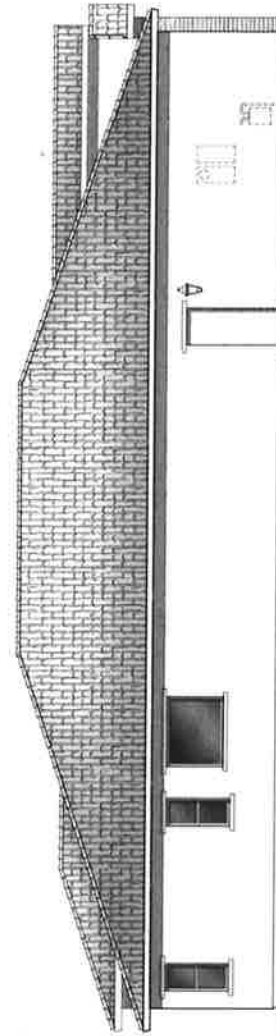


RIGHT ELEVATION 'A'
1/4" = 1'-0"



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

CALIFORNIA RANCH



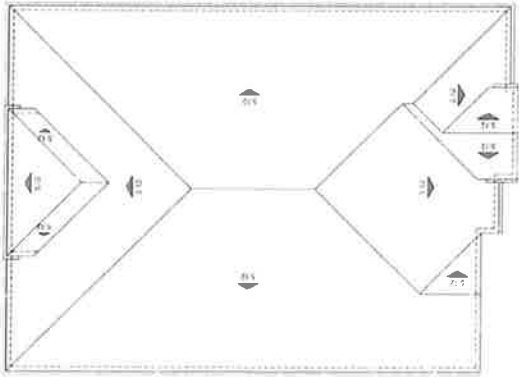
LEFT ELEVATION 'A'
1/4" = 1'-0"

12.19.17

CALATLANTIC
ARCHITECTS

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

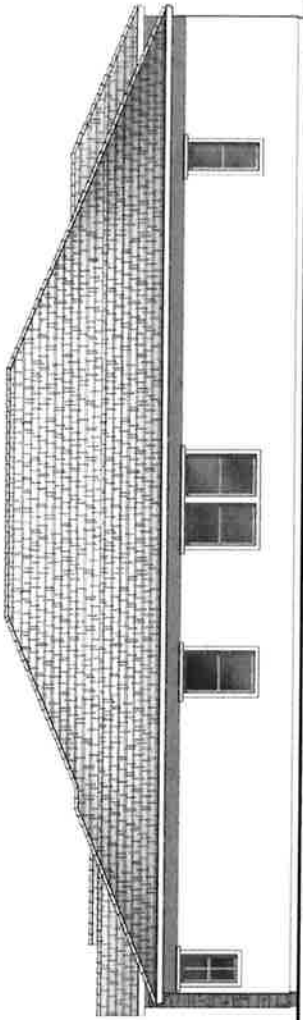
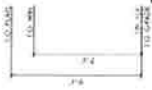
woodley architectural group inc
7731 WOODLEY CIRCLE, SUITE B
MILLIKEN, CO 80132 / 303.683.7231
WOODLEY ARCHITECTURAL GROUP INC
SANTA FE, CO 81202 / 970.338.6719



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

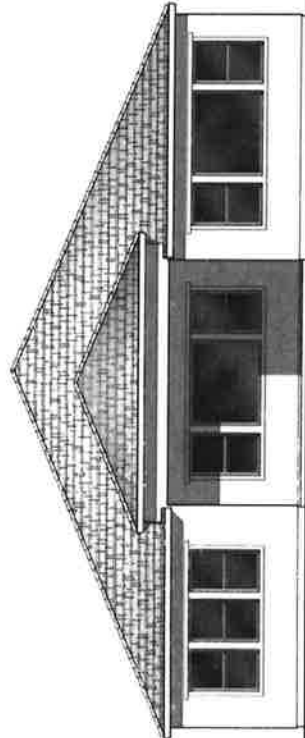
CONCRETE FLOOR SLAB
OVER 4" TOP SOIL AND
LANDSCAPE FABRIC
AND 6" TOP SOIL AND
LANDSCAPE FABRIC

EUROPEAN COTTAGE



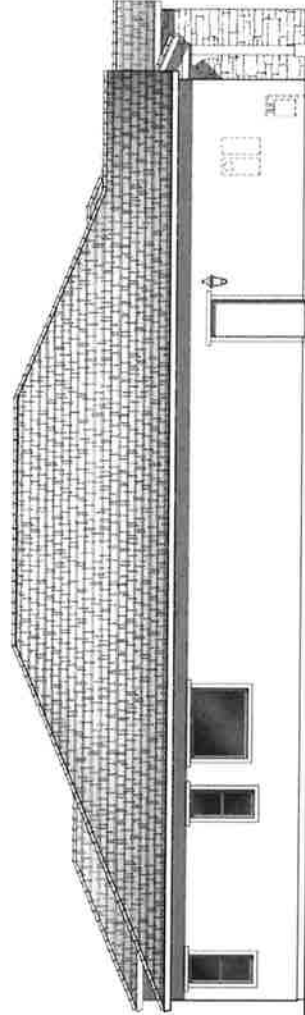
RIGHT ELEVATION 'B'
1/4" = 1'-0"

EUROPEAN COTTAGE



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

EUROPEAN COTTAGE



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

12.19.17

CALATLANTIC
11031 S

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

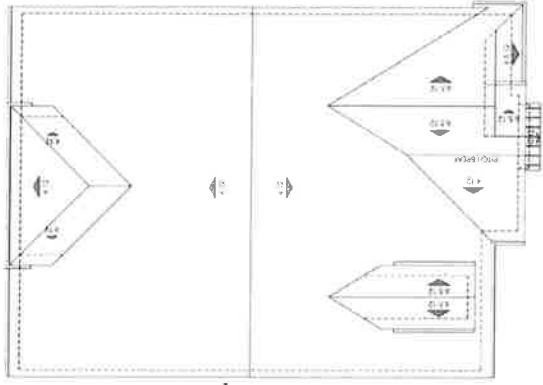
EUROPEAN COTTAGE

woodley
architectural
group, inc



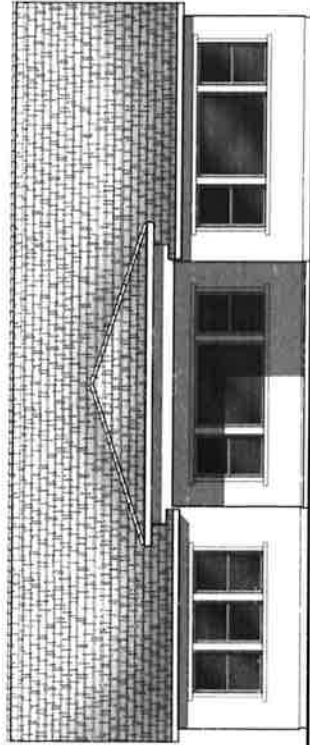
colorado 7731 woodpark ct, suite 5
littleton, co 80120 / 303.683.7231
california 10110 n. lake
parkway, suite 100
northridge, ca 91325 / 818.553.0779

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ROOF PLAN 'E'

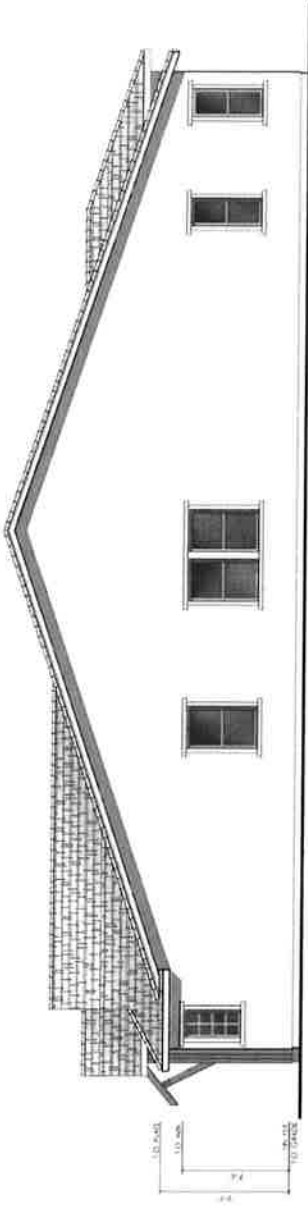
CONCRETE SLAB ON GRADE
 4" MIN. 1" TYP. DIA. ANCH.
 4" MIN. 1" TYP. DIA. ANCH.
 VINEYARD



REAR ELEVATION 'E'

1/8" = 1'-0"

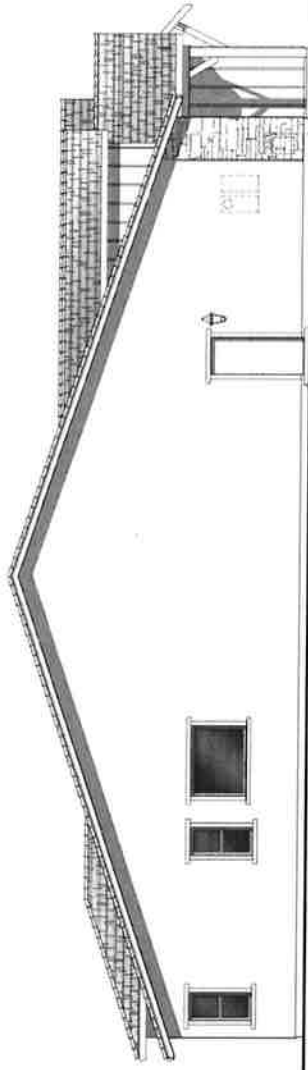
VINEYARD



RIGHT ELEVATION 'E'

1/8" = 1'-0"

VINEYARD



LEFT ELEVATION 'E'

1/8" = 1'-0"

VINEYARD

12.19.17

CALATLANTIC
 HOMES

PLAN FIVE | ELEVATION E

MANGINI | CALATLANTIC HOMES
 FOLSOM, CALIFORNIA





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

FRONT ELEVATION 'A'
10' x 11'0"



- MATERIAL NOTES**
- DECORATIVE SHUTTERS
 - LIMESTONE VENEER
 - CONCRETE S-TILE
 - BUILT-UP EAVE

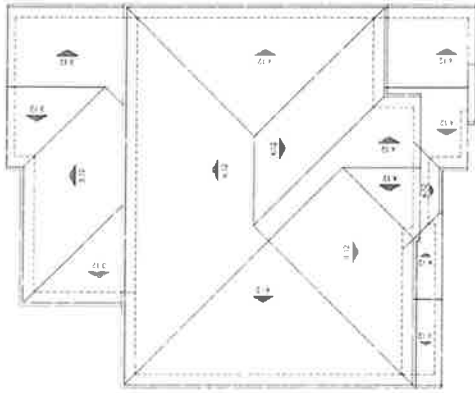
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10' x 11'0"



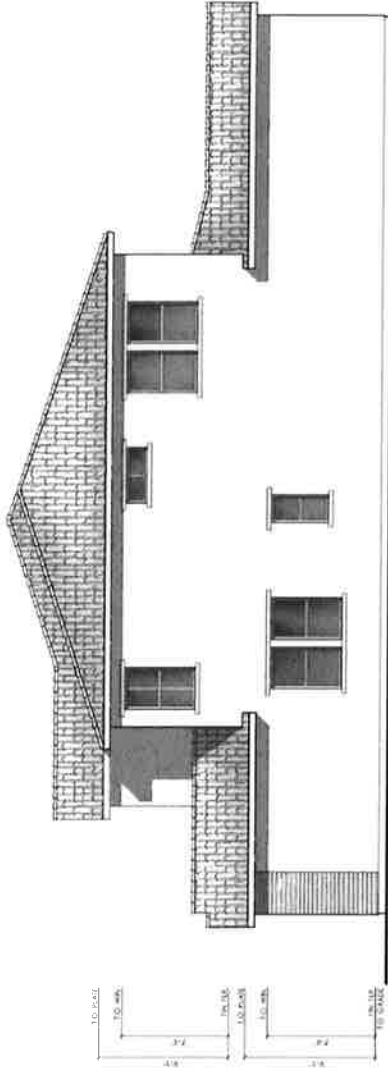
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- CONCRETE FLAT TILE
 - STONE VENEER
 - CEMENTIOUS BOARD & BATTEN
 - WOOD POST & RACKERS

- EYEBROW ROOF & KNEE BRACE WITH METAL ROOF

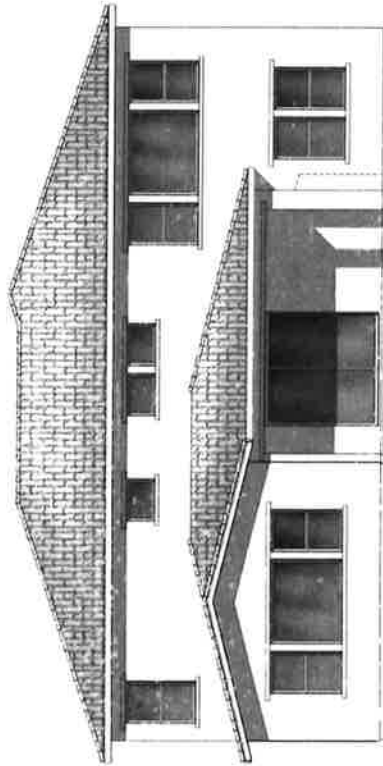
FRONT ELEVATION 'E'
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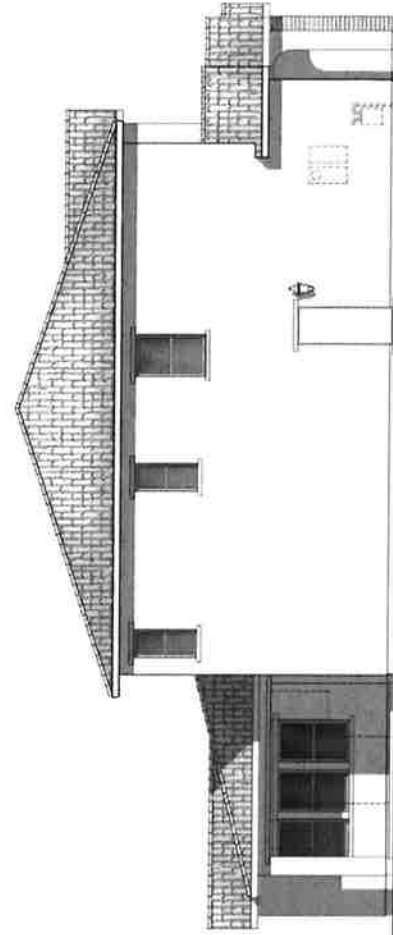
ROOF PLAN 'A'
 3/8" = 1'-0"
 CALIFORNIA BANCH



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



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



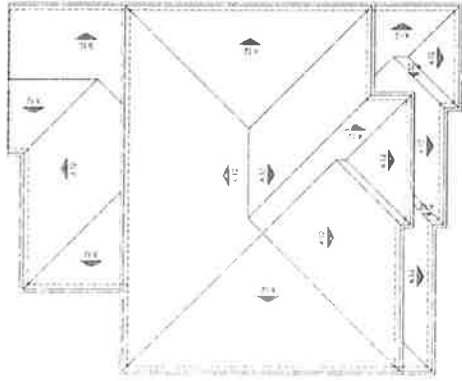
LEFT ELEVATION 'A'
 1/4" = 1'-0"
 CALIFORNIA BANCH

12.19.17

CALATLANTIC
 HOMES

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

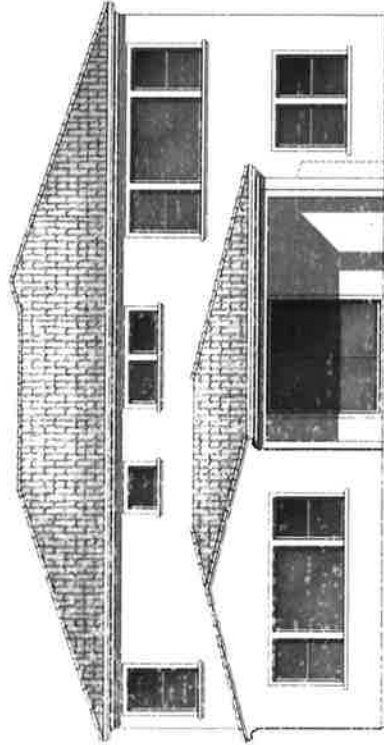
woodley
architectural
group, inc.
 colorado 17731 10th place dr. suite 8
 denver, co 80122 / 303.683.7211
 colorado 17731 10th place dr. suite 8
 denver, co 80122 / 303.683.7211
 colorado 17731 10th place dr. suite 8
 denver, co 80122 / 303.683.7211



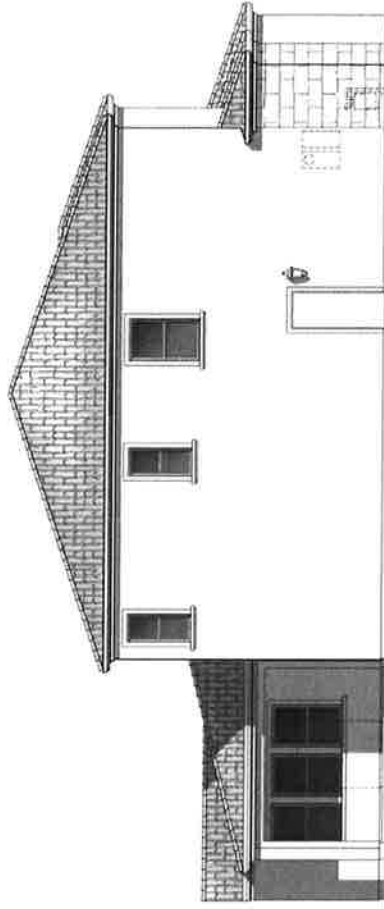
ROOF PLAN 'C'
1/8" = 1'-0"
WOODLEY ARCHITECTURAL GROUP, INC.
1111 S. GARDEN ST., SUITE 100
DENVER, CO 80202



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



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



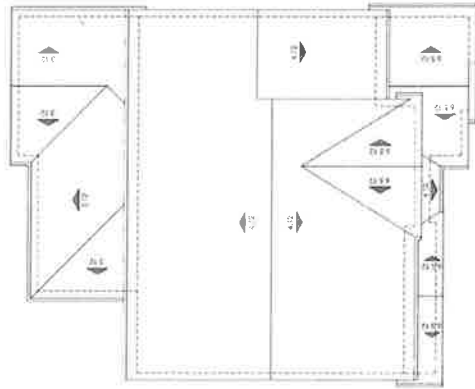
LEFT ELEVATION 'C'
1/4" = 1'-0"
ITALIAN

12.19.17

CALATLANTIC
HOMES

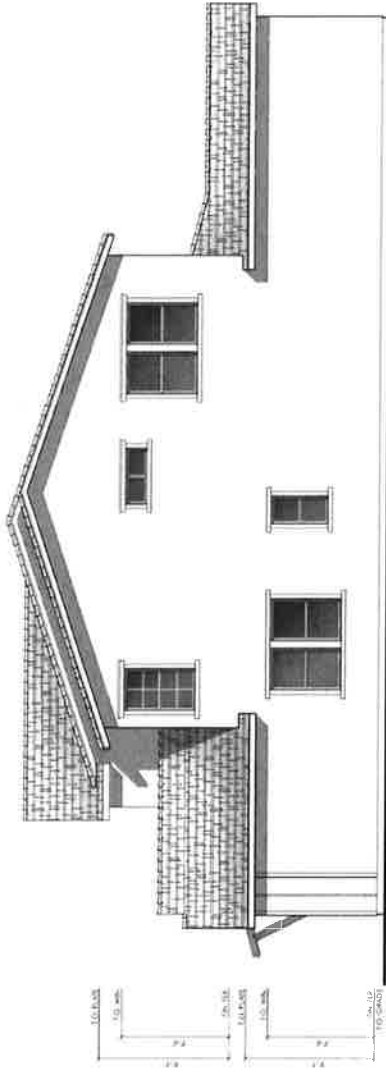
PLAN SIX | ELEVATION C
MANGINI | CALATLANTIC HOMES
FOLSOM, CALIFORNIA

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colorado 77731 southpark ct, suite 8
littleton, co 80120 / 303.483.7221
california 1111 s garden st, suite 100
denver, co 80202 / 720.535.8619



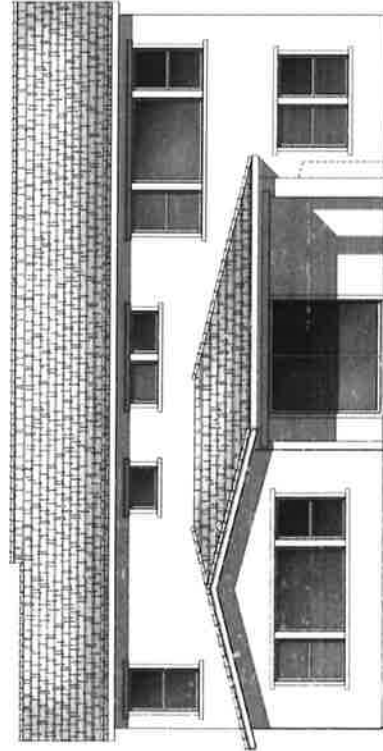
ROOF PLAN 'E'
1/8" = 1'-0"

CONCRETE FLOOR FOR SLAB
OVER 4" MIN. THICK INSULATED
RAIL ON TOP OF CONCRETE
VINYL Siding



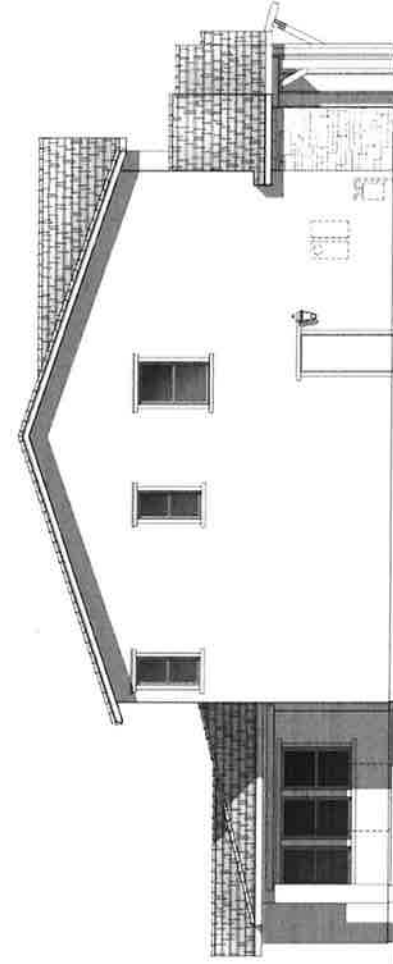
RIGHT ELEVATION 'E'
1/4" = 1'-0"

VINYL SIDING



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

VINYL SIDING



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

12.19.17

CALATLANTIC
HOMES

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

woodley architectural group, inc.
colorado 77731 woodpark circle suite 8
denver, co 80120 | 303.466.7211
california 42421 woodpark circle suite 8
san diego, ca 92122 | 760.252.8919



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

- OPTIONAL GATE
- BRICK TRIM

FRONT ELEVATION 'A'



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

FRONT ELEVATION 'C'



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

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

FRONT ELEVATION 'E'

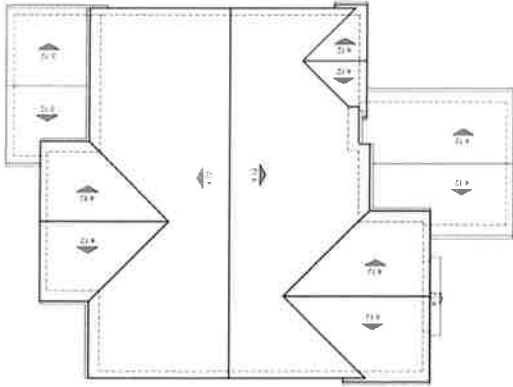
12.19.17

PLAN SEVEN | FRONT ELEVATIONS

MANGINI | CALATLANTIC HOMES
FOLSOM, CALIFORNIA

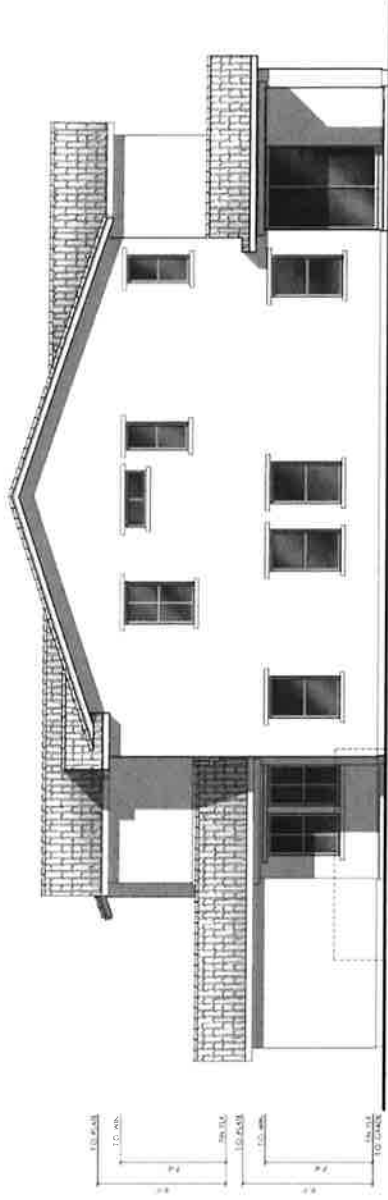
CALATLANTIC
ARCHITECTURAL GROUP, INC.





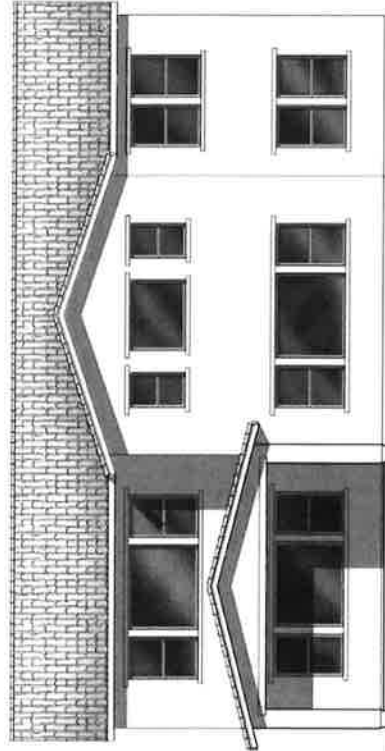
ROOF PLAN 'A'
1/8" = 1'-0"

UNIVERSITY HEIGHTS DEVELOPMENT
1000 UNIVERSITY HEIGHTS DRIVE
FOLSOM, CA 95630
CALIFORNIA RANCH



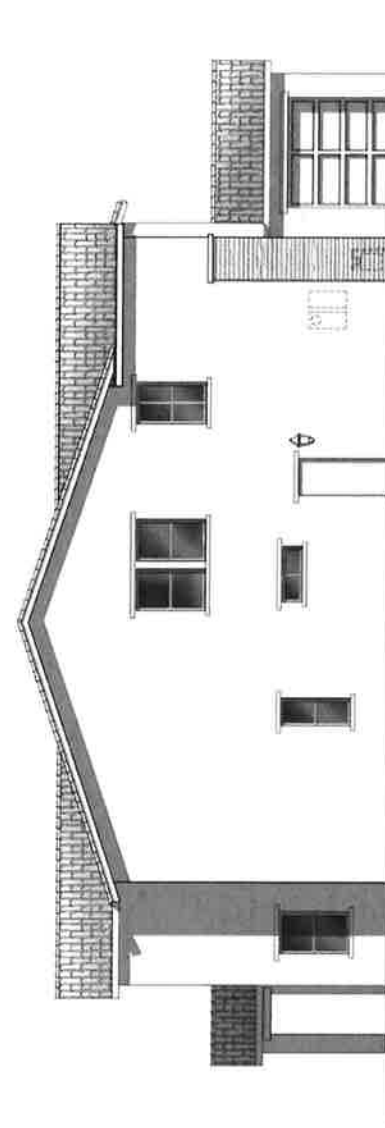
RIGHT ELEVATION 'A'
1/4" = 1'-0"

CALIFORNIA RANCH



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

CALIFORNIA RANCH



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

CALIFORNIA RANCH

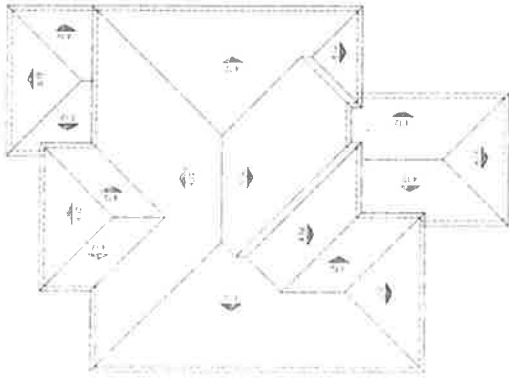
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CALATLANTIC HOMES

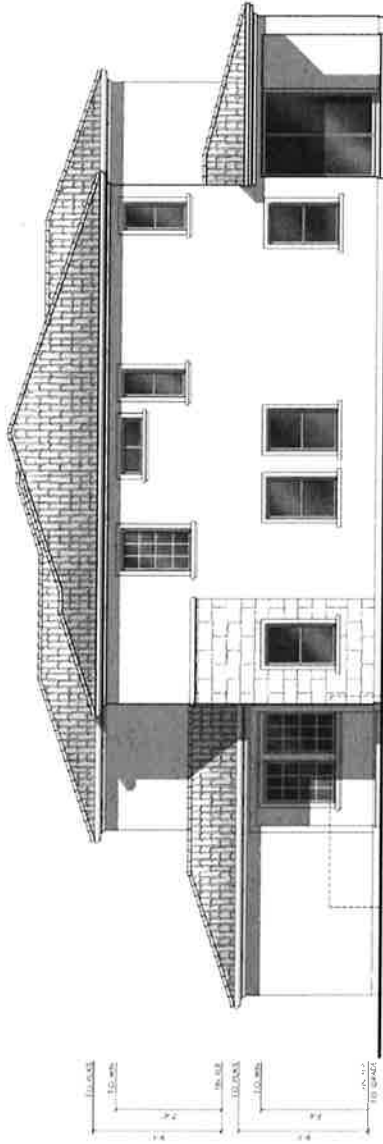
PLAN SEVEN | ELEVATION A
MANGINI | CALATLANTIC HOMES
FOLSOM, CALIFORNIA

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colorado 7731 southpark circle suite 8
littleton, co 80120 / 303.483.7231
colorado 77293 parkway #1006
apartment, co 76103 / 970.568.9719

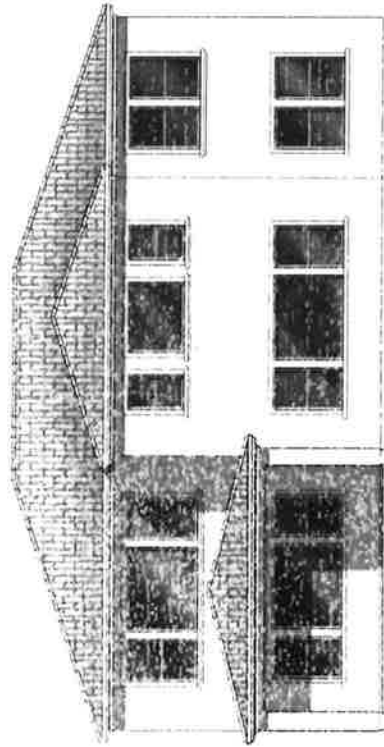
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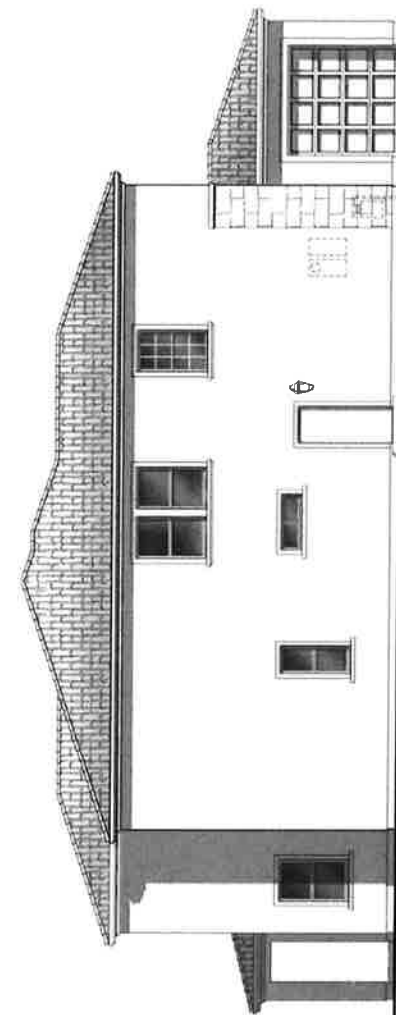
ROOF PLAN 'C'
1/4" = 1'-0"
DATE: 12.19.17
DRAWN BY: J. HANSEN



RIGHT ELEVATION 'C'
1/4" = 1'-0"
DATE: 12.19.17
DRAWN BY: J. HANSEN



REAR ELEVATION 'C'
1/4" = 1'-0"
DATE: 12.19.17
DRAWN BY: J. HANSEN



LEFT ELEVATION 'C'
1/4" = 1'-0"
DATE: 12.19.17
DRAWN BY: J. HANSEN

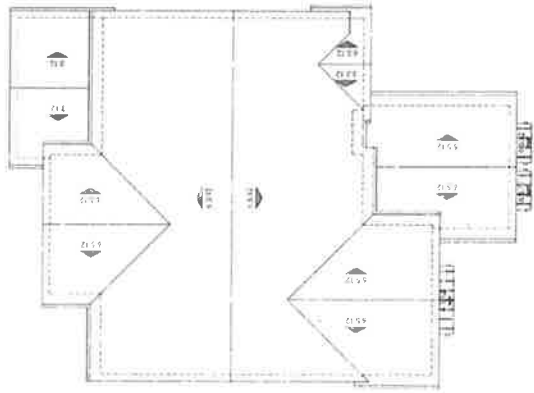
12.19.17

CAJ ATLANTIC
14111 1/2 ST

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

woodley architectural group, inc.
colorado 17751 Southpark Ct. Suite 3
denver, colorado 80227 | 303.682.7201
california 14111 1/2 St. Suite 100
san francisco, ca 94203 | 415.333.8719

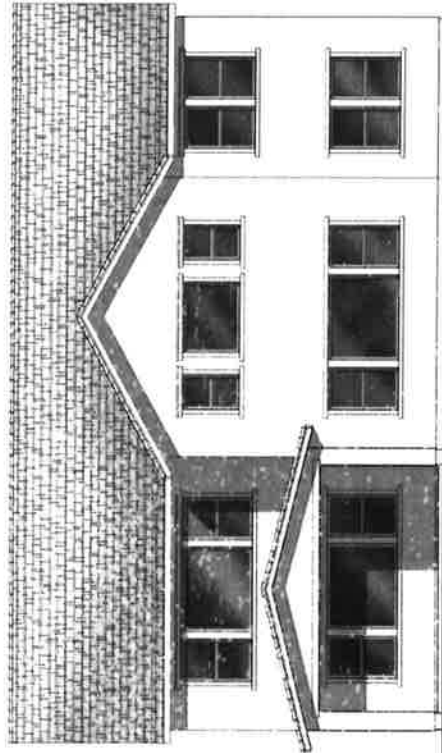
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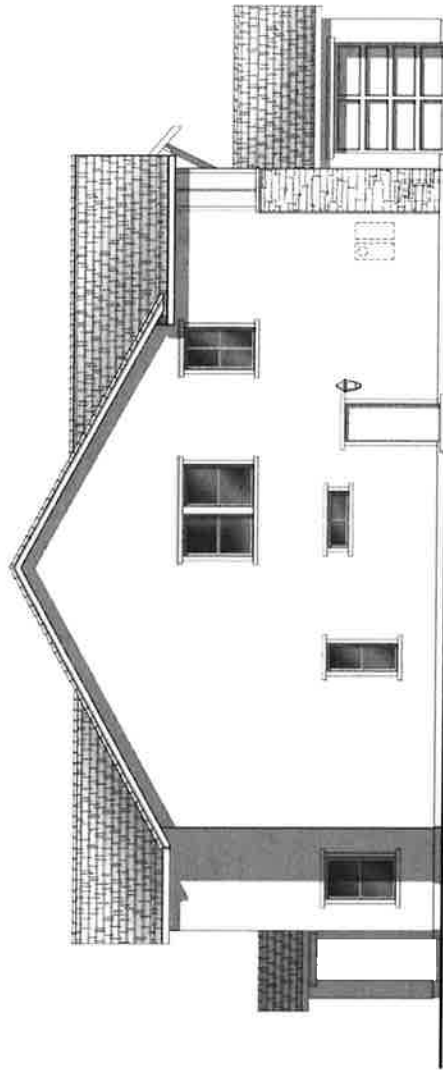
ROOF PLAN 'E'
 1/8" = 1'-0"
 CONVENTIONAL ROOFING SYSTEM
 ALL ROOFING TO BE 30 YEAR
 WARRANTY
 VINEYARD



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



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



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

12.19.17

CALATLANTIC
 HOMES, LLC

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

woodley architectural group, inc.

colorado // 303.440.1000
 california // 916.440.1000
 north carolina // 919.440.1000



Planning Commission
Mangini Ranch Villages 8 and 9 Residential Design Review (PN 19-079)
March 20, 2019

Attachment 11
Project Narrative, dated January 17, 2019

Date: February 7, 2019

Attn: Steve Banks, Principal Planner
City of Folsom
50 Natoma Street
Folsom, CA 95630

Re: Mangini Ranch Village 8 and Village 9
Planned Development Permit Modification

From: Rachel Corona
Rachel.corona@lennar.com
916-886-0265

Dear Mr. Banks,

Lennar Homes is submitting a Planned Development Permit for the following purposes.

1. Review & approval of two additional house plans

COMMUNITY DESIGN OVERVIEW

Mangini Ranch Villages 8 & 9 are located within the Folsom Plan Area Specific Plan (FPASP) off of Scott Road and Mangini Parkway. Village 8 consists of 78 homesites and Village 9 consists of 103 homesites for a total of 181 planned homes. These homesites are conveniently located in close proximity to a planned neighborhood park and planned elementary school, as well as open space corridors. We received approval of our architectural design of seven plans ranging from 2200 – 3789 square feet on March 7, 2018. We have two additional plans we would like to offer our buyers. These two plans are Next Generation “Next Gen” floor plans to meet the needs of the changing demographics of our buyers. The multi-generational homes allow families to “age in place” by providing a separate suite within the main home. The suite is intended for a relative of the homeowner, such as an aging parent or returning adult child to live with the rest of the family while still having space of their own for privacy and comfort. These plans incorporate the same unique features we have designed for the existing house plans within our community and also offer enhanced multi-generational living by providing a suite which includes a:

- Bedroom
- Small sitting area
- Bath
- Wet bar
- In addition, these homes offer the same rear covered patio for outdoor living as our currently approved house plans.

Note, this multi-generational home is not intended to be used as a rental unit by people not related to the homeowner. The suite in the multi-generation home does not have a kitchen. The wet bar includes a sink, and refrigerator but does not include a stove, oven or 220 electrical power.

ARCHITECTURE

Our new house plan living square footages are 3,312 and 3,512.

Our current our plans feature five character styles, consistent with the contextual heritage of the land and expressed with contemporary flair: California Ranch, European Cottage, Italian, Western Farmhouse, and Vineyard. Combined, the five aesthetics will work collectively to create a diverse, yet unified character for the entire community. With this intent in mind, the five styles are interspersed throughout the plans, displaying a variety of garage configuration to establish an inviting and organic street scene. Altogether, Mangini's architecture will enhance the overall experience of the community through the beauty of character palette and market sensitive design.

Of the existing five elevation styles we are offering two elevations per house plan.

- Plan 3,312 – California Ranch and Italiante elevations
- Plan 3,512 – California Ranch and European Cottage Elevations

Our front elevations provide a varied community street scene.

- California Ranch – emphasized with porches, barrel tiled roof, tumbled brick elements, wood detailing, minimal iron and tile accents. Window feature is surrounded by cementitious trim.
- European Cottage - entries are expressed with porches with the elevation articulated by stone veneer at its base and is enhanced by decorative shutters, and cementitious siding and flat concrete roof tile. Window features incorporate decorative shutters.
- Italianate - material palette combines stucco, limestone elements, precast trim, wrought iron balcony detailing, and decorative shutters with barrel tile roof. Entries are announced with stucco columns, precast surrounds, and limestone towers. Window features incorporate grouped windows with unifying sill trim.
- Western Farmhouse - Wood post columns, kickers, and distinctive wood trim with a material palette composed of stucco, board and batten siding, flat concrete roof tile, and brick veneer. Window features incorporate cementitious trim or shutters.
- Vineyard - A rich material palette of stucco, board and batten siding, stone veneer, and flat concrete roof tile. Window features incorporate eyebrow roof.

Again, we have designed the style of our homes with varied roof plans to minimize the visual impact of repetitious flat plans.

- California Ranch - low pitched gable roofs
- European Cottage - hip, gable, and intersecting gable forms in sweeping expressions
- Italianate - hipped roofs with built-up eaves further emphasize the solidity of its form while barrel tile adds to its dignified impression
- Western Farmhouse - predominately gable roofs
- Vineyard - Gable roofs, roof tails and knee brace details further distinguish the style; dormers are also consistent with its essential character components

CALIFORNIA RANCH | A Elevations

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

EUROPEAN COTTAGE | B Elevations

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

ITALIANATE | C Elevations

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

EXTERIOR COLOR SCHEME – CURRENT APPROVED PLANS

Architectural Style	Number of Plans	Number of Color Schemes	Plan and Color Scheme Variations
California Ranch	6	7	42
European Cottage	4	5	20
Italian	5	5	25
Western Farmhouse	3	3	9
Vineyard	3	4	12
Totals		24	108

EXTERIOR COLOR SCHEME – WITH PROPOSED NEW PLANS

Architectural Style	Number of Plans	Number of Color Schemes	Plan and Color Scheme Variations
California Ranch	8	7	56
European Cottage	5	5	25
Italian	6	5	30
Western Farmhouse	3	3	9
Vineyard	3	4	12
Totals		24	132

Please let me know if you have any questions, I can be reached at 916-886-0265 or email to Rachel.corona@lennar.com.

Thank you

Planning Commission
Mangini Ranch Villages 8 and 9 Residential Design Review (PN 19-079)
March 20, 2019

Attachment 12

Folsom Ranch Central District Design Guidelines

2

ARCHITECTURAL DESIGN GUIDELINES





ARCHITECTURAL GUIDING PRINCIPLES

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

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

GENERAL ARCHITECTURAL GUIDELINES

Edge Conditions

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

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



Roof Forms

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

The following roof design guidelines should also be considered:

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



Corner Buildings

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

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



Front Elevations

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

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

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



Multi-family Entries

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

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



Feature Windows

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

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

Windows

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

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

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



Example of Feature Window



Example of Juliet Balcony



Garage Door Treatments

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

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



Porte Cochere with garage at rear of house



Street Facing Garages

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

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



Alley Treatments

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

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

Building Forms

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

Architectural Projections

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

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

Offset Massing Forms

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

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



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

Floor Plan Plotting

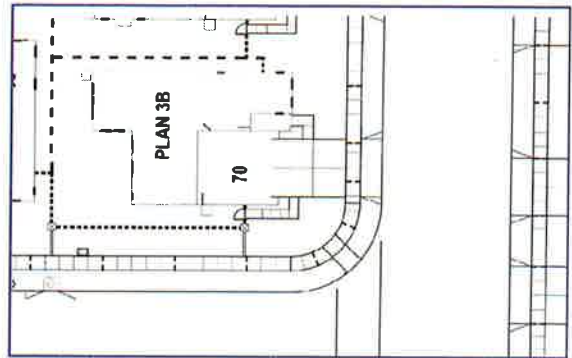
In each single-family detached neighborhood with a **minimum** of up to 80 homes, provide:

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

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

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

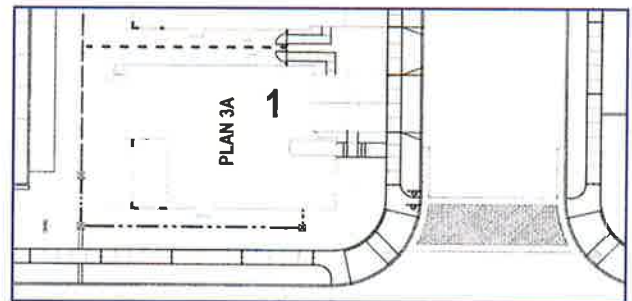
In each single-family detached neighborhood, street facing garages on corner lots at neighborhood entries shall be located on the side of the house furthest away from entry corner.



Example of undesirable Corner Lot Street Facing Garage Placement



Example of undesirable Corner Lot Street Facing Garage Placement



Example of preferred Corner Lot Plotting Garage Placement



Example of preferred Corner Lot Plotting Garage Placement



Style Plotting

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

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

Color Criteria

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

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



Lower Height Elements

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

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



Balconies

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

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



Roof Considerations

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

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



Outdoor Living Spaces

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

Materials

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



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



Exterior Structures

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

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

Accessory Structures

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



Lighting

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

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

Address Numbers

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

