

CITY OF
FOLSOM
DISTINCTIVE BY NATURE

PLANNING COMMISSION AGENDA
September 4, 2019
CITY COUNCIL CHAMBERS
6:30 p.m.
50 Natoma Street
Folsom, California 95630

CALL TO ORDER PLANNING COMMISSION: Barbara Leary, Jennifer Lane, Kevin Mallory, Vice Chair Eileen Reynolds, Daniel West, Kevin Duewel, 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 July 17, 2019 will be presented for approval.

NEW BUSINESS

1. PN 19-239, Mangini Ranch Villages 6-7 Subdivision Residential Design Review

A Public Meeting to consider a request from Taylor Morrison of California, LLC for approval of Residential Design Review for 224 traditional single-family residential units located within Phase 1, Villages 6 and 7 of the previously approved Mangini Ranch Subdivision project. The Specific Plan designation for the site is SP-SFHD PD, while the General Plan land-use designation is SFHD. The City, as lead agency, previously certified an EIR/EIS for the FPASP. Subsequently, the City 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. **(Project Planner: Principal Planner, Steve Banks / Applicant: Taylor Morrison of California, LLC)**

2. PN-19-226 Commercial Use Table Code Amendment (FMC 17.22) and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from Dr. Richard Turner, DVM to modify the Commercial Land Use Table within the Folsom Municipal Code, (Section 17.22.030E) in order to allow veterinary facilities (hospitals/clinics) to be located within the BP (Business Professional) zone upon approval of a Conditional Use Permit (Minor/1). The project is categorically exempt under Section 15061(b)(3) (Review for Exemption) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Senior Planner, Stephanie Traylor Henry / Applicant: Dr. Richard Turner, DVM)**

3. PN-19-290 All Creatures Folsom Veterinary Emergency Clinic Conditional Use Permit and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from Dr. Richard Turner, DVM to approve a Conditional Use Permit to allow All Creatures Folsom Veterinary Emergency Clinic to operate at 2210 East Bidwell Street. The Zoning designation for the site is BP PD (Business Professional, Planned Development District), while the General Plan land-use designation is PO (Professional Office). This project approval is contingent on City Council approval of the Commercial Use Table Code Amendment to allow veterinary facilities to operate within the BP zone with approval of a Conditional Use Permit. The project is categorically exempt under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Senior Planner, Stephanie Traylor Henry / Applicant: Dr. Richard Turner, DVM)**

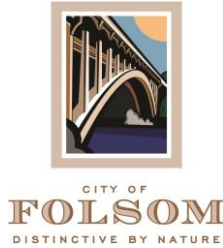
PLANNING COMMISSION / PLANNING MANAGER REPORT

The next Planning Commission meeting is scheduled for **September 18, 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
July 17, 2019
CITY COUNCIL CHAMBERS
6:30 P.M.
50 Natoma Street
Folsom, CA 95630

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

ABSENT: Mallory, Reynolds, West

CITIZEN COMMUNICATION: None

MINUTES:

The minutes of May 15, 2019 were amended with an added motion and vote for Item No. 3 PN 17-270, Canyon Terrace Apartments Expansion and Remodel General Plan Amendment and Design Review and Consideration of a Mitigated Negative Declaration and Mitigation Monitoring and Report Program for the Project to state:

'COMMISSIONER MALLORY MOVED TO CONTINUE THE PROJECT TO THE JUNE 5TH PLANNING COMMISSION MEETING. COMMISSIONER LANE SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

COMMISSIONER RAITHEL MOVED TO APPROVE THE AMENDED MINUTES. COMMISSIONER DUEWEL SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

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

NEW BUSINESS

1. **PN 19-046, Broadstone Estates Subdivision Small-Lot Vesting Tentative Subdivision Map Extension**

A Public Hearing to consider a request from Elliott Homes, Inc. for approval of a three-year extension in time for a previously approved Small-Lot Vesting Tentative Subdivision Map associated with the Broadstone Estates Subdivision. The Broadstone Estates Subdivision includes development of a 81-unit single-family residential subdivision on a 37.2-acre site within the Folsom Plan Area at the southeast corner of the intersection of U.S. Highway 50 and Placerville Road within the northeast portion of the Folsom Plan Area. The zoning classifications for the site are SP-SF PD and SP-OS2, while the General Plan land-use designations are SF and OS. An Addendum to the Folsom Plan Area Environmental Impact Report was previously approved for the Broadstone Estates Subdivision project (PN 15-308) on June 28, 2016 in accordance with the California Environmental Quality Act (CEQA). **(Project Planner: Principal Planner, Steve Banks / Applicant: Elliott Homes, Inc.)**

COMMISSIONER RAITHEL MOVED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF A THREE-YEAR EXTENSION IN TIME FOR THE BROADSTONE ESTATES SUBDIVISION SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP AS ILLUSTRATED ON ATTACHMENT 6 FOR THE BROADSTONE ESTATES SUBDIVISION PROJECT (PN 19-046) SUBJECT TO THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDINGS C-F, VESTING TENTATIVE SUBDIVISION AND MAP EXTENSION FINDINGS G-O, AND CONDITIONS OF APPROVAL NO. 1-189.

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

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

2. PN 19-111, Folsom Heights Subdivision Small-Lot Vesting Tentative Subdivision Map Extension

A Public Hearing to consider a request from Folsom Heights, LLC for approval of a three-year extension in time for a previously approved Small-Lot Vesting Tentative Subdivision Map associated with the Folsom Heights Subdivision. The Folsom Heights Subdivision includes development of a 530-unit single-family residential and commercial community on a 189.7-acre site located within the northeast portion of the Folsom Plan Area. The zoning classifications for the site are SP-SF, SP-SFHD, SP-MLD, SP-GC, SP-P/QP, SP-OS1, and SP-OS2, while the General Plan land-use designations are SF, SFHD, MLD, GC, P-QP, and OS. An Addendum to the Folsom Plan Area Environmental Impact Report was previously approved for the Folsom Heights Subdivision project (PN 15-303) on June 28, 2016 in accordance with the California Environmental Quality Act (CEQA). **(Project Planner: Principal Planner, Steve Banks / Applicant: Folsom Heights, LLC)**

1. Stephanie Haley spoke in opposition of the project.
2. Tim Haley spoke in opposition of the project.
3. Ellen Post spoke in opposition of the project.

COMMISSIONER DUEWEL MOVED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF A THREE-YEAR EXTENSION IN TIME FOR THE FOLSOM HEIGHTS SUBDIVISION SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP AS ILLUSTRATED ON ATTACHMENT 6 SUBJECT TO THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDINGS C-F, VESTING TENTATIVE SUBDIVISION MAP AND MAP EXTENSION FINDINGS G-O AND CONDITIONS OF APPROVAL NO. 1-181 WITH ADDED CONDITION NO. 182 TO STATE "Per direction provided by the City Council at its October 24, 2017 meeting, the owner/applicant shall construct the Prima Drive Extension as a paved and gated/bollard-controlled Emergency Vehicle Access (EVA) Route only, consistent with the requirements stated in Condition of Approval No. 174. The owner/applicant shall also work with the City of Folsom Fire Chief and the El Dorado Hills Fire Chief to establish the appropriate location(s) for the gates/bollards associated with the EVA. The final design, installation, and operation of the gates/bollards shall be in accordance with the Sacramento County Emergency

Access Gates and Barriers Stands, as required by the City of Folsom Fire Code. The final design and location of the gates/bollards shall be subject to review and approval by the City of Folsom. In addition, the EVA shall accommodate pedestrian and bicycle access to the satisfaction of the City of Folsom.”

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

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

DUE TO A TIE VOTE, NO RECOMMENDATION FROM THE PLANNING COMMISSION WILL BE GIVEN TO THE CITY COUNCIL.

3. Overview of City of Folsom Housing Programs (Senior Planner, Stephanie Henry)

PLANNING MANAGER REPORT

None

RESPECTFULLY SUBMITTED,

Kelly Mullett, ADMINISTRATIVE ASSISTANT

APPROVED:

Justin Raithel, CHAIR



CITY OF
FOLSOM
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AGENDA ITEM NO. 1
Type: Public Meeting
Date: September 4, 2019

Planning Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: Mangini Ranch Villages 6-7 Subdivision Residential Design Review
File #: PN-19-239
Request: Residential Design Review
Location: Mangini Ranch Subdivision within Folsom Plan Area
Staff Contact: Steve Banks, Principal Planner, 916-461-6207
sbanks@folsom.ca.us

Property Owner/Applicant

Name: Taylor Morrison of California, LLC
Address: 81 Blue Ravine Road, Suite 220,
Folsom, CA 95630

Recommendation: Conduct a public meeting and upon conclusion recommend approval of a Residential Design Review Application for 224 single-family residential units as illustrated on Attachments 5 through 11 for the Mangini Ranch Villages 6-7 Subdivision project (PN 19-239) 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 224 traditional single-family residential units located within Phase 1, Villages 6 and 7 of the previously approved Mangini Ranch Subdivision project. In particular, the applicant is requesting Design Review approval for ten (10) individual master plans within Villages 6 and 7. Five distinct California heritage-themed architectural styles and fifteen color and material alternatives are incorporated among the ten master plans.

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- 1 - Description/Analysis
- 2 - Background
- 3 - Conditions of Approval
- 4 - Vicinity Map
- 5 - Mangini Ranch Subdivision Phase 1 Master Plan Exhibit
- 6 - Mangini Ranch Subdivision Villages 6-7 Site Plan Exhibit
- 7 - Building Articulation and Lot Coverage Exhibits, dated June 14, 2019
- 8 - Conceptual Landscape Plans, dated June 14, 2019



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AGENDA ITEM NO. 1
Type: Public Meeting
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- 9 - Street Scene Exhibit, dated June 14, 2019
- 10 - Building Elevations and Floor Plans, dated June 14, 2019
- 11 - Color and Material Schemes, dated June 6, 2019
- 12 - Folsom Ranch Central District Design Guidelines

Submitted,

A handwritten signature in black ink, appearing to read "Pam Johns", with a long horizontal flourish extending to the right.

PAM JOHNS
Community Development Director

ATTACHMENT 1 DESCRIPTION/ANALYSIS

APPLICANT'S PROPOSAL

The applicant, Taylor Morrison of California, is requesting residential design review approval for 224 single-family residential units situated within the Village 6 and 7 portions of the previously approved 833-unit Mangini Ranch Phase 1 Subdivision project. Specifically, the applicant is requesting design review approval for ten (10) individual master plans within Villages 6 and 7. The master plans include five (5) distinct California heritage-themed architectural styles (Craftsman, European Cottage, Farmhouse, Italian Villa, and Spanish) and fifteen (15) color and material alternatives.

The proposed master plans, which feature three, single-story models and seven, two-story models, range in size from 1,553 to 2,624 square feet (3BR/2BA to 5BR/3BA) and include an attached two-car garage. The five classic design themes are characterized by a variety of unique architectural elements including distinctive roof shapes and forms, covered front entries, varied door and window design, and enhanced decorative elements. Proposed building materials include stucco, vertical and horizontal wood siding, customized stone veneer, brick veneer, board and batten gable ends, corbels, outlookers, wood trim elements, wood posts, louvered panel shutters, clay pipe elements, multi-paned windows, themed garage doors, decorative light fixtures, and concrete roof tiles. In addition, there are 15 distinct color and material alternatives available for each of the master plans resulting in 162 different visual expressions.

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.

Residential Design Review

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

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

- Provide a mix of hip and gable roof forms along the street scene
- 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.)

The architectural design styles selected for the Folsom Ranch Central District have been chosen from the traditional heritage of California home styles, a majority of which have been influenced by the Spanish Mission and Mexican Rancho eras. Over the years, architectural styles in California have become reinterpreted traditional styles that reflect the indoor-outdoor lifestyle choices available in the Mediterranean climate. Suggested architectural styles in the Design Guidelines include American Traditional, Craftsman, Early California Ranch, European Cottage, Italian Villa, Monterey, Spanish Colonial, and Western Farmhouse. Additional architectural styles compatible with the intent of the Design Guidelines may be added if they are regionally appropriate.

As described in the applicant's proposal, the proposed project features five distinct architectural themes that have been chosen from or are similar to the traditional heritage of California home styles including Craftsman, European Cottage, Farmhouse, Italian Villa, and Spanish. The following is a description of each of the aforementioned architectural styles proposed for Villages 6-7 of the Mangini Ranch Phase 1 Subdivision:

Craftsman

Influenced by the English Arts and Crafts movement of the late 19th century and stylized by California architects, the Craftsman style focused on exterior elements with tasteful and artful attention to detail. Originating in California, Craftsman architecture relied on the simple house tradition, combining hip and gable roof forms with wide, livable porches, and broad overhanging eaves. Extensive built-in elements define this style, treating details such as windows and porches as if they were furniture. The horizontal nature is emphasized by exposed rafter tails and knee braces below broad overhanging eaves constructed in rustic-textured building materials. The overall effect is the creation of a natural, warm, and livable home of artful and expressive character.

European Cottage

The European Cottage is a style that evolved out of medieval Tudor and Normandy architecture. This evolving character that eventually resulted in the English and French "Cottage" became extremely popular when the addition of stone and brick veneer details was developed in the 1920's. Although the cottage is looked upon as small and unpretentious, the style was quickly recognized as one of the most popular in America. Designs for the homes typically reflected the rural setting in which they evolved. Many established older neighborhoods across the United States contain homes with the

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

Farmhouse

Emulating the inherent features of the Western Farmhouse style and collective farmhouse vernaculars from which it draws inspiration, the Farmhouse design gathers the intrinsic character elements of the style with refined execution. Blending smooth stucco, vertical clapboard siding, and flat concrete roof tile with clean trim and post detailing, this style maintains the same core material palette as outlined within the Design Guidelines. Front-facing gable roofs articulate the simplistic form, while the entries are expressed with porches, establishing an aesthetic that evokes both warmth and street appeal for the entire community. Overall, the Farmhouse style accurately depicts the essential elements of this style, utilizing a predominantly stucco façade to emphasize its agrarian simplicity.

Italian Villa

Respecting the core style elements expressed within the Design Guidelines, the Italian style is structured and solid in its form and massing. Its strong stucco form is articulated by low-pitched hipped roofs, and exaggerated overhangs. Fenestrations are emphasized with precast trim surrounds and dominant windows or paired windows are arched to further distinguish the style. Featuring a predominantly stucco façade, the sturdy form is articulated clean limestone elements and masses, minimalistic trim detailing, and 's' tile support the essential elements of the style while appearing modern in the pure, simplicity of its forms, and absence of ornamentation. Therefore, the Italian design theme reflects the same essential elements of the style as defined by the Design Guidelines, while showcasing a modern touch through its precision of form and lack of ostentatious detail.

Spanish

Referencing Folsom Ranch's Spanish Colonial style, the Spanish style respects this quintessentially Californian aesthetic with contemporary flair. This design echoes the required elements of the style as defined by the Design Guidelines. The form is inherently asymmetrical, simplistic in its massing, and is articulated by low-pitched gable gables, 's' tile, and expressed entries. Comprised primarily of stucco, the purity of the style's forms is emphasized through stone masses, and wood accents, adding to subtle beauty of the aesthetic. The stone appears en masse or on parapet elements, serving to accentuate entries. Fenestrations are clean and rectilinear, providing a fresh take on traditional Spanish forms. Refined in its execution, the Spanish style maintains the

essential elements of the style, as stated within the Design Guidelines, while illustrating its strong, modern influence through its pure, well-articulated forms.

In reviewing the architecture and design of the project, staff determined that the design of the ten proposed master plans (which also include five elevation plans, fifteen color and material alternatives, and 162 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, which include stucco, vertical and horizontal wood siding, customized stone veneer, brick veneer, board and batten gable ends, corbels, outlookers, wood trim elements, wood posts, louvered panel shutters, clay pipe elements, multi-paned windows, themed garage doors, decorative light fixtures, 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 reviewing the architecture and design of the master plans, staff also compared the proposed project with a similar project (Villages 1 and 2) designed by the same homebuilder (Taylor Morrison Homes) that was recently approved within the Mangini Ranch Subdivision. As discussed within the background section (Page No. 11) of this staff report, Taylor Morrison Homes previously received Design Review approval for 206 single-family residential units within the Village 1 and 2 portions of the Mangini Ranch Subdivision. The Design Review approval for Villages 1 and 2 included eight individual master plans with five architectural themes and fifteen color and material alternatives. The applicant is proposing to repurpose (architectural modifications including new design details) the eight previously approved master plans for Villages 1 and 2 and utilize them within Villages 6 and 7. In addition, the applicant is proposing to introduce two new master plans to Villages 6 and 7, bringing the total number of master plans within the subdivision up to ten. Staff has determined that the architectural modifications to the previously approved master plans and the introduction of two new master plans represent a substantial benefit to the aesthetic appearance of the overall Mangini Ranch Subdivision.

In summary, staff has determined that the proposed master plans are consistent with the Folsom Ranch Design Guidelines. In addition, staff has concluded that the proposed master plans include design elements and features that are unique to the Mangini Ranch Subdivision and 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 ten, one and two-story master plans (five building elevations with fifteen color and material options and 162 visual expressions) for Villages 6-7 of the Mangini Ranch Phase 1 Subdivision. The applicant shall submit building plans that comply with this approval and the attached building elevations dated June 14, 2019.
2. The design, materials, and colors of the proposed Mangini Ranch Villages 6-7 Subdivision single-family residential units shall be consistent with the submitted building elevations, materials samples, and color scheme to the satisfaction of the Community Development Department.
3. The Community Development Department shall approve the individual lot permits to assure no duplication or repetition of the same house, same roof-line, same elevation style, side-by-side, or across the street from each other.
4. All mechanical equipment shall be ground-mounted and concealed from view of public streets, neighboring properties and nearby higher buildings. For lots abutting the open space areas, mechanical equipment shall be located out of view from open space areas.
5. Decorative light fixtures, consistent with the Folsom Ranch Central District Design Guidelines and unique to each architectural design theme, 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 certified an EIR/EIS for the FPASP. Subsequently, the City 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 application.

RECOMMENDATION/PLANNING COMMISSION ACTION

Move to Approve a Residential Design Review Application for 224 single-family residential units as illustrated on Attachments 5 through 11 for the Mangini Ranch Villages 6-7 Subdivision project (PN 19-239) subject to the findings (Findings A-J) and conditions of approval (Conditions 1-14) attached to this report.

GENERAL FINDINGS

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

CEQA FINDINGS

- C. THE CITY, AS LEAD AGENCY, PREVIOUSLY CERTIFIED AN ENVIRONMENTAL IMPACT REPORT/ENVIRONMENTAL IMPACT STATEMENT FOR THE FOLSOM PLAN AREA SPECIFIC PLAN.
- 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 APPLICATION.

DESIGN REVIEW FINDINGS

- H. THE PROJECT IS GENERALLY 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 November 1, 2017, the Planning Commission approved a Residential Design Review Application (Taylor Morrison Homes) for 206 single-family residential units situated within the Village 1 and 2 portions of the previously approved 833-unit Mangini Ranch Phase 1 Subdivision project. The aforementioned Design Review Application included approval for eight (8) individual master plans with five (5) distinct California heritage-themed architectural styles (Craftsman, European Cottage, Farmhouse, Italian Villa, and Spanish Colonial) and fifteen (15) color and material alternatives. The approved master plans, which include a combination of one-story, one-story with pop-up, and two-story homes, range in size from 1,795 to 2,971 square feet (3BR/2BA to 4BR/3BA) and include an attached two-car garage.

On March 7, 2018, the Planning Commission approved a Planned Development Permit Modification and Residential Design Review Application (Lennar Homes) for 181 single-family residential units situated within the Village 8 and 9 portions of the previously approved 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.

On March 20, 2019, the Planning Commission approved a Residential Design Review Application (Lennar Homes) for the introduction of two (2) new multi-generational master plans to supplement the seven (7) master plans that were previously approved for Mangini Ranch Villages 8 and 9. The aforementioned Design Review Application included approval for two (2) new master plans with three (3) distinct California heritage-themed architectural styles (California Ranch, European Cottage, and Italianate) and four (4) color and material alternatives. The approved 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.

On April 17, 2019, the Planning Commission approved a Planned Development Permit Modification and Residential Design Review Application (TRI Point Homes) for 222 single-family residential units situated within the Village 3-5 portions of the previously approved Mangini Ranch Phase 1 Subdivision project. The Planned Development Permit Modification provided for an increase in the maximum lot coverage for 16 of the 222 residential lots within the subdivision from 50% to 55% in order to accommodate a covered outdoor patio feature within the home design. 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 2,348 to 3,718 square feet (3BR/2.5BA to 5BR/3.5BA) and an attached two-car or three-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 Parkway with undeveloped Single-Family Residential Property (SFHD) Beyond South: White Rock Road with undeveloped land within Sacramento County Beyond East: Undeveloped Multi-Family Residential Property (MLD) with Placerville Road Beyond West: Open Space (OS) with Single-Family Residential Development (SFHD) Beyond.

SITE CHARACTERISTICS

The two project sites have been fully graded and site improvements (underground utilities, roadways, curbs, gutters, sidewalks, etc.) are currently in the process of being 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 SUBDIVISION VILLAGES 6-7 RESIDENTIAL DESIGN REVIEW PROJECT (PN 19-239) MANGINI RANCH SUBDIVISION (PHASE 1) WITHIN FOLSOM PLAN AREA PLANNED DEVELOPMENT PERMIT MODIFICATION AND 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 (Phase 1) Master Plan Exhibit • Mangini Ranch Villages 6-7 Site Plan Exhibit • Building Articulation and Lot Coverage Exhibits, dated June 14, 2019 • Conceptual Landscape Plans, dated June 14, 2019 • Street Scene Exhibit, dated June 14, 2019 • Building Elevations and Floor Plans, dated June 14, 2019 <p>This project approval is for the Mangini Ranch Villages 6-7 Subdivision Residential Design Review, which includes design review approval for 224 traditional single-family residential units located within Villages 6 and 7 of the previously approved Mangini Ranch Subdivision project for the Mangini Ranch Villages 6-7 Subdivision Residential Design Review project (PN 19-239). 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 (September 4, 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 SUBDIVISION VILLAGES 6-7 RESIDENTIAL DESIGN REVIEW PROJECT (PN 19-239) MANGINI RANCH SUBDIVISION (PHASE 1) WITHIN FOLSOM PLAN AREA PLANNED DEVELOPMENT PERMIT MODIFICATION AND 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 SUBDIVISION VILLAGES 6-7 RESIDENTIAL DESIGN REVIEW PROJECT (PN 19-239) MANGINI RANCH SUBDIVISION (PHASE 1) WITHIN FOLSOM PLAN AREA PLANNED DEVELOPMENT PERMIT MODIFICATION AND RESIDENTIAL DESIGN REVIEW				
	Mitigation Measure	Condition/Mitigation Measure	When Required	Responsible Department
8.		If the City utilizes the services of consultants to prepare special studies or provide specialized design review or inspection services for the project, the applicant shall reimburse the City for actual costs it incurs in utilizing these services, including administrative costs for City personnel. A deposit for these services shall be provided prior to initiating review of the Final Map, improvement plans, or beginning inspection, whichever is applicable.	B	CD (P)(E)
9.		This project shall be subject to all City-wide development impact fees, unless exempt by previous agreement. This project shall be subject to all City-wide development impact fees in effect at such time that a building permit is issued. These fees may include, but are not limited to, fees for fire protection, park facilities, park equipment, Humbug-Willow Creek Parkway, Light Rail, TSM, capital facilities and traffic impacts. The 90-day protest period for all fees, dedications, reservations or other exactions imposed on this project will begin on the date of final approval (September 4, 2019). The fees shall be calculated at the fee rate in effect at the time of building permit issuance.	B	CD (P)(E), PW, PK
10.		The owner/applicant agrees to pay to the Folsom-Cordova Unified School District the maximum fee authorized by law for the construction and/or reconstruction of school facilities. The applicable fee shall be the fee established by the School District that is in effect at the time of the issuance of a building permit. Specifically, the owner/applicant agrees to pay any and all fees and charges and comply with any and all dedications or other requirements authorized under Section 17620 of the Education Code; Chapter 4.7 (commencing with Section 65970) of the Government Code; and Sections 65995, 65995.5 and 65995.7 of the Government Code.	B	CD (P)

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

<p>12.</p>		<p>The project shall comply with the following architecture and design requirements:</p> <ol style="list-style-type: none"> 1. This approval is for ten, one and two-story master plans (five building elevations with fifteen color and material options and 162 visual expressions) for Villages 6-7 of the Mangini Ranch Phase 1 Subdivision. The applicant shall submit building plans that comply with this approval and the attached building elevations dated June 14, 2019. 2. The design, materials, and colors of the proposed Mangini Ranch Villages 6-7 Subdivision single-family residential units shall be consistent with the submitted building elevations, materials samples, and color scheme to the satisfaction of the Community Development Department. 3. The Community Development Department shall approve the individual lot permits to assure no duplication or repetition of the same house, same roof-line, same elevation style, side-by-side, or across the street from each other. 4. All mechanical equipment shall be ground-mounted and concealed from view of public streets, neighboring properties and nearby higher buildings. For lots abutting the open space areas, mechanical equipment shall be located out of view from open space areas. 5. Decorative light fixtures, consistent with the Folsom Ranch Central District Design Guidelines and unique to each architectural design theme, 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. 	<p>B</p>	<p>CD (P) (B)</p>
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FIRE DEPARTMENT REQUIREMENT			
		B	FD
13.	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.		
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. 	B	PD

CONDITIONS

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

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

Planning Commission
Mangini Ranch Villages Subdivision Villages 6-7 Residential Design Review (PN 19-239)
August 21, 2019

Attachment 4 Vicinity Map

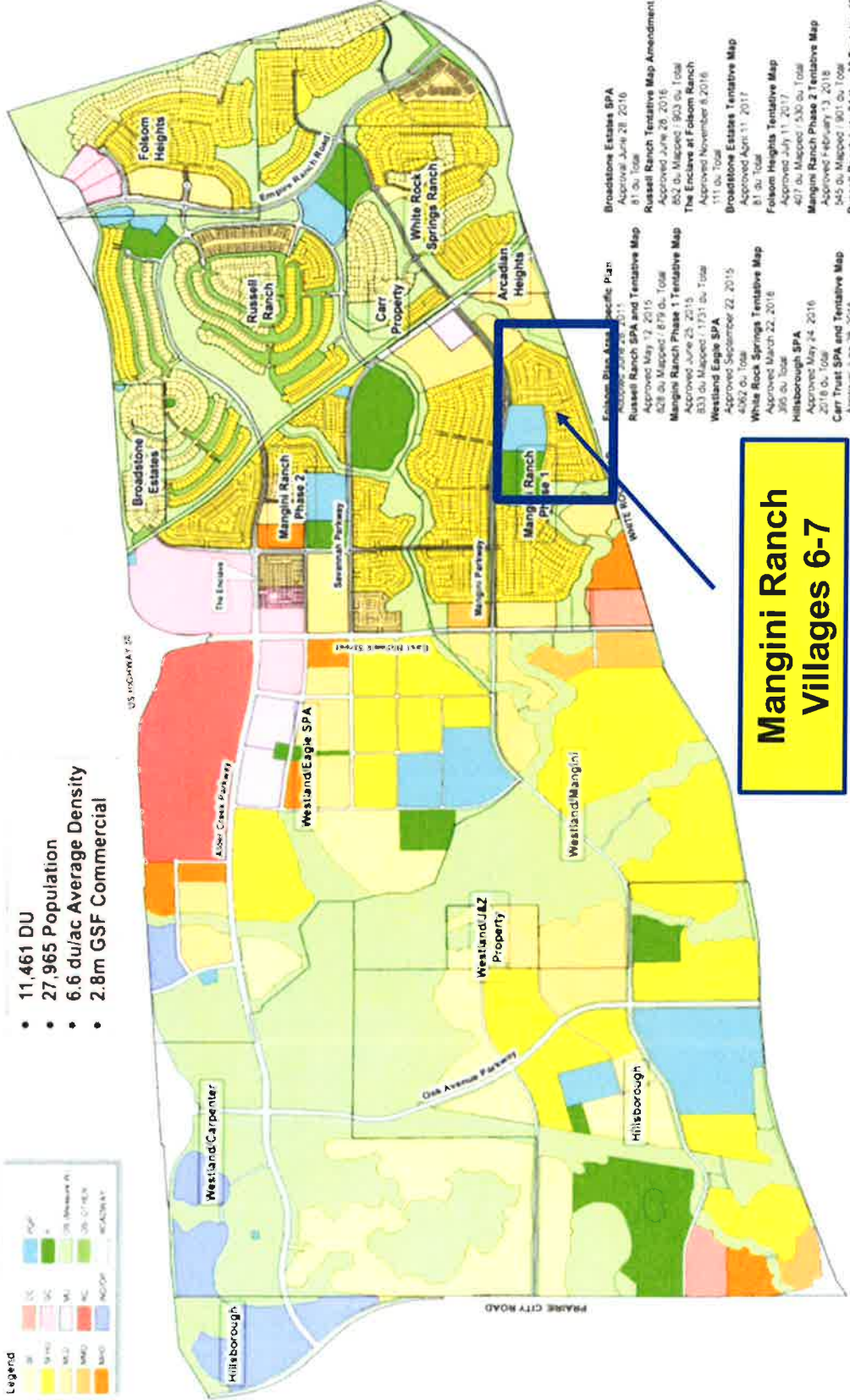
Vicinity Map



CITY OF FOLSOM



- 11,461 DU
- 27,965 Population
- 6.6 du/ac Average Density
- 2.8m GSF Commercial



**Mangini Ranch
Villages 6-7**

Broadstone Estates SPA
Approved June 28, 2016
81 du, Total

Russell Ranch Tentative Map Amendment
Approved June 28, 2016
852 du, Mapped: 903 du, Total

The Enclave at Folsom Ranch
Approved November 8, 2016
111 du, Total

Broadstone Estates Tentative Map
Approved April 11, 2017
81 du, Total

Folsom Heights Tentative Map
Approved July 11, 2017
407 du, Mapped: 530 du, Total

Mangini Ranch Phase 2 Tentative Map
Approved February 13, 2018
545 du, Mapped: 901 du, Total

Russell Ranch Lots 24 thru 32 Tentative Map
Approved March 13, 2018
389 du, Total

Folsom Plaza Specific Plan
Approved June 20, 2015

Russell Ranch SPA and Tentative Map
Approved May 17, 2015
528 du, Mapped: 679 du, Total

Mangini Ranch Phase 1 Tentative Map
Approved June 25, 2015
833 du, Mapped: 1731 du, Total

Westland Eagle SPA
Approved September 22, 2015
8092 du, Total

White Rock Springs Tentative Map
Approved March 22, 2016
395 du, Total

Hillsborough SPA
Approved May 24, 2016
2018 du, Total

Carr Trust SPA and Tentative Map
Approved June 28, 2016
28 du, Total

Folsom Heights SPA
Approved June 28, 2016
407 du, Mapped: 530 du, Total

Planning Commission
Mangini Ranch Villages Subdivision Villages 6-7 Residential Design Review (PN 19-239)
August 21, 2019

Attachment 5

Mangini Ranch Phase 1 Master Plan Exhibit



LAND USE SUMMARY

Lot #	Area (Acres)	Use
1	1.44	M.D.
2	1.44	S.P.D.
3	1.44	S.P.D.
4	1.44	S.P.D.
5	1.44	S.P.D.
6	1.44	S.P.D.
7	1.44	S.P.D.
8	1.44	S.P.D.
9	1.44	S.P.D.
10	1.44	M.D.
11	1.44	M.D.
12	1.44	M.D.
13	1.44	M.D.
14	1.44	M.D.
15	1.44	M.D.
16	1.44	M.D.
17	1.44	M.D.
18	1.44	C.C.
19	1.44	P.P.D.
20	1.44	S.P.D.
21	1.44	S.P.D.
22	1.44	S.P.D.
23	1.44	S.P.D.
24	1.44	S.P.D.
25	1.44	S.P.D.
26	1.44	S.P.D.
27	1.44	S.P.D.
28	1.44	M.D.
29	1.44	S.P.D.
30	1.44	S.P.D.
31	1.44	S.P.D.
32	1.44	S.P.D.
33	1.44	S.P.D.
34	1.44	S.P.D.
35	1.44	S.P.D.
36	1.44	S.P.D.
37	1.44	S.P.D.
38	1.44	S.P.D.
39	1.44	S.P.D.
40	1.44	S.P.D.
Total	57.60	

ILLUSTRATIVE MASTER PLAN EXHIBIT

Mangini Ranch

May 8, 2013

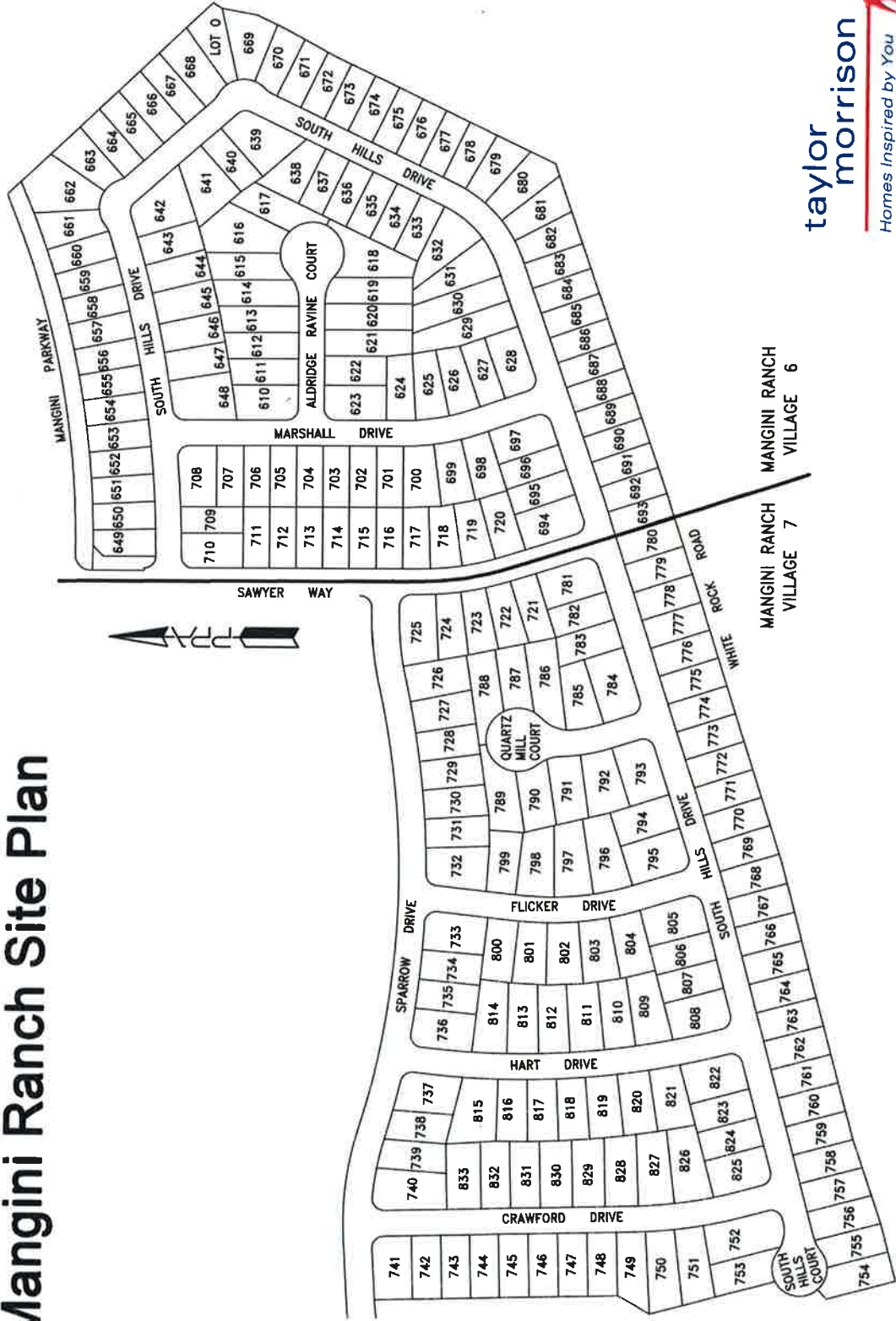
Scale: 1" = 200'



Boundary Cross: See Title per FRAP (2011)
 Area/Knotal Cross: See Title

Attachment 6
Mangini Ranch Villages 6-7 Site Plan Exhibit

Mangini Ranch Site Plan



MANGINI RANCH VILLAGE 6
MANGINI RANCH VILLAGE 7

Attachment 7
Building Articulation and Lot Coverage Exhibits
Dated June 14, 2019



LOT COVERAGE - PLAN 10			
1st Floor	1000		
Garage	484		
Covered Porch	108		
TOTAL S.F.	1622		
1622 S.F. / LOT AREA 4726 S.F. = 35%			

LOT COVERAGE - PLAN 4			
1st Floor	1327		
Garage	448		
Covered Porch	115		
TOTAL S.F.	1891		
1891 S.F. / LOT AREA 4726 S.F. = 40%			

LOT COVERAGE - PLAN 2			
1st Floor	1734		
Garage	425		
Covered Porch	123		
TOTAL S.F.	2332		
2454 S.F. / LOT AREA 4726 S.F. = 48.3%			

LOT COVERAGE - PLAN 3			
1st Floor	1038		
Garage	448		
Covered Porch	21		
TOTAL S.F.	1553		
1553 S.F. / LOT AREA 4726 S.F. = 32.8%			

LOT COVERAGE - PLAN 1			
1st Floor	1764		
Garage	427		
Covered Porch	124		
TOTAL S.F.	2333		
2336 S.F. / LOT AREA 4726 S.F. = 49.4%			

COLOR KEY

- Second Story Massing
- First Story Massing
- Covered Porch (One-story element)
- Paved Driveway

BUILDING ARTICULATION PLAN - 45' LOTS
MANGINI 6/7
Folsom, California

SETBACK VARIATIONS
 This Articulation Plan depicts the median lot size Setbacks will vary according to actual lot width and depth. See Development Plan for specific building locations on lots.





LOT COVERAGE - PLAN 9	
1st Floor	1218
Garage	701
Covered Porch	100
TOTAL S.F.	2019
2019 S.F. / LOT AREA 6260 S.F. = 38%	

LOT COVERAGE - PLAN 6	
1st Floor	2114
Garage	446
Covered Porch	54
TOTAL S.F.	2614
2614 S.F. / LOT AREA 5260 S.F. = 49.3%	

LOT COVERAGE - PLAN 7	
1st Floor	1831
Garage	463
Covered Porch	80
TOTAL S.F.	2374
2374 S.F. / LOT AREA 5260 S.F. = 45.1%	

LOT COVERAGE - PLAN 8	
1st Floor	1881
Garage	483
Covered Porch	80
TOTAL S.F.	2444
2444 S.F. / LOT AREA 5260 S.F. = 46.5%	

LOT COVERAGE - PLAN 5	
1st Floor	1881
Garage	483
Covered Porch	80
TOTAL S.F.	2444
2444 S.F. / LOT AREA 5260 S.F. = 46.5%	

COLOR KEY

- Second Story Massing
- First Story Massing
- Covered Porch (One-story element)
- Paved Driveway

SETBACK VARIATIONS

This Articulation Plan depicts the median lot size. Setbacks will vary according to actual lot width and depth. See Development Plan for specific building locations on lots.

BUILDING ARTICULATION PLAN - 50' LOTS

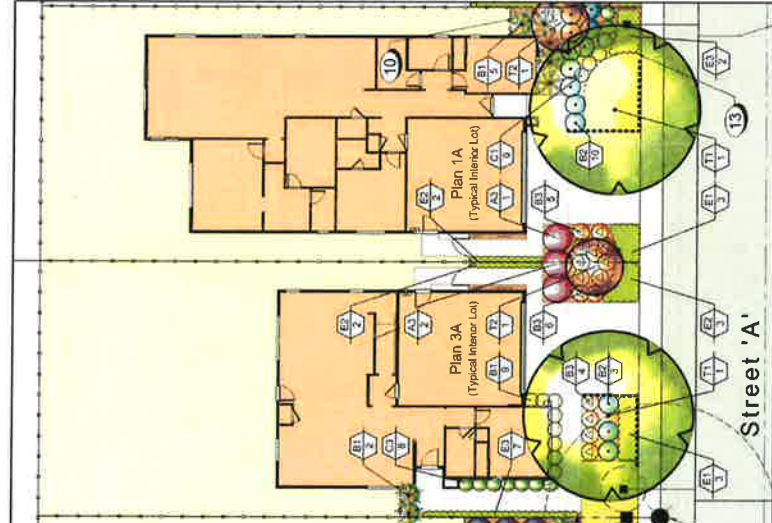
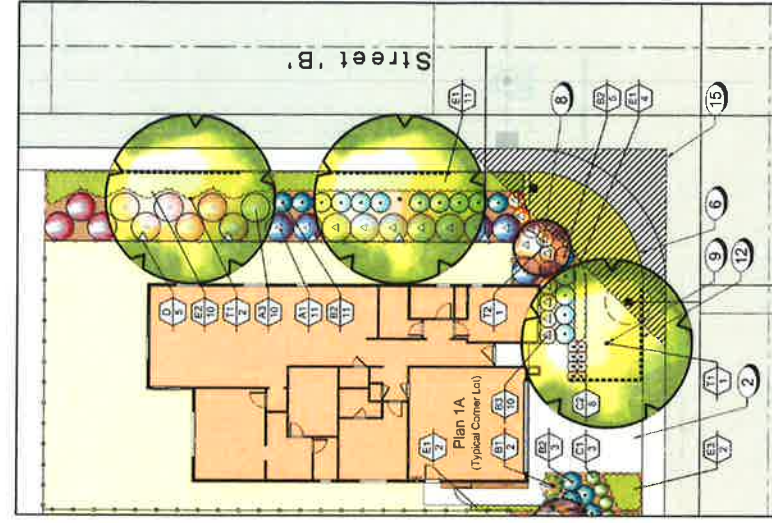
MANGINI 6/7

Folsom, California

taylor morrison

Homes Inspired by You

Attachment 8
Conceptual Landscape Plans
Dated June 14, 2019



Project Elements Legend

- 1 Concrete Entry Walk, typ.
- 2 Concrete Driveway, typ.
- 3 Concrete Sidewalk per Civil Engineer's plans, typ.
- 4 Property Line, typ.
- 5 Public Utility Easement, typ.
- 6 Right of Way (at back of sidewalk), typ.
- 7 6' high Community Wood Fence (with gate), typ.
- 8 Small Accent Tree, typ.

- 9 Street Tree - refer to Plant Legends on sheet LC-3, typ.
- 10 Drought-tolerant shrub/groundcover plantings - refer to Plant Legends on sheet LC-3, typ.
- 11 Street Light, typ. - provide 20' clearance from center of fixture to trunk of all trees
- 12 20' on center linear root barrier (for all trees planted within 5' or less of paving, typ.
- 13 Redwood Header, typ.
- 14 Sodded turf irrigated with MP Rotator Nozzles (min. 10' wide from back of sidewalk), typ.

- 15 35' view triangle, typ.
- 16 Waterline/sub per Civil Engineer's plans, typ.
- 17 Sewer stub per Civil Engineer's plans, typ.

* Note: All proposed planting and irrigation shall comply with the current City and State Model Efficient Landscape Ordinance. The irrigation system shall utilize low-volume point source drip irrigation and include a controller with ETrain/freeze module.

Full construction documents with the required additional documentation including water-use calculations, specific irrigation equipment, scheduling, soils analysis notes, etc. shall be provided for City approval prior to construction.

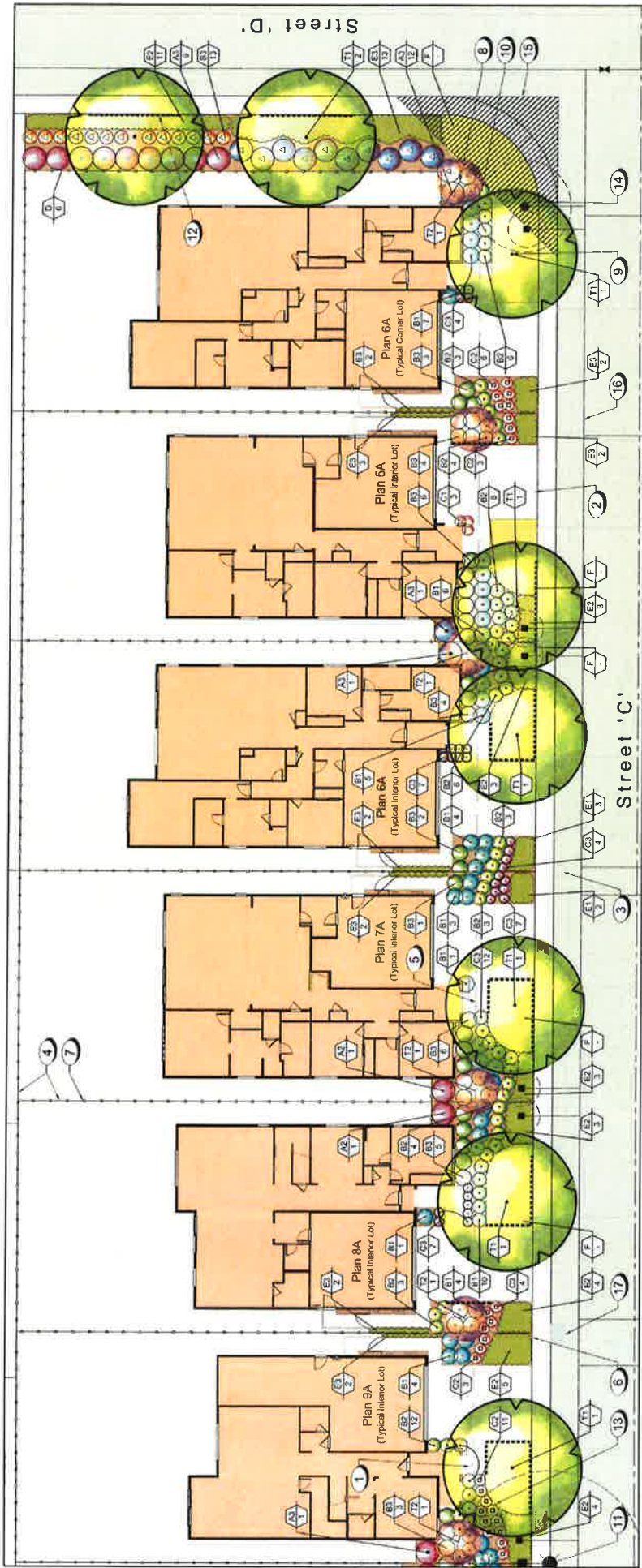


Mangini Ranch V6 & 7 by Taylor Morrison

Conceptual Production (Front Yard) Landscape Plan

Folsom, California





Project Elements Legend

- 1 Concrete Entry Walk, typ.
- 2 Concrete Driveway, typ.
- 3 Concrete Sidewalk per Civil Engineer's plans, typ.
- 4 Property Line, typ.
- 5 Public Utility Easement, typ.
- 6 Right of Way (at back of sidewalk), typ.
- 7 6' high Community Wood Fence (with gate), typ.
- 8 Small Accent Tree, typ.

- 9 Street Tree - refer to Plant Legends on sheet LC-3, typ.
- 10 Drought-tolerant shrub/groundcover plantings - refer to Plant Legends on sheet LC-3, typ.
- 11 Street Light, typ. - provide 20' clearance from center of fixture to trunk of all trees
- 12 20' on center linear root barrier (for all trees planted within 5' or less of paving, typ.
- 13 Redwood Header, typ.
- 14 Sodded turf irrigated with MP Rotator Nozzles (min. 10' wide from back of sidewalk), typ.

- 15 35' view triangle, typ.
- 16 Waterline/sub per Civil Engineer's plans, typ.
- 17 Sewer stub per Civil Engineer's plans, typ.

* Note: All proposed planting and irrigation shall comply with the current City and State Model Efficient Landscape Ordinance. The irrigation system shall utilize low-volume point source drip irrigation and include a controller with ET/rain/freeze modules.

Full construction documents with the required additional documentation including water-use calculations, specific irrigation equipment, scheduling, soils analysis notes, etc. shall be provided for City approval prior to construction.



The HLA Group Landscapes Architects & Planners, Inc.
 93 University Avenue, Suite 110, Sacramento, California
 95825 516-427-7400 | www.hlagroup.com

Mangini Ranch V6 & 7 by Taylor Morrison

Conceptual Production (Front Yard) Landscape Plan

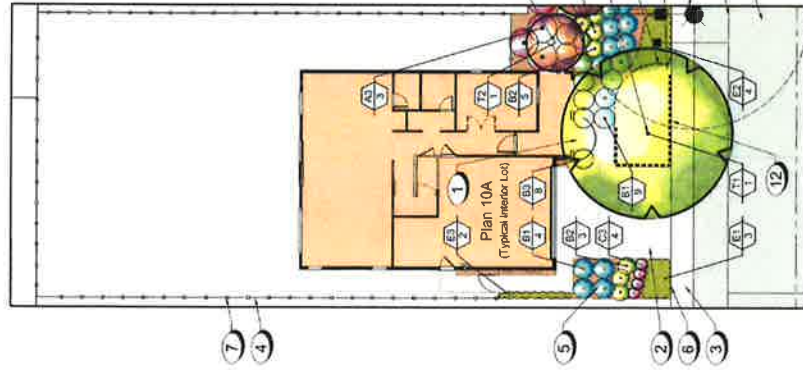
Folsom, California

LC-2



June 14, 2019





Project Elements Legend

- 1 Concrete Entry Walk, typ.
- 2 Concrete Driveway, typ.
- 3 Concrete Sidewalk per Civil Engineer's plans, typ.
- 4 Property Line, typ.
- 5 Public Utility Easement, typ.
- 6 Right of Way (at back of sidewalk), typ.
- 7 6' High Community Wood Fence (with gate), typ.
- 8 Small Accent Tree, typ.
- 9 Street Tree - refer to Plant Legends on this sheet, typ.
- 10 Drought-tolerant shrub/groundcover plantings - refer to Plant Legends on this sheet, typ.
- 11 Street Light, typ. - provide 20' clearance from center of fixture to trunk of all trees
- 12 20' on center linear root barm (for all trees planted within 5' or less of paving, typ.
- 13 Redwood Header, typ.
- 14 Sodded turf irrigated with MP Rotator Nozzles (min. 10' wide from back of sidewalk), typ.
- 15 Waterline/stub per Civil Engineer's plans, typ.
- 16 Sewer stub per Civil Engineer's plans, typ.

* Note: All proposed planting and irrigation shall comply with the current City and State Model Efficient Landscape Ordinance. The irrigation system shall utilize low-volume point source drip irrigation and include a controller with E/T rain/freeze module.

Full construction documents with the required additional documentation including water-use calculations, specific irrigation equipment, scheduling, soils analysis notes, etc. shall be provided for City approval prior to construction.

Street Tree Legend

Symbol	Botanical Name	Common Name	Size (HxSxD) [ft.]	Remarks	Wet. Use	Only	% of Tree Usage
T1	<i>Acacia saligna</i> (Cocker-Grass)	Coastal Bay Acacia	40x		M	TBD	TBD
	<i>Albizia julibrissin</i> (Silk Tree)	Chinese Silk Tree	40x		L	TBD	TBD
	<i>Banksia laevis</i> (Paperbark)	Bankia Oak	40x		M	TBD	TBD
	<i>Quercus agrifolia</i>	California Live Oak	40x		M	TBD	TBD
	<i>Quercus agrifolia</i>	California Live Oak	40x		M	TBD	TBD
	<i>Quercus agrifolia</i>	California Live Oak	40x		M	TBD	TBD

Plant Legend North & East Exposure

Symbol	Botanical Name	Common Name	Size	Remarks	Wet. Use
T1	<i>Abies balsamea</i> (White Pine)	White Pine	60x		V
T2	<i>Thuja occidentalis</i> (Eastern Arborvitae)	Green Cedar	40x		L
T3	<i>Juniperus horizontalis</i> (Groundcover Juniper)	Creeping Juniper	40x		L
T4	<i>Thuja occidentalis</i> (Eastern Arborvitae)	Green Cedar	40x		L
T5	<i>Thuja occidentalis</i> (Eastern Arborvitae)	Green Cedar	40x		L
T6	<i>Thuja occidentalis</i> (Eastern Arborvitae)	Green Cedar	40x		L
T7	<i>Thuja occidentalis</i> (Eastern Arborvitae)	Green Cedar	40x		L
T8	<i>Thuja occidentalis</i> (Eastern Arborvitae)	Green Cedar	40x		L
T9	<i>Thuja occidentalis</i> (Eastern Arborvitae)	Green Cedar	40x		L
T10	<i>Thuja occidentalis</i> (Eastern Arborvitae)	Green Cedar	40x		L
T11	<i>Thuja occidentalis</i> (Eastern Arborvitae)	Green Cedar	40x		L
T12	<i>Thuja occidentalis</i> (Eastern Arborvitae)	Green Cedar	40x		L
T13	<i>Thuja occidentalis</i> (Eastern Arborvitae)	Green Cedar	40x		L
T14	<i>Thuja occidentalis</i> (Eastern Arborvitae)	Green Cedar	40x		L
T15	<i>Thuja occidentalis</i> (Eastern Arborvitae)	Green Cedar	40x		L
T16	<i>Thuja occidentalis</i> (Eastern Arborvitae)	Green Cedar	40x		L
T17	<i>Thuja occidentalis</i> (Eastern Arborvitae)	Green Cedar	40x		L
T18	<i>Thuja occidentalis</i> (Eastern Arborvitae)	Green Cedar	40x		L
T19	<i>Thuja occidentalis</i> (Eastern Arborvitae)	Green Cedar	40x		L
T20	<i>Thuja occidentalis</i> (Eastern Arborvitae)	Green Cedar	40x		L
T21	<i>Thuja occidentalis</i> (Eastern Arborvitae)	Green Cedar	40x		L
T22	<i>Thuja occidentalis</i> (Eastern Arborvitae)	Green Cedar	40x		L
T23	<i>Thuja occidentalis</i> (Eastern Arborvitae)	Green Cedar	40x		L
T24	<i>Thuja occidentalis</i> (Eastern Arborvitae)	Green Cedar	40x		L
T25	<i>Thuja occidentalis</i> (Eastern Arborvitae)	Green Cedar	40x		L
T26	<i>Thuja occidentalis</i> (Eastern Arborvitae)	Green Cedar	40x		L
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T29	<i>Thuja occidentalis</i> (Eastern Arborvitae)	Green Cedar	40x		L
T30	<i>Thuja occidentalis</i> (Eastern Arborvitae)	Green Cedar	40x		L
T31	<i>Thuja occidentalis</i> (Eastern Arborvitae)	Green Cedar	40x		L
T32	<i>Thuja occidentalis</i> (Eastern Arborvitae)	Green Cedar	40x		L
T33	<i>Thuja occidentalis</i> (Eastern Arborvitae)	Green Cedar	40x		L
T34	<i>Thuja occidentalis</i> (Eastern Arborvitae)	Green Cedar	40x		L
T35	<i>Thuja occidentalis</i> (Eastern Arborvitae)	Green Cedar	40x		L
T36	<i>Thuja occidentalis</i> (Eastern Arborvitae)	Green Cedar	40x		L
T37	<i>Thuja occidentalis</i> (Eastern Arborvitae)	Green Cedar	40x		L
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T41	<i>Thuja occidentalis</i> (Eastern Arborvitae)	Green Cedar	40x		L
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T48	<i>Thuja occidentalis</i> (Eastern Arborvitae)	Green Cedar	40x		L
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T51	<i>Thuja occidentalis</i> (Eastern Arborvitae)	Green Cedar	40x		L
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T81	<i>Thuja occidentalis</i> (Eastern Arborvitae)	Green Cedar	40x		L
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T103	<i>Thuja occidentalis</i> (Eastern Arborvitae)	Green Cedar	40x		L
T104	<i>Thuja occidentalis</i> (Eastern Arborvitae)	Green Cedar	40x		L
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T152	<i>Thuja occidentalis</i> (Eastern Arborvitae)	Green Cedar	40x		L
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T162	<i>Thuja occidentalis</i> (Eastern Arborvitae)	Green Cedar	40x		L
T163	<i>Thuja occidentalis</i> (Eastern Arborvitae)	Green Cedar	40x		L
T164	<i>Thuja occidentalis</i> (Eastern Arborvitae)	Green Cedar	40x		L
T165	<i>Thuja occidentalis</i> (Eastern Arborvitae)	Green Cedar	40x		L
T166	<i>Thuja occidentalis</i> (Eastern Arborvitae)	Green Cedar	40x		L
T167	<i>Thuja occidentalis</i> (Eastern Arborvitae)	Green Cedar	40x		L
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T169	<i>Thuja occidentalis</i> (Eastern Arborvitae)	Green Cedar	40x		L
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T171	<i>Thuja occidentalis</i> (Eastern Arborvitae)	Green Cedar	40x		L
T172	<i>Thuja occidentalis</i> (Eastern Arborvitae)	Green Cedar	40x		L
T173	<i>Thuja occidentalis</i>				

Planning Commission
Mangini Ranch Villages Subdivision Villages 6-7 Residential Design Review (PN 19-239)
August 21, 2019

Attachment 9
Street Scene Exhibit, dated June 14, 2019



PLAN 1D - ITALIAN VILLA

PLAN 10A - SPANISH

PLAN 4E - FARMHOUSE

PLAN 3B - EUROPEAN COTTAGE

PLAN 2C - CRAFTSMAN

45 WIDE LOTS



PLAN 5E - FARMHOUSE

PLAN 8C - CRAFTSMAN

PLAN 7D - ITALIAN VILLA

PLAN 9A - SPANISH

PLAN 6B - EUROPEAN COTTAGE

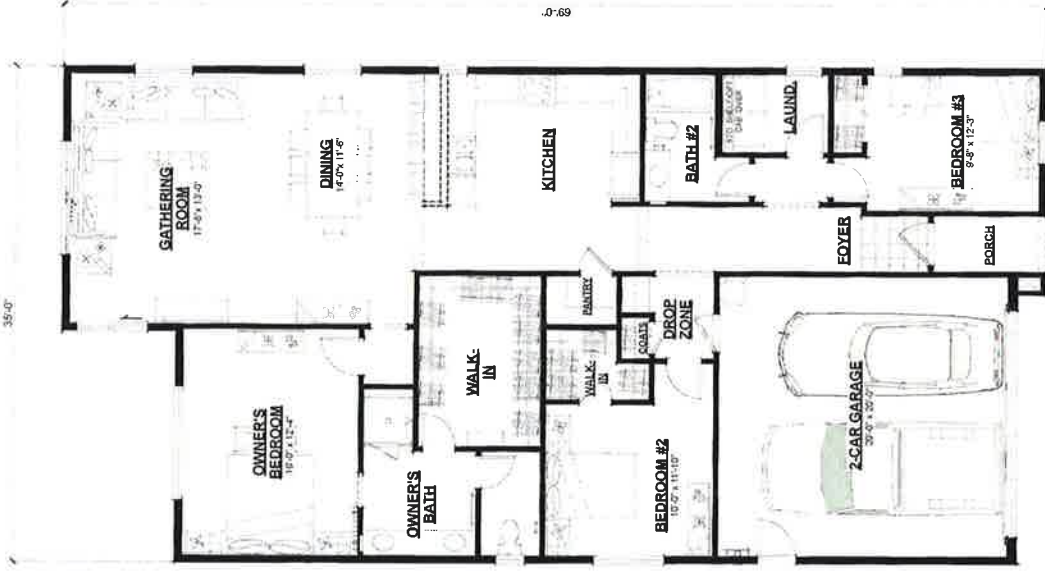
50 WIDE LOTS



MANGINI RANCH 6/7
FOLSOM, CALIFORNIA

Planning Commission
Mangini Ranch Villages Subdivision Villages 6-7 Residential Design Review (PN 19-239)
August 21, 2019

Attachment 10
Building Elevations and Floor Plans
Dated June 14, 2019

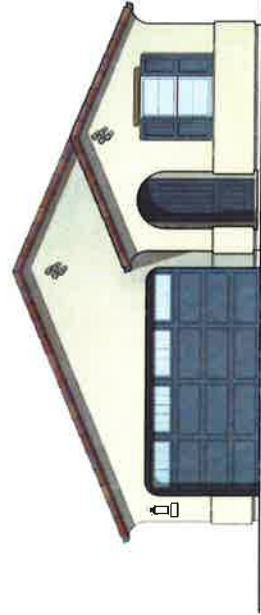


FLOOR PLAN (1784 TOTAL S.F.)

**PLAN 1 (1784 SF)
MANGINI RANCH 6/7
Folsom, California**

AREA SUMMARY - PLAN 1		LIVABLE	
		LOT COVERAGE	
1st Floor	1784		1784
2nd Floor	0		0
Garage	427		0
Covered Entry	5		0
TOTAL	2216	2206	2206
			1784





FRONT ELEVATION "A"
(SPANISH COLONIAL)



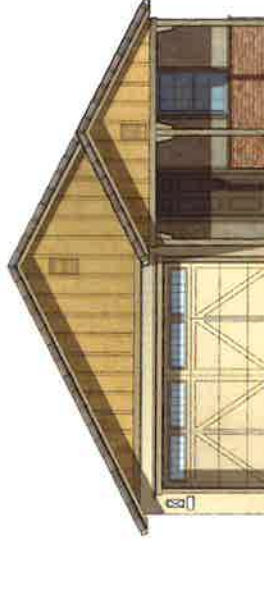
FRONT ELEVATION "B"
(EUROPEAN COTTAGE)



FRONT ELEVATION "C"
(CRAFTSMAN)



FRONT ELEVATION "D"
(ITALIAN VILLA)

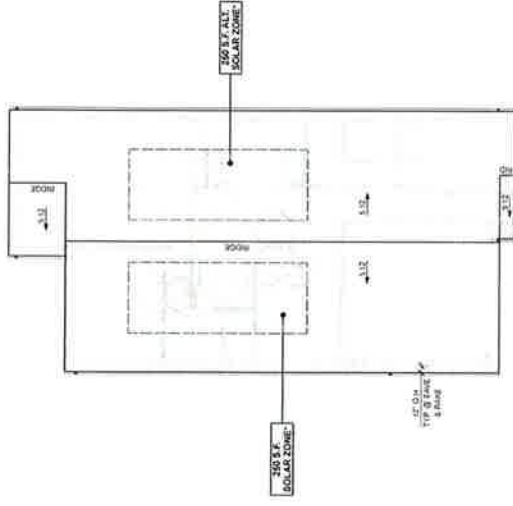


FRONT ELEVATION "E"
(FARMHOUSE)

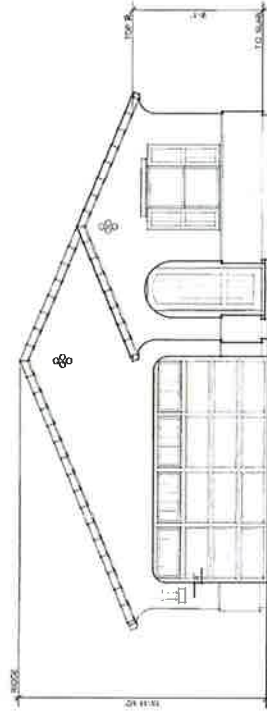
SPANISH COLONIAL

- STUCCO SIDING
- STUCCO OVER FOAM TRIM
- STUCCO OVER FOAM WAINSCOT
- DECORATIVE TILE VENTS
- THEMATIC SHUTTERS
- THEMATIC SPECIFIC GARAGE DOOR
- O'GEE GUTTER
- CONCRETE TILE ROOFING - LOW PROFILE "S"

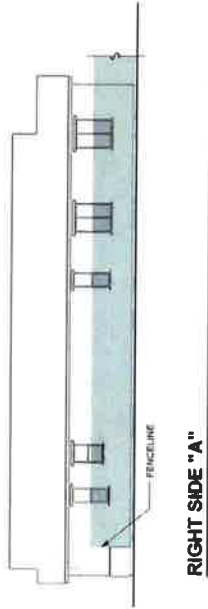
┌─ INDICATES RECESS



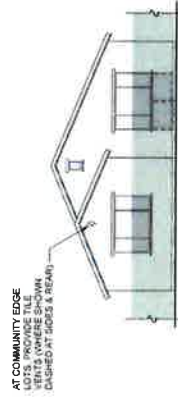
ROOF PLAN "A"



FRONT ELEVATION "A"
(SPANISH COLONIAL)

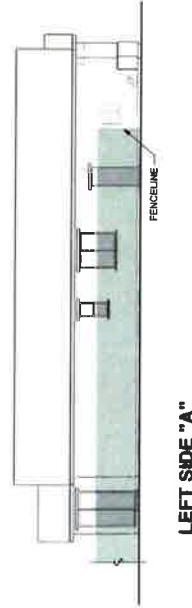


RIGHT SIDE "A"



REAR "A"

AT COMMUNITY EDGE
LOTS, IMPROVE TILE
VENTS (WHERE SHOWN)
EQUIPPED AT SIDES & REAR



LEFT SIDE "A"

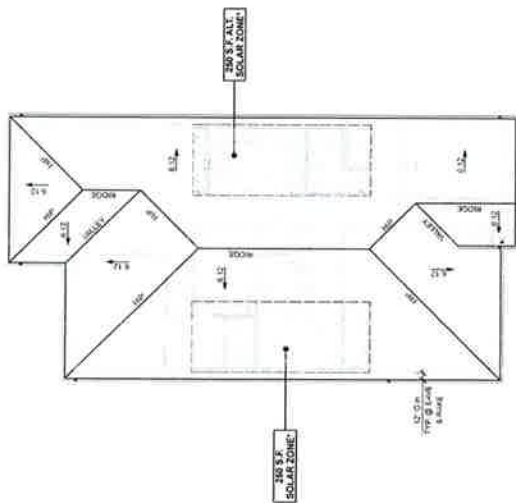


**PLAN 1 (1784 S.F.)
MANGINI RANCH 6/7
Folsom, California**

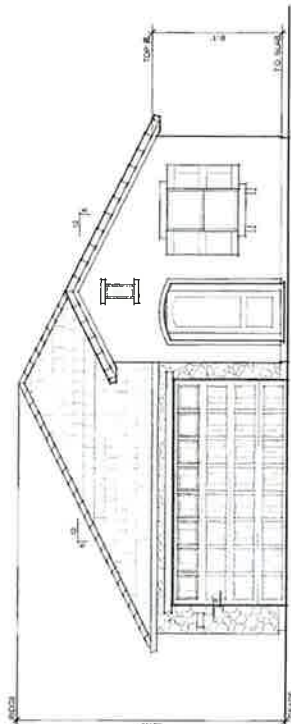
EUROPEAN COTTAGE

- STUCCO SIDING
- STUCCO OVER FOAM TRIM
- DECORATIVE ARCHED VENT
- DECORATIVE SHUTTERS
- CULTURED STONE VENEER
- THEME SPECIFIC GARAGE DOOR
- O'GEE GUTTER
- CONCRETE TILE ROOFING - "SLATE" PROFILE

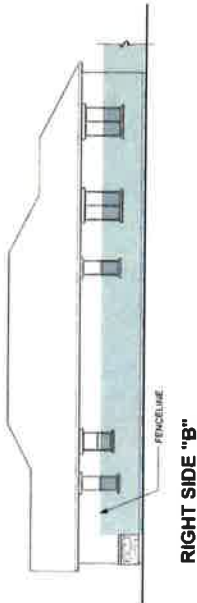
— INDICATES RECESS



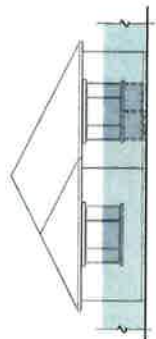
ROOF PLAN "B"



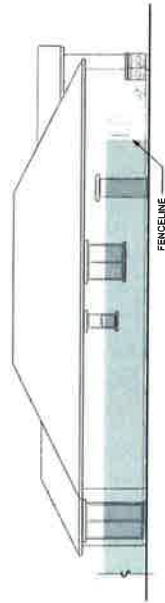
FRONT ELEVATION "B"
(EUROPEAN COTTAGE)



RIGHT SIDE "B"



REAR "B"



LEFT SIDE "B"



Homes Inspired by You

PLAN 1 MANGINI RANCH 6/7 Folsom, California

940 Tyler Street #19
Folsom, CA 95630
Phone: (916) 745-6666



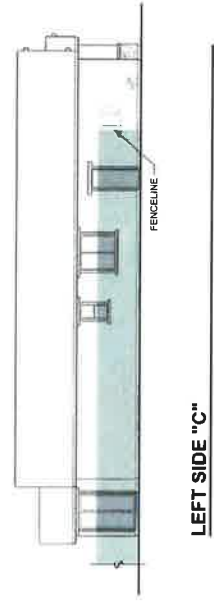
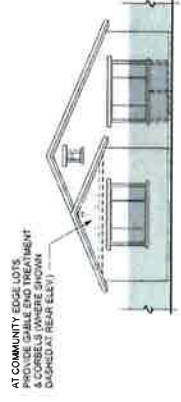
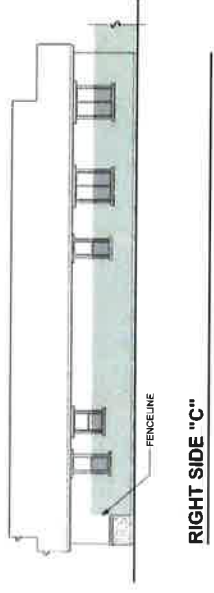
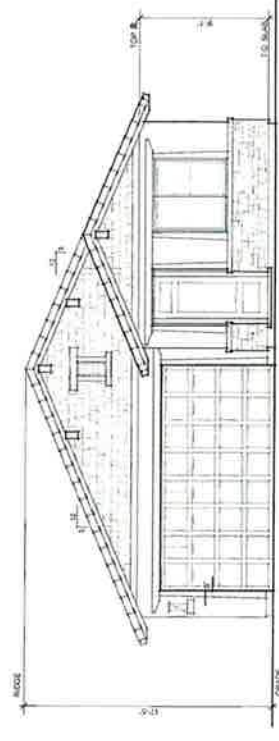
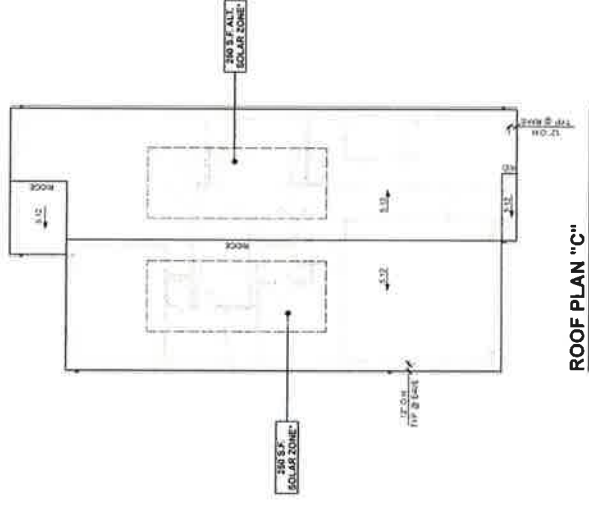
6-14-19

SHEET A4

CRAFTSMAN

- STUCCO SIDING
- BOARD AND BATTEN GABLE ENDS
- DECORATIVE OUTLOOKERS
- DECORATIVE VENTS
- CULTURED STONE VENEER
- THEME SPECIFIC GARAGE DOOR
- O'GEE GUTTER
- CONCRETE TILE ROOFING - "SHAKE" PROFILE

— INDICATES RECESS



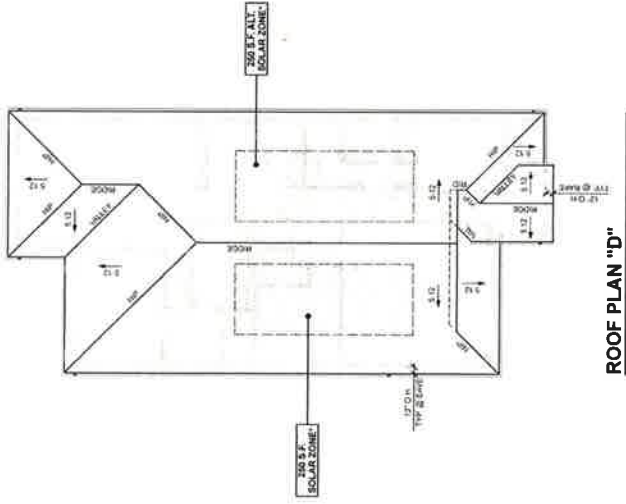
PLAN 1
MANGINI RANCH 6/7
Folsom, California



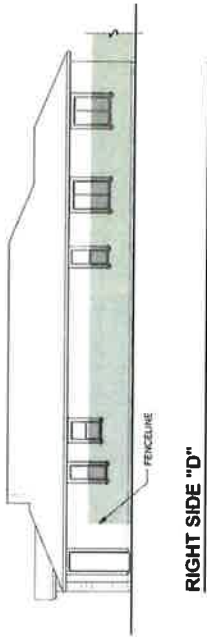
944 Tyler Street #19
Folsom, CA 95630
Phone: (916) 748-6586
1505 6-14-19

ITALIAN VILLA

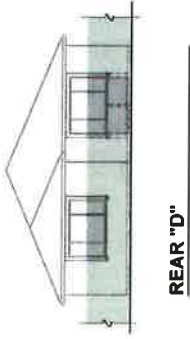
- STUCCO SIDING
 - STUCCO OVER FOAM TRIM
 - DECORATIVE SHELF WITH CORBELS
 - THEME SPECIFIC GARAGE DOOR
 - O'GEE GUTTER
 - CULTURED STONE VENEER
 - CONCRETE TILE ROOFING
 - LOW PROFILE "S"
- INDICATES RECESS



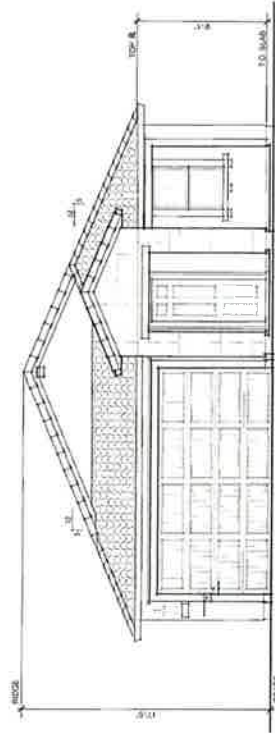
ROOF PLAN "D"



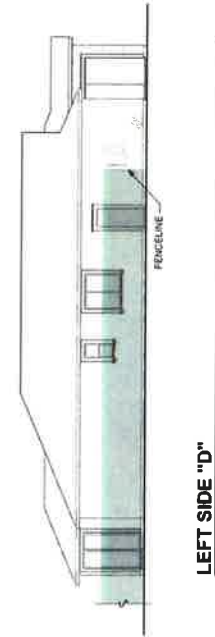
RIGHT SIDE "D"



REAR "D"



**FRONT ELEVATION "D"
(ITALIAN VILLA)**



LEFT SIDE "D"



**PLAN 1
MANGINI RANCH 6/7
Folsom, California**

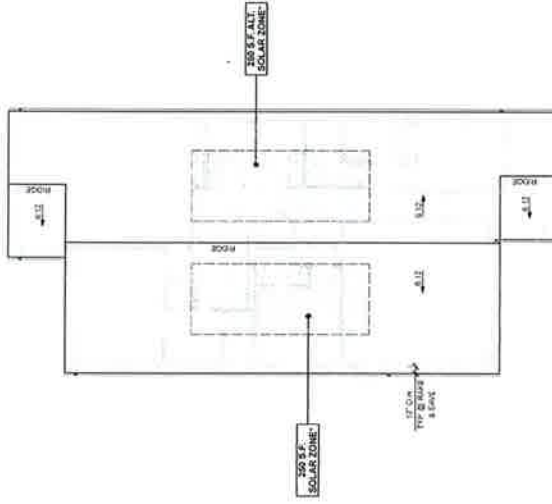


640 Tyler Street #19
Brea, CA 92603
Phone: (707) 768-6888
1998 6-14-19

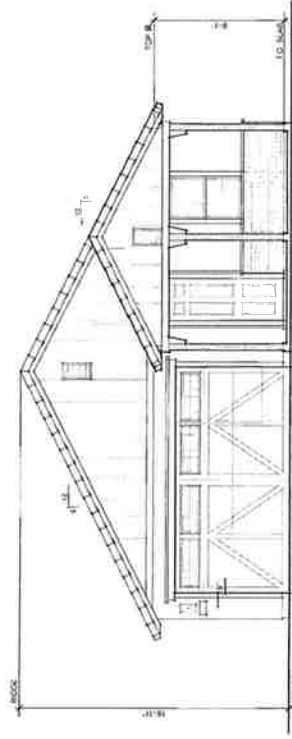
FARMHOUSES

- STUCCO SIDING
- STUCCO OVER FOAM TRIM AT
- STUCCO SIDING
- BOARD & BATTEN AT ACCENT AREAS
- WOOD TRIM AT BOARD AND BATTEN SIDING
- WOOD POSTS W/ KICKERS
- LOUVERED PANEL SHUTTERS
- THEME SPECIFIC GARAGE DOORS
- O'GEE GUTTERS
- CONCRETE TILE ROOFING - "SLATE" PROFILE

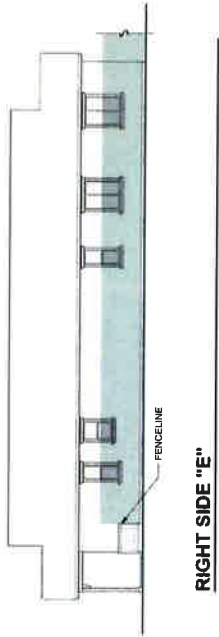
— INDICATES RECESS



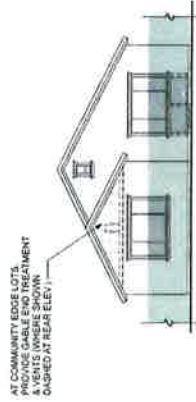
ROOF PLAN "E"



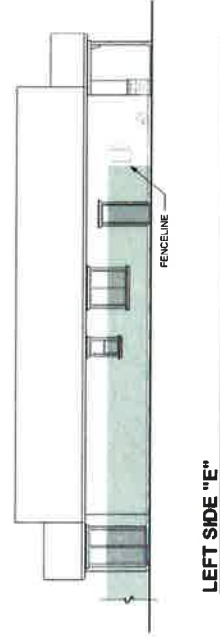
**FRONT ELEVATION "E"
(FARMHOUSE)**



RIGHT SIDE "E"



REAR "E"



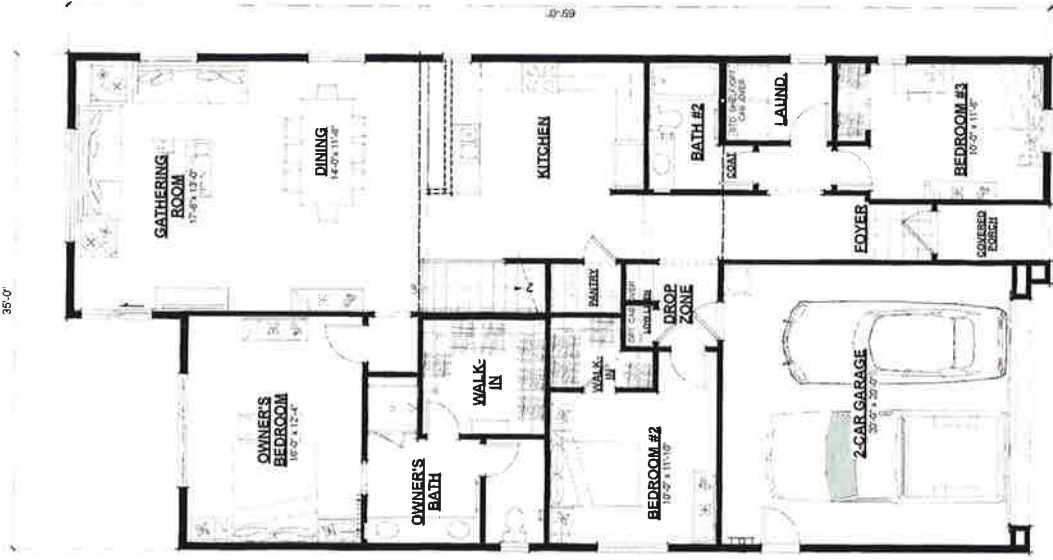
LEFT SIDE "E"



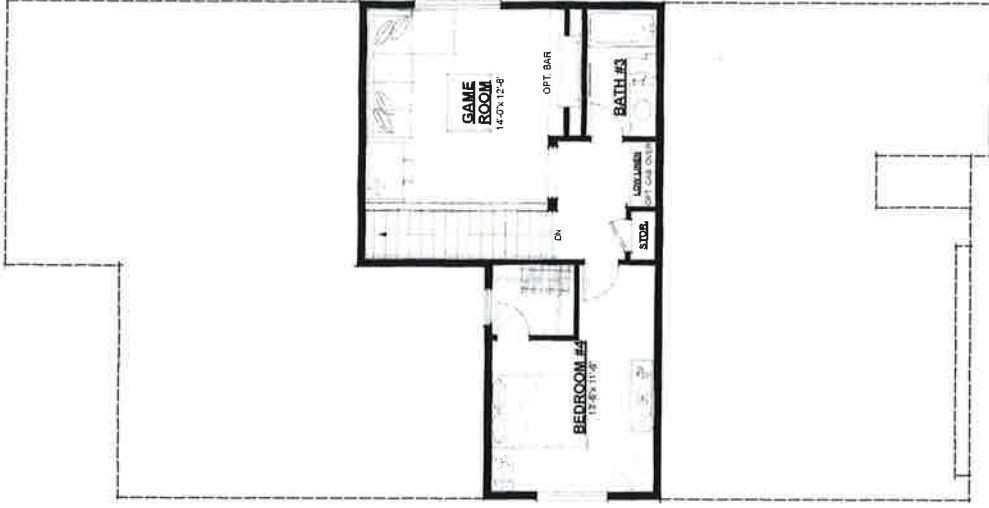
**PLAN 1
MANGINI RANCH 6/7
Folsom, California**



640 Tyler Street #19
Berkeley, CA 94710
Phone: (707) 748-5886
1909 5-14-19



35'-0"



AREA SUMMARY - PLAN 2		LIABLE
LOT COVERAGE		AREA
1st Floor	1784	1784
2nd Floor	551	551
Garage	425	551
Covered Entry	A B C D E	
TOTAL	2243 2335 2335 2332 2332	2335

FIRST FLOOR PLAN (1784 S.F.; 2335 TOTAL S.F.)

SECOND FLOOR PLAN (551 S.F.)

PLAN 2 (2335 SF)
MANGINI RANCH 6/7
 Folsom, California



Scale: 0 1 2 3 4 5 6
 OAG
 1905 6-14-19

940 Tyler Street #19
 Folsom, CA 95630
 Phone: (707) 768-8388



FRONT ELEVATION "A"
(SPANISH COLONIAL)



FRONT ELEVATION "B"
(EUROPEAN COTTAGE)



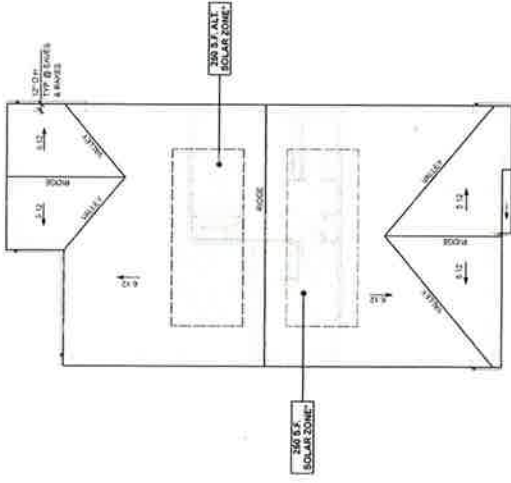
FRONT ELEVATION "C"
(CRAFTSMAN)



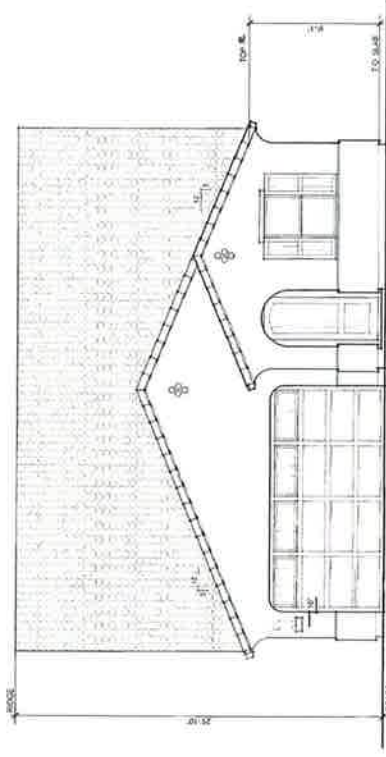
FRONT ELEVATION "D"
(ITALIAN VILLA)



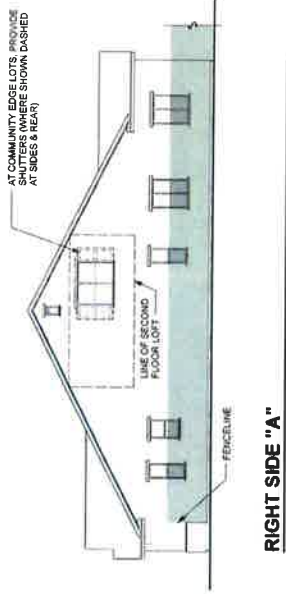
FRONT ELEVATION "E"
(FARMHOUSE)



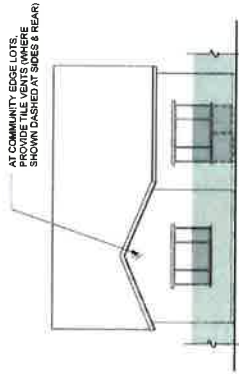
ROOF PLAN "A"



FRONT ELEVATION "A"
(SPANISH COLONIAL)



RIGHT SIDE "A"



REAR "A"



LEFT SIDE "A"

SPANISH COLONIAL

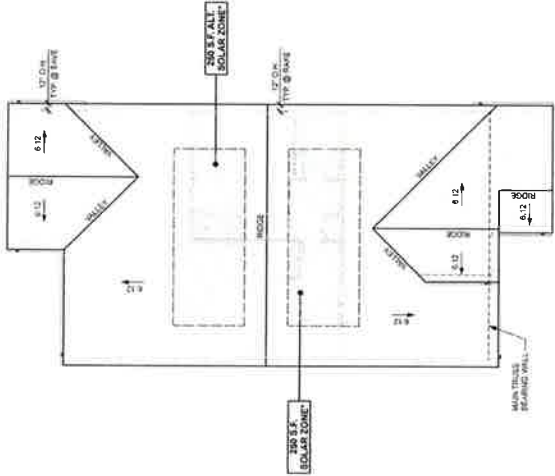
- STUCCO SIDING
- STUCCO OVER FOAM TRIM
- STUCCO OVER FOAM WAINSCOT
- DECORATIVE TILE VENTS
- DECORATIVE SHUTTERS
- THEME SPECIFIC GARAGE DOOR
- O'GEE GUTTER
- CONCRETE TILE ROOFING - LOW PROFILE "S"

┌─┐ INDICATES RECESS

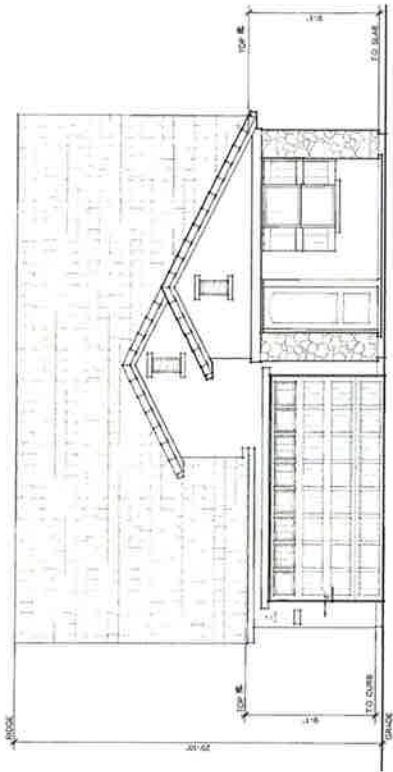
EUROPEAN COTTAGE

- STUCCO SIDING
- STUCCO OVER FOAM TRIM
- DECORATIVE ARCHED VENTS
- DECORATIVE SHUTTERS
- CULTURED STONE VENEER
- THEME SPECIFIC GARAGE DOOR
- O'SEE GUTTER
- CONCRETE TILE ROOFING - "SLATE" PROFILE

┌ INDICATES RECESS



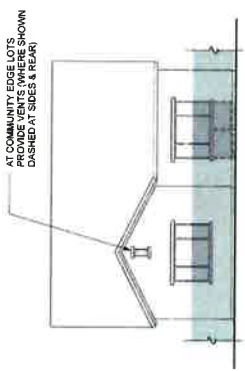
ROOF PLAN "B"



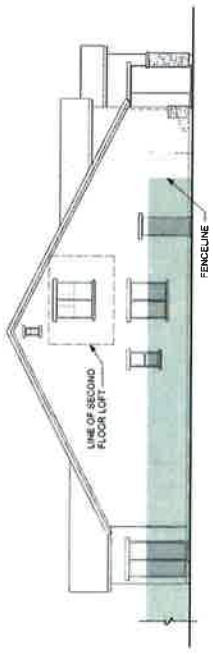
FRONT ELEVATION "B"
(EUROPEAN COTTAGE)



RIGHT SIDE "B"



REAR "B"



LEFT SIDE "B"



PLAN 2
MANGINI RANCH 6/7
Folsom, California

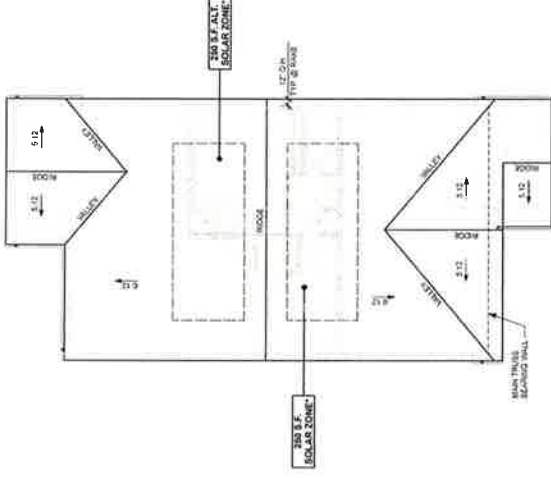


640 Tyler Street #19
Folsom, CA 95630
Phone: (707) 748-5588
1905

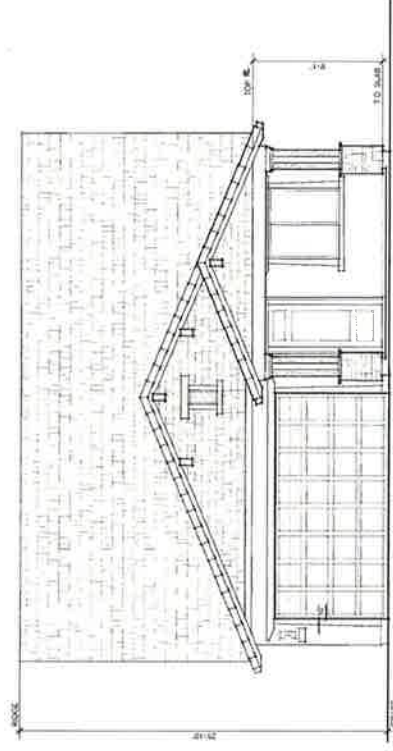
CRAFTSMAN

- STUCCO SIDING
- STUCCO OVER FOAM TRIM
- BOARD AND BATTEN GABLE ENDS
- DECORATIVE OUTLOOKERS
- DECORATIVE VENTS
- WOOD POSTS W/ STONE BASE
- CULTURED STONE VENEER
- THEME SPECIFIC GARAGE DOOR
- O'GEE GUTTER
- CONCRETE TILE ROOFING - "SHAKE" PROFILE

— INDICATES RECESS



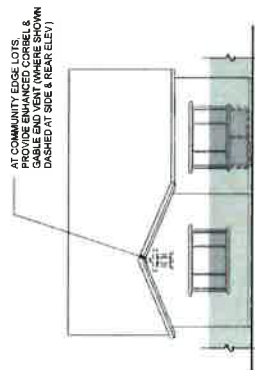
ROOF PLAN "C"



**FRONT ELEVATION "C"
(CRAFTSMAN)**



RIGHT SIDE "C"



REAR "C"

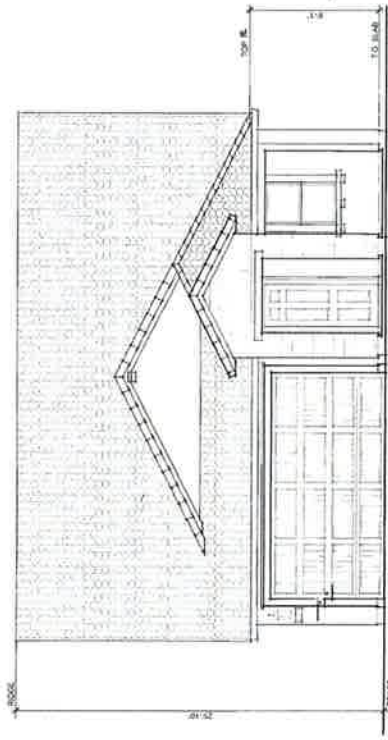
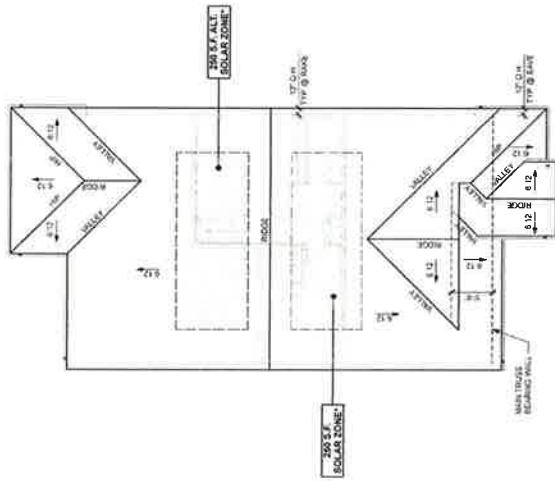
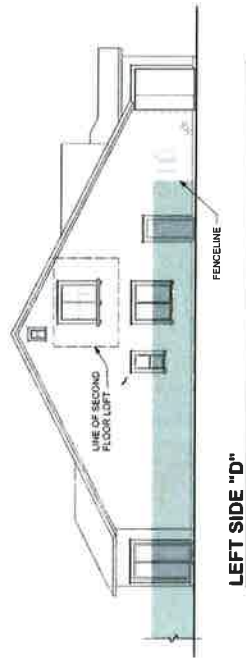
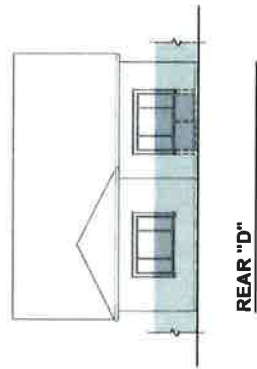
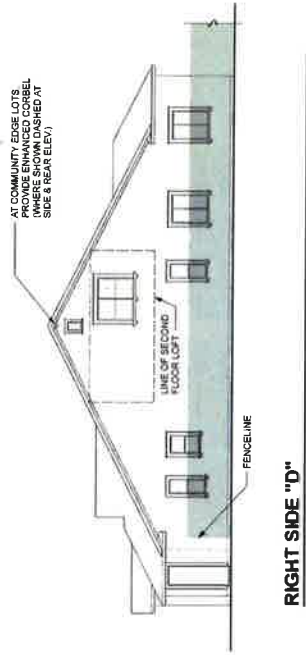


LEFT SIDE "C"



**PLAN 2
MANGINI RANCH 6/7
Folsom, California**

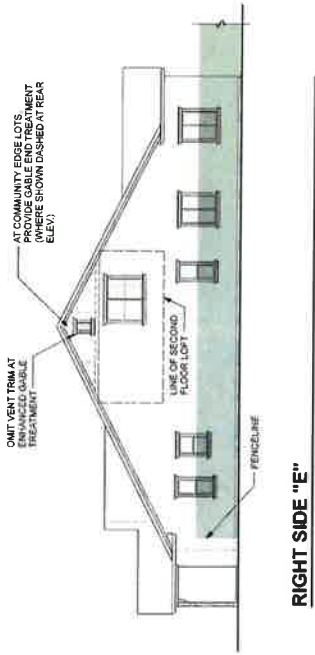
840 Tyler Street #19
Berkeley, CA 94610
Phone: (707) 748-6888



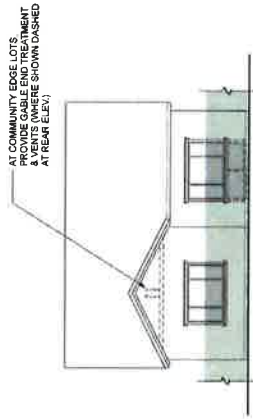
ITALIAN VILLA

- STUCCO SIDING
- STUCCO OVER FOAM TRIM
- DECORATIVE SHELF WITH CORBELS
- THEME SPECIFIC GARAGE DOOR
- O'GEE GUTTER
- CULTURED STONE VENEER
- CONCRETE TILE ROOFING - LOW PROFILE "S"

┌┐ INDICATES RECESS



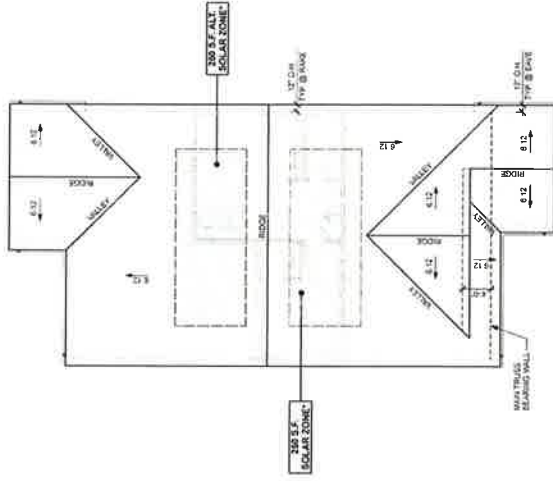
RIGHT SIDE "E"



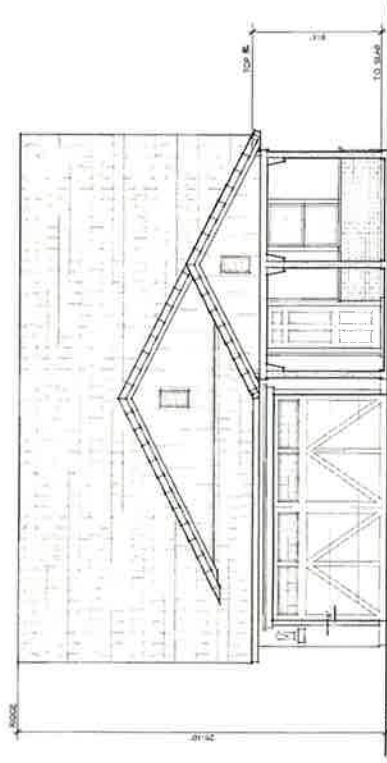
REAR "E"



LEFT SIDE "E"



ROOF PLAN "E"



FRONT ELEVATION "E"
(FARMHOUSE)

FARMHOUSES

- STUCCO SIDING
- STUCCO OVER FOAM TRIM AT ROOF
- STUCCO SIDING
- BOARD & BATTEN AT ACCENT AREAS
- WOOD TRIM AT BOARD AND BATTEN SIDING
- WOOD POSTS W/ KICKERS
- LOUVERED PANEL SHUTTERS
- THEME SPECIFIC GARAGE DOORS
- O'GEE GUTTERS
- CONCRETE TILE ROOFING - "SLATE" PROFILE

— INDICATES RECESS



FIRST FLOOR PLAN (1093 S.F.; 2486 TOTAL S.F.)



SECOND FLOOR PLAN (1393 S.F.)



BEDROOM #5 OPTION

AREA SUMMARY - PLAN 3		LIABLE AREA
LOT COVERAGE		1003
1st Floor	1093	1393
2nd Floor	290	1393
Garage	40	
	A	B
	11	15
	16	15
	15	15
	15	15
TOTAL	1558	1558



PLAN 3 (2486 SF)
MANGINI RANCH 6/7
 Folsom, California



540 Tyler Street #19
 Folsom, CA 95630
 Phone: (916) 448-6586



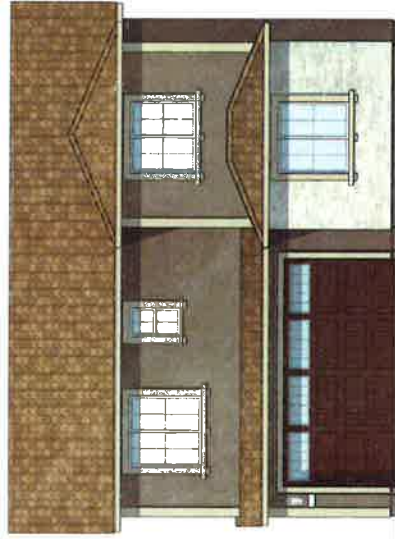
FRONT ELEVATION "A"
(SPANISH COLONIAL)



FRONT ELEVATION "C"
(CRAFTSMAN)



FRONT ELEVATION "B"
(EUROPEAN COTTAGE)



FRONT ELEVATION "D"
(ITALIAN VILLA)



FRONT ELEVATION "E"
(FARMHOUSE)

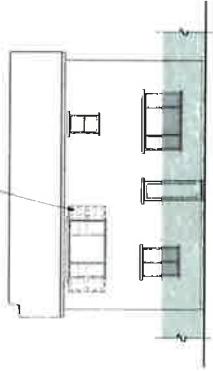
AT COMMUNITY EDGE LOTS, PROVIDE GABLE VENTS (WHERE SHOWN DASHED AT SIDES & REAR)



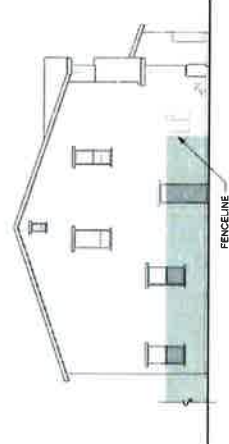
RIGHT SIDE "A"

AT COMMUNITY EDGE LOTS, PROVIDE GRIDS (WHERE SHOWN DASHED AT SIDES & REAR)

AT COMMUNITY EDGE LOTS, PROVIDE SHUTTERS (WHERE SHOWN DASHED AT SIDES & REAR)



REAR "A"

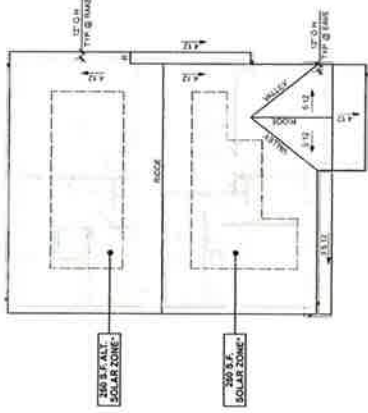


LEFT SIDE "A"

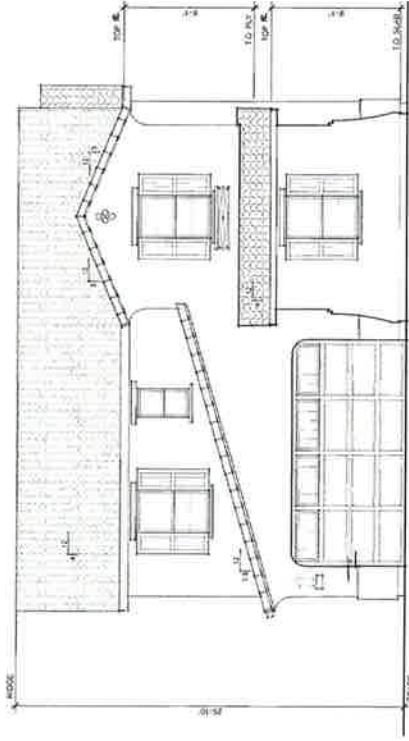
SPANISH COLONIAL

- STUCCO SIDING
- STUCCO OVER FOAM TRIM
- STUCCO OVER FOAM WAINSCOT
- DECORATIVE TILE VENTS
- THEMATIC SHUTTERS
- THEMATIC SPECIFIC GARAGE DOOR
- O'GEE GUTTER
- CONCRETE TILE ROOFING
- LOW PROFILE "S"

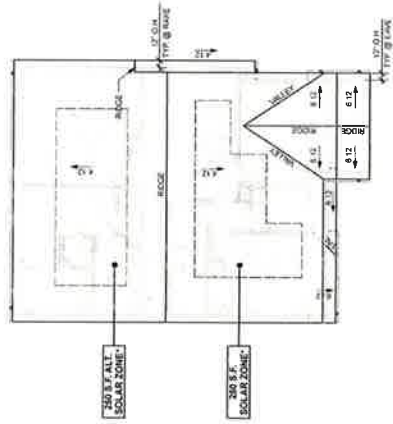
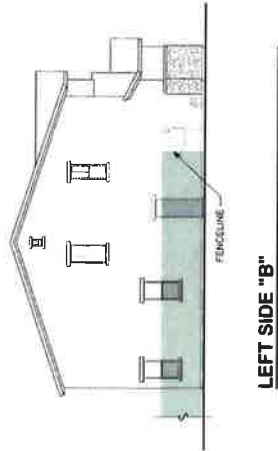
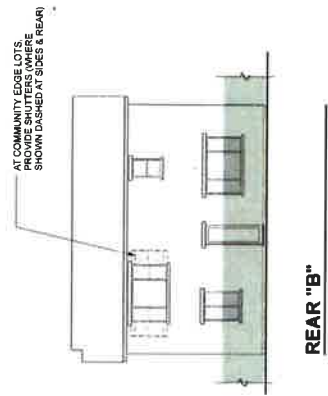
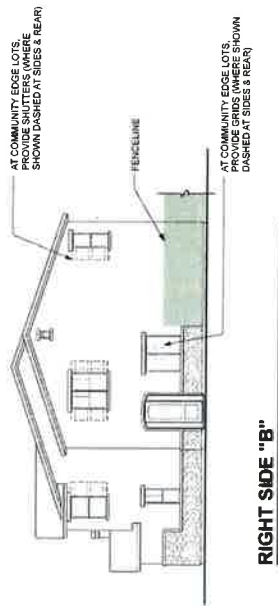
┌── INDICATES RECESS



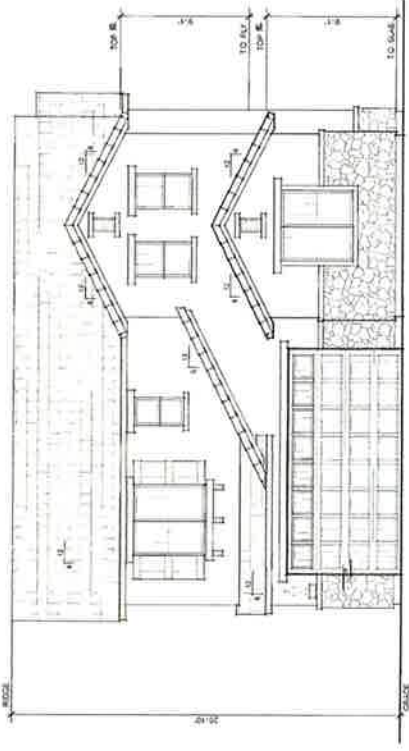
ROOF PLAN "A"



FRONT ELEVATION "A"
(SPANISH COLONIAL)

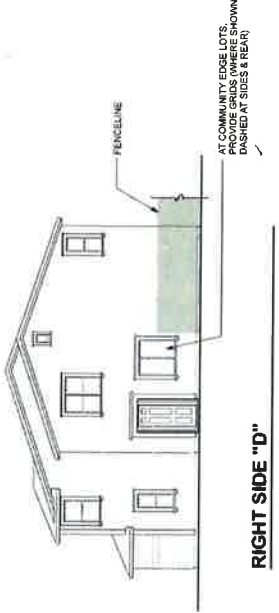


ROOF PLAN "B"



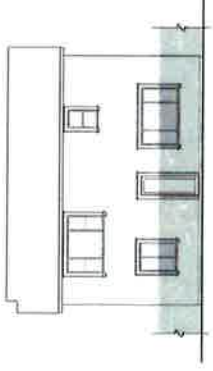
- EUROPEAN COTTAGE**
- STUCCO SIDING
 - STUCCO OVER FOAM TRIM
 - DECORATIVE ARCHED VENTS
 - DECORATIVE SHUTTERS
 - CULTURED STONE VENEER
 - THEME SPECIFIC GARAGE DOOR
 - O'GEE GUTTER
 - CONCRETE TILE ROOFING - "SLATE" PROFILE
- ┌─┐ INDICATES RECESS

FRONT ELEVATION "B"
(EUROPEAN COTTAGE)

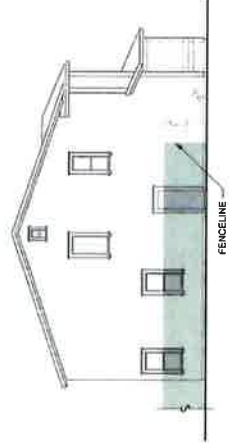


RIGHT SIDE "D"

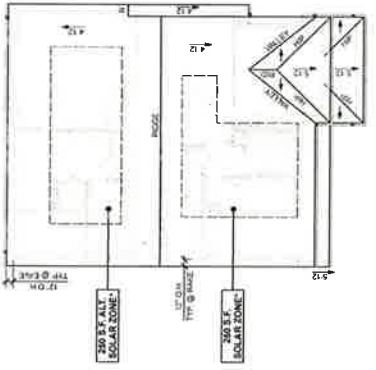
AT COMMUNITY EDGE LOTS,
PROVIDE GRIDS (WHERE SHOWN)
POURED AT SIDES & REAR



REAR "D"



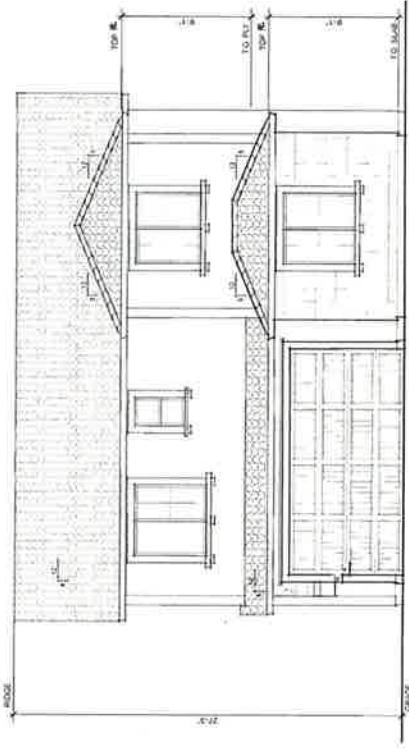
LEFT SIDE "D"



ROOF PLAN "D"

ITALIAN VILLA

- STUCCO SIDING
- STUCCO OVER FOAM TRIM
- DECORATIVE SHELF WITH CORBELS
- THEME SPECIFIC GARAGE DOOR
- O'GEE GUTTER
- CULTURED STONE VENEER
- CONCRETE TILE ROOFING - LOW PROFILE "S"
- ┌─ INDICATES RECESS



FRONT ELEVATION "D"
(ITALIAN VILLA)

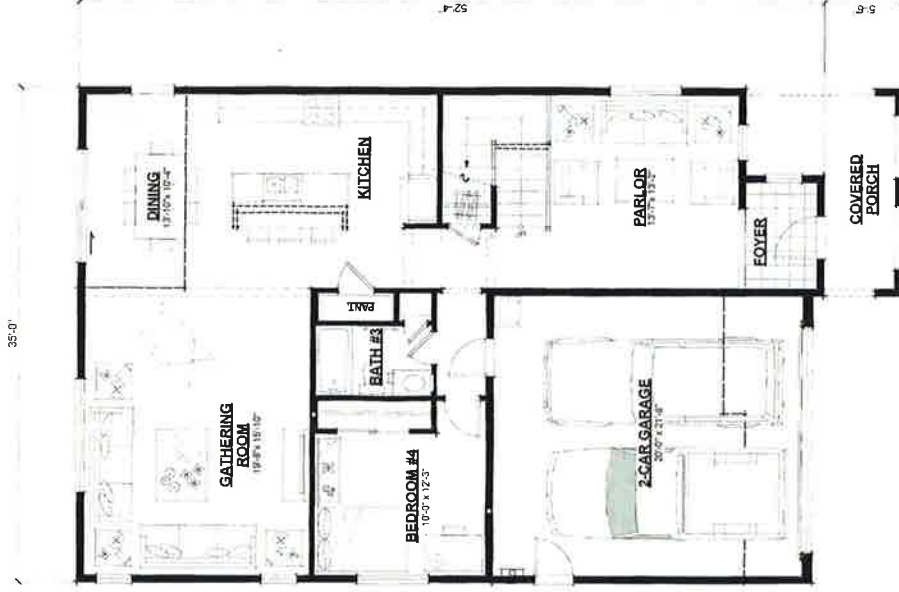
AREA SUMMARY - PLAN 4		TOTAL	
	LOT COVERAGE	FINISHABLE	NET AREA
1st Floor	1327	1327	1327
2nd Floor	1441	1441	1441
Garage	449	-	-
Covered Entry	0	-	-
TOTAL	3217	2768	2768



BEDROOM #5 OPTION



SECOND FLOOR PLAN (1441 S.F.)



FIRST FLOOR PLAN (1327 S.F.; 2768 TOTAL S.F.)



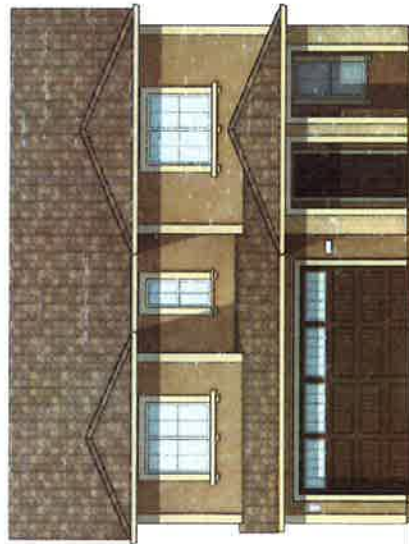
FRONT ELEVATION "A"
(SPANISH COLONIAL)



FRONT ELEVATION "C"
(CRAFTSMAN)



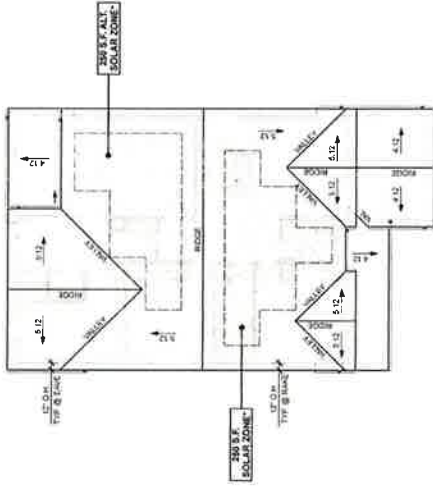
FRONT ELEVATION "B"
(EUROPEAN COTTAGE)



FRONT ELEVATION "D"
(ITALIAN VILLA)



FRONT ELEVATION "E"
(FARMHOUSE)

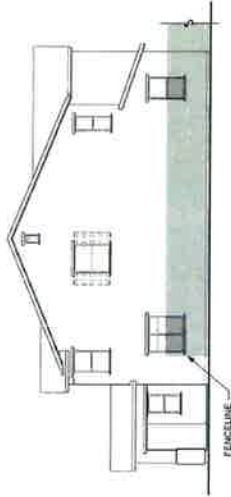


ROOF PLAN "A"

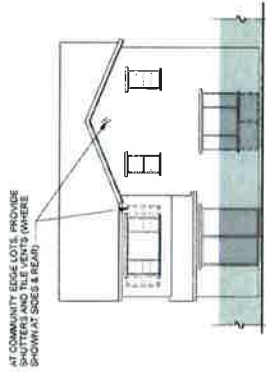
SPANISH COLONIAL

- STUCCO SIDING
- STUCCO OVER FOAM TRIM
- STUCCO OVER FOAM WAINGSCOT
- DECORATIVE TILE VENTS
- DECORATIVE SHUTTERS
- THEME SPECIFIC GARAGE DOOR
- O'GEE GUTTER
- CONCRETE TILE ROOFING - LOW PROFILE "S"

┌┐ INDICATES RECESS

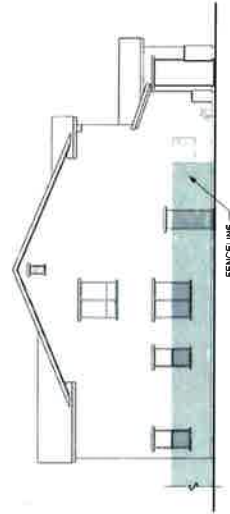


RIGHT SIDE "A"

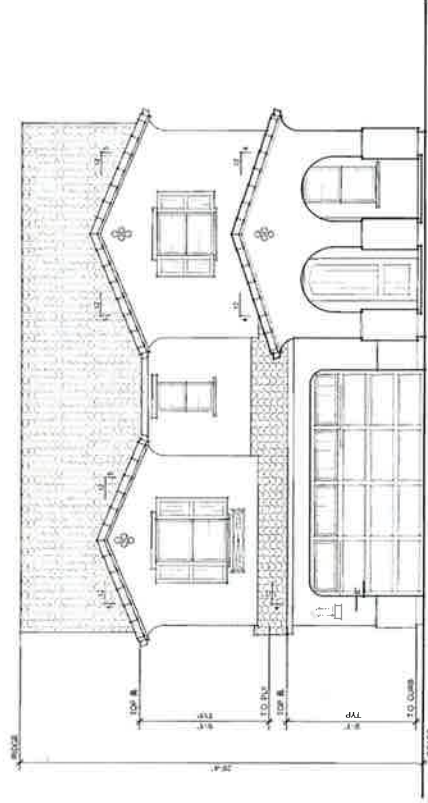


REAR "A"

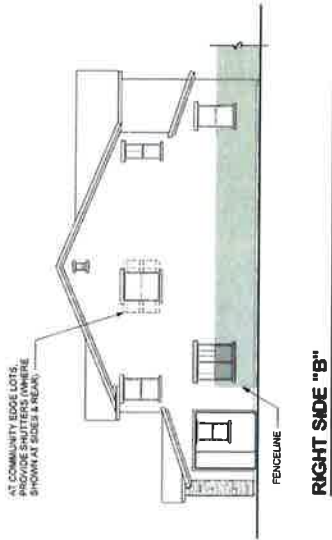
AT COMMUNITY EDGE LOTS, PROVIDE AT LEAST ONE WINDOW OR DOOR AT FRONT AND REAR. SHOW AT SIDES & REAR.



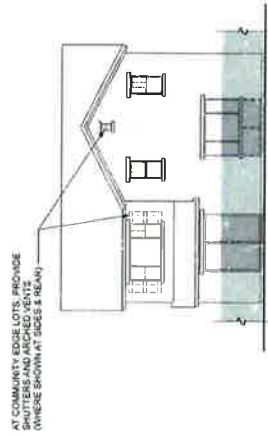
LEFT SIDE "A"



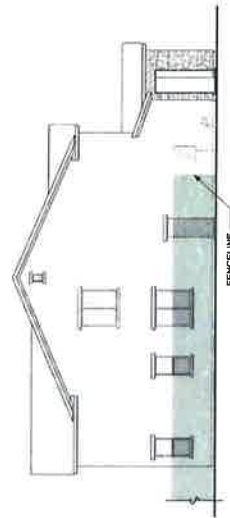
FRONT ELEVATION "A"
(SPANISH COLONIAL)



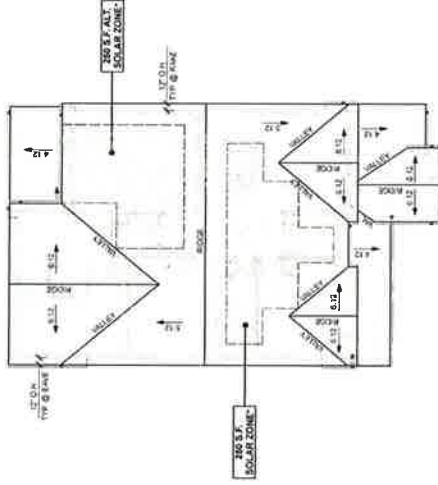
RIGHT SIDE "B"



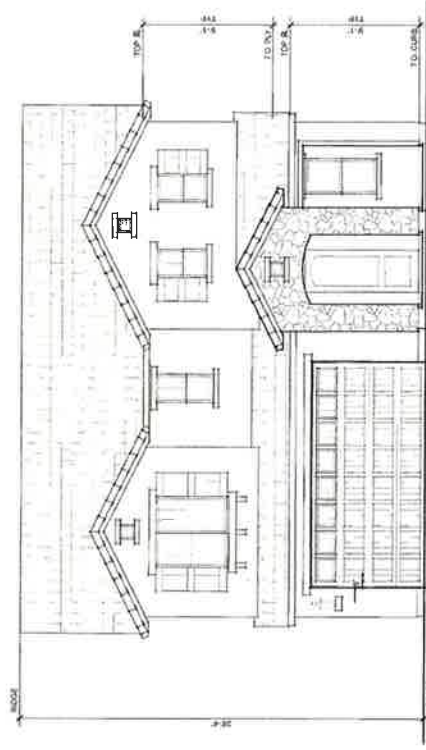
REAR "B"



LEFT SIDE "B"



ROOF PLAN "B"

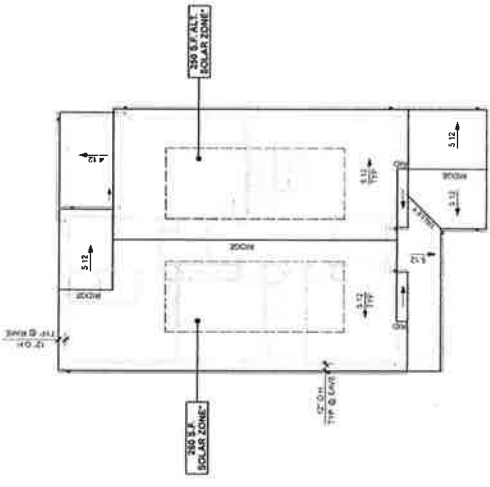


FRONT ELEVATION "B"
(EUROPEAN COTTAGE)

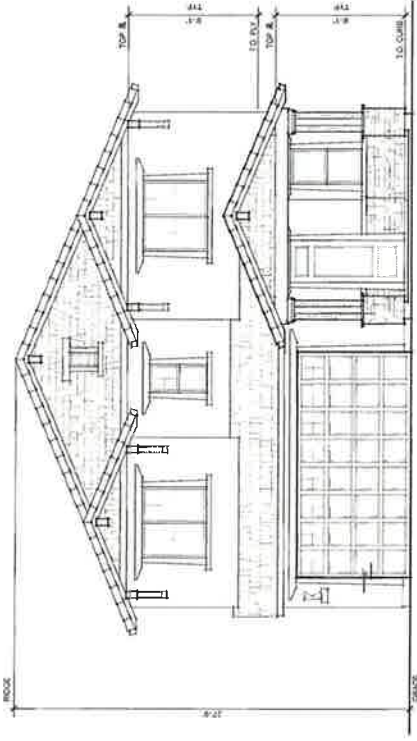
EUROPEAN COTTAGE

- STUCCO SIDING
- STUCCO OVER FOAM TRIM
- DECORATIVE ARCHED VEIN
- DECORATIVE SHUTTERS
- CULTURED STONE VENEER
- THEME SPECIFIC GARAGE DOOR
- O'GEE GUTTER
- CONCRETE TILE ROOFING - "SLATE" PROFILE

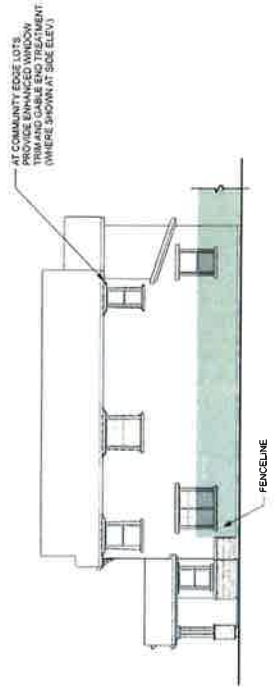
┌┐ INDICATES RECESS



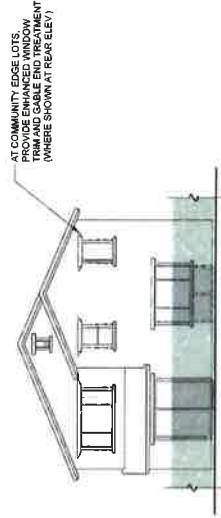
ROOF PLAN "C"



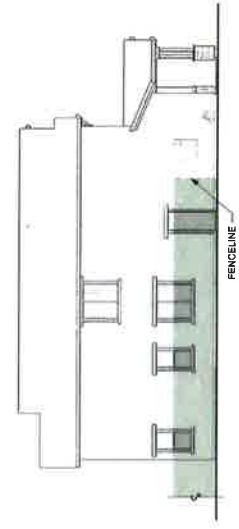
FRONT ELEVATION "C"
(CRAFTSMAN)



RIGHT SIDE "C"



REAR "C"



LEFT SIDE "C"

CRAFTSMAN

- STUCCO OVER FOAM TRIM
- BOARD AND BATTEN GABLE ENDS
- DECORATIVE OUTLOOKERS
- DECORATIVE VENTS
- CULTURED STONE VENEER
- THEME SPECIFIC GARAGE DOOR
- O'GEE GUTTER
- CONCRETE TILE ROOFING .
- "SHAKE" PROFILE

— INDICATES RECESS



FLOOR PLAN (1891 S.F.)

PLAN 5 (1891 SF)
MANGINI RANCH 6/7
 Folsom, California

AREA SUMMARY - PLAN 5		LIABLE AREA
1st Floor	1891	1891
2nd Floor	0	0
Garage	40	0
Covered Entry	0	0
TOTAL	2443	2443



940 Tyler Street #19
 Folsom, CA 95630
 Phone: (916) 448-6586

OAG
 6-14-19

SHEET A-29



FRONT ELEVATION "A"
(SPANISH COLONIAL)



FRONT ELEVATION "B"
(EUROPEAN COTTAGE)



FRONT ELEVATION "C"
(CRAFTSMAN)



FRONT ELEVATION "D"
(ITALIAN VILLA)



FRONT ELEVATION "E"
(FARMHOUSE)



taylor morrison

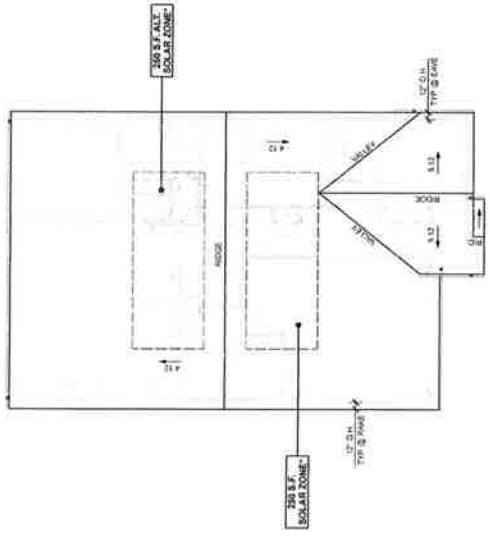
Homes Inspired by You

PLAN 5
MANGINI RANCH 617
Folsom, California

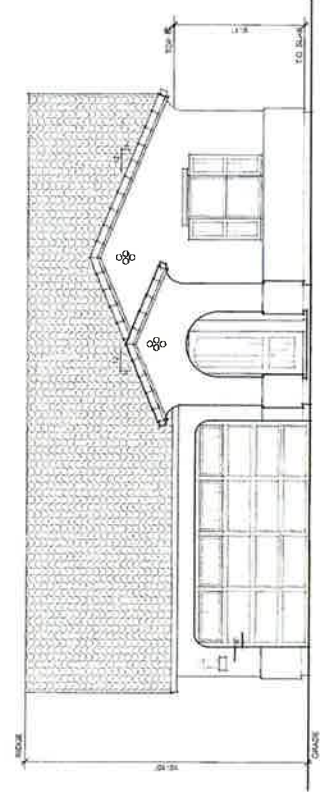
SPANISH COLONIAL

- STUCCO SIDING
- STUCCO OVER FOAM TRIM
- STUCCO OVER FOAM WAINSCOT
- DECORATIVE TILE VENTS
- DECORATIVE SHUTTERS
- THEME SPECIFIC GARAGE DOOR
- O'GEE GUTTER
- CONCRETE TILE ROOFING - LOW PROFILE "S"

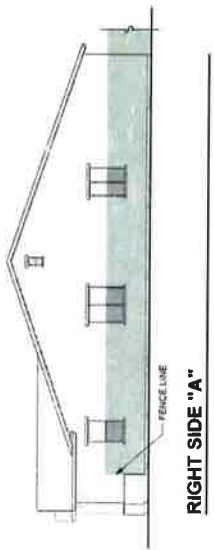
┌ INDICATES RECESS



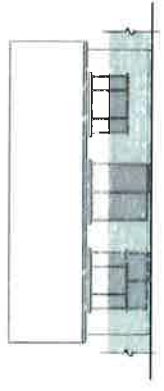
ROOF PLAN "A"



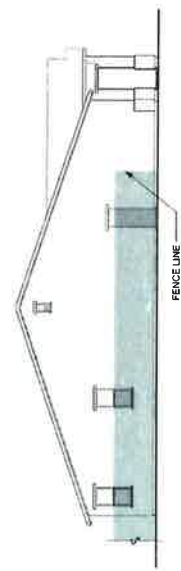
FRONT ELEVATION "A"
(SPANISH COLONIAL)



RIGHT SIDE "A"



REAR "A"



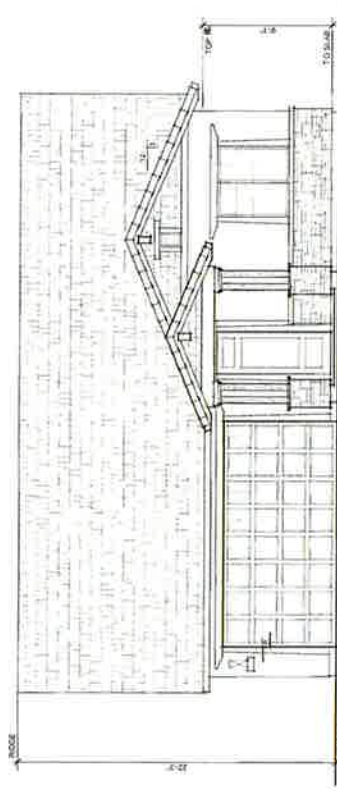
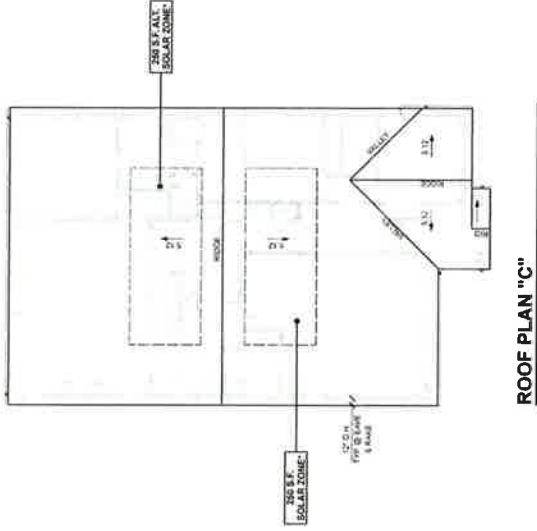
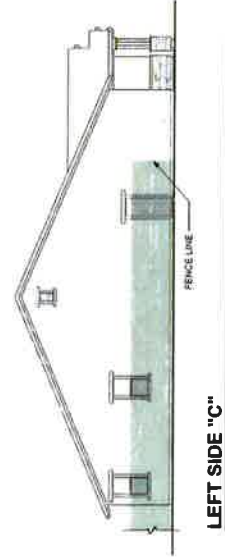
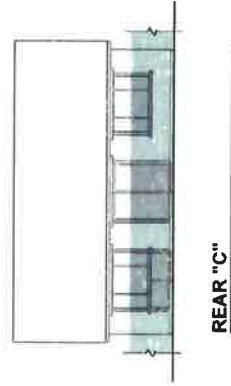
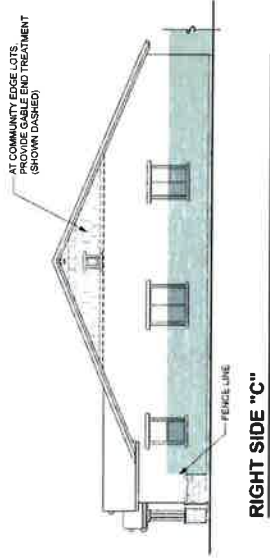
LEFT SIDE "A"



PLAN 5
MANGINI RANCH 6/7
Folsom, California



940 Tyler Street #19
Folsom, CA 95630
Phone: (916) 748-6688

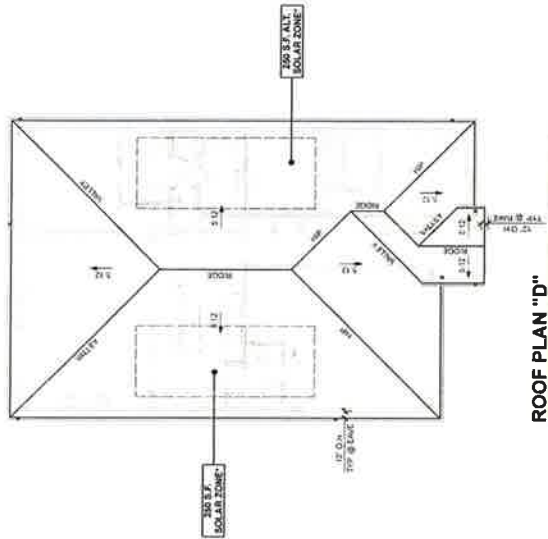


CRAFTSMAN

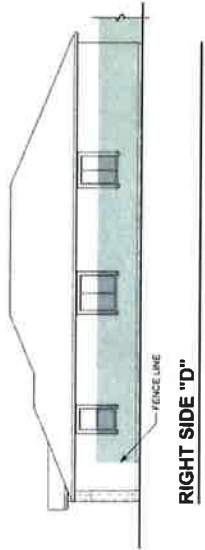
- STUCCO SIDING
 - BOARD OVER FOAM TRIM
 - BOARD AND BATTEN GABLE END
 - DECORATIVE OUTLOOKERS
 - DECORATIVE VENT
 - WOOD POSTS W/ STONE BASE
 - CULTURED STONE VENEER
 - THEME SPECIFIC GARAGE DOOR
 - O'GEE GUTTER
 - CONCRETE TILE ROOFING - "SHAKE" PROFILE
- INDICATES RECESS

ITALIAN VILLA

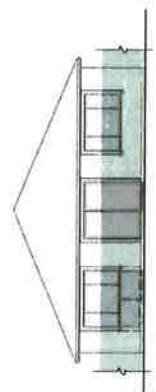
- STUCCO SIDING
 - STUCCO OVER FOAM TRIM
 - DECORATIVE SHELF WITH CORBELS
 - THEME SPECIFIC GARAGE DOOR
 - O'GEE GUTTER
 - CULTURED STONE VENEER
 - CONCRETE TILE ROOFING - LOW PROFILE "S"
- ┌— INDICATES RECESS



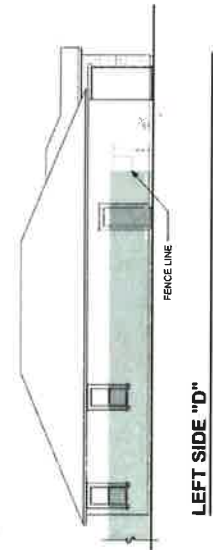
ROOF PLAN "D"



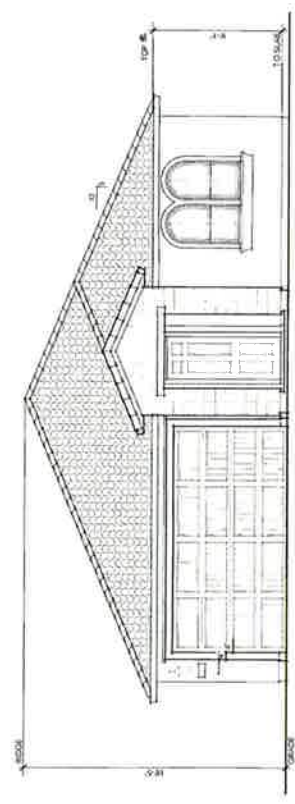
RIGHT SIDE "D"



REAR "D"



LEFT SIDE "D"



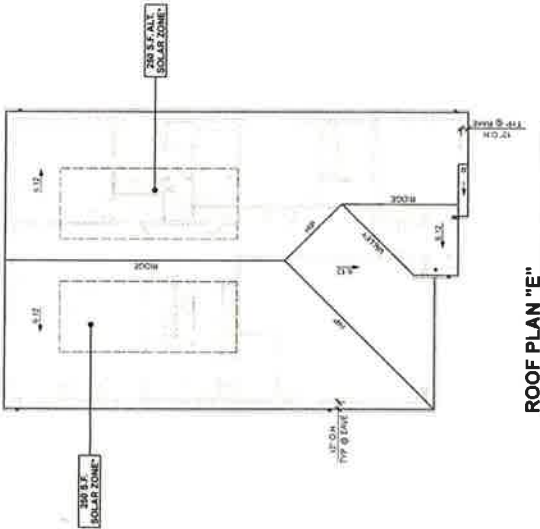
FRONT ELEVATION "D"
(ITALIAN VILLA)



PLAN 5
MANGINI RANCH 6/7
Folsom, California

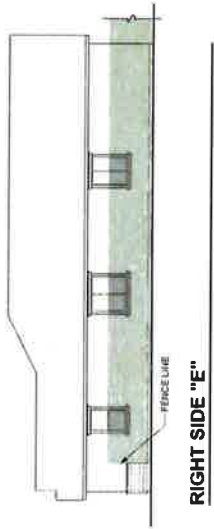
940 Tyler Street #19
Folsom, CA 95630
Phone: (916) 748-6586



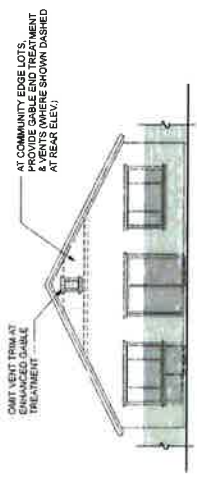


ROOF PLAN "E"

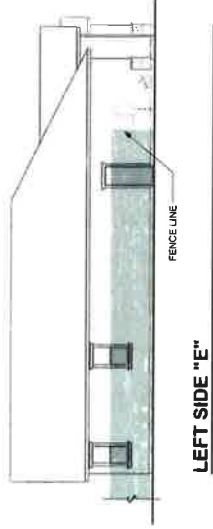
- FARMHOUSES**
- STUCCO SIDING
 - STUCCO OVER FOAM TRIM AT
 - STUCCO SIDING
 - BOARD & BATTEN AT ACCENT AREAS
 - WOOD TRIM AT BOARD AND BATTEN SIDING
 - WOOD TRIM AT BOARD AND BATTEN SIDING
 - WOOD POSTS W/ KICKERS
 - LOUVERED PANEL SHUTTERS
 - THEME SPECIFIC GARAGE DOORS
 - O'GEE GUTTERS
 - CONCRETE TILE ROOFING - "SLATE" PROFILE
- ┌─┐ INDICATES RECESS



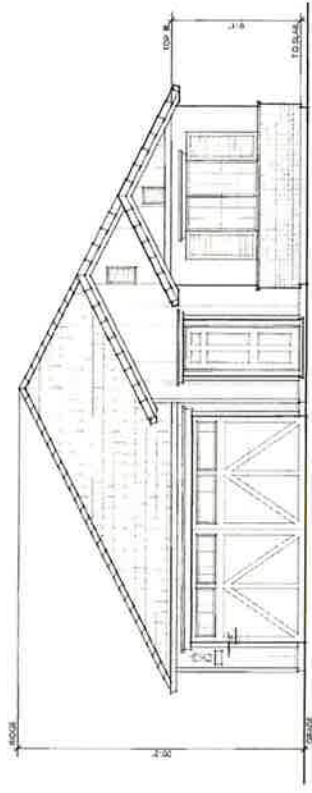
RIGHT SIDE "E"



REAR "E"



LEFT SIDE "E"



FRONT ELEVATION "E"
(FARMHOUSE)



FLOOR PLAN (2113 S.F.)

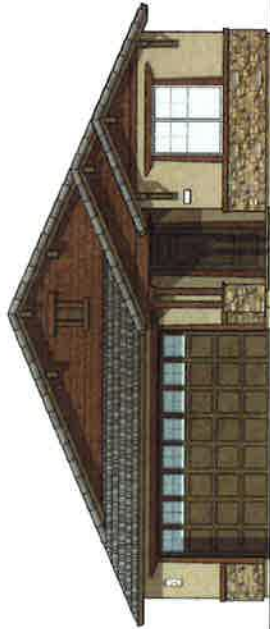
PLAN 6 (2113 SF)
MANGINI RANCH 6/7
 Folsom, California

AREA SUMMARY - PLAN 6		LOT AREA	LIQUID AREA
1st Floor	2113	2113	0
2nd Floor	0	0	0
Garage	448	0	0
Covered Entry	53	24	0
TOTAL	2613	2623	2650





FRONT ELEVATION "A"
(SPANISH COLONIAL)



FRONT ELEVATION "B"
(EUROPEAN COTTAGE)



FRONT ELEVATION "C"
(CRAFTSMAN)



FRONT ELEVATION "D"
(ITALIAN VILLA)



PLAN 6
MANGINI RANCH 6/7
Folsom, California

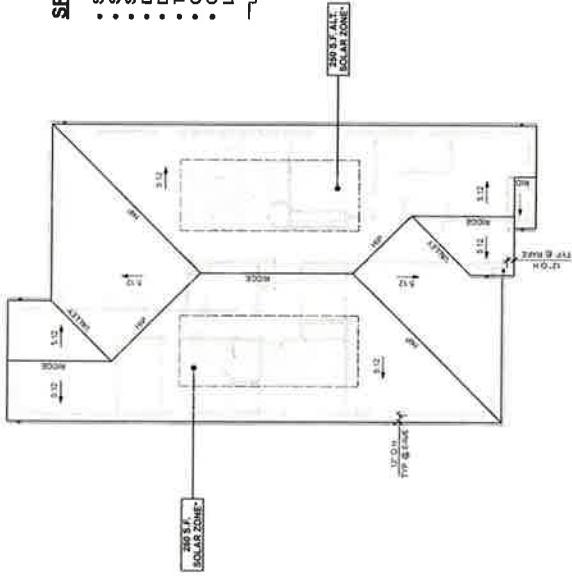


644 Tyler Street #10
Folsom, CA 95630
Phone: (916) 748-6586
1905 6-14-19

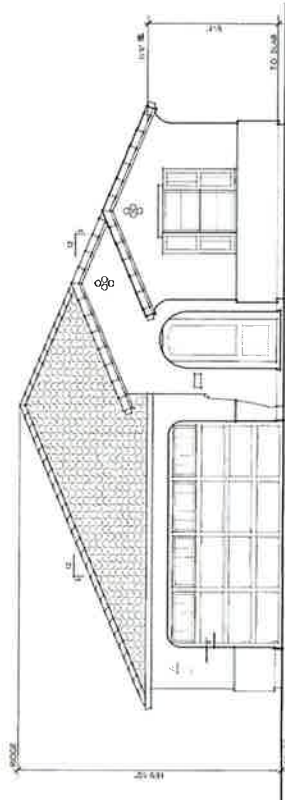
SPANISH COLONIAL

- STUCCO SIDING
- STUCCO OVER FOAM TRIM
- STUCCO OVER FOAM WAINGSCOT
- DECORATIVE TILE VENTS
- DECORATIVE SHUTTERS
- THEME SPECIFIC GARAGE DOOR
- O'GEE GUTTER
- CONCRETE TILE ROOFING -
- LOW PROFILE "S"

— INDICATES RECESS



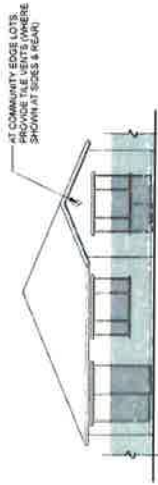
ROOF PLAN "A"



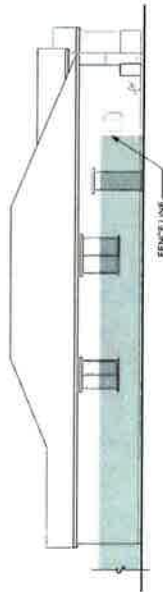
FRONT ELEVATION "A"
(SPANISH COLONIAL)



RIGHT SIDE "A"



REAR "A"



LEFT SIDE "A"



PLAN 6 MANGINI RANCH 6/7 Folsom, California



940 Tyler Street #19
Folsom, CA 95630
Phone: (707) 748-6586

1905

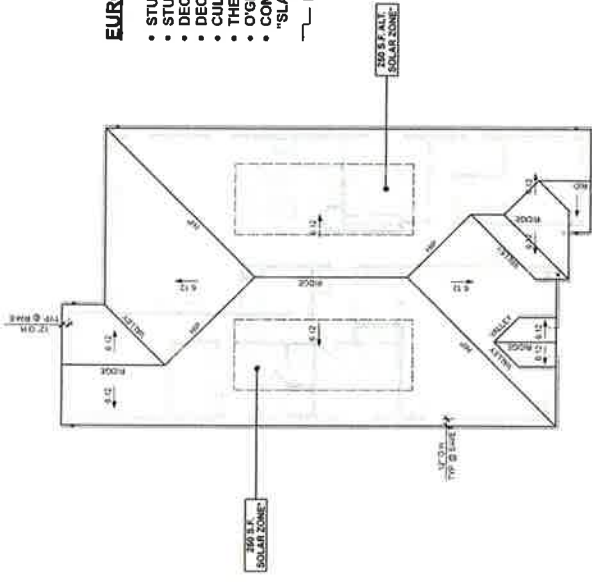
6-14-19

SHEET A-38

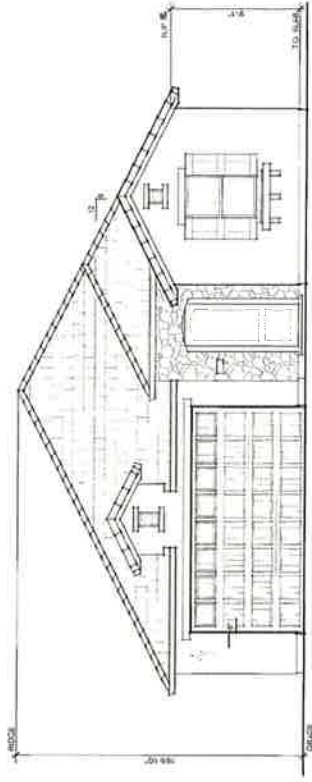
EUROPEAN COTTAGE

- STUCCO SIDING
- STUCCO OVER FOAM TRIM
- DECORATIVE ARCHED VENTS
- DECORATIVE SHUTTERS
- CULTURED STONE VENEER
- THEME SPECIFIC GARAGE DOOR
- O'GEE GUTTER
- CONCRETE TILE ROOFING - "SLATE" PROFILE

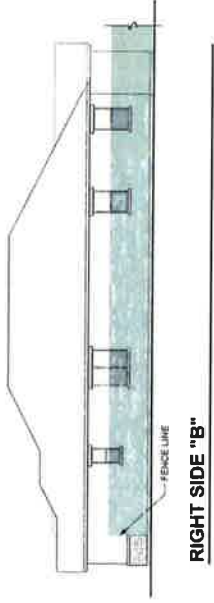
— INDICATES RECESS



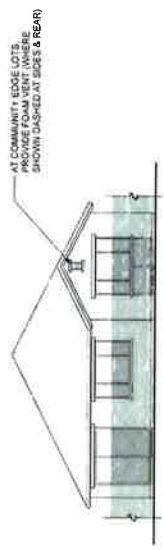
ROOF PLAN "B"



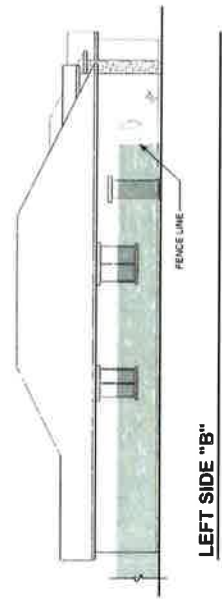
**FRONT ELEVATION "B"
(EUROPEAN COTTAGE)**



RIGHT SIDE "B"



REAR "B"



LEFT SIDE "B"

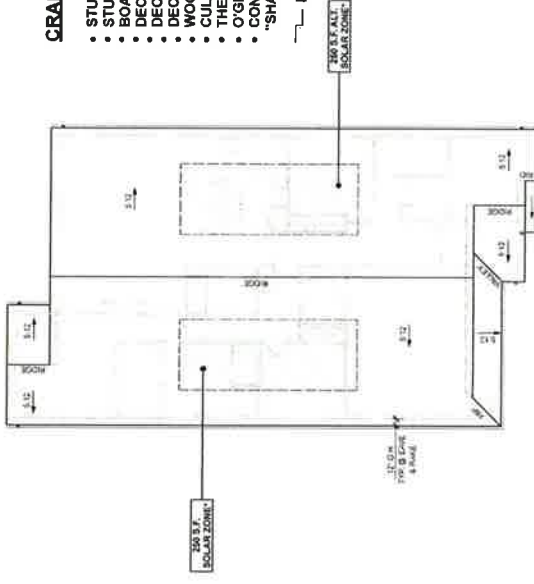


**PLAN 6
MANGINI RANCH 6/7
Folsom, California**

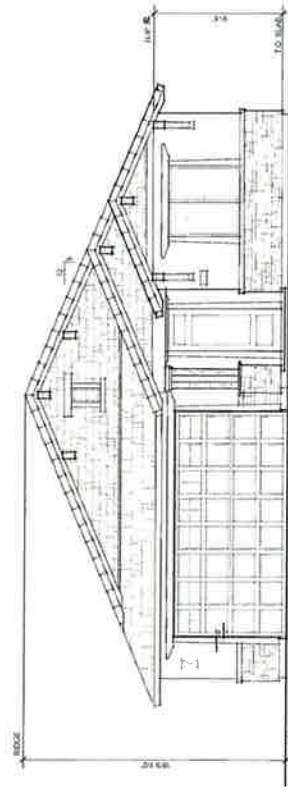
CRAFTSMAN

- STUCCO SIDING
- STUCCO OVER FOAM TRIM
- BOARD AND BATTEN GABLE ENDS
- DECORATIVE OUTLOOKERS
- DECORATIVE BRACKETS
- DECORATIVE VENTS
- WOOD POSTS W/ STONE BASE
- CULTURED STONE VENEER
- THEME SPECIFIC GARAGE DOOR
- O'GEE GUTTER
- CONCRETE TILE ROOFING - "SHAKE" PROFILE

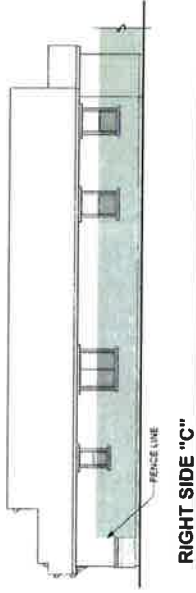
— INDICATES RECESS



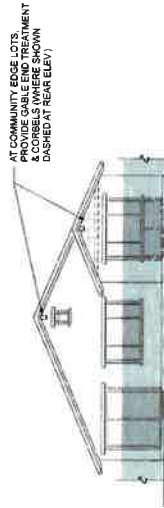
ROOF PLAN "C"



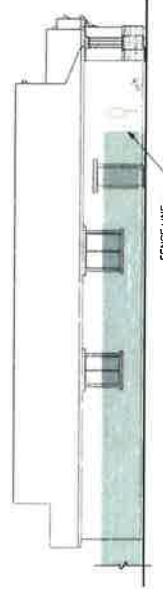
**FRONT ELEVATION "C"
(CRAFTSMAN)**



RIGHT SIDE "C"



REAR "C"



LEFT SIDE "C"

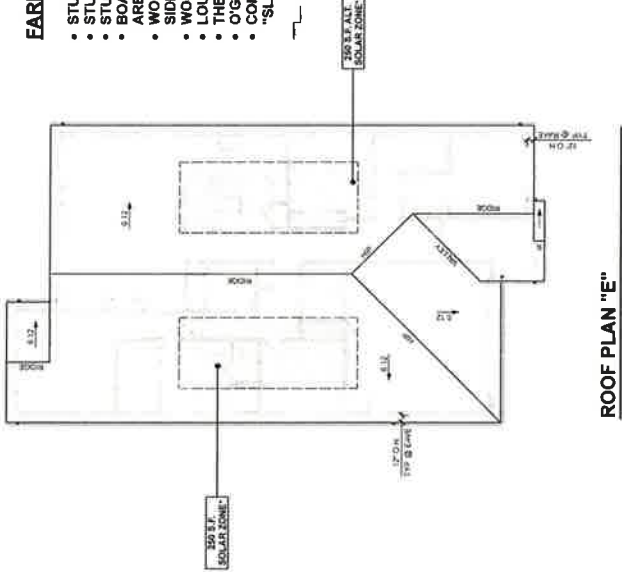


**PLAN 6
MANGINI RANCH 6/7
Folsom, California**

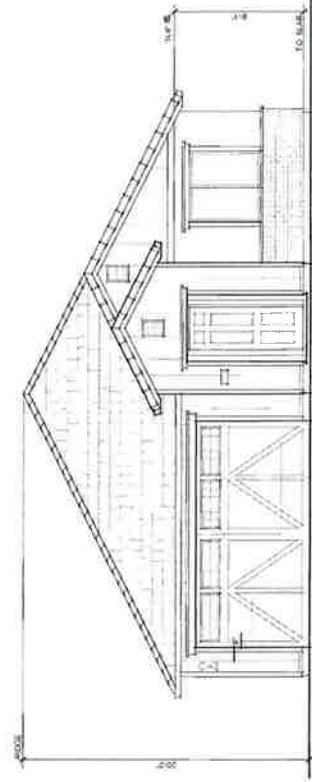
FARMHOUSES

- STUCCO SIDING
- STUCCO OVER FOAM TRIM AT
- STUCCO SIDING
- BOARD & BATTEN AT ACCENT AREAS
- WOOD TRIM AT BOARD AND BATTEN SIDING
- WOOD POSTS W/ KICKERS
- LOUVERED PANEL SHUTTERS
- THEME SPECIFIC GARAGE DOORS
- O'GEE GUTTERS
- CONCRETE TILE ROOFING - "SLATE" PROFILE

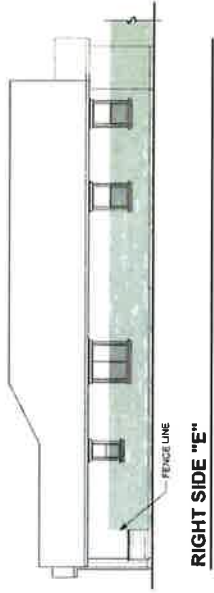
— INDICATES RECESS



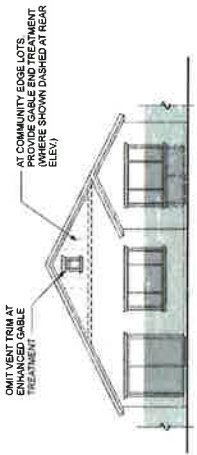
ROOF PLAN "E"



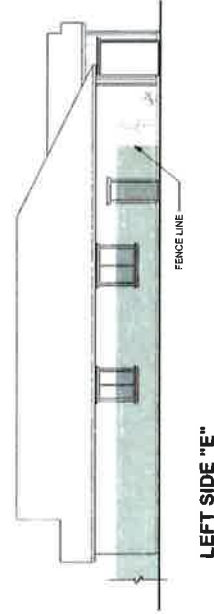
**FRONT ELEVATION "E"
(FARMHOUSE)**



RIGHT SIDE "E"



REAR "E"



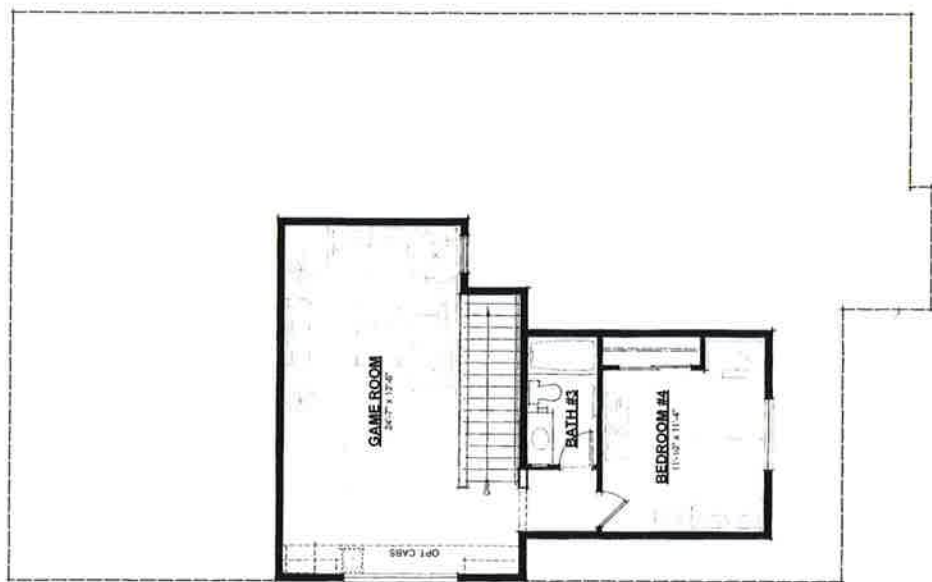
LEFT SIDE "E"



**PLAN 6
MANGINI RANCH 6/7
Folsom, California**



FIRST FLOOR PLAN (1906 S.F.; 2532 TOTAL S.F.)



SECOND FLOOR PLAN (626 S.F.)

AREA SUMMARY - PLAN 7		LIVABLE AREA	
LOT COVERAGE		TOTAL	
1st Floor	1906	1906	1906
2nd Floor	626	626	626
Garage	400	400	400
Covered Entry	0	0	0
TOTAL	2932	2932	2932



PLAN 7 (2532 SF)
MANGINI RANCH 6/7
Folsom, California



840 Tyler Street #19
Folsom, CA 95630
Phone: (916) 746-6586
1906



FRONT ELEVATION "A"
(SPANISH COLONIAL)



FRONT ELEVATION "B"
(EUROPEAN COTTAGE)



FRONT ELEVATION "C"
(CRAFTSMAN)



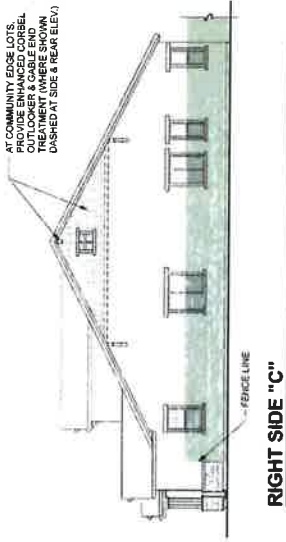
FRONT ELEVATION "D"
(ITALIAN VILLA)



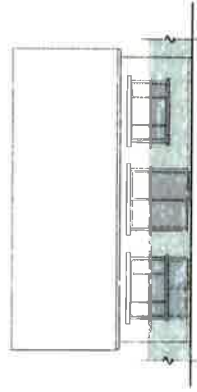
FRONT ELEVATION "E"
(FARMHOUSE)

taylor morrison
Homes Inspired by You

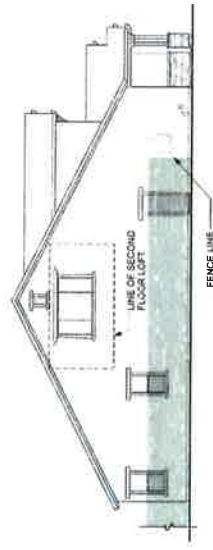
PLAN 7
MANGINI RANCH 6/7
Folsom, California



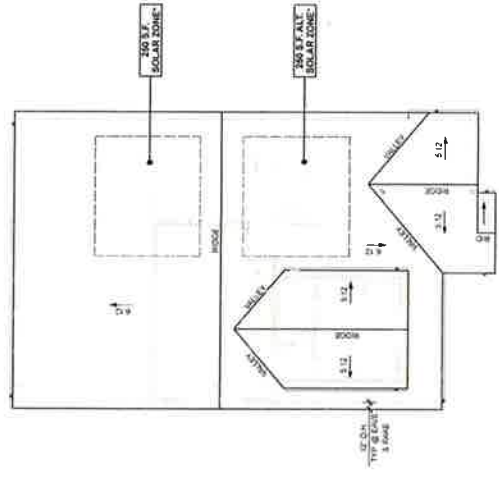
RIGHT SIDE "C"



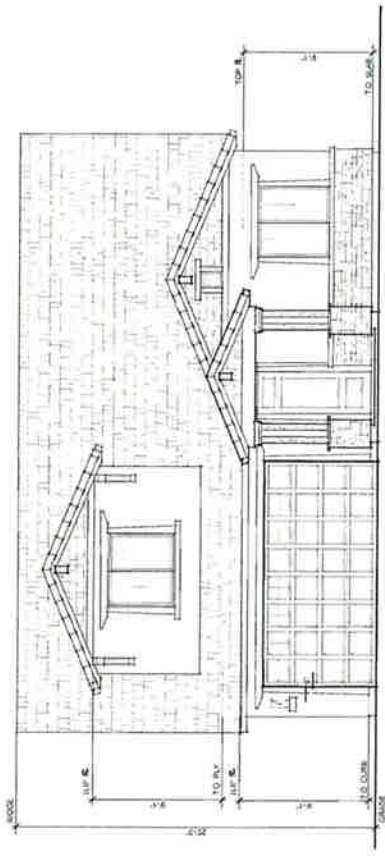
REAR "C"



LEFT SIDE "C"



ROOF PLAN "C"



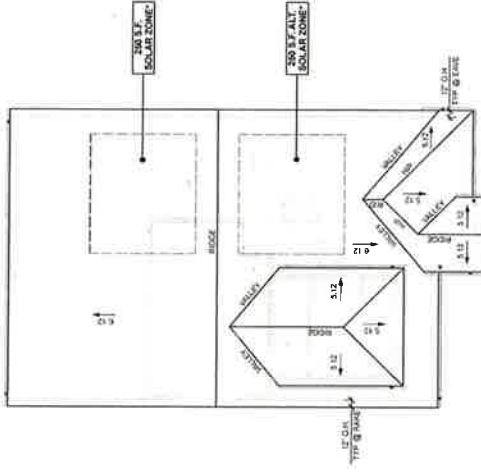
FRONT ELEVATION "C"
(CRAFTSMAN)

- CRAFTSMAN**
- STUCCO SIDING
 - STUCCO OVER FOAM TRIM
 - BOARD AND BATTEN GABLE ENDS
 - DECORATIVE OUTLOOKERS
 - DECORATIVE BRACKETS
 - DECORATIVE VENT
 - WOOD POSTS W/ STONE BASE
 - CULTURED STONE VENEER
 - THEME SPECIFIC GARAGE DOOR
 - O'GEE GUTTER
 - CONCRETE TILE ROOFING - "SHAKE" PROFILE
- ┌└ INDICATES RECESS

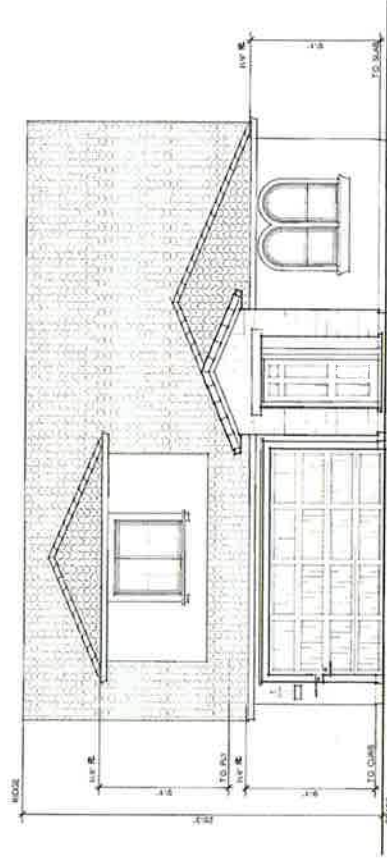
ITALIAN VILLA

- STUCCO SIDING
- STUCCO OVER FOAM TRIM
- DECORATIVE SHELF WITH CORBELS
- THEME SPECIFIC GARAGE DOOR
- O'GEE GUTTER
- CULTURED STONE VENEER
- CONCRETE TILE ROOFING - LOW PROFILE "S"

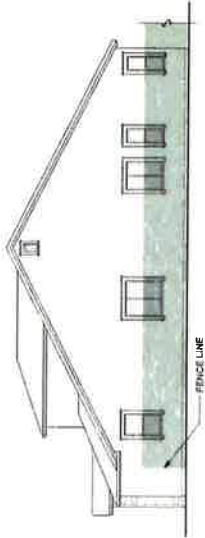
— INDICATES RECESS



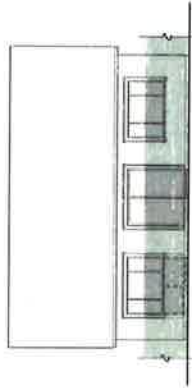
ROOF PLAN "D"



FRONT ELEVATION "D"
(ITALIAN VILLA)



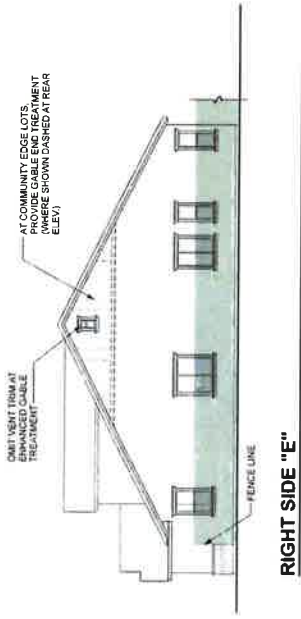
RIGHT SIDE "D"



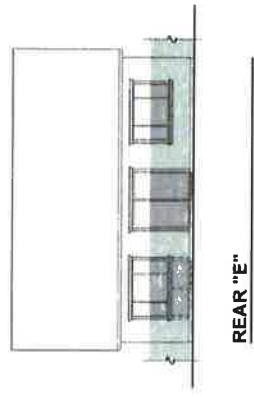
REAR "D"



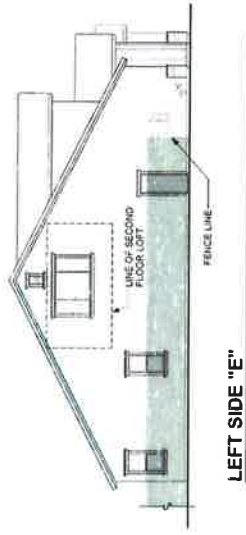
LEFT SIDE "D"



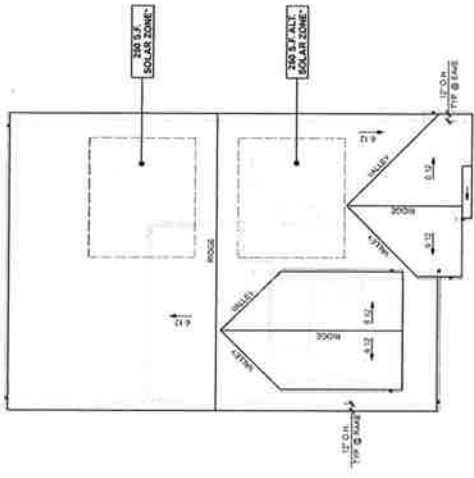
RIGHT SIDE "E"



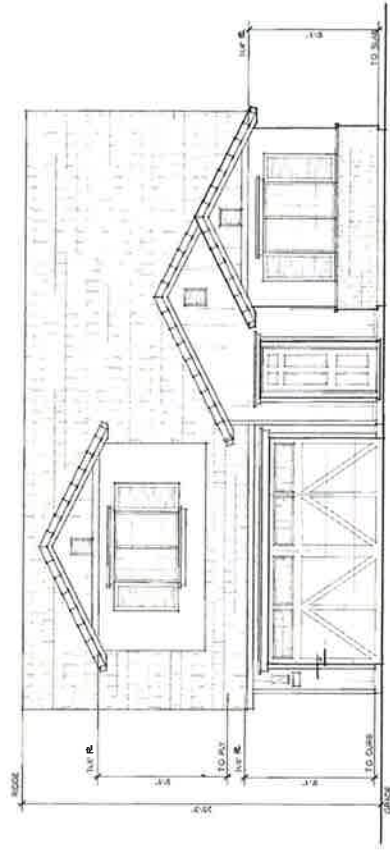
REAR "E"



LEFT SIDE "E"



ROOF PLAN "E"

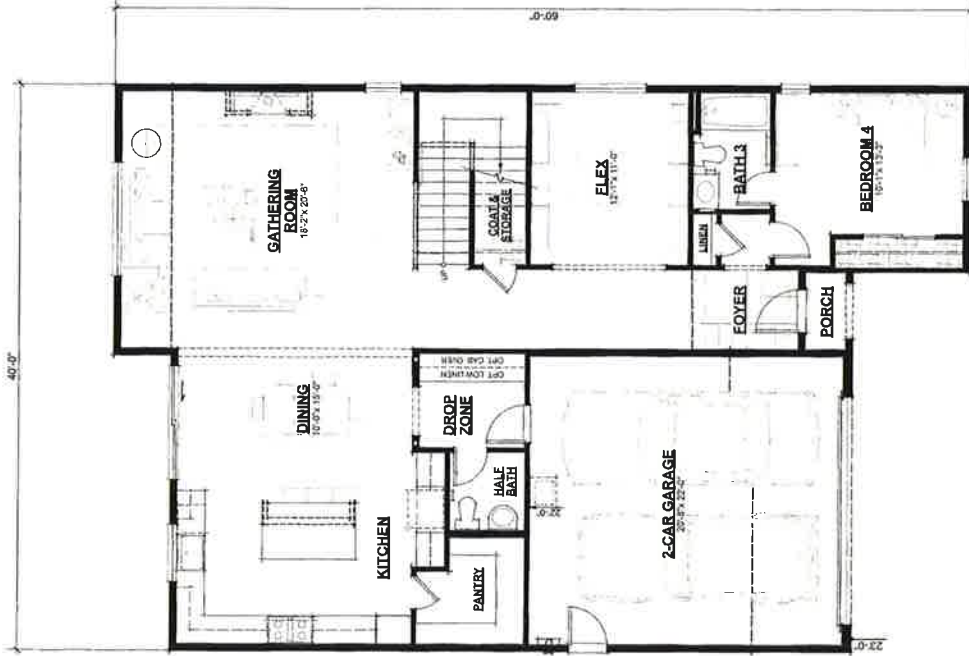


FRONT ELEVATION "E"
(FARMHOUSE)

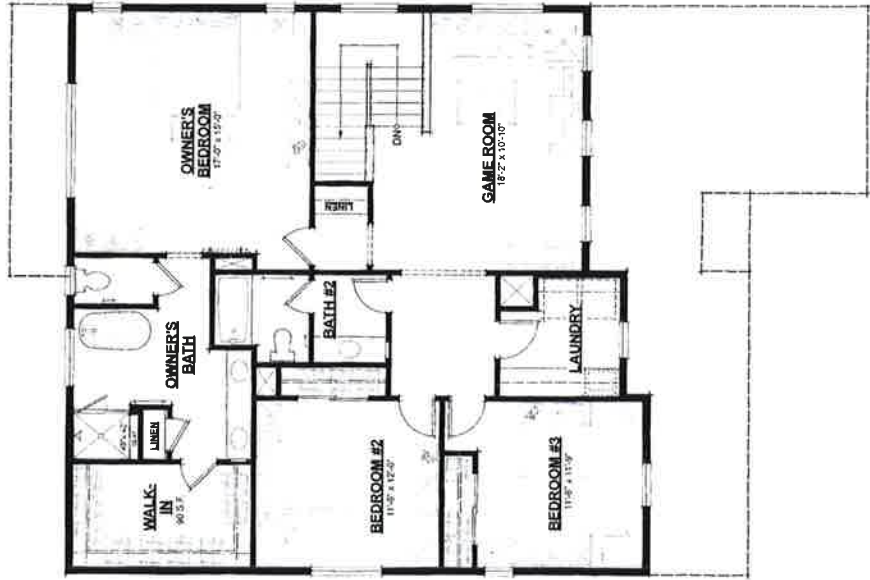
FARMHOUSES

- STUCCO SIDING
- STUCCO OVER FOAM TRIM AT
- STUCCO SIDING
- BOARD & BATTEN AT ACCENT AREAS
- WOOD TRIM AT BOARD AND BATTEN SIDING
- WOOD POSTS W/ KICKERS
- LOUVERED PANEL SHUTTERS
- THEME SPECIFIC GARAGE DOORS
- O'GEE GUTTERS
- CONCRETE TILE ROOFING - "SLATE" PROFILE

— INDICATES RECESS

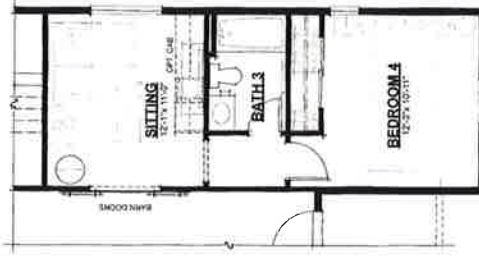


FIRST FLOOR PLAN (1604 S.F.; 3063 TOTAL S.F.)



SECOND FLOOR PLAN (1459 S.F.)

AREA SUMMARY - PLAN 8		LOT COVERAGE		Livable Area	
1st Floor	1604	1604	100%	1459	1459
2nd Floor	1459	475	30%	0	0
Covered Entry	0	0	0%	0	0
TOTAL	3063	2079	68%	1459	1459



MULTI GENERATION SUITE OPTION

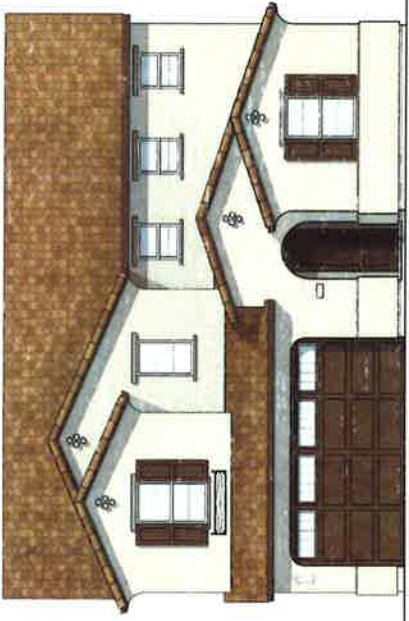


940 Tyler Street #19
 Folsom, CA 95630
 Phone: (707) 746-6586
 1906 6-14-19

PLAN 8 (3063 SF)
MANGINI RANCH 6/7
 Folsom, California



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FRONT ELEVATION "A"
(SPANISH COLONIAL)



FRONT ELEVATION "C"
(CRAFTSMAN)



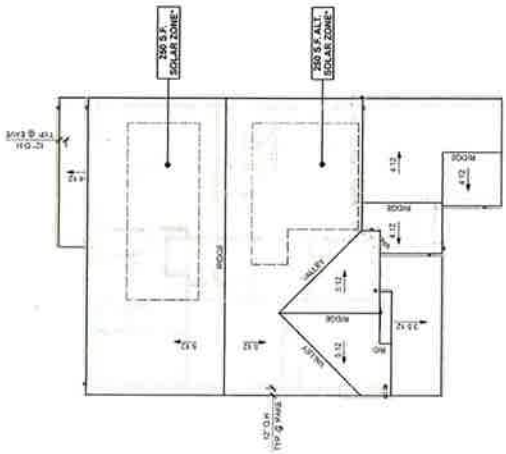
FRONT ELEVATION "D"
(ITALIAN VILLA)



FRONT ELEVATION "B"
(EUROPEAN COTTAGE)

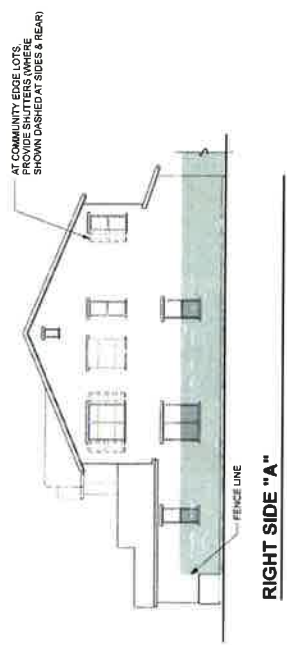


FRONT ELEVATION "E"
(FARMHOUSE)

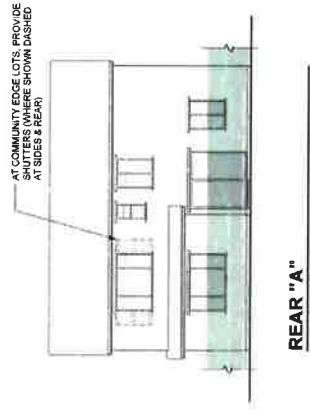


ROOF PLAN "A"

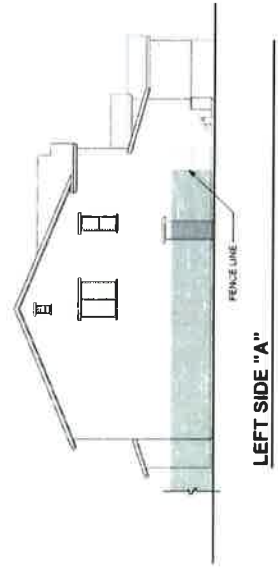
- SPANISH COLONIAL**
- STUCCO SIDING
 - STUCCO OVER FOAM TRIM
 - STUCCO OVER FOAM WAINSCOT
 - DECORATIVE TILE VENTS
 - THEMATIC SHUTTERS
 - THEME SPECIFIC GARAGE DOOR
 - O'GEE GUTTER
 - CONCRETE TILE ROOFING - LOW PROFILE "S"
- INDICATES RECESS



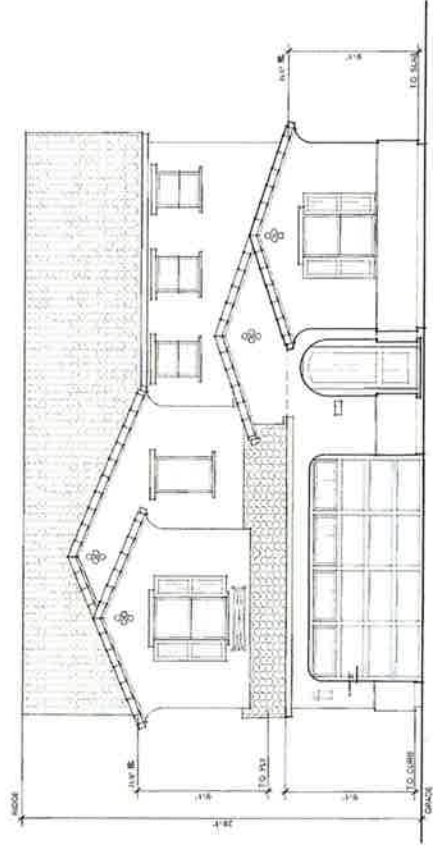
RIGHT SIDE "A"



REAR "A"



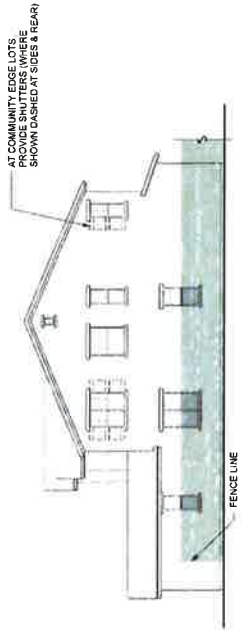
LEFT SIDE "A"



FRONT ELEVATION "A"
(SPANISH COLONIAL)

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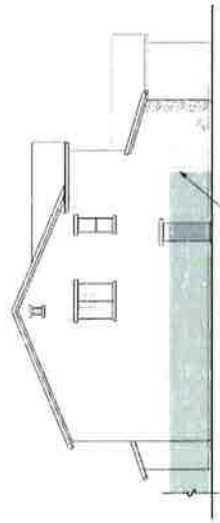
PLAN 8
MANGINI RANCH 6/7
Folsom, California



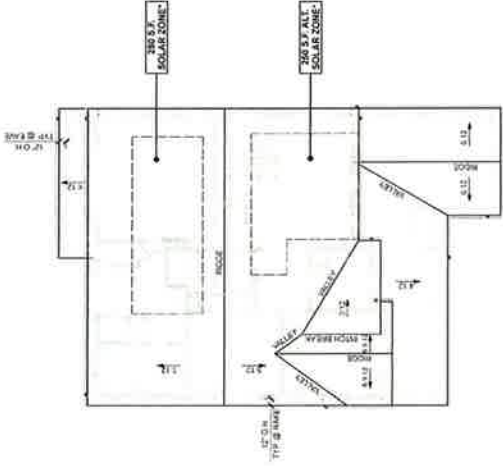
RIGHT SIDE "B"



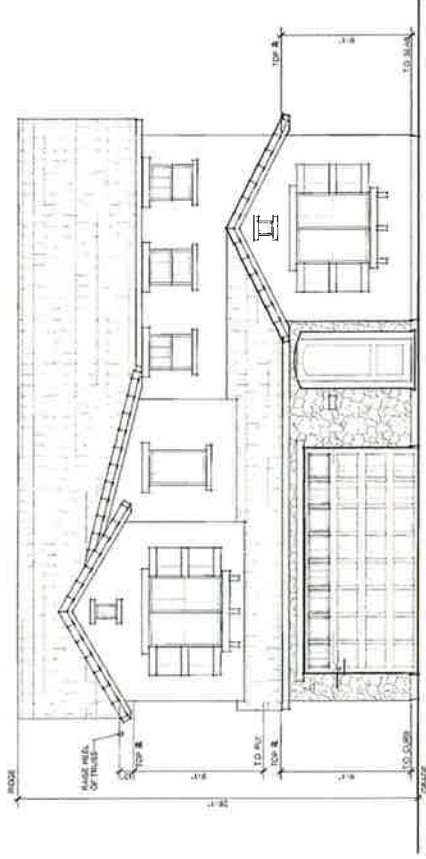
REAR "B"



LEFT SIDE "B"

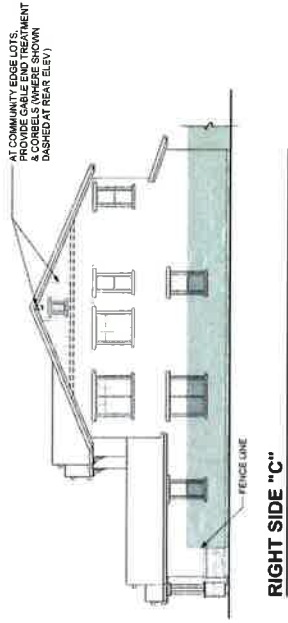


ROOF PLAN "B"

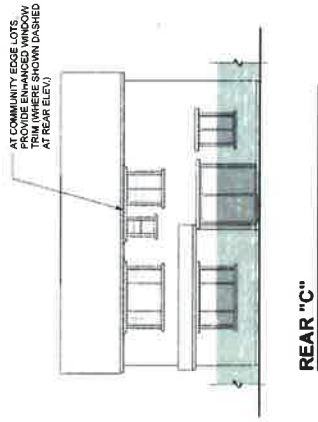


FRONT ELEVATION "B"
(EUROPEAN COTTAGE)

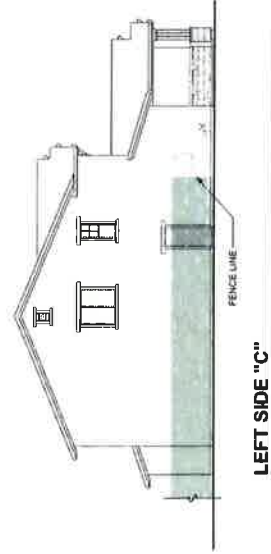
- EUROPEAN COTTAGE**
- STUCCO SIDING
 - STUCCO OVER FOAM TRIM
 - DECORATIVE ARCHED VENTS
 - DECORATIVE SHUTTERS
 - CULTURED STONE VENEER
 - THEME SPECIFIC GARAGE DOOR
 - O'GEE GUTTER
 - CONCRETE TILE ROOFING - "SLATE" PROFILE
- INDICATES RECESS



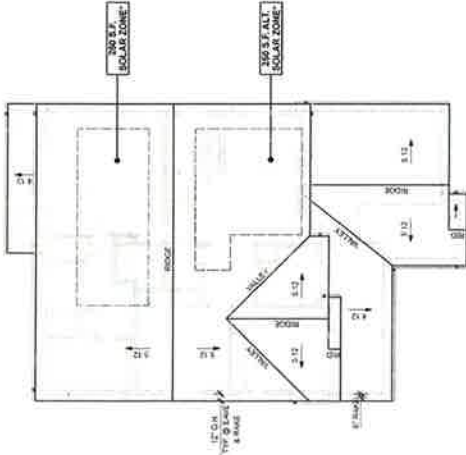
RIGHT SIDE "C"



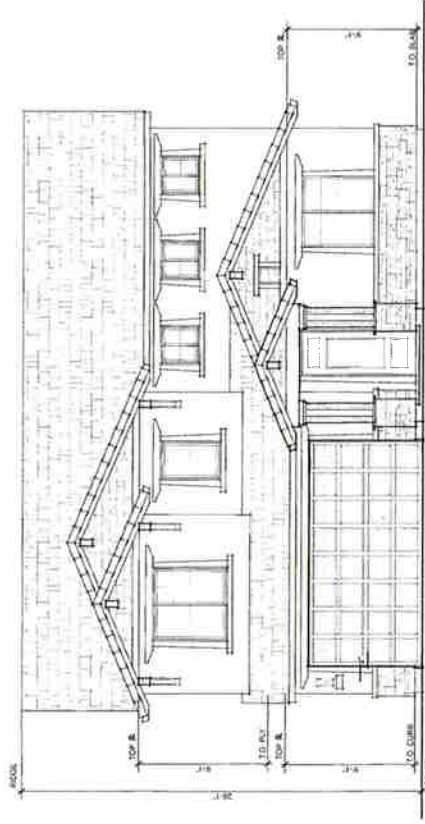
REAR "C"



LEFT SIDE "C"



ROOF PLAN "C"

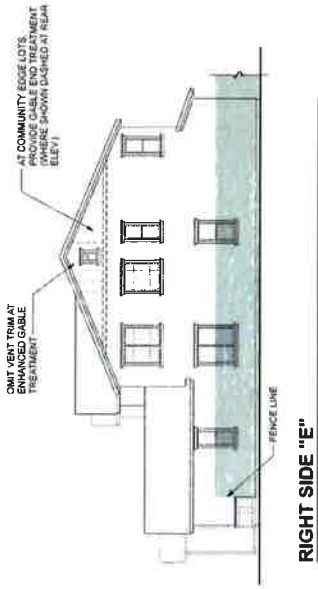


FRONT ELEVATION "C"
(CRAFTSMAN)

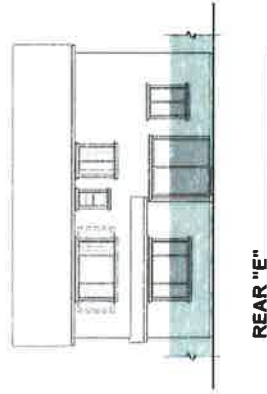
CRAFTSMAN

- STUCCO SIDING
- BOARD OVER FOAM TRIM
- BOARD AND BATTEN GABLE ENDS
- DECORATIVE OUTLOOKERS
- DECORATIVE BRACKETS
- WOOD POSTS W/ STONE BASE
- CULTURED STONE VENEER
- THEME SPECIFIC GARAGE DOOR
- O'GEE GUTTER
- CONCRETE TILE ROOFING - "SHAKE" PROFILE

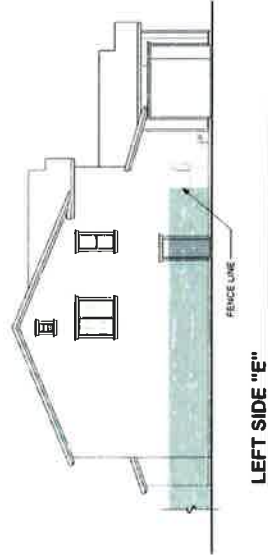
— INDICATES RECESS



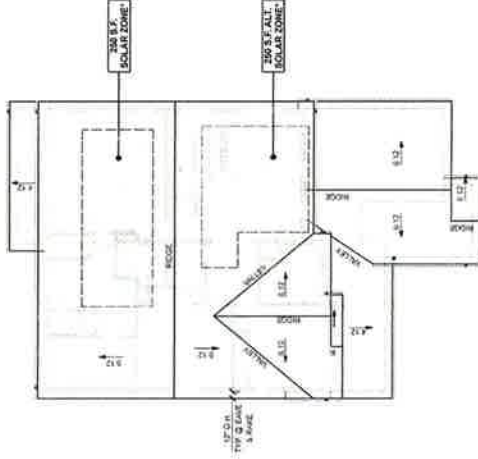
RIGHT SIDE "E"



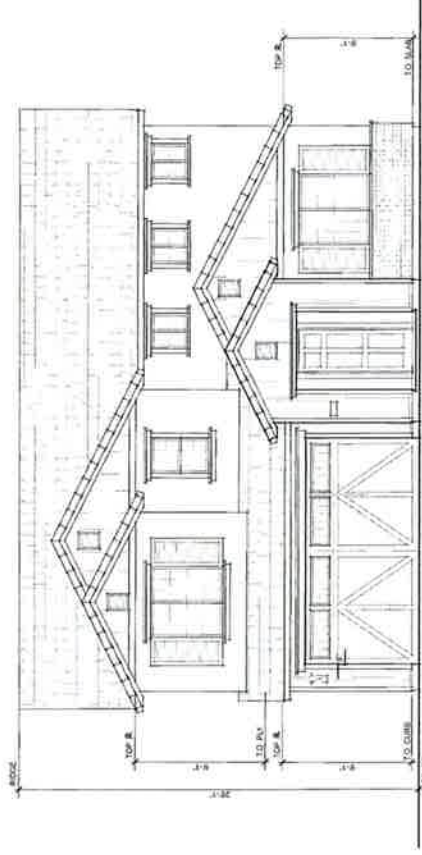
REAR "E"



LEFT SIDE "E"



ROOF PLAN "E"



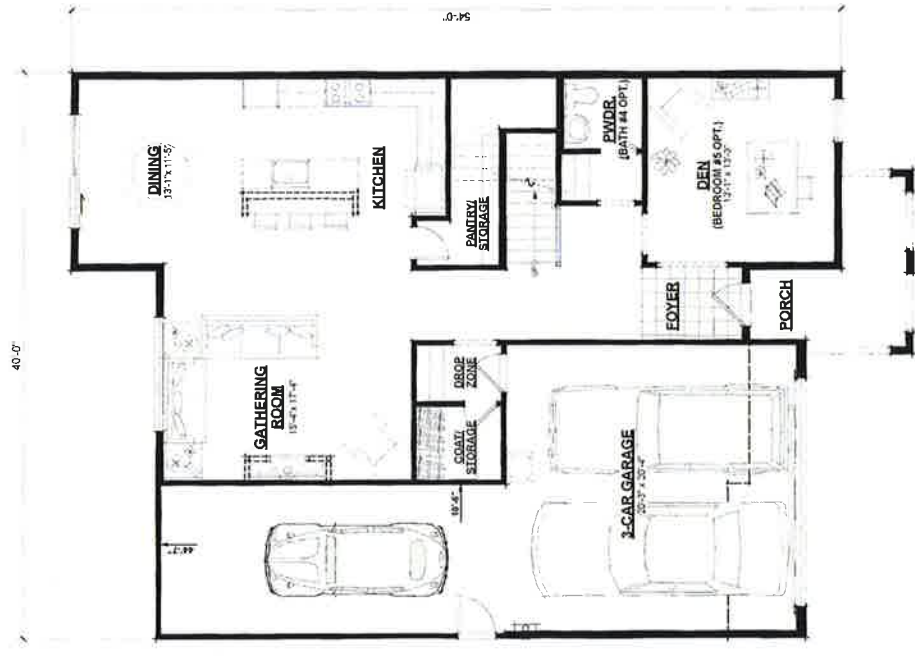
FRONT ELEVATION "E"
(FARMHOUSE)

FARMHOUSES

- STUCCO SIDING
- STUCCO OVER FOAM TRIM AT
- STUCCO SIDING
- BOARD & BATTEN AT ACCENT AREAS
- WOOD TRIM AT BOARD AND BATTEN SIDING
- WOOD POSTS W/ KICKERS
- LOUVERED PANEL SHUTTERS
- THEME SPECIFIC GARAGE DOORS
- O'GEE GUTTERS
- CONCRETE TILE ROOFING - "SLATE" PROFILE

┌┐ INDICATES RECESS

Bill Tyler, Sheets #10
Phone: (707) 768-6986



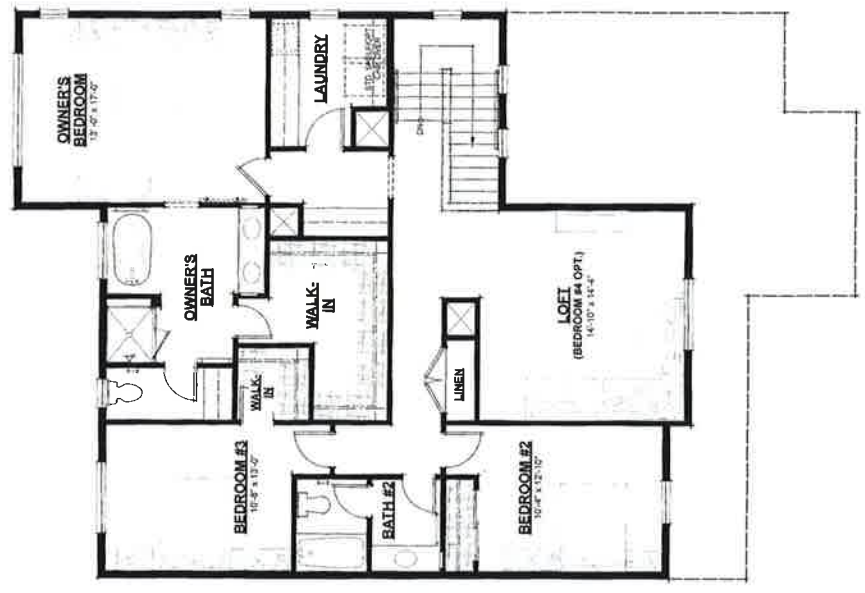
**BEDROOM #5/BATH #4
OPTION**

AREA SUMMARY - PLAN 9		UNITS	AREA
LOT COVERAGE			1218
1st Floor			1407
2nd Floor			701
Overhang			0
Covered Entry			100
TOTAL	2816	1847	2885

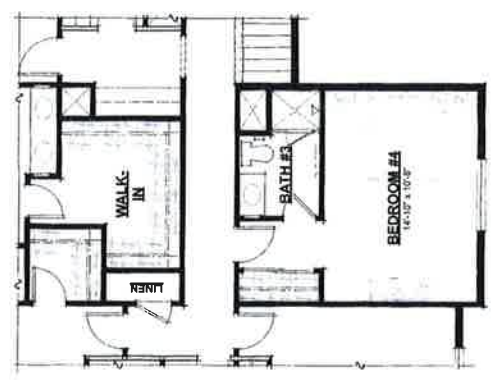
FIRST FLOOR PLAN (1218 S.F.; 2685 TOTAL S.F.)



**PLAN 9 (2685 SF)
MANGINI RANCH 6/7
Folsom, California**



SECOND FLOOR PLAN (1467 S.F.)



BEDROOM #4 / BATH #3 OPTION



FRONT ELEVATION "A"
(SPANISH COLONIAL)



FRONT ELEVATION "C"
(CRAFTSMAN)



FRONT ELEVATION "D"
(ITALIAN VILLA)



FRONT ELEVATION "B"
(EUROPEAN COTTAGE)



FRONT ELEVATION "E"
(FARMHOUSE)

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PLAN 9
MANGINI RANCH 6/7
Folsom, California

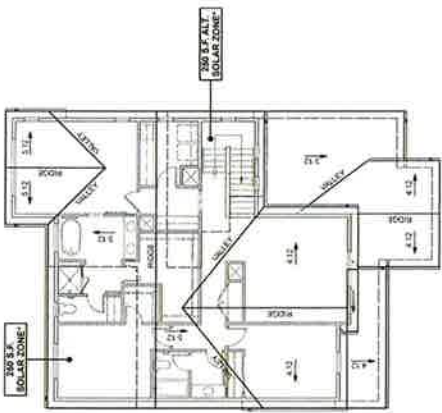


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1985

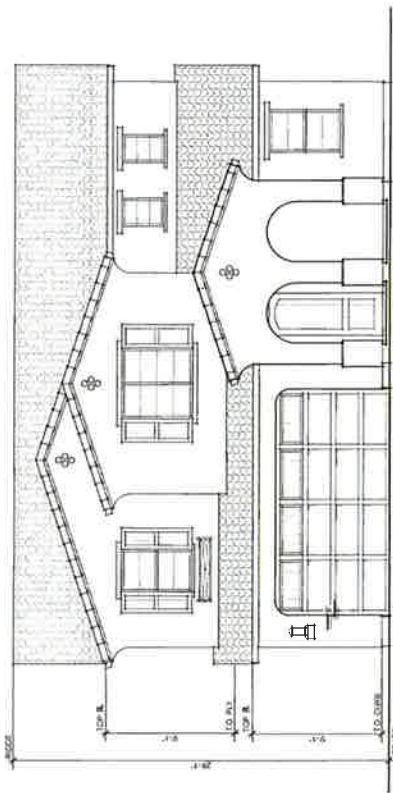
SHEET A-59

SPANISH COLONIAL

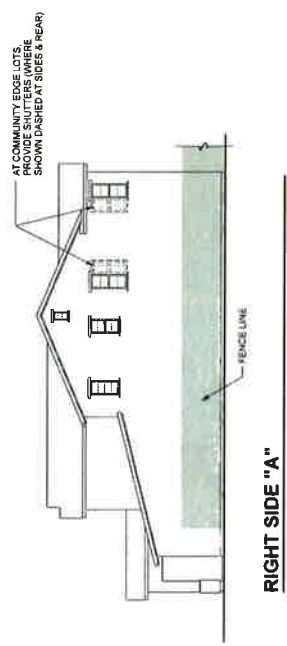
- STUCCO SIDING
 - STUCCO OVER FOAM TRIM
 - STUCCO OVER FOAM WAINSCOT
 - DECORATIVE TILE VENTS
 - DECORATIVE SHUTTERS
 - THEME SPECIFIC GARAGE DOOR
 - O'GEE GUTTER
 - CONCRETE TILE ROOFING .
 - LOW PROFILE "S"
- INDICATES RECESS



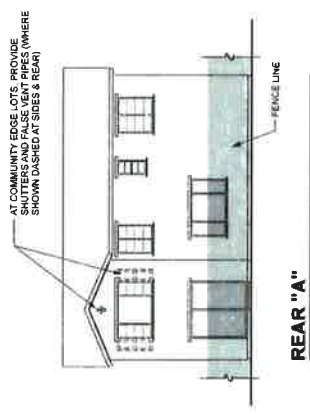
ROOF PLAN "A"



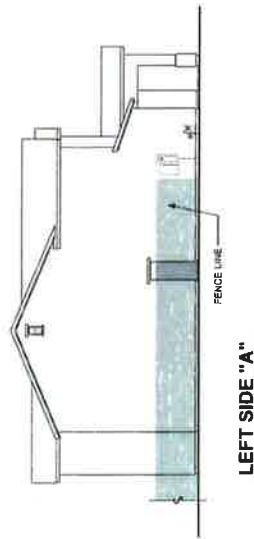
FRONT ELEVATION "A"
(SPANISH COLONIAL)



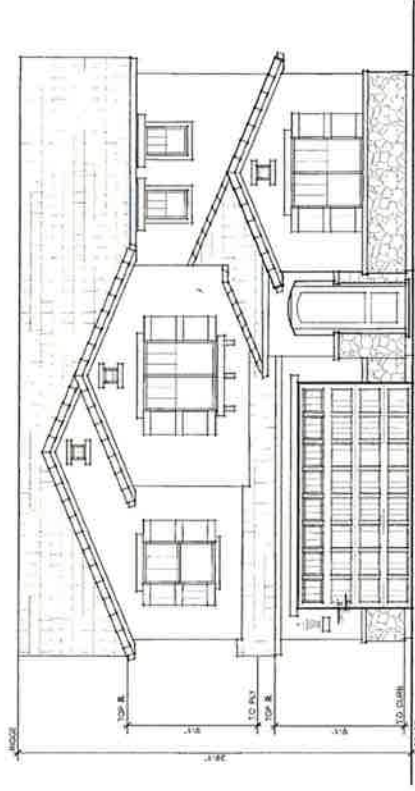
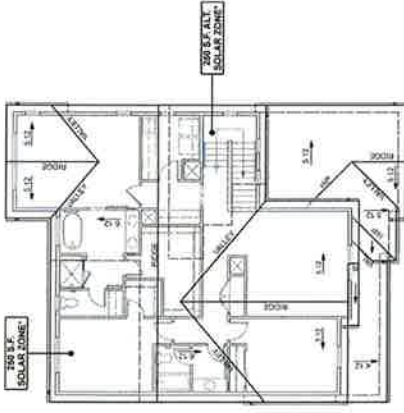
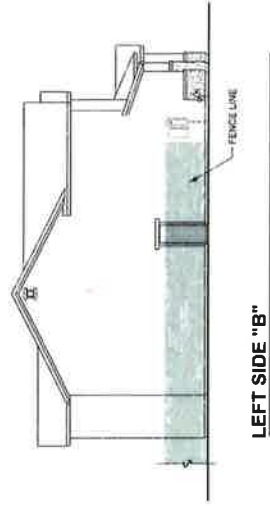
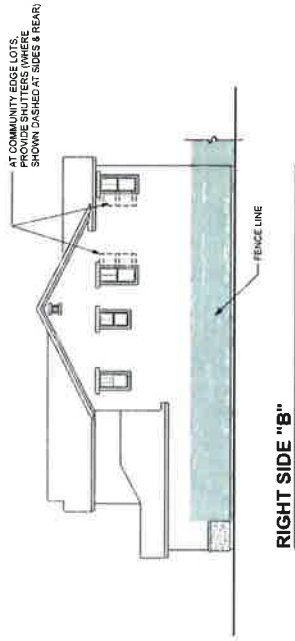
RIGHT SIDE "A"



REAR "A"

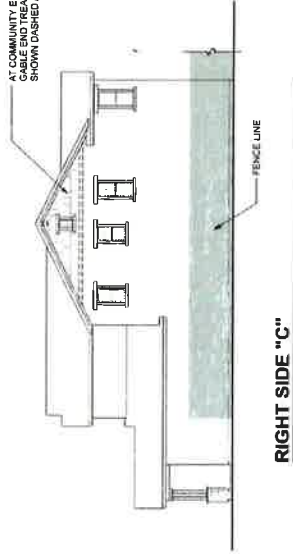


LEFT SIDE "A"



- EUROPEAN COTTAGE**
- STUCCO SIDING
 - STUCCO OVER FOAM TRIM
 - DECORATIVE ARCHED VENTS
 - DECORATIVE SHUTTERS
 - CULTURED STONE VENEER
 - THEME SPECIFIC GARAGE DOOR
 - O'GEE GUTTER
 - CONCRETE TILE ROOFING - "SLATE" PROFILE
- INDICATES RECESS

AT COMMUNITY EDGE LOTS, PROVIDE
CABLE END TREATMENT WHERE
SHOWN DASHED AT SIDES & REAR

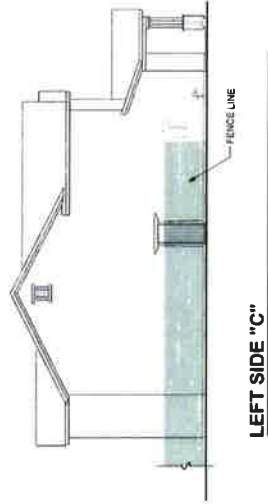


RIGHT SIDE "C"

AT COMMUNITY EDGE LOTS, PROVIDE
CABLE END TREATMENT WHERE
SHOWN DASHED AT SIDES & REAR



REAR "C"



LEFT SIDE "C"

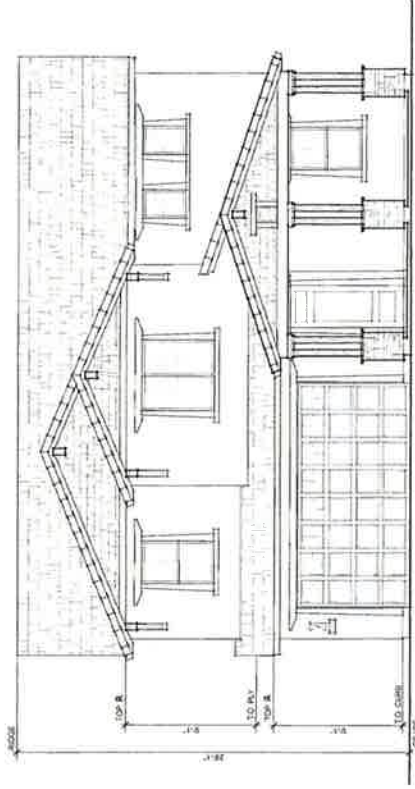


ROOF PLAN "C"

CRAFTSMAN

- STUCCO OVER FOAM TRIM
- BOARD AND BATTEN GABLE ENDS
- DECORATIVE OUTLOOKERS
- DECORATIVE BRACKETS
- WOOD POSTS W/ STONE BASE
- CULTURED STONE VENEER
- THEME SPECIFIC GARAGE DOOR
- O'GEE GUTTER
- CONCRETE TILE ROOFING - "SHAKE" PROFILE

— INDICATES RECESS



FRONT ELEVATION "C"
(CRAFTSMAN)

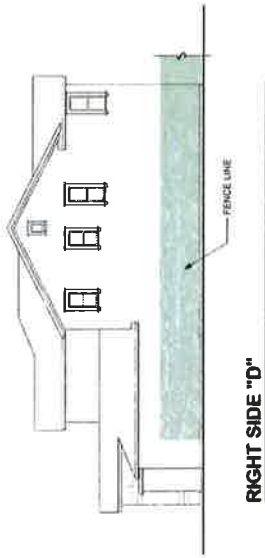


ROOF PLAN "D"

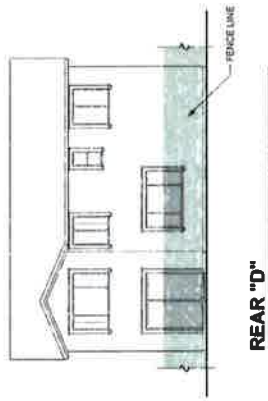
ITALIAN VILLA

- STUCCO SIDING
- STUCCO OVER FOAM TRIM
- DECORATIVE SHELF WITH CORBELS
- THEME SPECIFIC GARAGE DOOR
- O'GEE GUTTER
- CULTURED STONE VENEER
- CONCRETE TILE ROOFING - LOW PROFILE "S"

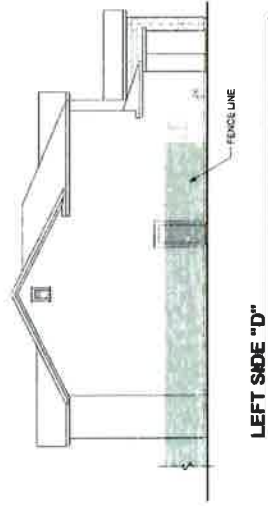
— INDICATES RECESS



RIGHT SIDE "D"



REAR "D"

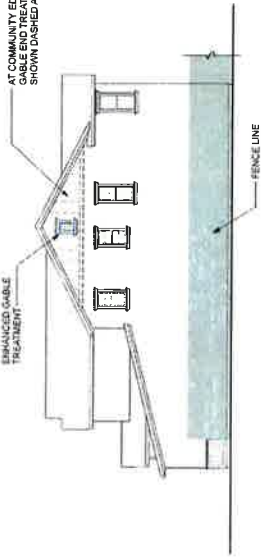


LEFT SIDE "D"



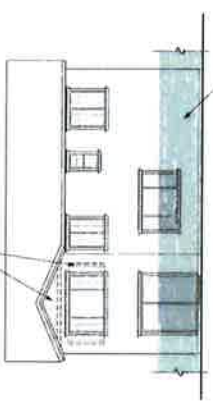
**FRONT ELEVATION "D"
(ITALIAN VILLA)**

OMIT VENT TRIM AT
 ROOF LINE. PROVIDE
 SINGLE END TREATMENT
 (WHERE SHOWN DASHED AT SIDES & REAR)

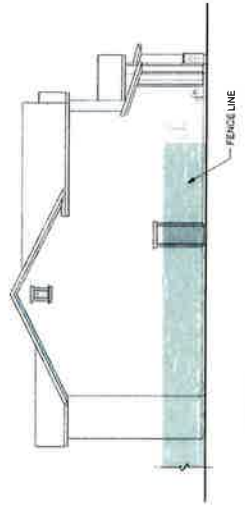


RIGHT SIDE "E"

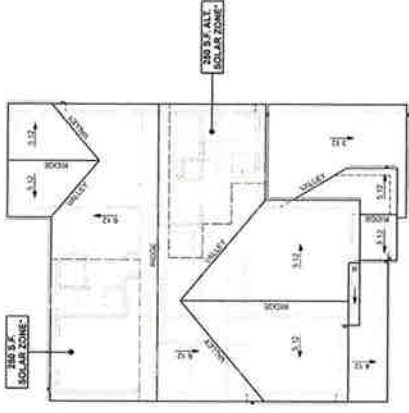
AT COMMUNITY EDGE LOTS, PROVIDE
 CABLE END TREATMENT & SHUTTERS
 (WHERE SHOWN DASHED AT SIDES & REAR)



REAR "E"



LEFT SIDE "E"

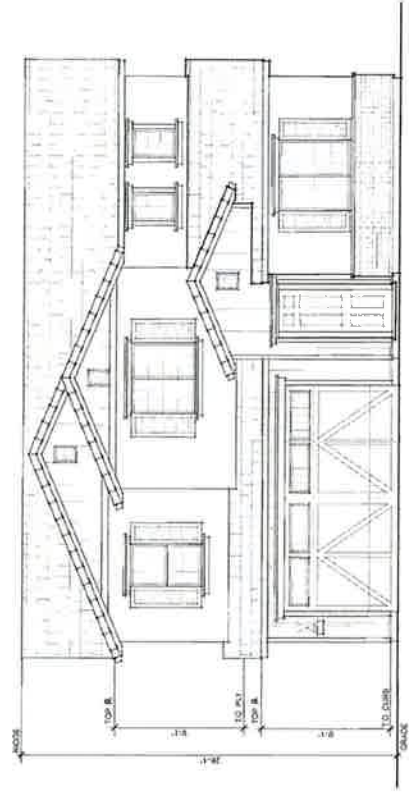


ROOF PLAN "E"

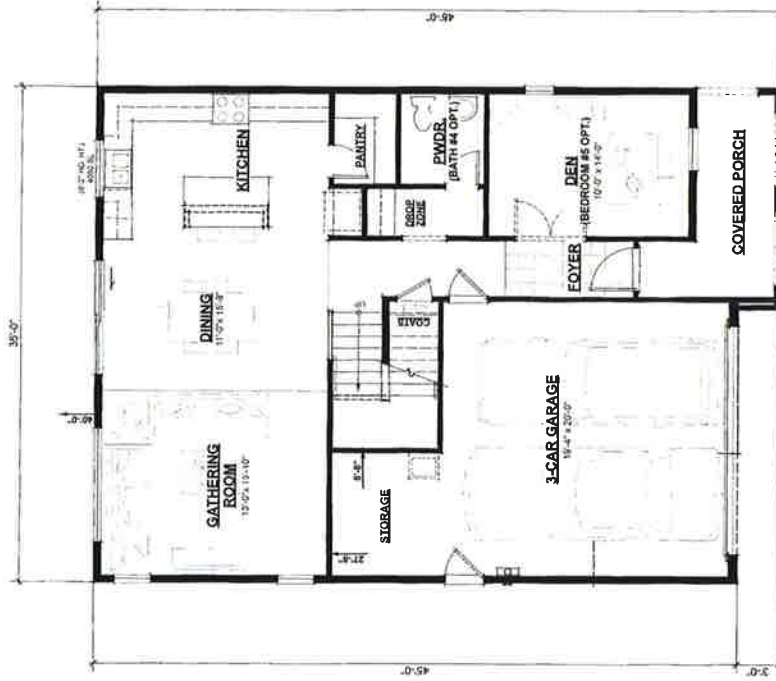
FARMHOUSES

- STUCCO SIDING
- STUCCO OVER FOAM TRIM AT
- STUCCO SIDING
- BOARD & BATTEN AT ACCENT AREAS
- WOOD TRIM AT BOARD AND BATTEN SIDING
- WOOD POSTS W/ KICKERS
- LOUVERED PANEL SHUTTERS
- THEME SPECIFIC GARAGE DOORS
- O'GEE GUTTERS
- CONCRETE TILE ROOFING - "SLATE" PROFILE

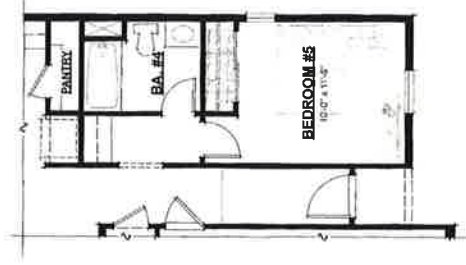
┌ INDICATES RECESS



FRONT ELEVATION "E"
 (FARMHOUSE)



FIRST FLOOR PLAN (1030 S.F.; 2391 TOTAL S.F.)

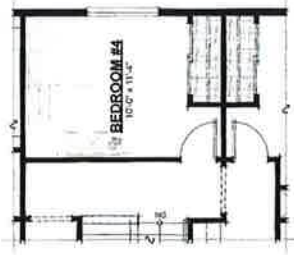


BEDROOM #5/
BATH #4 OPTION



SECOND FLOOR PLAN (1361 S.F.)

PLAN 10
MANGINI RANCH 6/7
Folsom, California



BEDROOM #4 OPTION



FRONT ELEVATION "A"
(SPANISH COLONIAL)



FRONT ELEVATION "C"
(CRAFTSMAN)



FRONT ELEVATION "D"
(ITALIAN VILLA)



FRONT ELEVATION "B"
(EUROPEAN COTTAGE)



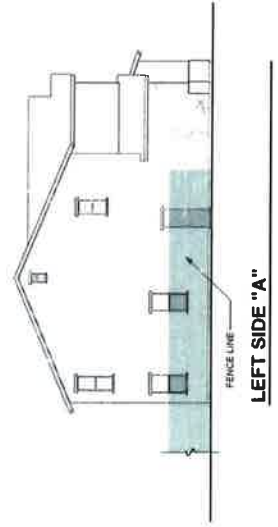
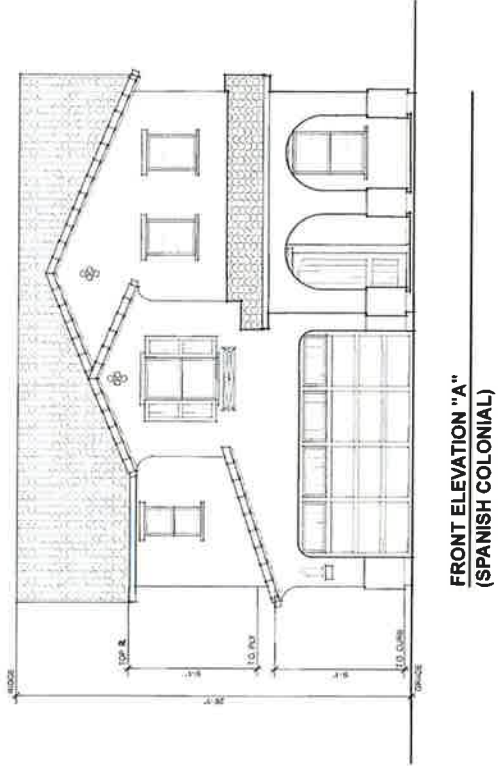
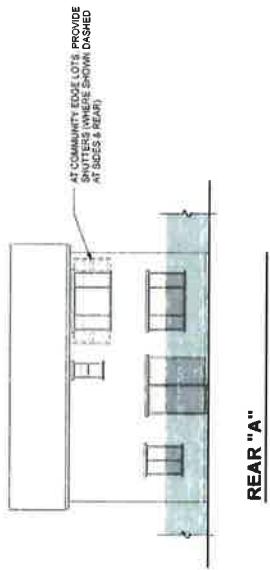
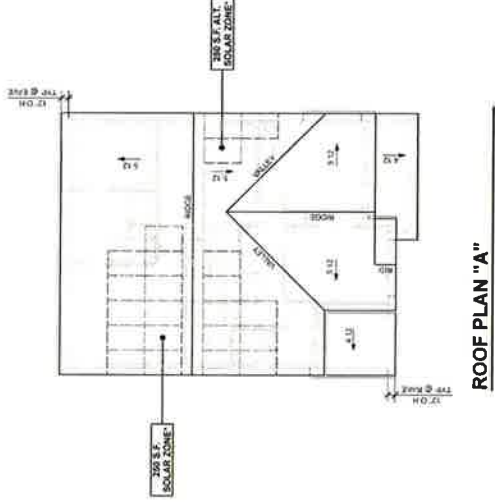
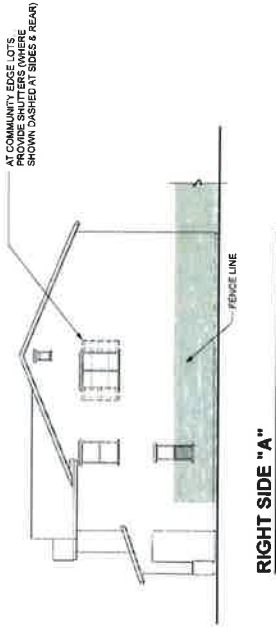
FRONT ELEVATION "E"
(FARMHOUSE)

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PLAN 10
MANGINI RANCH 6/7
Folsom, California

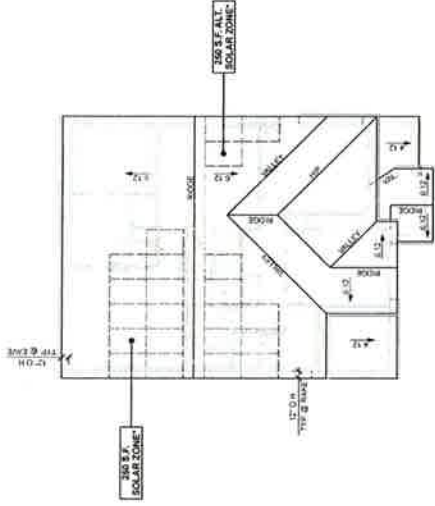
SPANISH COLONIAL

- STUCCO SIDING
 - STUCCO OVER FOAM TRIM
 - STUCCO OVER FOAM WAINSCOT
 - DECORATIVE TILE VENTS
 - DECORATIVE SHUTTERS
 - THEME SPECIFIC GARAGE DOOR
 - O'GEE GUTTER
 - CONCRETE TILE ROOFING - LOW PROFILE "S"
- └── INDICATES RECESS



EUROPEAN COTTAGE

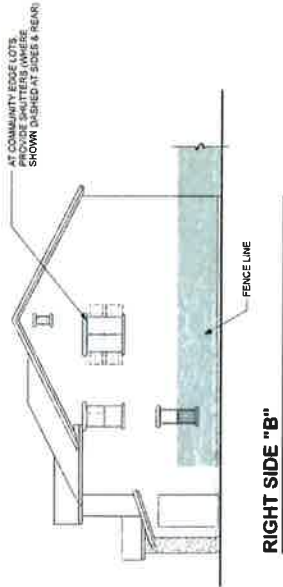
- STUCCO SIDING
 - STUCCO OVER FOAM TRIM
 - DECORATIVE ARCHED VENTS
 - DECORATIVE SHUTTERS
 - CULTURED STONE VENEER
 - THEME SPECIFIC GARAGE DOOR
 - O'GEE GUTTER
 - CONCRETE TILE ROOFING - "SLATE" PROFILE
- ┌─ INDICATES RECESS



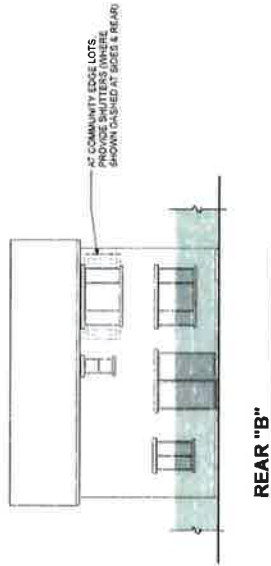
ROOF PLAN "B"



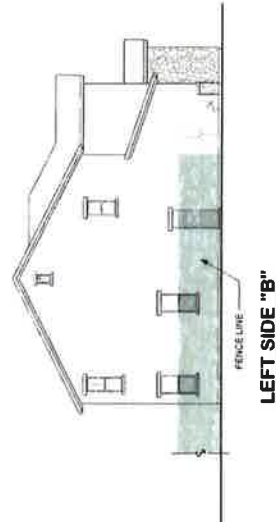
FRONT ELEVATION "B"
(EUROPEAN COTTAGE)



RIGHT SIDE "B"

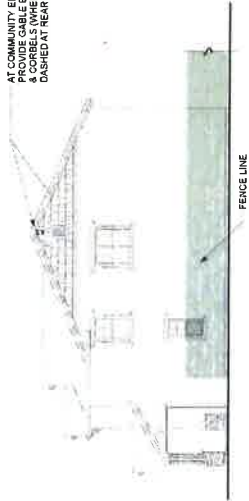


REAR "B"



LEFT SIDE "B"

AT COMMUNITY EDGE LOTS,
PROVIDE GABLE END TREATMENT
AS SHOWN (DASHED AT REAR ELEV.)

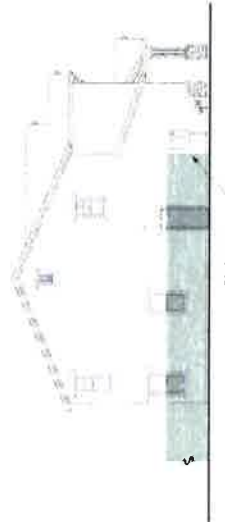


RIGHT SIDE "C"

AT COMMUNITY EDGE LOTS,
PROVIDE ENHANCED WINDOW
TREATMENT AS SHOWN (DASHED
AT REAR ELEV.)



REAR "C"

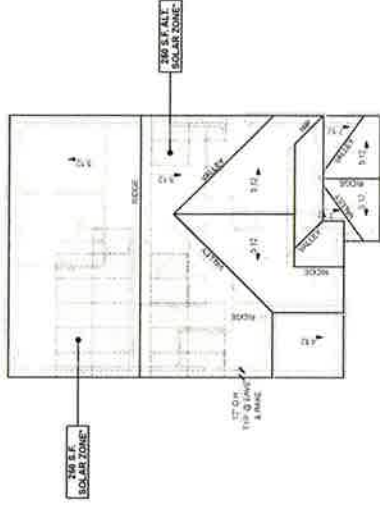


LEFT SIDE "C"

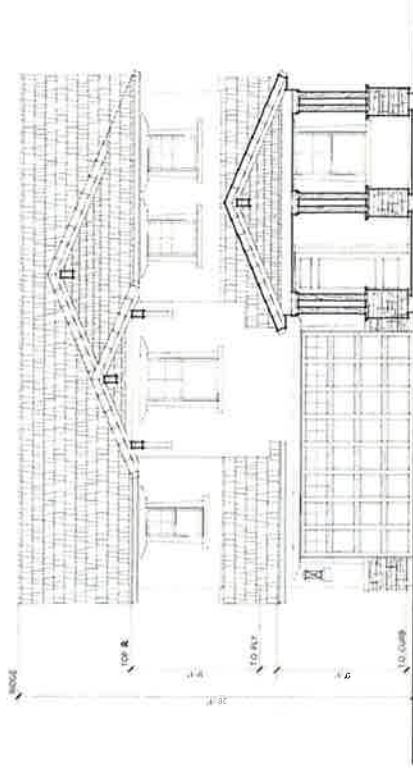
CRAFTSMAN

- STUCCO SIDING
- BOARD OVER FOAM TRIM
- BOARD AND BATTEN GABLE ENDS
- DECORATIVE OUTLOOKERS
- DECORATIVE BRACKETS
- WOOD POSTS W/ STONE BASE
- CULTURED STONE VENEER
- THEME SPECIFIC GARAGE DOOR
- O'GEE GUTTER
- CONCRETE TILE ROOFING - "SHAKE" PROFILE

┌└ INDICATES RECESS



ROOF PLAN "C"

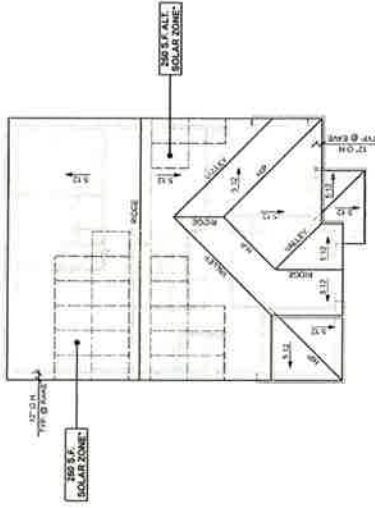


FRONT ELEVATION "C"
(CRAFTSMAN)

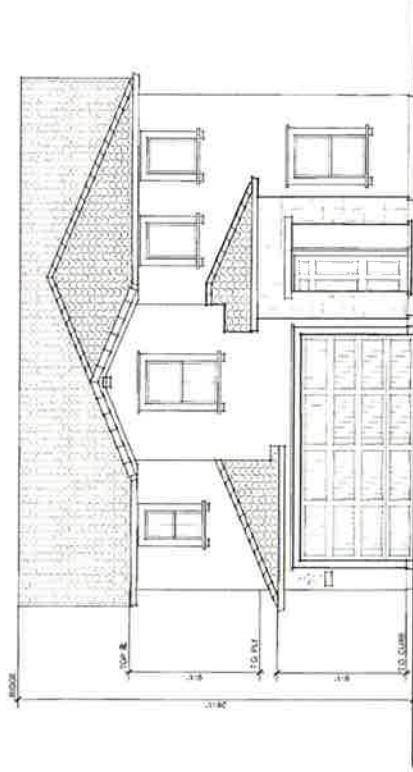
ITALIAN VILLA

- STUCCO SIDING
- STUCCO OVER FOAM TRIM
- DECORATIVE SHELF WITH CORBELS
- THEME SPECIFIC GARAGE DOOR
- O'GEE GUTTER
- CULTURED STONE VENEER
- CONCRETE TILE ROOFING - LOW PROFILE "S"

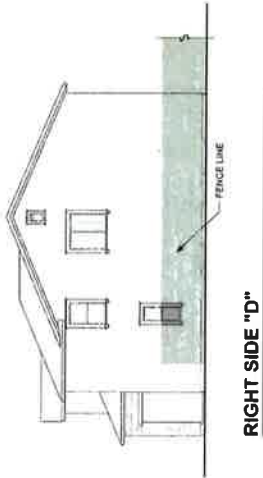
— INDICATES RECESS



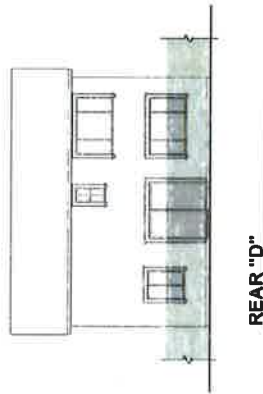
ROOF PLAN "D"



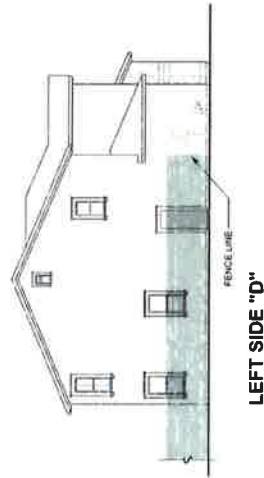
FRONT ELEVATION "D"
(ITALIAN VILLA)



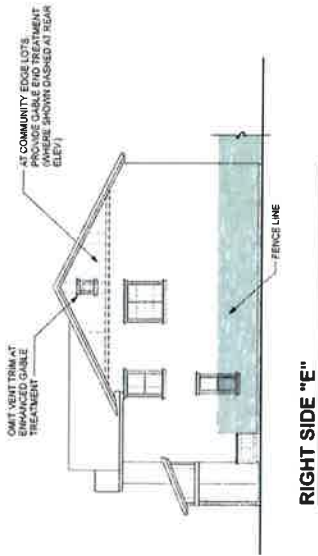
RIGHT SIDE "D"



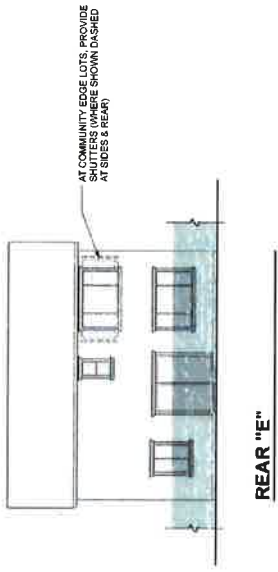
REAR "D"



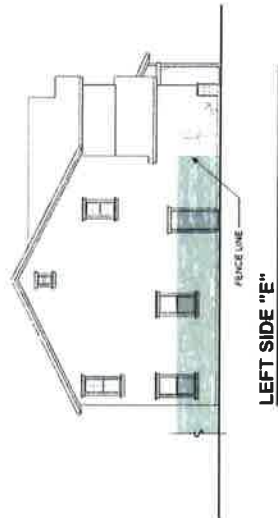
LEFT SIDE "D"



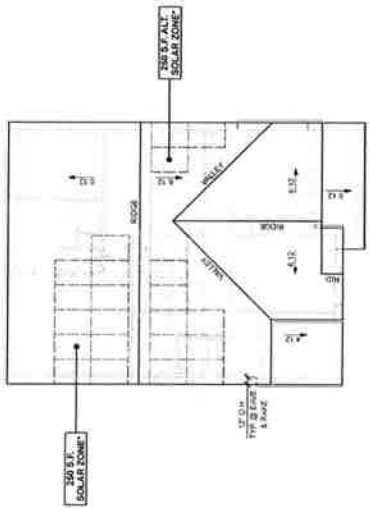
RIGHT SIDE "E"



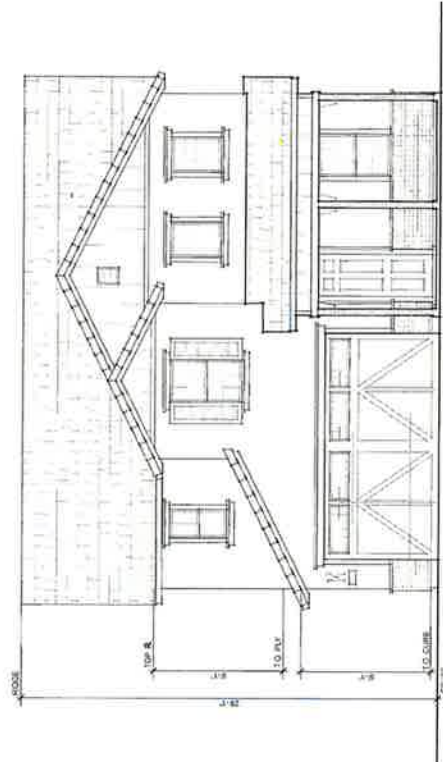
REAR "E"



LEFT SIDE "E"



ROOF PLAN "E"



FRONT ELEVATION "E"
(FARMHOUSE)

- FARMHOUSES**
- STUCCO SIDING
 - STUCCO OVER FOAM TRIM AT
 - STUCCO SIDING
 - BOARD & BATTEN AT ACCENT AREAS
 - WOOD TRIM AT BOARD AND BATTEN SIDING
 - WOOD POSTS W/ KICKERS
 - LOUVERED PANEL SHUTTERS
 - THEME SPECIFIC GARAGE DOORS
 - O'GEE GUTTERS
 - CONCRETE TILE ROOFING - "SLATE" PROFILE
- ┌┐ INDICATES RECESS

Attachment 11
Color and Material Schemes, dated June 6, 2019

MANGINI RANCH 6 & 7

BY

taylor
morrison

Homes Inspired by You



COLOR SCHEMES
STONE AND BRICK VENEER
ROOF MATERIALS

JUNE 6, 2019



940 Tyler Street, #19 • Benicia, CA 94510 • (707) 746-6586 • fax (707) 746-5448

Mangini Ranch 6 & 7



COLOR APPLICATIONS

SPANISH SCHEMES 1, 2, & 3 (ELEVATIONS "A")

COLOR 1 – BODY

COLOR 2 – TRIM & VENTS

COLOR 3 – FASCIA, GARAGE DOOR, FRONT DOOR, GUTTERS & SHUTTER

EUROPEAN COTTAGE SCHEMES 4, 5, & 6 (ELEVATIONS "B")

COLOR 1 – BODY

COLOR 2 – TRIM, FASCIA, VENTS, GARAGE DOOR & GUTTERS

COLOR 3 – SHUTTERS, FRONT DOOR

CRAFTSMAN SCHEMES 7, 8, & 9 (ELEVATIONS "C")

COLOR 1 – BODY

COLOR 2 – TRIM, SIDING AT GABLES & POSTS

COLOR 3 – FASCIA, CORBLES, GARAGE DOOR, FRONT DOOR, VENTS & GUTTERS

ITALIAN VILLA SCHEMES 10, 11, & 12 (ELEVATIONS "D")

COLOR 1 – BODY

COLOR 2 – TRIM, FASCIA, CORBLES, GABLE ENDS & GUTTERS

COLOR 3 – FRONT DOOR AND GARAGE DOOR

FARMHOUSE SCHEMES 13, 14, & 15 (ELEVATIONS "E")

COLOR 1 – BODY & GARAGE DOOR

COLOR 2 – TRIM, FASCIA, POSTS & GUTTERS

COLOR 3 – SIDING AT GABLE ENDS & VENTS

COLOR 4 – FRONT DOOR & SHUTTERS

Mangini Ranch 6 & 7

BY **taylor morrison**
ARCHITECTS ASSOCIATED BY YOU 



SCHEME 1 (Spanish – Elevation “A”)

SHERWIN-WILLIAMS PAINT:

COLOR 1	SW 7035	Aesthetic White
COLOR 2	SW 2840	Hammered Silver
COLOR 3	SW 7027	Well-Bred Brown
EAGLE ROOFING:	2522	Terricotta Flashed



SCHEME 2 (Spanish – Elevation “A”)

SHERWIN-WILLIAMS PAINT:

COLOR 1	SW 7010	White Duck
COLOR 2	SW 7509	Tiki Hut
COLOR 3	SW 7624	Slate Tile
EAGLE ROOFING:	2646	San Rafael Blend



Mangini Ranch 6 & 7

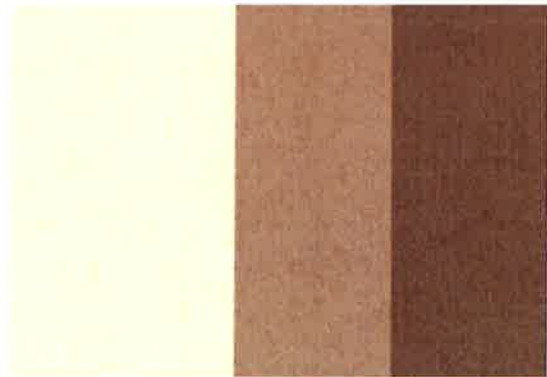
BY **taylor morrison**
ARCHITECTS ASSOCIATES, INC.



SCHEME 3 (Spanish – Elevation “A”)

SHERWIN-WILLIAMS PAINT:

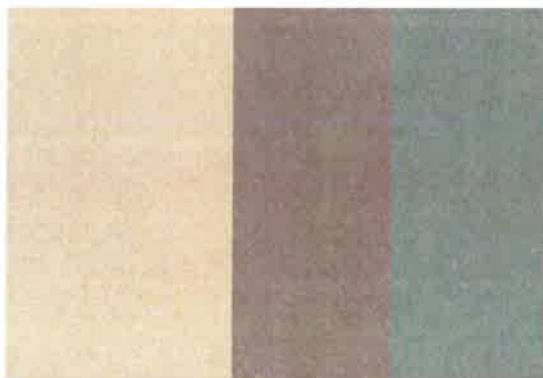
COLOR 1	SW 6119	Antique White
COLOR 2	SW 6067	Mocha
COLOR 3	SW 6083	Sable
EAGLE ROOFING:	2520	Weathered Terracotta Flashed



SCHEME 4 (European Cottage – Elevation “B”)

SHERWIN-WILLIAMS PAINT:

COLOR 1	SW 7548	Portico
COLOR 2	SW 7025	Backdrop
COLOR 3	SW 6207xx	Retreat
EAGLE ROOFING:	4671	Village Blend
EL DORADO STONE		Capri Country Rubble



Mangini Ranch 6 & 7

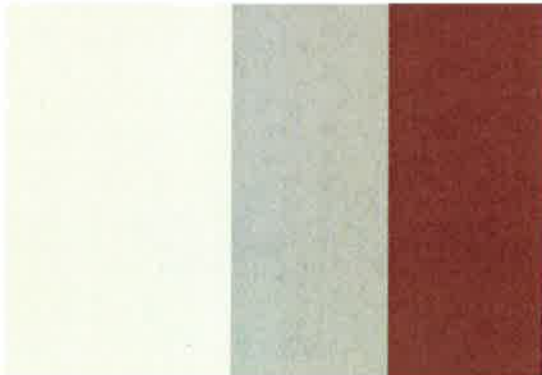
BY **taylor morrison**
ARCHITECTS INCORPORATED



SCHEME 5 (European Cottage – Elevation “B”)

SHERWIN-WILLIAMS PAINT:

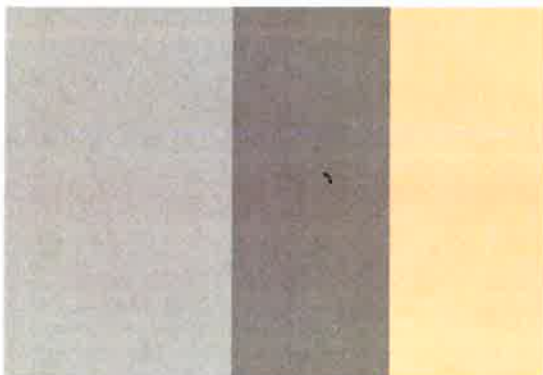
COLOR 1	SW 9165	Gossamer Veil
COLOR 2	SW 6199	Rare Gray
COLOR 3	SW 7594	Carriage Door
EAGLE ROOFING:	4687	Brown Gray Range
EL DORADO STONE:		Polermo Country Rubble



SCHEME 6 (European Cottage – Elevation “B”)

SHERWIN-WILLIAMS PAINT:

COLOR 1	SW 7045	Intellectual Gray
COLOR 2	SW 7046	Anonymous
COLOR 3	SW 2834	Birdseye Maple
EAGLE ROOFING:	4697	Slate Range
EL DORADO STONE:		Cognac Country Rubble



Mangini Ranch 6 & 7

BY **taylor morrison**
ARCHITECTS INCORPORATED



SCHEME 7 (Craftsman – Elevation “C”)

SHERWIN-WILLIAMS PAINT:

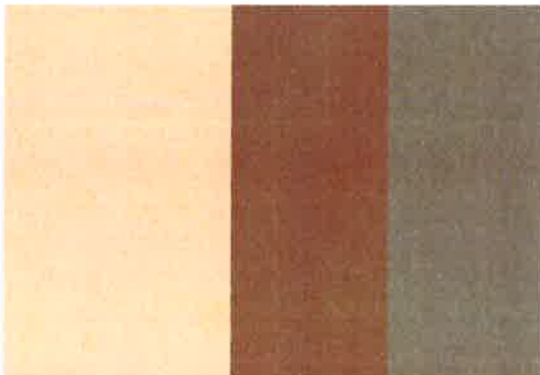
COLOR 1	SW 6150	Universal Khaki
COLOR 2	SW 2807	Rockwood Medium Brown
COLOR 3	SW 6167	Garden Gate
EAGLE ROOFING:	5690	Arlington Blend
EI DORADO STONE:		Mountain Ledge Panel Silverton



SCHEME 8 (Craftsman – Elevation “C”)

SHERWIN-WILLIAMS PAINT:

COLOR 1	SW 6121	Whole Wheat
COLOR 2	SW 2806	Rockwood Brown
COLOR 3	SW 2851	Sage Green Light
EAGLE ROOFING:	5687	Live Oak
EL DORADO STONE:		Mountain Ledge Panel Pioneer



Mangini Ranch 6 & 7

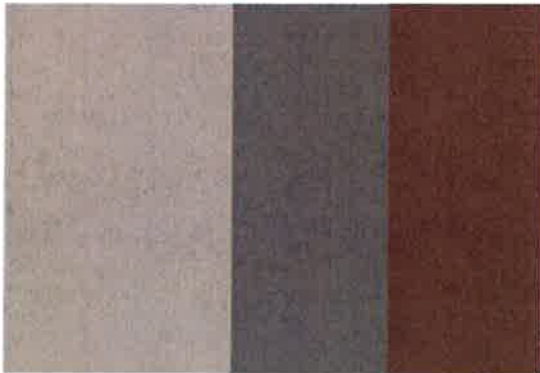
BY **taylor morrison**
ARCHITECTS
PROFESSORS INSPIRED BY YOU 



SCHEME 9 (Craftsman – Elevation “C”)

SHERWIN-WILLIAMS PAINT:

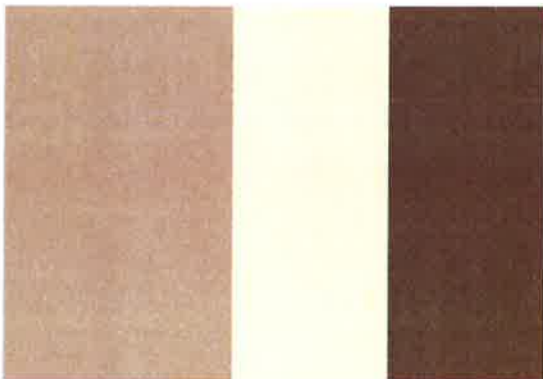
COLOR 1	SW 2840	Hammered Silver
COLOR 2	SW 7674	Peppercorn
COLOR 3	SW 6076	Turkish Coffee
EAGLE ROOFING:	5557	Gray Brown Range
EL DORADO STONE:		Mountain Ledge Panel Whiskey Creek



SCHEME 10 (Italian Villa – Elevation “D”)

SHERWIN-WILLIAMS PAINT:

COLOR 1	SW 9093	Nearly Brown
COLOR 2	SW 7526	Maison Blanche
COLOR 3	SW 7041	Van Dyke Brown
EAGLE ROOFING:	2689	Brown Range
EL DORADO STONE:		Marquee24 Sanderling



Mangini Ranch 6 & 7

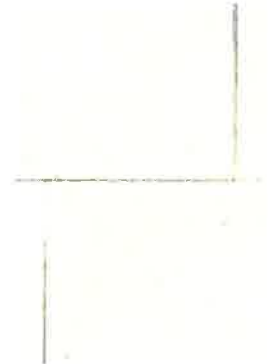
BY **taylor morrison**
interiors designed by TDM 



SCHEME 11 (Italian Villa – Elevation “D”)

SHERWIN-WILLIAMS PAINT:

COLOR 1	SW 7024	Functional Gray
COLOR 2	SW 7627	White Heron
COLOR 3	SW 9132	Acacia Haze
EAGLE ROOFING:	2520	Weathered Terracotta
EL DORADO STONE:		Marquee24 Dove Tail



SCHEME 12 (Italian Villa – Elevation “D”)

SHERWIN-WILLIAMS PAINT:

COLOR 1	SW 7032	Warm Stone
COLOR 2	SW 7542	Naturel
COLOR 3	SW 6034	Arresting Auburn
EAGLE ROOFING:	2646	Sunset Blend
EL DORADO STONE:		Marquee24 Sanderling



Mangini Ranch 6 & 7

BY **taylor morrison**
interiors designed by You 



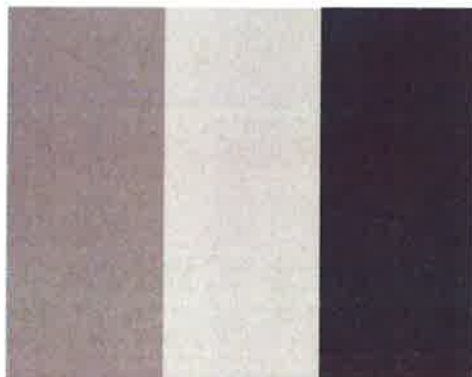
SCHEME 13 (Farmhouse – Elevation “E”)

SHERWIN-WILLIAMS PAINT:		
COLOR 1	SW 7503	Sticks & Stones
COLOR 2	SW 7008	Alabaster
COLOR 3	SW 6061	Tanbark
COLOR 4	SW 7674	Peppercorn
EAGLE ROOFING:	4697	Slate Range
EL DORADO STONE:		Ashland Tundra Brick



SCHEME 14 (Farmhouse – Elevation “E”)

SHERWIN-WILLIAMS PAINT:		
COLOR 1	SW 7005	Pure White
COLOR 2	SW 6074	Spalding Gray
COLOR 3	SW 7023	Requisite Gray
COLOR 4	SW 6989	Domino
EAGLE ROOFING:	4884	Alameda Range
EL DORADO STONE:		Hartford Tundra Brick



Mangini Ranch 6 & 7

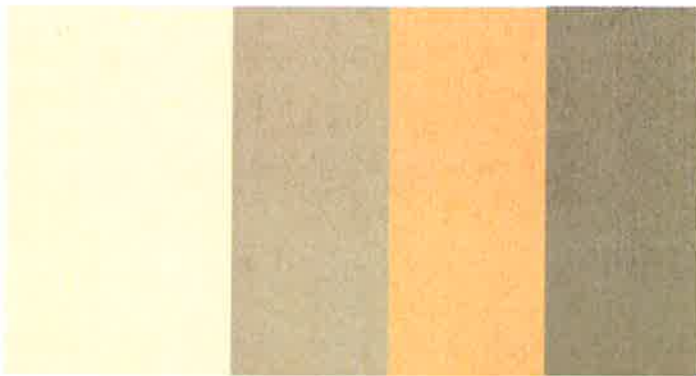
BY **taylor
morrison**
Partnership of Taylor Morrison Architects



SCHEME 15 (Farmhouse – Elevation “E”)

SHERWIN-WILLIAMS PAINT:

COLOR 1	SW 7575	Chopsticks
COLOR 2	SW 7544	Fenland
COLOR 3	SW 2813	Downing Straw
COLOR 4	SW 6172	Hardware
EAGLE ROOFING:	4689	Brown Range
EL DORADO STONE:		Riverbed Tundra Brick



Planning Commission
Mangini Ranch Villages Subdivision Villages 6-7 Residential Design Review (PN 19-239)
August 21, 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

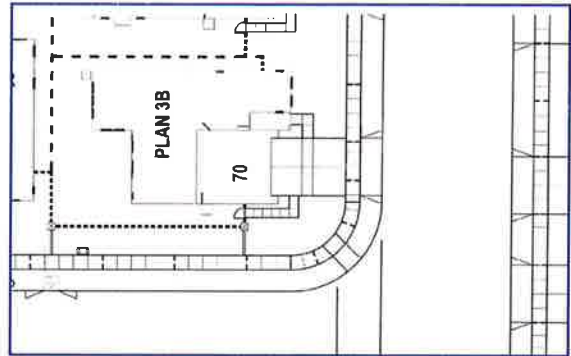
In each single-family detached neighborhood with a **minimum** of up to 80 homes, provide:

- 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.

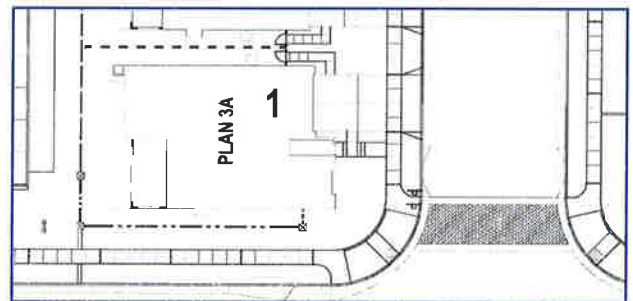
In each single-family detached neighborhood, street facing garages on corner lots at neighborhood entries shall be located on the side of the house furthest away from entry corner.



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.



RESIDENTIAL ARCHITECTURAL STYLES

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

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

ARCHITECTURAL THEME: CALIFORNIA HERITAGE

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

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

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

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

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

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



ITALIAN VILLA

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

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

Italian Villa Style Elements:

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



Example of Italian Villa Architecture



Example of Italian Villa Architecture



Example of Italian Villa Architecture



SPANISH COLONIAL

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

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

Spanish Colonial Style Elements:

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



Example of Spanish Colonial Architecture



Example of Spanish Colonial Architecture



Example of Spanish Colonial Architecture



MONTEREY

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

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

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

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



Example of Monterey Architecture

Monterey Style Elements:

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



Example of Monterey Architecture



WESTERN FARMHOUSE

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

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

Western Farmhouse Style Elements:

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



Example of Western Farmhouse Architecture



Example of Western Farmhouse Architecture



Example of Western Farmhouse Architecture



EUROPEAN COTTAGE

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

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

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

European Cottage Style Elements:

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



Example of European Cottage Architecture



Example of European Cottage Architecture



CRAFTSMAN

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

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



Example of Craftsman Architecture

Craftsman Style Elements:

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



Example of Craftsman Architecture



EARLY CALIFORNIA RANCH

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

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

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

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



Example of California Ranch Architecture

California Ranch Style Elements:

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



Example of California Ranch Architecture



AMERICAN TRADITIONAL

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

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

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



Example of American Traditional Architecture



Example of American Traditional Architecture

American Traditional Style Elements:

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



Example of American Traditional Architecture





CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 2
Type: Public Hearing
Date: September 4, 2019

Planning Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: Commercial Use Table Code Amendment (FMC 17.22)
File #: PN-19-226
Request: Revise Zoning Regulations to Allow Veterinary Clinics/Hospitals to operate in the (BP) Business Professional Zone
Staff Contact: Stephanie Traylor Henry, Senior Planner, 916-461-6208
shenry@folsom.ca.us

Applicant:
Name: Richard Turner, DVM
Address: 819 N. Sacramento Street
Lodi, CA 95240

Recommendation: Conduct a public hearing and upon conclusion move to recommend City Council approval of Ordinance No. ____ - An Ordinance of the City of Folsom Amending No. 249 of the Commercial Use Table in Section 17.22.030(E) of the Folsom Municipal Code pertaining to veterinary facilities in the BP (Business Professional) zoning district based on the findings included in this report.

Project Summary: The proposed Ordinance would modify the Commercial Land Use Table within the Folsom Municipal Code, (Section 17.22.030E) in order to provide opportunities for veterinary facilities (hospitals/clinics) to be located within the BP zone upon approval of a Conditional Use Permit (Minor/1).

Table of Contents:

- 1 - Description/Analysis
- 2 - Background
- 3 - Ordinance - An Ordinance of the City of Folsom Amending No. 249 of the Commercial Use Table in Section 17.22.030(E) of the Folsom Municipal Code pertaining to veterinary facilities in the BP (Business Professional) zoning district.
- 4 - Survey Pertaining to Veterinary Facilities in the Business Professional Zone
- 5 - of BP (Business Professional) Zoned Land in the City

Submitted,

PAM JOHNS, Community Development Director

**ATTACHMENT 1
DESCRIPTION/ANALYSIS**

APPLICANT'S PROPOSAL

The applicant, Richard Turner, DVM, is requesting an amendment to No. 249 of the Commercial Use Table in Section 17.22.030(E) of the Folsom Municipal Code (FMC) to allow veterinary facilities in the BP (Business Professional) zone.

POLICY/RULE

Under Section 17.68.040 of the FMC, amendments to the FMC require review by the Planning Commission and a recommendation to the City Council. Under Section 2.12 of the City Charter, amendments to the FMC require review and approval by the City Council.

ANALYSIS

Pursuant to the applicant's request the objective of the proposed Ordinance is to modify the Commercial Land Use Table as established in the Folsom Municipal Code, Section 17.22.030(E) to allow veterinary facilities in the Business Professional (BP) zone as shown below:

		Zone			
	Use, service or facility	C-1	C-2	C-3	BP
249	Veterinarian- animal hospital/clinic	8	<input type="checkbox"/>	<input type="checkbox"/>	1(N)

A (1) indicates that the use is permitted only upon the issuance of a minor conditional use permit by the Planning Commission or the Historic District Commission.

In considering the applicant's request, City staff conducted an analysis of cities and counties in the region to get a sense of how they regulate veterinary clinics/hospitals in business professional zones. The results of the survey revealed 60% of the jurisdictions (counties and cities) in the region, allow veterinary facilities (hospital/clinics) in business professional zoning districts, with the majority requiring a minor or conditional use permit. The survey is included as Attachment 4.

In addition to the survey, staff analyzed potential impacts that may be generated by veterinary facilities in relationship to the intent and purpose of the Business Professional zoning district. The intent of the Business Professional zoning district is to designate specific areas that are suitable for business and professional offices. Land uses within the Business and Professional zoning district are also intended to be low-intensity commercial uses that are compatible with higher intensity residential land uses.

In reviewing both the physical characteristics and the operating characteristics associated with veterinary clinics/hospital it is clear that a number of aspects are similar in nature to medical clinics/offices which are permitted uses in the BP zone. In terms of

physical characteristics, veterinary facilities (hospitals/clinics) typically feature reception and waiting room area, examination rooms, surgery/treatment rooms, radiology rooms and laboratories. However, unlike typical medical offices and clinics, some veterinary facilities have kennel/boarding areas and may also include an outdoor area or dog run. With respect to operational characteristics, veterinary facilities generally provide a range of services from routine pet check-ups and comprehensive pet wellness care, to surgical procedures and advanced diagnostic methods. And, while most veterinary facilities limit their veterinary care to dogs and cats, there are facilities that provide care for exotics (birds, reptiles and pocket pets), farm animals (goats, bunnies and sheep) and/or injured or orphaned wildlife (hawks, deer and bobcats) Typical operating hours are from 7:00 a.m. to 6:00 p.m. on weekdays with reduced or limited hours on the weekends. Where emergency veterinary services are provided, the service may be an independent, after-hours service; an independent 24-hour service; or part of a full-service veterinary hospital. Potential impacts associated with veterinary facilities include, traffic, parking, noise, waste and odor.

For the purpose of evaluating the applicant's request to amend the zoning code, it is important to note that the intent of the Commercial Use Table, as outlined in Section 17.22.010A of the Folsom Municipal Code, is to create an environment in which the success of commercial development is enhanced through appropriate location, design, and operation, taking into consideration of the surrounding uses and community as a whole. In evaluating veterinary facilities in BP zoning districts, specific standards related to location, type of building (stand-alone office vs multi-story, multi-tenant office building), noise, smell, outdoor activities, kennel and boarding services, and hours of operation are some of the considerations that need to be addressed. As such, staff proposes that an amendment to No. 249 of the Commercial Use Table in Section 17.22.030(E) of the Folsom Municipal Code (FMC) would allow veterinary clinics/hospitals within the BP zoning district with the approval of a Conditional Use Permit. This modification would give authority to the Planning Commission to evaluate individual proposals to determine if the location, design, and operation would be consistent with the intent and standards of the BP zoning district as outlined in Section 17.22.010 of the Folsom Municipal Code and provide an opportunity to apply site-specific conditions of approval to address individual site concerns.

With regards to the City's General Plan which guides the physical, economic, and environmental growth of the City, the proposed project is consistent with the following General Plan goals and policies:

GP GOAL LU 7.1 (Land Use/Commercial Centers)

Provide for a commercial base of the City to encourage a strong tax base, more jobs within the City, a greater variety of goods and services, and businesses compatible with Folsom's quality of life.

GP POLICY LU 7.1.3 (Commercial Expansion)

Support the expansion of Folsom's commercial sector to meet the needs of Folsom residents, employees, and visitors.

The proposed project is consistent with this policy in that it will facilitate the expansion of veterinarian clinics/hospitals in the City and will serve the increased demand created by the expanding population base within the City.

GP GOAL EP 5.1 (Economic Prosperity/Retail Development)

Maintain and expand retail and services to meet local and regional demands and generate tax revenues for City operations.

GP POLICY EP 5.1.3 (Existing Commercial Centers)

Support the viability of commercial corridors (e.g., East Bidwell Corridor) and community retail centers by promoting a mix that responds to changing economic conditions and provides well-targeted services to surrounding neighborhoods and businesses.

The proposed project is consistent with this policy in that the project provides for increased diversity within the Business Professional zoned centers and along the East Bidwell Street corridor by adding veterinarian clinic/hospital as a conditionally permitted use with Business Professional zones throughout the City.

ENVIRONMENTAL REVIEW

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

RECOMMENDATION/PLANNING COMMISSION ACTION

Move to recommend to the City Council approval of Ordinance No. ____ - An Ordinance of the City of Folsom Amending No. 249 of the Commercial Use Table in Section 17.22.030(E) of the Folsom Municipal Code pertaining to veterinary facilities in the BP (Business Professional) zoning district based on the findings included in this report.

GENERAL FINDINGS

- A. NOTICE OF HEARING HAS BEEN GIVEN AT THE TIME AND IN THE MANNER REQUIRED BY STATE LAW AND CITY CODE.

- B. THE ORDINANCE IS CONSISTENT WITH THE GENERAL PLAN OF THE CITY.

CEQA FINDING

- C. THE ORDINANCE IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW UNDER SECTION 15061(B)(3) REVIEW FOR EXEMPTION OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.

ORDINANCE FINDINGS

- D. AMENDING NO. 249 OF THE COMMERCIAL USE TABLE IN SECTION 17.22.030(E) OF THE FOLSOM MUNICIPAL CODE TO ALLOW VETERINARY CLINICS/HOSPITALS WITHIN THE BP ZONING DISTRICT WITH THE APPROVAL OF A CONDITIONAL USE PERMIT WILL PROMOTE AND PROTECT THE PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE.

- E. AMENDING NO. 249 OF THE COMMERCIAL USE TABLE IN SECTION 17.22.030(E) OF THE FOLSOM MUNICIPAL CODE TO ALLOW VETERINARY CLINICS/HOSPITALS WITHIN THE BP ZONING DISTRICT WITH THE APPROVAL OF A CONDITIONAL USE PERMIT IS CONSISTENT AND COMPATIBLE WITH THE OBJECTIVES, POLICIES, GENERAL LAND USES, AND PROGRAMS SPECIFIED IN THE GENERAL PLAN

ATTACHMENT 2 BACKGROUND

BACKGROUND

This Folsom Municipal Code amendment is based on an application submitted by Dr. Richard Turner, DVM, requesting to modify existing zoning regulations to allow veterinary hospitals/clinics in locations currently zoned B-P (Business Professional District). The applicant's request stems from a desire to locate a veterinary emergency clinic in a previous oral surgery office located in an office park with a BP zoning designation. Veterinary hospitals/clinics are currently not a permitted land use within the BP zoning district as described in Section 17.22.030 of the Folsom Municipal Code. This type of use is currently permitted within the C-2 (Central Business District) and C-3 (General Commercial District) zoning districts. In addition, this type of use is currently allowed within the C-1 (Neighborhood District) when there is no outdoor area and the gross area of the use does not exceed 2,500 square feet, otherwise the use is subject to the issuance of a Conditional Use Permit.

As previously indicated in the analysis section of this report, the intent of the Business and Professional zoning district is to designate specific areas that are suitable for business and professional offices. The purpose of this Ordinance is to amend Section 17.22.0 of the Folsom Municipal Code pertaining to the allowed uses within the B-P zoning district. The amendment will allow veterinary hospitals/clinics the opportunity to be located within the BP zoning district with Planning Commission approval of a Conditional Use Permit (Minor). Furthermore, this amendment is consistent with staff's continuing efforts to bring forth common sense modifications that help to advance economic growth and ease the development and sustainability of new and existing businesses within the City of Folsom.

ATTACHMENT 3

Ordinance No. _____ - An Ordinance of the City of Folsom Amending No. 249 of the Commercial Use Table in Section 17.22.030(E) of the Folsom Municipal Code pertaining to veterinary facilities in the BP (Business Professional) zoning district.

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF FOLSOM
AMENDING NO. 249 OF SECTION 17.22.030(E) OF THE FOLSOM MUNICIPAL
CODE PERTAINING TO VETERINARY FACILITIES IN THE BP (BUSINESS
PROFESSIONAL) ZONING DISTRICT**

The City Council of the City of Folsom does hereby ordain as follows:

SECTION 1 PURPOSE

The purpose of this Ordinance is to amend the Commercial Use Table in Section 17.22.030(E) to allow veterinary facilities in the BP (Business Professional) zoning district with approval of a Conditional Use Permit.

SECTION 2 AMENDMENT TO CODE

Section 17.22.030E of the Folsom Municipal Code is hereby amended by modifying No. 249 to read as follows:

E. Commercial Use Table.

		Zone			
	Use, service or facility	C-1	C-2	C-3	BP
249	Veterinarian- animal hospital/clinic	8	<input type="checkbox"/>	<input type="checkbox"/>	1(N)

SECTION 3 SCOPE

Except as set forth in this ordinance, all other provisions of the Folsom Municipal Code shall remain in full force and effect.

SECTION 4 SEVERABILITY

If any section, subsection, sentence, clause, or phrase in this Ordinance or any part thereof is for any reason held to be unconstitutional, invalid, or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this Ordinance or any part thereof. The City Council declares that it would have passed each section irrespective of the fact that any one or more section, subsection, sentence, clause, or phrase be declared unconstitutional, invalid, or ineffective.

SECTION 5 EFFECTIVE DATE

This ordinance shall become effective thirty (30) days from and after its passage and adoption, provided it is published in full or in summary within twenty (20) days after its adoption in a newspaper of general circulation in the City.

This ordinance was introduced and the title thereof read at the regular meeting of the City Council on _____, 2019, and the second reading occurred at the regular meeting of the City Council on _____, 2019.

On a motion by Council Member _____ seconded by Council Member _____, the foregoing ordinance was passed and adopted by the City Council of the City of Folsom, State of California, this ____ day of _____, 2019 by the following roll-call vote:

AYES: Council Member(s):

NOES: Council Member(s):

ABSENT: Council Member(s):

ABSTAIN: Council Member(s):

Kerri Howell, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

ATTACHMENT 4

Survey Pertaining to Veterinary Facilities in the Business Professional Zone

Survey Pertaining to Veterinary Facilities in Business Professional Zones

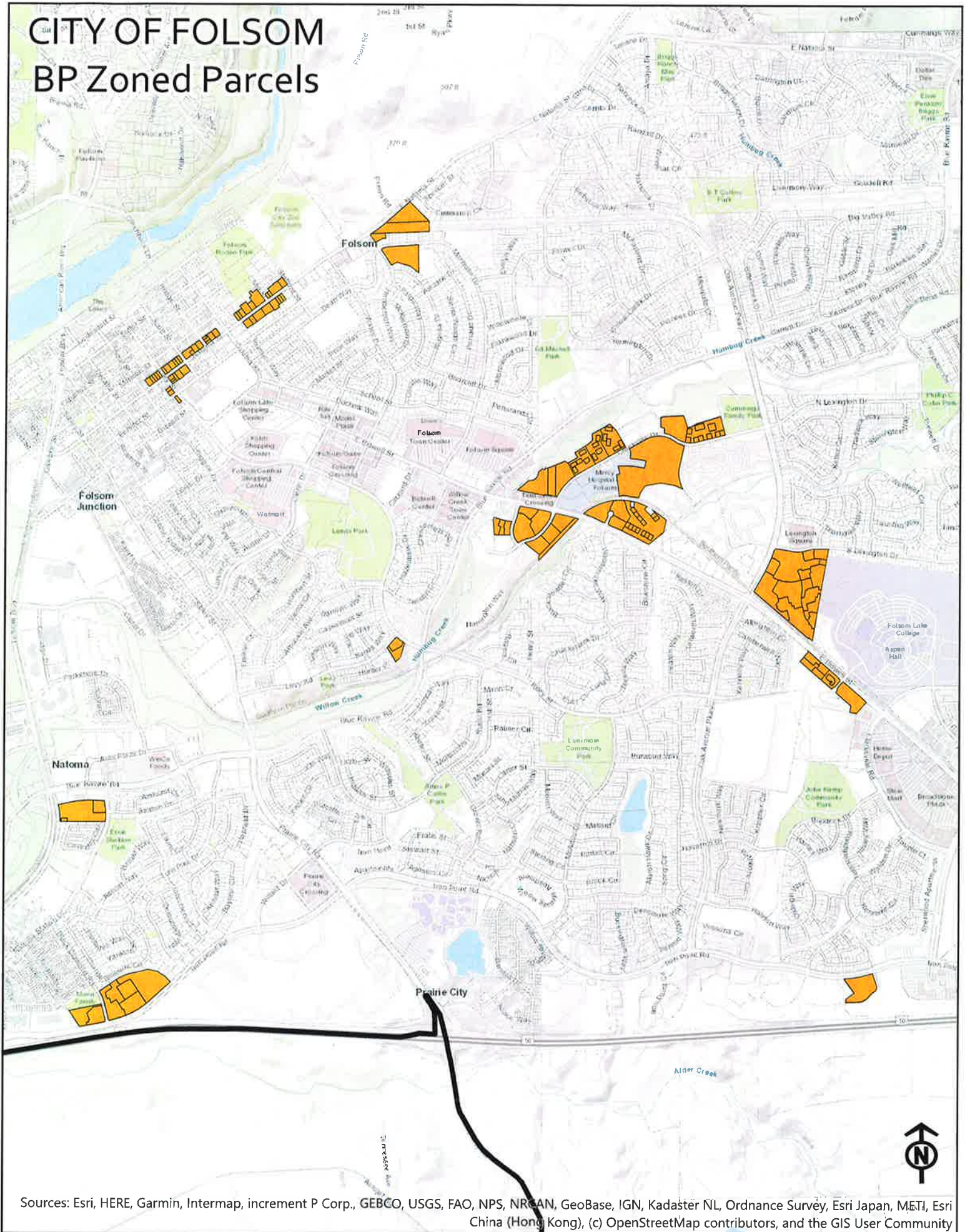
Jurisdiction	Vet Allowed in Office Park	If Yes, By Right or CUP
Roseville	No	N/A
Auburn	Yes	Conditional Use Permit Required (CUP)
Rocklin	No	N/A
Placer County	Yes	Minor Use Permit Required (MUP)
Citrus Heights	Yes	Conditional Use Permit Required (CUP)
Rancho Cordova	No	N/A
Sacramento County	Yes	Permitted subject to a finding that the use is compatible to the office and industrial uses in the area if limited to 25% of project area, otherwise a Minor Use Permit (MUP) is required
Sacramento	Yes	Permitted by-right in a building in which at least 50% of the gross floor area is devoted to office or dwelling use
Elk Grove	Yes	Conditional Use Permit Required (CUP)
El Dorado County	No	N/A

Sixty percent of the jurisdictions (counties and cities) surveyed in the region, allow veterinary facilities (hospital/clinics) in business professional zoning districts, with the majority requiring a Conditional Use Permit.

ATTACHMENT 5

Map of BP (Business Professional) Zoned Land in the City

CITY OF FOLSOM BP Zoned Parcels



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Default Folder: G:\NEW\ARC GIS PRO\Folsom Project template\Folsom_Project_Template



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 3
Type: Public Hearing
Date: September 4, 2019

Planning Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: All Creatures Folsom Veterinary Emergency Clinic Conditional Use Permit
File #: PN-19-290
Request: Request for Approval of a Conditional Use Permit to Operate an Emergency Veterinary Clinic at 2210 East Bidwell Street
Staff Contact: Stephanie Traylor Henry, Senior Planner, 916-461-6208
shenry@folsom.ca.us

Applicant

Name: Richard Turner, DVM
Address: 819 N. Sacramento Street
Lodi, CA 95240

Recommendation: Conduct a public hearing and upon conclusion move to conditionally approve a Conditional Use Permit (CUP) to allow All Creatures Folsom Veterinary Emergency Clinic to operate at 2210 East Bidwell Street subject to the following findings (Findings A-E) and conditions of approval (Conditions 1-17) attached to this report.

Project Summary: The proposed project involves a request for approval of a Conditional Use Permit (CUP) to operate an emergency veterinary clinic in a BP (Business Professional) zone.

Table of Contents:

- 1 - Description/Analysis
- 2 - Background
- 3 - Conditions
- 4 - Aerial of Project Site
- 5 - Floor Plan
- 6 - Photos of Project Site
- 7 - Comments Provided by Sacramento Regional County Sanitation District
- 8 - Letters in Support of All Creatures Folsom Veterinary Emergency Clinic

Submitted,

PAM JOHNS, Community Development Director

**ATTACHMENT 1
DESCRIPTION/ANALYSIS**

APPLICANT'S PROPOSAL

The applicant, Dr. Richard Turner, DVM, is requesting conditional approval of a Conditional Use Permit (CUP) for establishing a veterinary emergency clinic in an existing office building (approximately 3,547-square-feet in size) located at 2210 East Bidwell Street. It is important to note that this is a conditional approval and is subject to City Council approval of a proposed Ordinance amendment to Section 17.22.030(E) of the Folsom Municipal Code to allow veterinary clinics/hospitals to operate in the BP zone with a CUP. If City Council does not approve the ordinance amendment, this project approval will be invalidated

The applicant proposes to operate a veterinary emergency clinic to provide a wide range of veterinary services, including trauma treatment, intensive care, emergency surgery, radiology and plasma therapy. In addition to cats and dogs, the proposed emergency clinic will also treat exotic animals, which include birds, reptiles and pocket pets and in some instances injured wildlife.

The purpose of the clinic is to support local veterinary clinics in the region by providing after hours emergency care. As such, hours of operation for the proposed veterinary emergency clinic are as follows:

Monday – Friday	6:00 p.m. - 8:00 a.m.
Saturday	Open 24 Hours
Sunday & Holidays	Open 24 Hours

This proposed clinic is strictly for outpatient emergency surgical and medical care only. All patients (pets) are picked up by their owners the next day by 8:00 a.m. and transferred to their regular veterinarian or other local veterinarians for follow-up care. The clinic will also treat exotics and injured wildlife (primarily birds and small animals), which most veterinary clinics/hospitals in Folsom do not treat. There is no outside area (dog run) proposed with this project.

POLICY/RULE

The applicant has proposed an amendment to Section 17.22.030(E) of the Folsom Municipal Code to allow veterinary clinics/hospitals to operate in the BP zone with a CUP. This proposed amendment must be approved by the City Council. Thus, if the proposed Ordinance amendment is adopted by the City Council, the FMC (Section 17.22.030(E)) will dictate that the proposed use is permitted upon issuance of a Conditional Use Permit by the Planning Commission.

ANALYSIS

General Plan and Zoning Consistency

The General Plan land use designation for the site is PO (Professional/Office) and the Zoning designation for the project site is BP PD (Business Professional District, Planned

Development). The zoning district corresponds with the General Plan land use designation. The existing building in which the proposed business will be located meets all of the Folsom Municipal Code (Section 17.22) development requirements including setbacks, building coverage, lot area, lot width, and parking.

The recently approved City of Folsom General Plan (2035) outlines a number of goals, policies, and implementation programs designed to guide the physical, economic, and environmental growth of the City. Staff has determined that the proposed project is consistent with the General Plan goals and policies as outlined and discussed below:

GP GOAL LU 7.1 (Land Use/Commercial Centers)

Provide for a commercial base of the City to encourage a strong tax base, more jobs within the City, a greater variety of goods and services, and businesses compatible with Folsom's quality of life.

GP POLICY LU 7.1.3 (Commercial Expansion)

Support the expansion of Folsom's commercial sector to meet the needs of Folsom residents, employees, and visitors.

The proposed project is consistent with this policy by introducing a range of veterinary services (such as afterhours emergency and trauma care, overnight intensive care and support for exotics) that will serve the City's expanding population.

GP GOAL LU 8.1 (Land Use/Employment /Industrial Uses)

Encourage, facilitate, and support the location of office, creative industry, technology, and industrial uses and retention of existing industry in appropriate locations.

GP Policy LU 8.1.3 (Clusters)

Encourage complementary businesses and businesses from the same industry to locate in Folsom. These business clusters will benefit from shared resources, a pool of skilled employees, secondary support.

The proposed project is consistent with this policy by providing complementary veterinary services (afterhours emergency and trauma care, overnight intensive care and support for exotics) that will support existing veterinary clinics/hospitals in the City and surrounding areas. In addition, the proposed emergency veterinary clinic will fill an existing gap in emergency veterinary services in the area, especially for the exotics and pocket pets.

GP GOAL EP 5.1 (Economic Prosperity/Retail Development)

Maintain and expand retail and services to meet local and regional demands and generate tax revenues for City operations.

GP POLICY EP 5.1.3 (Existing Commercial Centers)

Support the viability of commercial corridors (e.g., East Bidwell Corridor) and community

retail centers by promoting a mix that responds to changing economic conditions and provides well-targeted services to surrounding neighborhoods and businesses.

The proposed project is consistent with this policy in that the project provides for increased diversity along the East Bidwell Street corridor. In addition, the proposed project meets a regional need for additional afterhours emergency veterinary clinics.

Conditional Use Permit

As previously stated, the applicant is requesting approval of a Conditional Use Permit (CUP) to operate a 3,547-square-foot emergency veterinary clinic in an existing office building located at 2210 East Bidwell Street. In order to approve this request for a Conditional Use Permit, the Planning Commission must find that the “establishment, maintenance, or operation of the use or building applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood, or to the general welfare of the City.” (FMC § 17.60.040.)

In evaluating the proposed CUP, staff considered the proposed use and its compatibility with existing land uses in the area relative to the types of animals being cared for, noise, odors, sanitation, traffic/access/circulation impacts, parking impacts, and visual impacts among others. The project site is within an existing business park, with commercial development to the east and west; East Bidwell Street, with single-family residential development beyond to the south; and open space with multi-family residential development beyond to the north.

Animal Types (Animal Species)

As previously indicated, in addition to cats and dogs, the proposed emergency clinic will also treat exotic animals, which include birds, reptiles and pocket pets and in some instances, other domesticated animals (such as pot-bellied pigs, goats) and injured wildlife. The applicant also indicated in his CUP application, that the proposed clinic could (if needed) provide on-call emergency care for exotic animals at the Folsom City Zoo Sanctuary. With respect to exotic animals, most exotic veterinary clinics primarily treat small animal species (such as rodents, hamsters, chinchillas, guinea pigs, birds, rabbits, turtles, reptiles). In considering this particular application and the project’s proposed location in an office park, staff recommends that the proposed project be limited to only treating small exotics (not to exceed 30 pounds) at the clinic. Similarly, staff recommends limiting the treatment of wildlife at the proposed clinic to small wildlife (not to exceed 30 pounds), which could include raptors, squirrels, rodents, opossums, raccoons. Condition No. 10 includes these requirements.

Noise

Based on the project’s close proximity to neighboring offices within the office park staff evaluated potential noise impacts generated by the proposed project. The most significant noise impacts generated by the project would likely be from potential barking of dogs being treated within the building. Based on review of an Environmental Noise

Assessment prepared for a similar land use (Folsom Dog Resort), staff expects the proposed project will comply with the noise standards established by the Folsom Municipal Code, Section 8.42. It is also important to note that the proposed emergency veterinary clinic will have its highest volume of business in the evening hours and weekends when most other professional offices are closed. Additionally, the clinic will have staff present at all times to supervise the animals. Furthermore, staff reached out to employees of several existing offices located in the same building as the All Creatures Veterinary Emergency Clinic in Stockton and employees at these facilities indicated that there are no noise impacts to their office as a result of the emergency veterinary clinic. As a result of the infrequency of anticipated barking, and the clinics evening and weekend office hours, no adverse noise impacts are expected at the neighboring offices.

Odor

The proposed project will generate animal waste inside the building. Animal waste produced within the building will be picked up, double bagged and disposed in trash receptacles inside the building. In addition, the interior of the emergency clinic will be cleaned and sanitized on a daily basis using cleaning supplies recommended by the Veterinary industry. The clinic building will contain heating, air conditioning, and ventilation systems sufficient to maintain an odorless environment for animals and employees within the building. Based on the proposed waste disposal and cleaning methods and the recommended conditions of approval (Conditions 16-17), staff has determined that the proposed project will not cause any odor-related impacts to nearby properties.

Sanitation

The proposed project will generate a combination of medical waste and animal waste. Medical waste includes sharps (needles, scalpel blades and metal shards) and animal bodies. Sharps are stored in a designated container prior to removal from the facility by a third-party contractor. Dead animal bodies are stored in a freezer prior to removal from the facility by another third-party contractor. As discussed previously, the applicant proposes to utilize trash receptacles to handle disposal of the animal waste. This practice is consistent with other veterinary clinics/hospitals in the City.

Traffic/Access/Circulation

With respect to traffic/access/circulation and parking-related impacts, staff does not anticipate any significant impacts as the proposed use is located within a fully developed office park that includes existing driveways, drive aisles, and parking. Also, since the proposed emergency veterinary clinic will have its highest volume of business in the evening hours and weekends (when most other professional offices are closed) staff does not anticipate an increased demand on parking. Lastly, staff has determined that the proposed project will not have a visual impact as the business is being located within an existing building and no exterior modifications are proposed other than possibly future signage.

In summary, staff has concluded that as conditioned (Conditions No. 1-17) the proposed

project is compatible with adjacent properties and existing businesses in the Vintage at Folsom business park. In addition, staff has determined that the proposed project will not have a significant impact on adjacent businesses and properties in terms of noise, odor, traffic/access/circulation, parking, and aesthetics.

COMMUNITY OUTREACH AND PUBLIC COMMENTS

In an effort to engage the local veterinary community regarding the proposed project, the applicant reached out to the veterinary hospitals and clinics in the area to garner their support for the proposed project. City staff received comment letters from several veterinarian clinic/hospitals, as well as a list of local veterinarian clinics/hospitals who support the proposed afterhours emergency clinic. In the comment letters, the veterinarians expressed a need for another afterhours emergency clinic in the region, especially since the proposed project will be on the only afterhours emergency clinic in the area to provide medical support to exotics and pocket pets.

In addition, on August 2, 2019, the Senior Association Manager for The Vintage at Folsom business park sent an email to all thirteen owners within the business park to inform that that an emergency veterinary clinic was being proposed as a new tenant. In the email she provided an overview of the clinic, including hours of operation and the types of animals that would be receiving care at the clinic. Additionally, she requested that any comments or concerns about the proposed tenant be forwarded to her. She received one response back which required a simple clarification.

At the time of this staff report, city staff did receive one inquiry from a law office which expressed concerns about barking dogs and potential animal waste on the grounds of the business complex.

ENVIRONMENTAL REVIEW

The project is categorically exempt from environmental review under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines.

RECOMMENDATION/PLANNING COMMISSION ACTION

MOVE TO APPROVE A CONDITIONAL USE PERMIT (PN 19-290) FOR THE OPERATION OF AN EMERGENCY VETERINARY CLINIC AT 2210 EAST BIDWELL STREET WITH THE FOLLOWING FINDINGS 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.
- C. THIS PROJECT APPROVAL IS CONTINGENT ON CITY COUNCIL APPROVAL OF ORDINANCE NO. XXX. IF ORDINANCE NO. XXX IS APPROVED BY CITY

COUNCIL, THE PROJECT WILL BE CONSISTENT WITH THE ZONING CODE OF THE CITY.

CEQA FINDING

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

CONDITIONAL USE PERMIT FINDING

- E. THE ESTABLISHMENT, MAINTENANCE, OR OPERATION OF THE USE OR BUILDING APPLIED FOR WILL NOT, UNDER THE CIRCUMSTANCES OF THE PARTICULAR CASE, BE DETRIMENTAL TO THE HEALTH, SAFETY, PEACE, MORALS, COMFORT AND GENERAL WELFARE OF PERSONS RESIDING OR WORKING IN THE NEIGHBORHOOD OF SUCH PROPOSED USE, OR BE DETRIMENTAL OR INJURIOUS TO PROPERTY AND IMPROVEMENTS IN THE NEIGHBORHOOD, OR TO THE GENERAL WELFARE OF THE CITY BECAUSE THE PROPOSED LAND USE WILL NOT HAVE A NEGATIVE IMPACT.

BACKGROUND

The proposed All Creatures Veterinary Folsom Emergency Clinic will be located in The Vintage at Folsom business park along East Bidwell Street (2210 East Bidwell Street). The existing office park includes sixteen, 3,450-square-foot single story office buildings which are occupied by a range of tenants including law, dental, accounting and medical offices. The office park includes landscaping, site lighting, a trash /recycling enclosure, pedestrian walkways and two hundred forty-four (244) parking spaces, with access to the parking spaces provided from a signalized driveway along East Bidwell Street.

The proposed clinic will be located in an existing 3,547-square-foot building, formerly occupied by an oral surgery center. The existing space includes a reception and waiting room area, examination rooms, surgery/treatment rooms and laboratory areas. As such, only minor tenant improvements are proposed in order to create an x-ray room. There are no outdoor spaces (dog runs) proposed with this project.

The proposed emergency clinic is to be operated in a similar manner to the existing Stockton All Creatures Veterinary Emergency Clinic, which is located in a Kaiser Medical Facility Complex, adjacent to a dental office and an optometry office. The clinic provides emergency veterinary care for all small animals, exotics (birds, reptiles), pocket pets, farm animals, and wildlife. During the weeknight hours (6:00 p.m. – 8:00 a.m.) the clinic is staffed with one doctor and 3-4 support staff who see anywhere from 5 to 20 patients (pets) per night. On the weekends the clinic is staffed with one doctor and 4-6 support staff and can see up to a maximum of 50 patients (pets) over a 24-hour period.

The existing All Creatures Veterinary Emergency Clinic prides itself in supporting the local veterinary clinics in the Stockton region by providing after hours veterinary services, including trauma treatment, intensive care and emergency surgery. All patients are treated on an outpatient basis, unless critical, then they are kept overnight until 8:00 a.m. at which time they can be transferred to their regular veterinarian or other local veterinarian for follow-up care. All Creatures Veterinary Emergency Clinic also supports local veterinarian clinics by offering an overnight transfer care service to provide overnight monitoring of very ill patients to ensure they remain in stable condition. Additionally, All Creatures Veterinary Emergency Clinic has a contract with the cities of Lodi and Stockton that allows individuals to drop off stray animals which are then held overnight until they can be picked up by an Animal Control Officer. It is worth noting that the City of Folsom currently has a similar contract with Atlantic Street Pet Emergency in Roseville and the City's Animal Control Officer has indicated that a facility in Folsom for this type of situation would be very convenient.

GENERAL PLAN DESIGNATION

PO (Professional Office)

ZONING

BP PD (Business Professional, Planned Development District)

ADJACENT LAND USES/ZONING

North: Open Space with Multi-Family Residential Development Beyond

South: East Bidwell Street with Single-Family Residential Development Beyond

East: Business and Professional Office Development

West: Business and Professional Office Development

SITE CHARACTERICS

The project site is part of a fully developed office park and includes sixteen (16) office buildings and associated site improvements including a driveway, drive aisles, parking, sidewalks, trash/recycling enclosures, landscaping and site lighting.

FUTURE ACTION

Issuance of Building Permits

APPLICABLE CODES

FMC 17.22, Commercial Land Use Zones

FMC 17.57, Parking Requirements

FMC 17.60, Use Permits

ATTACHMENT 3
Conditions of Approval

CONDITIONS

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

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

**CONDITIONS OF APPROVAL FOR ALL CREATURES FOLSOM VETERINARY EMERGENCY CLINIC (PN 19-290)
2210 EAST BIDWELL STREET
CONDITIONAL USE PERMIT**

Mitigation Measure		When Required	Responsible Department
1.	<p>This project approval for the All Creatures Folsom Veterinary Emergency Clinic Conditional Use Permit, which includes operation of an emergency veterinary clinic within a 3,547 square-foot retail office building located at 2210 East Bidwell Street (The Vintage Office Park) is expressly contingent and conditioned upon City Council approval of a proposed amendment to Section 17.22.030(E) of the Folsom Municipal Code requiring a Conditional Use Permit. This project approval, including but not limited to the CUP issued therewith, shall automatically be null and void should Section 17.22.030(E) not be amended by the City Council on or prior to December 31, 2019. The Owner/Applicant understands and acknowledges that there is no guarantee that the proposed amendment to Section 17.22.030(E) will be approved by the City Council and is proceeding at his/her own risk.</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>	I, B	CD (P)(E)(B)
3.	<p>The owner/applicant shall protect, 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

**CONDITIONS OF APPROVAL FOR ALL CREATURES FOLSOM VETERINARY EMERGENCY CLINIC (PN 19-290)
2210 EAST BIDWELL STREET
CONDITIONAL USE PERMIT**

Mitigation Measure		When Required	Responsible Department
4.	This project approval granted under this staff report shall remain in effect for one year from final date of approval (September 4, 2020). 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.	B	CD (P)
5.	If the Community Development Director finds evidence that conditions of approval for the All Creatures Folsom Veterinary Emergency Clinic have not been fulfilled or that the use has resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or have a substantial adverse impact on public facilities or services, the Director will refer the use permit to the Planning Commission for review. If, upon such review, the Planning Commission finds that any of the above-stated results have occurred, the Commission may modify or revoke the Conditional Use Permit.	OG	CD (P)
DEVELOPMENT COSTS AND FEE REQUIREMENTS			
6.	If the City utilizes the services of consultants to prepare special studies or provide specialized design review or inspection services for the project, the applicant shall reimburse the City for actual costs it incurs in utilizing these services, including administrative costs for City personnel. A deposit for these services shall be provided prior to initiating review of the Final Map, improvement plans, or beginning inspection, whichever is applicable.	B	CD (P)(E)
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)
8.	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)

CONDITIONS OF APPROVAL FOR ALL CREATURES FOLSOM VETERINARY EMERGENCY CLINIC (PN 19-290)
2210 EAST BIDWELL STREET
CONDITIONAL USE PERMIT

Mitigation Measure		When Required	Responsible Department
9.	Future signage for the site shall comply with the <u>Folsom Municipal Code Chapter 17.52</u> and <u>The Vintage Sign Criteria</u> .	B	CD (P)(B)
SIGN DESIGN REQUIREMENTS			
OPERATIONAL REQUIREMENTS			
10.	<ul style="list-style-type: none"> • Hours of operation for the emergency veterinary clinic shall be permitted from 6:000 PM to 8:00 AM Monday through Friday and 24 hours on Saturdays, Sundays and holidays. • Treatment of exotic animals and wildlife at the clinic, shall be limited to small exotic animals (not to exceed 30 pounds) and small wildlife (not to exceed 30 pounds). Any proposal to treat larger exotics or wildlife at the clinic shall require a CUP Modification by the Planning Commission. • Clinic staff shall remain with animals at all times while they are being treated at the facility. • There shall be no long term kenneling. All patients (pets) shall be treated on an outpatient basis. • Facility doors shall remain closed unless it is absolutely necessary to open them. • Animals shall not be in the outdoor area(s) of the office park, except for purposes of entering and exiting the emergency clinic. • Any proposal to expand the hours of operation shall require a CUP Modification by the Planning Commission. 	OG	CD (P)
OTHER AGENCY REQUIREMENT			
11.	The owner/applicant shall obtain all required State and Federal permits and provide evidence that said permits have been obtained, or that the permit is not required, subject to staff review and approval.	B	CD (P)(E)
FIRE DEPARTMENT REQUIREMENTS			
12.	The office 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.	B	FD
13.	The owner/applicant shall obtain the required operational permit for the compressed gas system associated with the surgical suite in the building.	B	FD

CONDITIONS OF APPROVAL FOR ALL CREATURES FOLSOM VETERINARY EMERGENCY CLINIC (PN 19-290)
2210 EAST BIDWELL STREET
CONDITIONAL USE PERMIT

Mitigation Measure		When Required	Responsible Department
NOISE REQUIREMENTS			
14.	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 on Sundays or holidays shall be permitted. Construction equipment shall be muffled and shrouded to minimize noise levels.	OG	CD (P)(E)
MISCELLANEOUS REQUIREMENTS			
15.	All medical waste shall be disposed of in designated hazardous waste containers and removed from the facility by a certified third-party contractor.	OG	CD (P)
16.	All fecal collection containers shall be located within the building.	OG	CD (P)
17.	The clinic building will contain heating, air conditioning, and ventilation systems sufficient to maintain an odorless environment for animals and employees within the building.	OG	CD (P)
	All fecal collection containers shall be located with the building.	OG	CD (P)

Attachment 4
Aerial of Project Site

Project Site Aerial
2210 East Bidwell Street



Attachment 5
Floor Plan

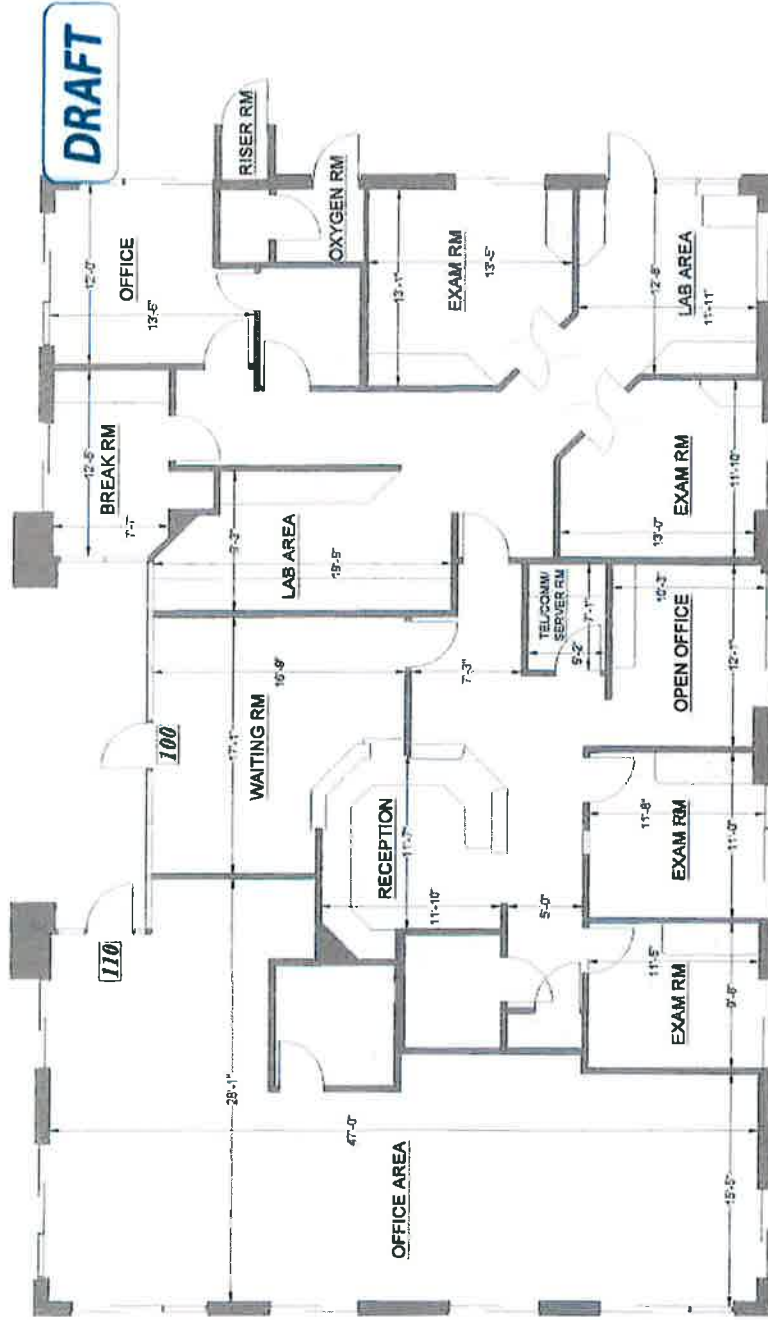
2210 E. BIDWELL ST
 FOLSOM, CA
 (As Measured: September 2018)



PREPARED FOR:
 KW Commercial
 548 Gibson Drive
 Roseville, CA 95678

*Measured Area: 3,547 s.f.

FLOOR PLAN



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



Corporate Design Group, Inc.
 TEL: (916) 781-6543
 FILE: L180501 (18-484)

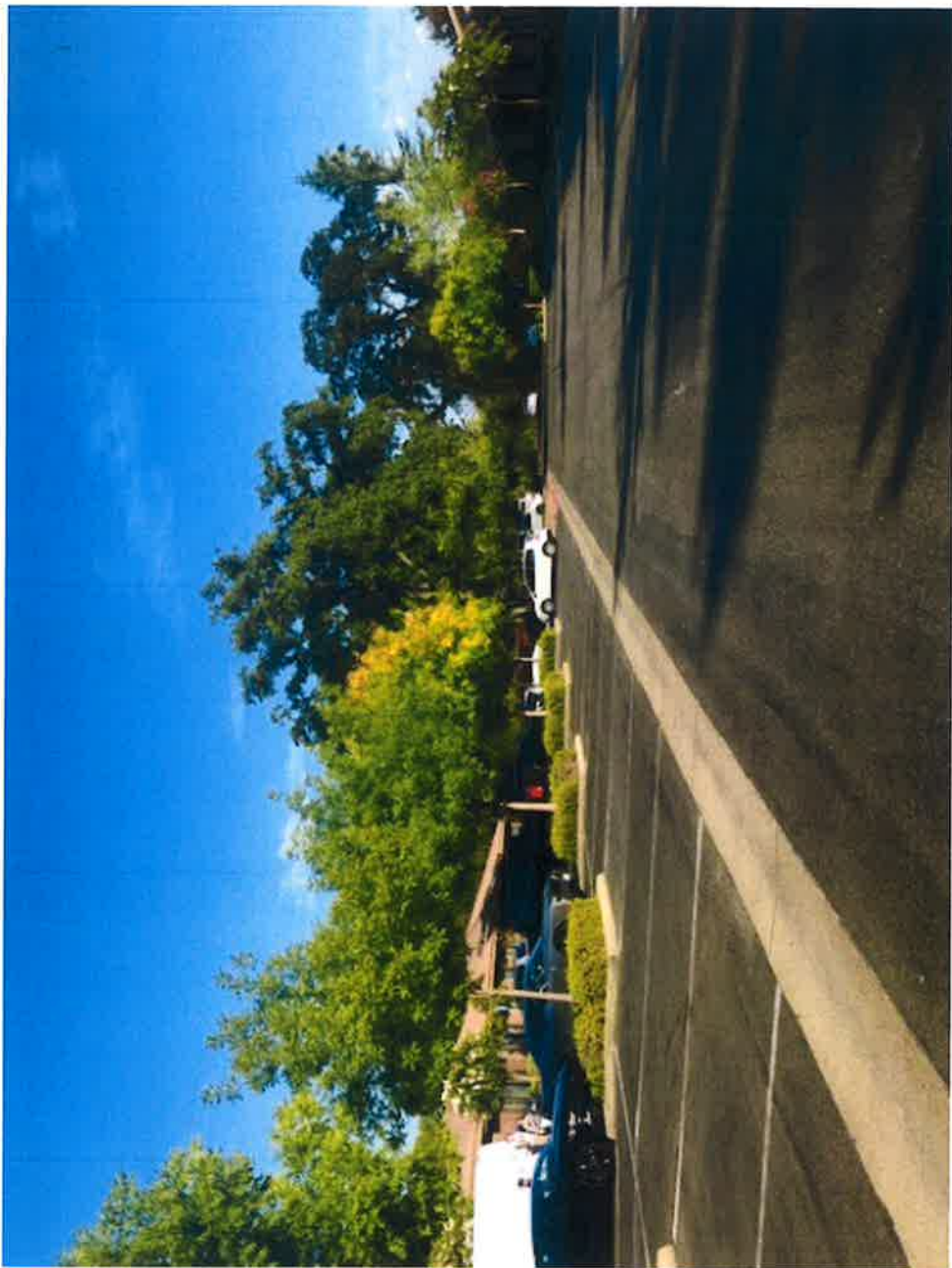
*Measured Area represents the footprint of the floor, and is used solely for billing purposes. It is NOT to be used for leasing purposes.

Note: All dimensions shown are rounded to the nearest inch, for informational purposes only. All measurements are recorded to 1/8" accuracy as documented in the final CAD drawing supplied.

LASERTECH is a registered US trademark of LaserTech Floorplans LLC
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Survey Accuracy: +/- 0.03 %

Attachment 6
Photos of Project Site





Attachment 7
Comments Provided by Sacramento Regional
County Sanitation District



Main Office

10060 Goethe Road
Sacramento, CA 95827-3553
Tel: 916.876.6000
Fax: 916.876.6160

Treatment Plant

8521 Laguna Station Road
Elk Grove, CA 95758-9550
Tel: 916.875.9000
Fax: 916.875.9068

Board of Directors

Representing:

County of Sacramento
County of Yolo
City of Citrus Heights
City of Elk Grove
City of Folsom
City of Rancho Cordova
City of Sacramento
City of West Sacramento

Prabhakar Somavarapu

District Engineer

Ruben Robles

Director of Operations

Christoph Dobson

Director of Policy & Planning

David O'Toole

Director of Internal Services

Joseph Maestretti

Chief Financial Officer

Nicole Coleman

Public Affairs Manager

www.regionalsan.com

August 22, 2019

Ms. Stephanie Henry
City of Folsom – Community Development Department
50 Natoma Street
Folsom, CA 95630

Subject: 2210 East Bidwell Street – Veterinary Clinic
APN: 072-2700-009
Project No. PN19-290

Dear Ms. Henry,

Sacramento Regional County Sanitation District (Regional San) has reviewed the subject application and has the following comments.

A request for a Conditional Use Permit to establish a veterinary clinic within an existing 3,547-sq.ft. office building on a 0.16-acre parcel. The proposed project is located at 2210 East Bidwell Street within the Business and Professional Office zone of the City of Folsom.

Regional San Advisories:

1. Local sewer service for the proposed project site will be provided by the City of Folsom's (City) local sanitary sewer collection system. Ultimate conveyance from the City's collection system to the Sacramento Regional Wastewater Treatment Plant (SRWTP) will be provided by the Regional San interceptor system.

Regional San Conditions:

1. Developing this property will require the payment of Regional San sewer impact fees (connection fees). Regional San sewer impact fees shall be paid prior to the issuance of building permits. For questions pertaining to Regional San sewer impact fees, please contact the Sewer Fee Quote Desk at (916) 876-6100.

If you have any questions regarding this letter, please feel free to contact me at (916) 876-6104 or by email: armstrongro@sacsewer.com.

Sincerely,

Robb Armstrong

Robb Armstrong
Regional San Development Services & Plan Check

Attachment 8
Letters in Support of All Creatures Folsom
Veterinary Emergency Clinic

Country Veterinary Hospital
Toros Saraydarian, D.V.M.
10473 Aleilani Lane

City of Folsom,

I was asked by Dr. Turner to comment on the feasibility of locating and allowing a veterinary emergency clinic to open there.

The community cannot have enough afterhours emergency services available, as the needs greatly outpace the availability at this time, in accessibility, convenience, and financial considerations.

Adding another location would be a most welcome addition, enabling more access for emergency health care for our patients.

Sincerely,



Toros Saraydarian, DVM
August 6, 2019



Bird & Pet Clinic of Roseville
3985 Foothills Blvd
Roseville, Ca. 95747

8/7/2019

Dr. Turner

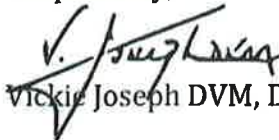
I would like to offer this letter of support for the development of the pet emergency clinic to be located in Folsom. I am very excited about the medical support that will be available for the small exotics we see in practice.

Our veterinary clinic is considered a small animal and exotic practice. There are six veterinarians and 50% of our caseload is exotics. At the present time our only option is to refer to the UC Davis Veterinary School for off hours veterinary service. Unfortunately they are very limited in their hours of service for the private practices.

Having a pet emergency veterinary clinic that can support not only the dogs and cats, but also very efficiently help the exotics will be so exciting. This will be the only emergency clinic in this entire area with this capability.

Please let me know if I can be of any assistance.

Respectfully,


Vickie Joseph DVM, Dip. ABVP/Avian



AIRPORT PET CLINIC

TERRI L. BURLEY, D.V.M.

8 August 2019

To whom it may concern:

I own several veterinary hospitals including: Airport Pet Clinic, a busy veterinary hospital located in Cameron Park, CA. Currently, we do not have a close emergency hospital for after-hours care for our patients and clients. The closest is Marqueen Pet Emergency & Specialty Group, a good 30 minutes away from the hospital. For emergent cases, this obviously presents a huge problem in after-hours veterinary care.

I have known Rick Turner for years and am proud to call him my friend. His practice in Lodi has been a bastion of high-quality veterinary care in the 209 area for decades. A few years ago, he opened up All Creatures Veterinary Emergency Hospital about a half mile away from my hospital in Stockton. His veterinarians and staff there have been a godsend to the Stockton area. Unlike most emergency practices, All Creatures' prices are very reasonable, their care is superb, and they provide medical records to the referring hospital immediately the next morning. They are a true ER practice; only open at nights and on weekends when day practices are closed.

I understand that he has immediate plans to replicate the All Creatures ER model in the Folsom area. This area desperately needs this ER. Based upon his success at keeping All Creatures a pinnacle of reasonable, high-quality, progressive veterinary emergency care, I have no hesitation in giving my full support and urge you to approve his bid. I can definitely say that my clients, patients, and associates will be ecstatic at having a closer option for ER care for their pets.

Yours,


John Wu
Owner, Airport Pet Clinic

The following clinics have signed a letter in support in formation of All Creatures Veterinary Clinic
Folsom:

Cat Clinic of Folsom

Veterinary Healing Center Folsom

Veterinary Healing Center Elk Grove

Blue Ravine Animal Hospital

Folsom Veterinary Hospital

Crossroads Animal Hospital

Airport Pet Clinic

PETS VET FOLSOM

COMPANION ANIMAL HOSPITAL CAMBRON PARK

MARKET PLACE VET CLINIC EL DORADO HILLS

