

CITY OF
FOLSOM
DISTINCTIVE BY NATURE

PLANNING COMMISSION AGENDA
September 18, 2019
CITY COUNCIL CHAMBERS
6:30 p.m.
50 Natoma Street
Folsom, California 95630

CALL TO ORDER PLANNING COMMISSION: Kevin Duewel, Barbara Leary, Jennifer Lane, Kevin Mallory, Vice Chair Eileen Reynolds, Daniel West, 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 September 4, 2019 will be presented for approval.

NEW BUSINESS

1. PN 19-267 Nomination of the Name Kellison to the Folsom Historic Street Name List and Determination that the Project is Exempt from CEQA

A public meeting to consider a request from Ian Cornell, who has proposed that the name "Kellison" be added to the Historic Street Name list. The project is exempt from environmental review under Section 15061(b)(3) of the CEQA Guidelines (Review for Exemption). **(Project Planner, Brianna Gustafson, Assistant Planner / Applicant: Ian Cornell)**

2. PN 19-252 Scholar Way Tentative Parcel Map and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from USA Properties Fund for a Tentative Parcel Map application to subdivide a 10.2-acre property located at 89 Scholar Way into two parcels that are 5.6 acres and 4.6 acres in size respectively. The zoning classification for the site is SP 95-1 with an underlying specific plan

designation of R-4 PD, and the General Plan land-use designation is MHD. The project is categorically exempt under Section 15315 (Minor Land Divisions) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Assistant Planner, Josh Kinkade / Applicant: USA Properties Fund)**

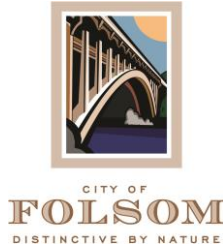
PLANNING COMMISSION / PLANNING MANAGER REPORT

The next Planning Commission meeting is scheduled for **October 2, 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
September 4, 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: None

CITIZEN COMMUNICATION: None

MINUTES:

The minutes of July 17, 2019 were approved as submitted.

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)**

1. Carolyn Standen asked questions about the project relating to the lot sizes and dense population.

COMMISSIONER REYNOLDS MOVED TO APPROVE A RESIDENTIAL DESIGN REVIEW APPLICATION FOR 224 SINGLE-FAMILY RESIDENTIAL UNITS AS ILLUSTRATED ON ATTACHMENTS 5 THROUGH 11 FOR THE MANGINI RANCH VILLAGE 6-7 SUBDIVISION PROJECT (PN 19-239) SUBJECT TO THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDINGS C-G, DESIGN REVIEW FINDINGS H-J, AND CONDITIONS OF APPROVAL NO. 1-14 WITH AMENDED CONDITION NO. 13 TO STATE "The building shall have illuminated addresses

visible to the street or drive fronting the property. Size and location of address identification shall be reviewed and ~~improved~~ **approved** by the Fire Marshal.”

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

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

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)**

1. Carolyn Standen spoke in favor of the project.
2. Bob Kuhz spoke in favor of the project.

COMMISSIONER RAITHEL MOVED 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 FOLLOWING FINDINGS: GENERAL FINDING A & B, CEQA FINDING C, ORDINANCE FINDINGS D & E.

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

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

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)**

1. Deborah Morey spoke in favor of the project.
2. Susan Garlinghouse, DVM spoke in favor of the project.
3. Jenniffer Sweet, DVM spoke in favor of the project.

COMMISSIONER RAITHEL MOVED 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: GENERAL FINDINGS A-C WITH AMENDED FINDING

C TO STATE ~~“This Project Approval is contingent on City Council approval of Ordinance No. ____.~~ The Ordinance that will allow Veterinary Facilities in the Business Professional zoning district, Ordinance No. _____. If Ordinance No. ____ is approved by City Council, the project will be consistent with the Zoning Code of the City.” CEQA FINDING D, CONDITIONAL USE PERMIT FINDING E, AND CONDITIONS OF APPROVAL NO. 1-17, WITH AMENDED CONDITION NO. 10 TO STATE “Hours of operation for the emergency veterinary clinic shall be permitted from 6:00 PM to 8:00 AM Monday through Friday and 24 hours on Saturdays, Sundays and **national** holidays.” AMENDED CONDITION NO. 12 TO STATE “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~~ **approved** by the Fire Marshal.” AND THE LAST NON-NUMBERED CONDITION NOT INCLUDED.

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

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

PLANNING MANAGER REPORT

None

RESPECTFULLY SUBMITTED,

Kelly Mullett, ADMINISTRATIVE ASSISTANT

APPROVED:

Justin Raithel, CHAIR



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 1
Type: Public Meeting
Date: September 18, 2019

Planning Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: Nomination of the Name Kellison to the Folsom Historic Street Name List
File #: PN 19-267
Request: Add the Name Kellison to the Folsom Historic Street Name List
Location: Historic names are used for new streets throughout the City of Folsom
Staff Contact: Brianna Gustafson, Assistant Planner, 916-461-6210, bgustafson@folsom.ca.us

Applicant

Name: Ian Cornell
Address: 1835 Iron Point Road, Suite 140
Folsom, CA 95630

Recommendation: Conduct a public meeting and upon conclusion recommend approval of the addition of the proposed street name Kellison to the City of Folsom Historic Street name list (PN19-267) based on the findings included in this report (Findings A-C).

Project Summary: The proposed street name Kellison has been nominated and is to be considered for listing on the Historic Street Name List. Street names that have been approved for listing can be selected by project applicants to name new City streets.

Table of Contents:

- 1 - Background/Analysis
- 2 - Folsom Historic Street Name List
- 3 - Kellison Street Name Nomination Letter and Related Documents

Submitted

PAM JOHNS, Community Development Director

ATTACHMENT 1 BACKGROUND/ANALYSIS

BACKGROUND/PROPOSAL

The applicant, Ian Cornell, is requesting that the name Kellison be added to the Historic Street Name List. This request is in honor of James Kellison and the automobile manufacturing company he operated at 905 Sutter Street from 1958 to 1963.

James Kellison was born in Seattle, Washington but moved to California when he joined the Air Force. Eventually, Kellison quit his job at the Travis Air Force Base and opened his own motor shop at 905 Sutter Street in Folsom. It was here that he began to make molds and work in fiberglass to create car bodies based on his designs. 905 Sutter Street is where Kellison's J car series was created, which gave him national exposure and ultimately became the Kellison 905, named after the company's address on Sutter Street. He advertised his cars in many of the country's leading hot rod magazines and received media coverage for the unique designs.

Kellison eventually outgrew the Sutter Street location, which prompted him to move to Lincoln, California in 1964. He continued to work in the car industry and dabbled in other business ventures such as jewelry and the used book business. Kellison passed away at the age of 72 in 2004, but his cars are still prized by collectors and vintage car racers.

POLICY/RULE

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

ANALYSIS

The nominated name Kellison was reviewed by the emergency services personnel and they have determined that there are not any existing street names in Folsom identical to the proposed street name. As such, staff has determined that the proposed name Kellison is qualified to be added to the City's Historic Street Name List.

ENVIRONMENTAL REVIEW

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

RECOMMENDATION/PLANNING COMMISSION ACTION

Staff recommends that the Planning Commission approve the addition of the proposed street name Kellison to the City of Folsom Historic Street Name List based on the findings included in this report (Findings A-C).

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 FOLSOM MUNICIPAL CODE.

CEQA FINDINGS

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

Planning Commission
Addition of the Name Kellison to the Historic Street Name List (PN 19-267)
September 18, 2019

Attachment 2

Folsom Historic Street Name List

STREETNAME	STATUS
1ST	IN USE
2ND	IN USE
3RD	IN USE
4TH	IN USE
ABBEYFEALE	IN USE
ABROZO	IN USE
ACACIA	APPROVED
ACORN RIDGE	IN USE
ADDERLEY	IN USE
ADDISON	IN USE
AEROJET	IN USE
AGEE	IN USE
AGOSTINI	IN USE
AINLAY	APPROVED
AINSWORTH	IN USE
ALABASTER POINT	IN USE
ALAYNA	IN USE
ALBRIGHTON	IN USE
ALDER CREEK	APPROVED
ALDRIDGE RAVINE	APPROVED
ALDWORTH	IN USE
ALEXANDER	IN USE
ALEZANE	IN USE
ALLAN	IN USE
ALLERTON	IN USE
ALMOND GROVE	APPROVED
ALPINE FALLS	IN USE
ALTERI	IN USE
ALVASTON	IN USE

STREETNAME	STATUS	
ALVORD	APPROVED	
AMARO	APPROVED	
AMAYA	IN USE	
AMBER GROVE	APPROVED	
AMBER HILL	APPROVED	
AMERICAN AGGREGATE	IN USE	
AMHURST	IN USE	
ANGELL	IN USE	
ANTARES	IN USE	
APEX	APPROVED	
APPALOOSA	IN USE	
APPEL	IN USE	
APPLECROSS	IN USE	
ARBOR VIEW	APPROVED	MG2
ARBUCKLE	IN USE	
ARDFERN	IN USE	
ARGENT	IN USE	
ARLINGTON	IN USE	
ARRASTRA	APPROVED	
ARROWSMITH	IN USE	
ASCADA	IN USE	
ASH CREEK	IN USE	
ASHCAT	IN USE	
ASHWOOD	IN USE	
ATFIELD	IN USE	
AUBURN LEAF	APPROVED	
AUBURN SUMMIT	APPROVED	
AUGUSTINE	APPROVED	
AULDEARN	IN USE	

STREETNAME	STATUS	
AULL	APPROVED	
AURORA	APPROVED	
AUSTIN	IN USE	
AUTO MALL	IN USE	
AUTUMN GROVE	APPROVED	
AVALANCHE PEAK	IN USE	
AVALINE	IN USE	
AVON	IN USE	
AYLSHAM	IN USE	
AZAVEDO	IN USE	
BACHMAN	IN USE	
BAGUETTE	IN USE	
BAIRD	IN USE	
BALCOMBE	IN USE	
BALD MOUNTAIN	IN USE	
BALDWIN DAM	IN USE	
BALDWIN LAKE	IN USE	
BALIN	IN USE	
BALLARD	IN USE	
BALLAST	IN USE	
BALLOU	IN USE	
BANKFOOT	IN USE	
BARN OWL	IN USE	
BARNHILL	IN USE	
BARRHEAD	IN USE	
BARROWS	IN USE	
BATHGATE	IN USE	
BATHURST	IN USE	
BAURER	IN USE	

STREETNAME	STATUS	
BAYER	IN USE	
BAYLINE	IN USE	
BEARSDEN	IN USE	
BECKLEY	APPROVED	
BEDSTRAW	APPROVED	
BELMAR	IN USE	
BENDORI	IN USE	
BENETO	IN USE	
BENTON	IN USE	
BERG	IN USE	
BERRIEDALE	IN USE	
BERRY CREEK	IN USE	
BETTYHILL	IN USE	
BEUTH	IN USE	
BICKER	IN USE	
BIDWELL	IN USE	
BIG PASTURE ROAD	APPROVED	
BIG RISE	APPROVED	
BIG SPRINGS	IN USE	
BIG VALLEY	IN USE	
BIGGS	IN USE	
BIRCH	IN USE	
BIRKMONT	IN USE	
BISCAYNE	IN USE	
BITTER ROOT	APPROVED	MG2 no drive
BITTERCREEK	IN USE	
BLACK DIAMOND	IN USE	
BLACK GOLD	IN USE	
BLACK POWDER	IN USE	

STREETNAME	STATUS
BLACK WALNUT	APPROVED
BLACKBERRY	IN USE
BLACKBIRD	APPROVED
BLACKTAIL	APPROVED MG2
BLAKESLEE	IN USE
BLANCHARD	APPROVED
BLANEFIELD	IN USE
BLAZING STAR	APPROVED
BLENCOWE	IN USE
BLODGETT	IN USE
BLOOMFIELD	IN USE
BLOOMING	APPROVED
BLOSSOM ROCK	IN USE
BLOUGH	IN USE
BLUE CANYON	IN USE
BLUE HERON	IN USE
BLUE LAKE	IN USE
BLUE RAPIDS	IN USE
BLUE RAVINE	IN USE
BLUEBIRD	IN USE
BLUESTONE	IN USE
BOBCAT	APPROVED
BOBWHITE	IN USE
BODNAR	IN USE
BOGART	APPROVED
BOLD	APPROVED
BOLI	IN USE
BONANZA	IN USE
BONHILL	IN USE

STREETNAME	STATUS	
BONITA PARK	APPROVED	
BONLEY	IN USE	
BORGES	IN USE	
BORRASCA	IN USE	
BOULDER CANYON	IN USE	
BOWEN	IN USE	
BOXCAR	IN USE	
BOXELDER	IN USE	
BOXFORD	IN USE	
BOXLER	IN USE	
BOZIO	IN USE	
BRADLEY	IN USE	
BRAE	IN USE	
BRAMBLE	IN USE	
BRANDING IRON	IN USE	
BRANDY OAK	IN USE	
BATTLEBORO	IN USE	
BRIARCLIFF	IN USE	
BRIDGE	IN USE	
BRIDGEND	IN USE	
BRIGGS RANCH	IN USE	
BRIGHTSTONE	IN USE	
BRILLIANCE	IN USE	
BROADFORD	IN USE	
BROADSTONE	IN USE	
BROCK	IN USE	
BRODER	IN USE	
BROKEN OAK	APPROVED	MG2 no court
BROKEN TOP	IN USE	

STREETNAME	STATUS
BRONG	IN USE
BROOKS	APPROVED
BROOKS HOTEL	APPROVED
BROOKSIDE	IN USE
BROWN DUVALL	IN USE
BRUFORD	IN USE
BRUGLER	IN USE
BRUM	IN USE
BRYAN	IN USE
BUCHANAN	IN USE
BUCK	IN USE
BUCKBRUSH	IN USE
BUCKET	APPROVED
BUCKHAVEN	IN USE
BUCKINGHAM	IN USE
BUCKNER	IN USE
BUFFET	IN USE
BUGBY	IN USE
BULJAN	IN USE
BULLDOG	APPROVED
BULLION	IN USE
BUNDRICK	IN USE
BUNKER	IN USE
BURLEY	IN USE
BURLOND	IN USE
BURMA	IN USE
BURNHAM	IN USE
BURNT CREEK	IN USE
BURRELL	IN USE

STREETNAME	STATUS	
BURWICK	IN USE	
BURWOOD	IN USE	
BUSSING	IN USE	
BUTLER	APPROVED	
BUTTERFLY RIDGE	APPROVED	MG2
BYRNE	IN USE	
CABHAN	IN USE	
CABLE	IN USE	
CACKLEBERRY	APPROVED	MG2
CAISLEAN	IN USE	
CAITHNESS	IN USE	
CALDICOT	IN USE	
CALLANDER	IN USE	
CALWELL	IN USE	
CAMBERWELL	IN USE	
CAMERON	IN USE	
CANAL	IN USE	
CANDORI	APPROVED	
CANNINGTON	IN USE	
CANTOR	APPROVED	
CANYON EDGE	APPROVED	
CANYON FALLS	IN USE	
CANYON LAKE	IN USE	
CANYON RIM	IN USE	
CANYON TERRACE	IN USE	
CAPE COTTAGE	IN USE	
CAPLES	IN USE	
CARLSON	IN USE	
CARMODY	IN USE	

STREETNAME	STATUS
CAROLINA GOULD	APPROVED
CAROUSEL	APPROVED
CARPENTER	DENIED
CARPENTER HILL	IN USE
CARR	APPROVED
CARROLL	IN USE
CARSON	IN USE
CARSTAIRS	IN USE
CARTER	IN USE
CASCADE FALLS	IN USE
CASCARA	IN USE
CASELLA	IN USE
CASH	APPROVED
CASSELMAN	IN USE
CASSIN	IN USE
CASTRO	IN USE
CATLIN	IN USE
CATTERLINE	IN USE
CATTLE	IN USE
CATTLE RANCH	DENIED
CAVERSHAM	IN USE
CAVITT	IN USE
CEDAR	IN USE
CEDAR RIDGE	IN USE
CELLAR DOOR	APPROVED
CENTRAL	IN USE
CERES	IN USE
CERRITO	IN USE
CERRO PARK	IN USE

STREETNAME	STATUS
CEZANNE	IN USE
CHADSFORD	IN USE
CHADWICK	IN USE
CHAFFIN	IN USE
CHALCEDONY	IN USE
CHAMBERSBURG	IN USE
CHAN	APPROVED
CHAPARRAL	IN USE
CHAPMAN	IN USE
CHARLEMONT	IN USE
CHELSEA	IN USE
CHENERY	IN USE
CHERYL	IN USE
CHESSELL	IN USE
CHESTERFIELD	IN USE
CHIMNEY BLUFF	IN USE
CHIMNEY CREEK	APPROVED
CHORLEY	IN USE
CHRISTOPHER	IN USE
CIMAROLI	APPROVED
CIMMARON	IN USE
CLAIM	IN USE
CLAPTON	IN USE
CLARK	DENIED
CLARK CANYON	IN USE
CLARKSVILLE	IN USE
CLEARSTONE	IN USE
CLEMENSEN	IN USE
CLEMSFORD	IN USE

STREETNAME	STATUS
CLIFTON	IN USE
CLIMBING VINE	APPROVED
CLOUD VIEW	APPROVED
CLYDEBANK	IN USE
COBB	IN USE
COBBLE FIELDS	IN USE
COBBLE RIDGE	IN USE
COBBLEOAK	IN USE
COFFEE BERRY	IN USE
COHN VALLEY	IN USE
COLDSTREAM	IN USE
COLE	IN USE
COLLEGE	IN USE
COLNER	IN USE
COLNER	APPROVED
COLOMA	IN USE
COMMONS	APPROVED
COMSTOCK	IN USE
CONDUCTOR	IN USE
CONEFLOWER	APPROVED
CONELLY	APPROVED
CONERS	IN USE
COOL RISE	APPROVED
COOL SPRINGS	IN USE
COOLIDGE	IN USE
COOT	APPROVED
COPPER CREEK	IN USE
COPPING	IN USE
CORALIE	IN USE

STREETNAME	STATUS
CORDILLERA	IN USE
CORMORANT	APPROVED
CORNERSTONE	IN USE
CORNHILL	IN USE
CORRAL	IN USE
CORRIGAN	IN USE
COSTELLO	IN USE
COTTONWOOD	IN USE
COUTS	IN USE
COVAL	IN USE
COVENTRY	IN USE
COVERDALE	IN USE
COVERED WAGON	APPROVED
COYOTE BRUSH	APPROVED
COZY	APPROVED
CRADLE BAR	IN USE
CRAIL	APPROVED
CRANDALL	APPROVED
CRANE	APPROVED
CRAPE MYRTLE	APPROVED
CRATER PEAK	IN USE
CRAWFORD	APPROVED
CREACH	IN USE
CREEKSIDE	IN USE
CRESCENT	APPROVED
CRESTRIDGE	IN USE
CRIMSON CREEK	APPROVED
CRIMSON LEAF	APPROVED
CRISTINA	IN USE

STREETNAME	STATUS	
CROCE	IN USE	
CROOKED BED	APPROVED	MG2
CROSSING	IN USE	
CROW CANYON	IN USE	
CROWLE	IN USE	
CRUICKSHANK	IN USE	
CRYSTAL GLEN	IN USE	
CRYSTAL SPRINGS	DENIED	
CULLINGWORTH	IN USE	
CUMMINGS	IN USE	
CUPAR	IN USE	
CYPRESS	IN USE	
DAINS	IN USE	
DAKOTA	APPROVED	
DALISON	IN USE	
DALTREY	IN USE	
DANDELION	APPROVED	MG2
DANFORTH	IN USE	
DANIELLE	IN USE	
DARLING	IN USE	
DARRINGTON	IN USE	
DARVEL	IN USE	
DAVENTRY	IN USE	
DAVIES	IN USE	
DAVIS	APPROVED	
DAWN RIVER	IN USE	
DE BEERS	IN USE	
DEAN	IN USE	
DECATUR	IN USE	

STREETNAME	STATUS
DECODA	DENIED
DEELEY	IN USE
DEER POINT	APPROVED
DEERFIELD	APPROVED
DEERWOOD	IN USE
DEHONE	APPROVED
DEL NORTE VISTA	IN USE
DEMURRAGE	IN USE
DENSMORE	IN USE
DENTON	IN USE
DENURE	IN USE
DESMAND	DENIED
DESMOND	APPROVED
DEWY OAK	APPROVED
DIAMOND GLEN	IN USE
DIAMOND PEAK	IN USE
DIEGO	APPROVED
DIGGER	DENIED
DIGGER PINE	IN USE
DIGGINS	IN USE
DIXON	IN USE
DOC DAY	IN USE
DOGWOOD	APPROVED
DOLAN	IN USE
DONALDSON	IN USE
DONEGAN	IN USE
DONNELLY	IN USE
DOODLEBUG	APPROVED
DORNIE	IN USE

STREETNAME	STATUS	
DORNOCH	IN USE	
DOUBLETREE	IN USE	
DOWD	IN USE	
DRAGLINE	APPROVED	
DRAGONFLY	APPROVED	MG2
DRAKE SHIRE	IN USE	
DREDGE	APPROVED	
DRIFT MINE	APPROVED	
DRIFTSTONE	IN USE	
DROWSY WATER	APPROVED	MG2
DRUMMOND	IN USE	
DRY CREEK	IN USE	
DUCHOW	IN USE	
DULVERTON	IN USE	
DUNCAN	IN USE	
DUNKELD	IN USE	
DUNSTABLE	IN USE	
DURBAIN	IN USE	
DURFEE	IN USE	
DUSTY MILL	APPROVED	
DUXBURY	IN USE	
DYRELL	IN USE	
DYSART	IN USE	
EAGLE	DENIED	
EAGLE CREEK	IN USE	
EAGLE RIDGE	IN USE	
EBI	IN USE	
ECHO	IN USE	
ECKLON	IN USE	

STREETNAME	STATUS	
ECONOME	IN USE	
EDGEVIEW	APPROVED	
EGLOFF	IN USE	
EGRET	APPROVED	
EL LOMA	IN USE	
ELDERBERRY	IN USE	
ELDORA	APPROVED	
ELEGANCE	IN USE	
ELKINS	IN USE	
ELLIS	IN USE	
ELM TRAIL	APPROVED	
ELSWORTH	IN USE	
ELVIES	IN USE	
EMERALD GATE POINT	APPROVED	MG2
EMERALD KNOLL	APPROVED	
EMIGRANT	IN USE	
EMPIRE RANCH	IN USE	
ENDICOTT	IN USE	
ENGELHART	IN USE	
ENTWISTLE	IN USE	
ERROL	IN USE	
ESCHELMAN	IN USE	
ESKER	IN USE	
ESPLANADE	IN USE	
ESTABROOK	IN USE	
ETTRICK	IN USE	
EUER	IN USE	
EUGENE	APPROVED	
EVANS	APPROVED	

STREETNAME	STATUS	
EVELAND	IN USE	
EVELYN	IN USE	
FACET	IN USE	
FAHEY	IN USE	
FAIRCHILD	IN USE	
FAIRGATE	IN USE	
FAIRWOOD	APPROVED	
FAITHORNE	IN USE	
FALCON	IN USE	
FALL RIVER	IN USE	
FALLON	APPROVED	MG2
FALLS	IN USE	
FANTAGES	IN USE	
FARGO	IN USE	
FARHAM	IN USE	
FARLEY	IN USE	
FARMER	IN USE	
FARMHOUSE	APPROVED	
FARNDON	IN USE	
FARRELL	IN USE	
FATH	IN USE	
FAUSSET	IN USE	
FAYETTE	IN USE	
FEATHER FALLS	IN USE	
FEHR	IN USE	
FENCELINE	IN USE	
FERGUSEN	IN USE	
FERNLEAF	IN USE	
FERREO	DENIED	

STREETNAME	STATUS
FERRERA	IN USE
FERRIER	IN USE
FERRY	IN USE
FETTER	IN USE
FIEL	IN USE
FIELD VIEW	APPROVED
FIELDSTONE	IN USE
FIGUEROA	IN USE
FILKINS	IN USE
FINCHLEY	IN USE
FISHER	IN USE
FITCHBURG	IN USE
FITHIAN	IN USE
FLAGSTAFF	APPROVED
FLANNELBUSH	APPROVED
FLAT ROCK	IN USE
FLICKER	APPROVED
FLINDELL	IN USE
FLINT ROCK	IN USE
FLOOD	IN USE
FLORASOTA	APPROVED
FLOWER	IN USE
FOGERTY	IN USE
FOLEY	IN USE
FOLSOM	IN USE
FOLSOM AUBURN	IN USE
FOLSOM DAM	IN USE
FOLSOM HEIGHTS	APPROVED
FOLSOM MEADOWS	IN USE

STREETNAME	STATUS
FOLSOM POINT	IN USE
FOLSOM RANCH	IN USE
FONG	IN USE
FOOTHILL PINE	APPROVED
FORK	IN USE
FORREST	IN USE
FORREST ST FONG ST	IN USE
FORT ROCK	IN USE
FOXBRIDGE	IN USE
FOYLE	IN USE
FRAMINGHAM	IN USE
FRANCIS	IN USE
FRANKWOOD	IN USE
FRATIS	IN USE
FRAZER	IN USE
FREESE	IN USE
FRENCH	APPROVED
FRENCH GULCH	IN USE
FRESWICK	IN USE
FRICKE	IN USE
FULSTOW	IN USE
FUNDENHALL	IN USE
GABLE	IN USE
GAGE	IN USE
GAINSBOROUGH	IN USE
GALLAGHER	IN USE
GALLATIN	APPROVED
GALLINGER	IN USE
GALLUP	IN USE

STREETNAME	STATUS
GALSTON	IN USE
GARDEN OAKS	IN USE
GARDENTERRACE	APPROVED
GARDNER	IN USE
GARRETT	IN USE
GASS	APPROVED
GATEWAY POINTE	APPROVED
GEM SMITH	IN USE
GILDED ROCK	IN USE
GILLEN	IN USE
GIONATA	IN USE
GISLER	IN USE
GIVEN	IN USE
GLEN MADY	IN USE
GLEN OAK	IN USE
GLENMOOR	IN USE
GLENN	IN USE
GLENNFINNAN	IN USE
GLOUCESTER	IN USE
GOLD CREEK	IN USE
GOLD LAKE	IN USE
GOLD MINE	IN USE
GOLD ROCK	IN USE
GOLD RUSH	APPROVED
GOLDEN CANYON	IN USE
GOLDEN EYE	IN USE
GOLDEN OAK	IN USE
GOLDEN PLAINS	DENIED
GOLDEN WAVE	APPROVED
	MG2

STREETNAME	STATUS
GOLF LINKS	IN USE
GOMES	IN USE
GONCE	IN USE
GOODELL	IN USE
GOOSE	APPROVED
GOOSEBERRY	APPROVED
GOPHER RIDGE	APPROVED
GRAHAM	IN USE
GRAND PRAIRIE	APPROVED
GRANDVIEW	IN USE
GRANITE	IN USE
GRANITE CITY	DENIED
GRANITE CREEK	IN USE
GRANITE LAKE	IN USE
GRANITEWOOD	IN USE
GRANT	IN USE
GRANTHAM	IN USE
GRASSLAND	APPROVED
GRASSWOOD	IN USE
GREEN VALLEY	IN USE
GREENBACK	IN USE
GREENBUSH	IN USE
GREENHORN	APPROVED
GREENLAW	IN USE
GRENOBLE	IN USE
GREY CANYON	IN USE
GREY CLIFF	IN USE
GREY FOX	IN USE
GRIMES	IN USE

STREETNAME	STATUS	
GROVER	IN USE	
GUERNSEY	IN USE	
GUN RANGE	IN USE	
GUZZETTI	IN USE	
HACKBERRY	APPROVED	MG2
HADDINGTON	IN USE	
HAGEN	IN USE	
HALFWAY	APPROVED	
HALIDON	IN USE	
HALKIRK	IN USE	
HALL	IN USE	
HALVERSON	IN USE	
HAMERSLEY	IN USE	
HAMMOND	IN USE	
HANA	IN USE	
HANCOCK	IN USE	
HANDY	IN USE	
HANNAFORD	IN USE	
HANSEN	IN USE	
HAPPY HOLLOW	APPROVED	
HAPTON	IN USE	
HARCOURT	IN USE	
HARD ROCK	DENIED	
HARDROCK	IN USE	
HARGROVE	IN USE	
HARRIER	APPROVED	
HARRINGTON	IN USE	
HARRIS	APPROVED	
HART	APPROVED	

STREETNAME	STATUS
HARTER	IN USE
HARTLEY	IN USE
HARVEST	APPROVED
HARVEST GATE	APPROVED
HASCOMBE	IN USE
HASKINS	IN USE
HATHERDEN	IN USE
HAVERHILL	IN USE
HAWK	IN USE
HAWK POINT	IN USE
HAYLOFT	IN USE
HAYS	IN USE
HAZELMERE	IN USE
HEALTHY	IN USE
HEART BUTTE	IN USE
HEATON	IN USE
HEDGEROW	APPROVED
HEILER	IN USE
HENDERSON	IN USE
HENRY	IN USE
HENRY JOHNSON	DENIED
HENSEY	IN USE
HERITAGE	IN USE
HERRILL	IN USE
HESLER	IN USE
HESSER	IN USE
HEWSON	IN USE
HIDDEN FALLS	IN USE
HIDDEN HOLLY	APPROVED

STREETNAME	STATUS
HIDDEN KNOLL	APPROVED
HIDDEN WEND	APPROVED
HIGGINS	IN USE
HIGHGATE TERRACE	APPROVED
HIGHLAND	APPROVED
HIGHPOINT	APPROVED
HILDEBRAND	IN USE
HILLCREST	DENIED
HILLGRASS	APPROVED
HILLOCK	IN USE
HILLSBOROUGH	APPROVED
HILLSIDE	APPROVED
HILLSWICK	IN USE
HILLSWOOD	IN USE
HILLTOP	APPROVED
HINDS	IN USE
HINGHAM	IN USE
HINKLE	IN USE
HINSDALE	APPROVED
HODGES	IN USE
HODGSON	IN USE
HOLLEY	IN USE
HOLLYANN	IN USE
HOMESTEAD HILLS	IN USE
HONEY COOK	IN USE
HONEY LOG	APPROVED
HOPFIELD	IN USE
HOPPER	IN USE
HORATIO	APPROVED

STREETNAME	STATUS
HORN	IN USE
HORNET	APPROVED
HORNSBY	IN USE
HORSESHOE GLEN	IN USE
HOSE	APPROVED
HOUSTON	IN USE
HOXSIE	IN USE
HUDSON	IN USE
HULETT	IN USE
HUMBERT	IN USE
HUMBUG CREEK	IN USE
HUMMINGBIRD	APPROVED
HUNTER	IN USE
HUNTLY	IN USE
ILLSLEY	IN USE
INGERSOLL	IN USE
INGOLDSBY	APPROVED
INKS	IN USE
INTEL WEST	IN USE
INWOOD	IN USE
IRIS	IN USE
IRON BIRD	APPROVED
IRON HORSE	APPROVED
IRON MOUNTAIN	IN USE
IRON POINT	IN USE
ISLAY	IN USE
IVORY HOLLOW	APPROVED
JACKRABBIT	APPROVED
JACOBS	IN USE

STREETNAME	STATUS
JAMIE	IN USE
JANEWOOD	IN USE
JANSEN	IN USE
JEDEDIAH	IN USE
JENKINS	IN USE
JEWEL STONE	IN USE
JIM HILL	IN USE
JOBSON	IN USE
JOE MURER	IN USE
JOERGANSON	IN USE
JOHN HENRY	IN USE
JOHN MURRAY	IN USE
JOHN RHOADS	APPROVED
JOHNSON	DENIED
JOHNSON CROSSING	DENIED
JOHNSTON	IN USE
JOSEPH	IN USE
JOSEPH FOLSOM	DENIED
JUDAH	IN USE
JUMPER	IN USE
JUNIPER	APPROVED
KAISER	IN USE
KANTNER	IN USE
KARAT	IN USE
KARL	IN USE
KATARINA	IN USE
KAVINE	IN USE
KAY	IN USE
KEARNS	IN USE

STREETNAME	STATUS
KEEFE-MCDERBY	APPROVED
KEEFER	IN USE
KELLER	IN USE
KELLY	IN USE
KEMP	IN USE
KEMPTON	IN USE
KENNAR	IN USE
KENNERLY	IN USE
KERR	IN USE
KERSHAW	IN USE
KERSLAKE	IN USE
KERSWELL	IN USE
KERWIN	IN USE
KESTREL	IN USE
KETTLE ROCK	IN USE
KIDDER	IN USE
KILBIRNIE	IN USE
KILCAIRN	IN USE
KILLDEER	APPROVED
KILRENNY	IN USE
KILRUSH	IN USE
KILSBY	IN USE
KILSYTH	IN USE
KING	IN USE
KINGFISHER	IN USE
KINGLET	IN USE
KINGSBURRY	APPROVED
KIPP	APPROVED
KIRBY	IN USE

STREETNAME	STATUS
KITE	APPROVED
KNOB FORK	IN USE
KNOPFLER	IN USE
LAKE FOREST	IN USE
LAKE NATOMA	IN USE
LAKE VISTA	IN USE
LAKESIDE	IN USE
LAMOUR	APPROVED
LANCOME	APPROVED
LANDRISE	IN USE
LANDRUM	IN USE
LANGHOLM	IN USE
LANGRICK	IN USE
LANTANA	APPROVED
LAQUART	IN USE
LARIAT	IN USE
LARK	IN USE
LARKHALL	IN USE
LARKIN	IN USE
LARSON	IN USE
LAS ALHAMBRA	IN USE
LATHERTON	IN USE
LAURELWOOD	IN USE
LAVALIÈRE	IN USE
LEAFWOOD	IN USE
LECKENBY	IN USE
LEDGEMONT	IN USE
LEDGESTONE	IN USE
LEFEVRE	IN USE

STREETNAME	STATUS	
LEICESTER	IN USE	
LEIDESDORFF	IN USE	
LEMBI	IN USE	
LEONARD	IN USE	
LEPAGE	IN USE	
LESNICK	IN USE	
LEVEN	IN USE	
LEVY	IN USE	
LEWIS	IN USE	
LEXINGTON	IN USE	
LIGHT	IN USE	
LILAC	APPROVED	MG2
LIMESTONE	IN USE	
LINDLEY	IN USE	
LIONS	IN USE	
LISAWOOD	IN USE	
LISTOWE	IN USE	
LITTLE	IN USE	
LITTLETON	IN USE	
LIVE OAK	IN USE	
LIVERMORE	IN USE	
LIVINGSTON	APPROVED	
LLEWELLYN	IN USE	
LOGGERHEAD	APPROVED	
LOGGERS	APPROVED	
LOMA RICA	APPROVED	
LONE LEAF	APPROVED	
LONE SPUR	IN USE	
LONE VIEW	APPROVED	

STREETNAME	STATUS
LONELY CANYON	APPROVED
LONGHORN	IN USE
LOOMIS	IN USE
LORDEN	IN USE
LORENA	IN USE
LORING	IN USE
LOST CREEK	IN USE
LOST LAKE	IN USE
LOTHIAN	IN USE
LOTUS	APPROVED
LOUGHRIDGE	IN USE
LOWER MINES	APPROVED
LOWNEY	IN USE
LUDLOW	IN USE
LUELLA	IN USE
LUMBER MILL	APPROVED
LUNA	IN USE
LUSTER	IN USE
LUTTREL	IN USE
LYNDEBORO	IN USE
LYNTON	IN USE
MADEROS	IN USE
MADISON	IN USE
MAHAFFEY	IN USE
MAIDU	APPROVED
MAINSAIL	IN USE
MAJESTIC	APPROVED
MALLARD	IN USE
MANASCO	IN USE

STREETNAME	STATUS	
MANGINI	APPROVED	
MANGINI RANCH	APPROVED	
MANN	IN USE	
MANNING	APPROVED	
MANNOCK	IN USE	
MANSEAU	IN USE	
MANSELL	DENIED	
MARBLE CANYON	IN USE	
MARCHANT	IN USE	
MARIETTA	IN USE	
MARKET	IN USE	
MARKLEY	APPROVED	
MARQUISE	IN USE	
MARSALLA	IN USE	
MARSDEN	IN USE	
MARSH HAWK	IN USE	
MARSHALL	APPROVED	
MARTIN	IN USE	
MARVIN	IN USE	
MARY	IN USE	
MATISSE	IN USE	
MAY	IN USE	
MAYALL	IN USE	
MCADOO	IN USE	
MCCOMBER	IN USE	
MCCORMICK	IN USE	
MCDERBY	IN USE	
MCFARLAND	IN USE	
MCGUIRE	IN USE	

STREETNAME	STATUS	
MCHUGH	IN USE	
MCKENNY	IN USE	
MCKIERNAN	IN USE	
MCNAMEE	IN USE	
MEADOW LAKES	IN USE	
MEADOWBRIDGE	IN USE	
MEADOWROCK	IN USE	
MENDES	IN USE	
MEREDITH	IN USE	
MERGANSER	APPROVED	
MESQUITE	IN USE	
METTE	IN USE	
METZ	IN USE	
MIDDLE FORK	IN USE	
MILL	IN USE	
MILLER	IN USE	
MINE	APPROVED	
MINERAL	APPROVED	
MISSION OAK	IN USE	
MISTY BROOK	APPROVED	
MISTY MEADOW	IN USE	
MISTY RIDGE	IN USE	
MITCHELL	IN USE	
MITFORD	IN USE	
MONET	IN USE	
MONOWOOD	IN USE	
MONTEREY	IN USE	
MONTMAGNY	IN USE	
MONTROSE	IN USE	

STREETNAME	STATUS
MONUMENT PEAK	IN USE
MOON	IN USE
MOONLIT	IN USE
MOORE	IN USE
MORELAND	IN USE
MORETO	APPROVED
MORGANITE	IN USE
MORMON	IN USE
MORNING DOVE	IN USE
MORNINGSIDE	IN USE
MORTON	IN USE
MOSAIC	APPROVED
MOSS ROCK	IN USE
MOSSBANK	IN USE
MOSSWOOD	IN USE
MOUNTAIN OAK	IN USE
MOUNTAIN VIEW	IN USE
MOYLAN	IN USE
MOYLEGROVE	IN USE
MUERER	IN USE
MUIRKIRK	IN USE
MULBARTON	IN USE
MULE CREEK	IN USE
MULLEN	IN USE
MUSTANG	APPROVED
MYSTIC HILLS	IN USE
NATOMA	IN USE
NATOMA ST DEAN WAY	IN USE
NATOMA STATION	IN USE

STREETNAME	STATUS
NATURE	IN USE
NAYLAND	IN USE
NEEDLEGRASS	APPROVED
NEEDLES	IN USE
NESBITT	IN USE
NESMITH	IN USE
NEWBURY	IN USE
NEWINGTON	IN USE
NEWMARK	IN USE
NICHOLS	IN USE
NORTHLAKE	IN USE
NORTHOLT	IN USE
NORTHWOOD	IN USE
NUGGET	IN USE
OAK	IN USE
OAK AVENUE	IN USE
OAK BRIAR	IN USE
OAK BUTTE	IN USE
OAK CANYON	IN USE
OAK KNOLL	IN USE
OAK MILL	IN USE
OAK RAVINE	IN USE
OAK RIM	IN USE
OAK ROCK	IN USE
OAK VILLA	IN USE
OAK WOODLAND	APPROVED
OAKDALE	IN USE
OAKMERE	IN USE
OAKPLACE	IN USE

STREETNAME	STATUS		
OBSIDIAN CLIFF	IN USE		
OFRIA	IN USE		
OLD TAVERN	APPROVED		
OLIVE HEIGHTS	APPROVED		
OLIVER	IN USE		
ONEILL	IN USE		
ORANGE BLOSSOM	IN USE		
ORANGE GROVE	IN USE		
ORANGEVALE	IN USE		
ORANGEVIEW	IN USE		
ORBISON	IN USE		
ORCHARD	IN USE		
ORCHARD HILL	DENIED		
ORCHARD TERRACE	IN USE		
ORE	IN USE		
ORENO	IN USE		
ORION	APPROVED		
OSBORNE	IN USE		
OSPREY	IN USE		
OUTCROPPING	IN USE		
OVERBROOK	IN USE		
OVERLOOK	DENIED		
OWL CREEK	APPROVED	MG2	
OWL MEADOW	IN USE		
OXBUROUGH	IN USE		
OXLEIGH	IN USE		
PAAVOLA	IN USE		
PACIFIC OAK	IN USE		
PAINE	IN USE		

STREETNAME	STATUS	
PAINTED ROCK	IN USE	
PALABRA	IN USE	
PALISADES	APPROVED	
PALLADIO	IN USE	
PALMER	IN USE	
PALOMINO	IN USE	
PARASOL	APPROVED	
PARIS	APPROVED	
PARK TERRACE	APPROVED	
PARKER	IN USE	
PARKLAND	APPROVED	
PARKSHORE	IN USE	
PARKSTONE	IN USE	
PARKWAY	IN USE	
PARSONS	IN USE	
PASCOE	IN USE	
PATRICK	IN USE	
PATTON	IN USE	
PAWTUCKET	IN USE	
PAYDIRT	IN USE	
PEARCE	IN USE	
PEDDLERS	IN USE	
PEMBERTON	IN USE	
PEMBURY	IN USE	
PENARANDA	IN USE	
PENNOCK	IN USE	
PENROD	IN USE	
PENROSE	IN USE	
PENRY	IN USE	

STREETNAME	STATUS
PENTLAND	IN USE
PENWOOD	IN USE
PEPITO	IN USE
PERAZZO	IN USE
PERKINS STATION	IN USE
PERRAUD	IN USE
PERRY	IN USE
PERSIFER	IN USE
PERSIMMON	APPROVED MG2
PESTLE	IN USE
PHACELIA	APPROVED
PHEASANT	IN USE
PICASSO	IN USE
PIERPOINT	IN USE
PINDER	IN USE
PINE	IN USE
PINE GROVE	IN USE
PINE SONG	APPROVED
PINE VIEW	IN USE
PINEBROOK	IN USE
PINNACLE BUTTE	IN USE
PINTAIL	IN USE
PIONEER	IN USE
PIONEER ROUTE	APPROVED
PIPERIA	APPROVED
PIQUE	APPROVED
PIRNMILL	IN USE
PLACER MINE	IN USE
PLACERVILLE	IN USE

STREETNAME	STATUS
PLAZA	IN USE
PLEASANT HILL	APPROVED
PLEASANT RAVINE	APPROVED
PLUM CREEK	IN USE
PLUMMER	IN USE
POINT WEST	APPROVED
POMINE	IN USE
POND VIEW	IN USE
PONDEROSA	IN USE
PONTIAC	APPROVED
POPPY HOLLOW	IN USE
PORTER	IN USE
PORTO	IN USE
POWDERLY	IN USE
POWER CENTER	IN USE
PRADERA	IN USE
PRAIRIE CITY	IN USE
PRAIRIE DIGGINGS	APPROVED
PRAIRIE GOLD	APPROVED
PRECIOUS	IN USE
PRENTICE	IN USE
PREWETT	IN USE
PRICE	IN USE
PRIMA	APPROVED
PRISON	IN USE
PRISSER	IN USE
PROSPECTOR	IN USE
PROVENCE	IN USE
PUFFER	IN USE

STREETNAME	STATUS	
PURPLE SAGE	APPROVED	
QUAIL MEADOW	APPROVED	MG2
QUAIL WOOD	IN USE	
QUAKIE GLEN	APPROVED	MG2
QUARTZ MILL	APPROVED	
QUIGLEY	IN USE	
QUINN	APPROVED	
RAEANNE	IN USE	
RAINBOW LAKES	IN USE	
RAINBOW TROUT	APPROVED	
RAITT	IN USE	
RAMBLING	IN USE	
RAMOS	IN USE	
RANDALL	IN USE	
RANGE VIEW	APPROVED	
RANGELAND	APPROVED	
RATHBONE	IN USE	
RAWLINGS	IN USE	
RAYMOND	IN USE	
READING	IN USE	
REBECCA	IN USE	
REBEL HILL	APPROVED	
RED OAK	IN USE	
RED RIDGE	IN USE	
RED SHALE	IN USE	
REDBUD	APPROVED	
REDDINGTON	IN USE	
REDROCK	IN USE	
REDWOOD	IN USE	

STREETNAME	STATUS	
REEVES	IN USE	
REIMAN	IN USE	
RELVAS	IN USE	
REMINGTON	IN USE	
RENOIR	IN USE	
RENPOINT	IN USE	
RESTON	IN USE	
RHOADES	IN USE	
RHOADS	DENIED	
RHOADS BRANCH	DENIED	
RHOADS POINT	DENIED	
RIDGELINE	APPROVED	
RIDGEVIEW	APPROVED	
RIEDINGER	DENIED	
RIGGINS	IN USE	
RIGNEY	IN USE	
RILEY	IN USE	
RILLINGTON	IN USE	
RITCHIE	IN USE	
RIVAGE	IN USE	
RIVER	IN USE	
RIVER BEND	IN USE	
RIVER RIDGE	IN USE	
RIVER ROCK	IN USE	
RIZOR	IN USE	
ROAD RUNNER	APPROVED	
ROBERTS	IN USE	
ROBIN	IN USE	
ROCK CANYON	IN USE	

STREETNAME	STATUS
ROCK HEARTH	APPROVED
ROCK RAVINE	IN USE
ROCK SPRING RANCH	APPROVED
ROCKBOLT	IN USE
ROCKGLEN	IN USE
ROCKPORT	IN USE
ROCKROSE	APPROVED
ROCKY COVE	IN USE
ROCKY HILLS	APPROVED
RODEO	IN USE
RODIN	IN USE
RODMARTIN	IN USE
ROGERS	IN USE
ROSE TRELIS	APPROVED
ROSEGOLD	IN USE
ROSEMARY	APPROVED
ROSIE TERRACE	APPROVED
ROSLYN	APPROVED
ROUGH HORSE	APPROVED
ROUND HILL	DENIED
ROUSE	APPROVED
ROWBERRY	IN USE
ROWLANDS	IN USE
ROYAL ARCH	APPROVED
ROYALTON	IN USE
RUAN	IN USE
RUGOSA	IN USE
RUMEBE	APPROVED
RUMSEY	IN USE

STREETNAME	STATUS
RUNDGREN	IN USE
RUSSELL	IN USE
RUSSI	IN USE
RUSSLER	IN USE
RUSSVILLE	IN USE
RUSTIC RIDGE	APPROVED
RUTH	IN USE
RUTSEY	IN USE
RYAN	IN USE
SADDLE	IN USE
SAGE FLAT	IN USE
SAGEBRUSH	APPROVED
SALMON RUN	APPROVED
SAMWELL	IN USE
SANBORN	IN USE
SANDERSON	APPROVED
SANDS	IN USE
SANDSTONE	IN USE
SANDWICK	IN USE
SANDY CREEK	IN USE
SANTA JUANITA	IN USE
SANTANA	IN USE
SASSAFRAS	APPROVED MG2
SAUL	IN USE
SAVANNAH	APPROVED
SAWTELLE	APPROVED
SAWYER	APPROVED
SCENIC BYWAY	APPROVED
SCHEIDEGGER	IN USE

STREETNAME	STATUS
SCHILLERS	IN USE
SCHOLAR	IN USE
SCHOOL	IN USE
SCOTT	IN USE
SEABOUGH	IN USE
SEAFARER	IN USE
SEATON	IN USE
SECRET CANYON	IN USE
SEDFORD	IN USE
SEERGREEN	IN USE
SEIWELL	IN USE
SERPA	IN USE
SETTLERS	IN USE
SHADOWBROOK	IN USE
SHADY CREEK	IN USE
SHADY CROSSING	APPROVED
SHADY OAKS	IN USE
SHAKERS RIDGE	APPROVED MG2
SHALE ROCK	APPROVED MG2
SHARON	IN USE
SHELLEY	IN USE
SHERINGHAM	IN USE
SHERMAN	APPROVED
SHIRLAND	APPROVED
SHOVERLER	APPROVED
SHOWERS	IN USE
SIBLEY	IN USE
SIDNEY	APPROVED
SIENNA BLUFF	APPROVED MG2

STREETNAME	STATUS
SIERRA HILLS	DENIED
SIERRA OAK	IN USE
SIERRA PARKWAY	APPROVED
SIERRA REIN	APPROVED
SIERRA WOODS	IN USE
SILBERHORN	IN USE
SILBERSTON	APPROVED
SILCHESTER	IN USE
SILENT GROVE	APPROVED
SILKWOOD	APPROVED
SILO	APPROVED
SILVA	IN USE
SILVER CREEK	IN USE
SILVER FERN	APPROVED
SILVER LINDEN	APPROVED
SILVER PLUME	IN USE
SILVER SPUR	IN USE
SILVER VALE	APPROVED
SILVERBERRY	APPROVED
SIMMONS	IN USE
SINGER	IN USE
SKIDMORE	IN USE
SKY EDGE	APPROVED
SKY GARDENS	APPROVED
SKYCREST	APPROVED
SKYVIEW	APPROVED
SLATE CREEK	IN USE
SLATER	IN USE
SLAYBACK	IN USE

STREETNAME	STATUS			
SLOCUM	IN USE			
SLUICE	IN USE			
SMITH	IN USE			
SNAPDRAGON	APPROVED	MG2		
SNOW BAR	IN USE			
SNOWY RANGE	IN USE			
SOLIDAY	IN USE			
SOMBRERO	IN USE			
SOTO	IN USE			
SOUKUP	IN USE			
SOURDOUGH	IN USE			
SOUTH HILLS	APPROVED			
SOUTHCREEK	IN USE			
SOUTHWOOD	IN USE			
SOUZA	IN USE			
SPARKS	APPROVED			
SPARROW	APPROVED			
SPENCER	IN USE			
SPICEBUSH	APPROVED			
SPICEWOOD	APPROVED	MG2		
SPINKS	APPROVED			
SPIVA	IN USE			
SPOTTED DOG	APPROVED			
SPRIG	IN USE			
SPRING GARDEN	DENIED			
SPRING HARVEST	APPROVED	MG2		
SPRING HOUSE PLACE	APPROVED			
SPRING OAK	IN USE			
SPRING WATER	IN USE			

STREETNAME	STATUS	
SPRUANCE	APPROVED	
STAFFORD	IN USE	
STANDISH	IN USE	
STANFORD	DENIED	
STANTON	IN USE	
STARDUST	APPROVED	
STARGLOW	IN USE	
STARKEY	IN USE	
STARVIEW	APPROVED	
STEEN	IN USE	
STEEPLECHASE	IN USE	
STELLARS JAY	APPROVED	
STELLER'S JAY	DENIED	
STERLING	IN USE	
STERLING STONE	IN USE	
STETSON	IN USE	
STEWART	IN USE	
STILLWOOD	IN USE	
STINNET	IN USE	
STOCKMAN	IN USE	
STONE MILL	IN USE	
STONE RANCH	APPROVED	
STONE VIEW	APPROVED	MG2
STONEBROOK	IN USE	
STONECLIFFE AISLE	APPROVED	
STONEHEDGE	IN USE	
STONEY HILL	IN USE	
STONINGTON	IN USE	
STORMS	IN USE	

STREETNAME	STATUS
STRABANE	IN USE
STRATHDON	IN USE
STREAMBED	APPROVED
STRONSAY	IN USE
STROUP	IN USE
STROUSE	IN USE
STURBRIDGE	IN USE
STURGES	IN USE
SUGAR HILL	APPROVED
SUMMER CLOUD	IN USE
SUMMER SHADE	IN USE
SUMMIT	APPROVED
SUNDAHL	IN USE
SUNDANCE	APPROVED
SUNDERLAND	IN USE
SUNNY GATE	APPROVED
SUNNYWOOD	IN USE
SUNPEAK	APPROVED
SUNROCK	IN USE
SUNSET	DENIED
SURBAUGH	IN USE
SURREY	APPROVED
SUTCLIFFE	IN USE
SUTTER	IN USE
SWAIN	IN USE
SWIFT RIVER	IN USE
SWINGLE	IN USE
SWINTON	IN USE
SYCAMORE	APPROVED

STREETNAME	STATUS	
SYCAMORE CREEK	APPROVED	
TABLE ROCK	IN USE	
TACANA	IN USE	
TAILINGS	APPROVED	
TALISMAN	IN USE	
TALL GRASS	IN USE	
TALL HEDGE	APPROVED	
TALL OAKS BEND	APPROVED	MG2
TALLEYVILLE	IN USE	
TALON	IN USE	
TANNER	IN USE	
TARBOLTON	IN USE	
TAUNTON	IN USE	
TAUPIN	IN USE	
TAYLOR	IN USE	
TECEIRA	IN USE	
TEDFORD	IN USE	
TEMPERANCE RIVER	IN USE	
TERRACE	APPROVED	
TERRACE COVE	IN USE	
TETWORTH	IN USE	
TEXAS	IN USE	
THEODORE	APPROVED	
THEODORE JUDAH	APPROVED	
THOMAS	IN USE	
THOMPSON	IN USE	
THOREAU	IN USE	
THORNDIKE	IN USE	
THORNE	IN USE	

STREETNAME	STATUS	
THUNDER LEDGE	APPROVED	
THURMAN	IN USE	
TIBESSART	IN USE	
TIDEPOOL	IN USE	
TIEMPO	IN USE	
TIMBER PLACE	APPROVED	
TIMBERLINE MEADOW	APPROVED	MG2
TIMSON	IN USE	
TINDAL	IN USE	
TIPPENS	IN USE	
TOBRURRY	IN USE	
TOMLINSON	IN USE	
TONY	IN USE	
TOPHAM	IN USE	
TORK	IN USE	
TOWER ROCK	IN USE	
TOWERING OAKS	IN USE	
TOWNSEND	IN USE	
TRACY	IN USE	
TRADERS	IN USE	
TRAILS END	APPROVED	MG2
TRAILSIDE	APPROVED	
TRAVIS	IN USE	
TRAYLEN	IN USE	
TRAZIEL	IN USE	
TREASURE RIDGE	APPROVED	
TREATMENT PLANT	IN USE	
TREFTON	IN USE	
TREJO	IN USE	

STREETNAME	STATUS	
TRIBUTARY	APPROVED	
TRIFF	IN USE	
TRIPLE CREEK	APPROVED	MG2
TRIPLET	IN USE	
TROWBRIDGE	IN USE	
TROWER	IN USE	
TRUMPET VINE	APPROVED	
TUCKER	APPROVED	
TURN PIKE	IN USE	
TWIN BUTTES	IN USE	
TYNDRUM	IN USE	
TYRELL	IN USE	
UNNAMED	IN USE	
VALENTIA	APPROVED	
VALLEY FALLS	IN USE	
VALLEY OAK	IN USE	
VALLEY PINES	IN USE	
VALLEY RAILROAD	APPROVED	
VALLEY TERRACE	APPROVED	
VAN DE VORT	APPROVED	
VAN DYKE	IN USE	
VAN ELGORT	IN USE	
VAN WINKLE	IN USE	
VANCE	IN USE	
VAUGHN	IN USE	
VEDDER	APPROVED	
VELVET GROVE	APPROVED	
VERANDA	IN USE	
VERBENA	APPROVED	

STREETNAME	STATUS	
VESSONA	IN USE	
VIA BARLOGIO	IN USE	
VIA FELICE	IN USE	
VIA FIORI	IN USE	
VIA MERCATO	IN USE	
VIA RANCHO	APPROVED	
VIA SERENA	IN USE	
VIA SOLE	IN USE	
VIA VERONA	APPROVED	
VIDALIA	APPROVED	
VIENTO	IN USE	
VIERRA	IN USE	
VIEW TERRACE	APPROVED	
VILLA VERDE	APPROVED	
VILLAGE WAY	APPROVED	
VINEYARD	APPROVED	
VIRGINIA RAIL	APPROVED	
VISTA GRANDE	APPROVED	MG2
VISTA OAK	IN USE	
VONNIE	IN USE	
WAGON WHEEL	IN USE	
WALDEN	IN USE	
WALES	IN USE	
WALLACE	APPROVED	
WALLINGFORD	IN USE	
WARD	IN USE	
WATER VIEW	IN USE	
WATERBORO	IN USE	
WEBB	IN USE	

STREETNAME	STATUS	
WEIDER	IN USE	
WEINREICH	IN USE	
WELCHS	IN USE	
WELLFLEET	IN USE	
WELLSLEY	IN USE	
WELTY	APPROVED	
WEMBLEY	IN USE	
WENHAM	IN USE	
WESLEY	IN USE	
WESLEYAN	IN USE	
WESSEX	IN USE	
WESTBURY	IN USE	
WESTCHESTER	IN USE	
WESTERN STAR	APPROVED	
WESTWOOD	APPROVED	
WHALETAIL	IN USE	
WHAT CHEER	APPROVED	
WHELAN	IN USE	
WHISPERING BROOK	APPROVED	MG2
WHISTLE STOP	IN USE	
WHITE OAK	IN USE	
WHITE PINE	APPROVED	
WHITE ROCK	IN USE	
WHITING	IN USE	
WHITWORTH	IN USE	
WIDGEON	IN USE	
WILD RIVER	IN USE	
WILD ROSE	APPROVED	
WILD TURKEY	APPROVED	

STREETNAME	STATUS
WILD WAY	IN USE
WILDCAT	DENIED
WILDFLOWER	APPROVED
WILDLAND WAY	APPROVED
WILFORD ROGERS	APPROVED
WILKINSON	APPROVED
WILLARD	IN USE
WILLIAM CARPENTER	APPROVED
WILLIAM SPENCER	APPROVED
WILLIAMS	IN USE
WILLIS	APPROVED
WILLOW BEND	IN USE
WILLOW BRIDGE	IN USE
WILLOW CREEK	IN USE
WILLOW GROVE	APPROVED MG2
WILLOW RIDGE	APPROVED
WILLOWICK	APPROVED MG2
WILLOWMERE	IN USE
WILLOWOOD	IN USE
WILLSBORO	IN USE
WILMINGTON	IN USE
WILSON	IN USE
WINCHESTER	IN USE
WIND RIVER RANGE	APPROVED MG2
WINDING	DENIED
WINDING CANYON	IN USE
WINDSOR	APPROVED
WINDSTAR	IN USE
WINDY PEAK	IN USE

STREETNAME	STATUS	
WINSCOMBE	IN USE	
WINTERSTEIN	IN USE	
WITBURN	IN USE	
WITHERS	IN USE	
WITMER	IN USE	
WOLCOT	IN USE	
WOLF POINT	IN USE	
WOODARD	IN USE	
WOODCREST	APPROVED	
WOODFORD TERRACE	APPROVED	
WOODGLEN	IN USE	
WOODHEAD	IN USE	
WOODMERE	IN USE	
WOODPECKER	APPROVED	
WOODS	IN USE	
WOODSMOKE	IN USE	
WOODVIEW	IN USE	
WOODY CREEK	APPROVED	
WOOL	IN USE	
WRANGLER	APPROVED	
WRENTHAM	IN USE	
YAGER	IN USE	
YANKTON	IN USE	
YOST	IN USE	
YOUNG WO	IN USE	
ZANETTA	IN USE	
ZERLANG	IN USE	
ZITTEL	IN USE	

Planning Commission
Addition of the Name Kellison to the Historic Street Name List (PN 19-267)
September 18, 2019

Attachment 3
Kellison Street Name Nomination Letter and
Related Documents



July 12, 2019

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

Esteemed members of the City of Folsom Planning Commission:

Please consider adding "Kellison" to the Folsom Historic Street Name List for use at Folsom Ranch in honor of James Kellison and the automobile manufacturing company he operated at 905 Sutter Street from 1958 to 1963. Kellison worked at that location before expanding to a shop in Lincoln in 1964.

Kellison designed and built motorcars at the shop that also did body and fender work. It was at the Sutter Street location that he began to make molds and work in fiberglass to create car bodies based on his designs. This is the location that saw the birth of Kellison's J car series, which gave the company its first taste of national exposure and ultimately became the Kellison 905, named after the company's address on Sutter Street.

Jim Kellison in Folsom in 1958 with his newly designed J4 Gran Turismo, the Kellison 905, a model named after the shop in which the cars were designed and manufactured at 905 Sutter Street.



This Kellison 905 tribute car is owned by Charles Gordon-Lennox, "Lord March," the 11th Duke of Richmond, founder of the Goodwood Festival of Speed.

Kellison passed away in 2004, but his cars are still prized by collectors and vintage racers. We thank you for your consideration of a street name to honor James Kellison and the car company he operated in Folsom.

Sincerely,

Ian B Cornell



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 2
Type: Public Hearing
Date: September 18, 2019

Planning Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: Scholar Way Tentative Parcel Map
File #: PN 19-252
Request: Tentative Parcel Map Approval
Location: 89 Scholar Way
Parcel(s): 072-0270-102
Staff Contact: Josh Kinkade, Assistant Planner, 916-461-6209
jkinkade@folsom.ca.us

Property Owner

Name: Church of Latter-Day Saints
Address: 50 E. North Temple Street, 22nd
Floor,
Salt Lake City, UT 94150

Applicant

Name: USA Properties Fund
Address: 3200 Douglas Road,
Suite 200
Roseville, CA 95661

Recommendation: Conduct a public hearing and upon conclusion recommend approval of a Tentative Parcel Map application to subdivide a 10.2-acre property located at 89 Scholar Way into two parcels that are 5.6 acres and 4.6 acres in size respectively (PN 19-252), subject to the findings included in this report and the attached conditions.

Project Summary: The proposed project includes a Tentative Parcel Map (PN 19-252) to subdivide an existing 10.2-acre property into two parcels. Parcel 1 includes the existing Church of Latter-Day Saints and is proposed to be 5.6 acres in size. Parcel 2 is vacant and is proposed to be 4.6 acres in size. Future access to Parcel 2 will be available from the shared driveway on Cavitt Drive and from an emergency vehicle access on Scholar Way. A reciprocal access easement is proposed for the Cavitt Drive driveway shared by the parcels. On Parcel 2, a 15-foot reciprocal private drainage easement and 20-foot public utility easement are proposed on the west side and a 20-foot reciprocal private sewer easement is proposed on the east side. Development of Parcel 2 is subject to a separate future review.

Table of Contents:

- 1 - Description/Analysis
- 2 - Background
- 3 - Proposed Conditions of Approval
- 4 - Vicinity Map
- 5 - Project Narrative



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 1
Type: Public Hearing
Date: September 18, 2019

- 6 – Tentative Parcel Map, dated July 1, 2019, Revised September 10, 2019
- 7 – Driveway Exhibit, Dated August 20, 2019
- 8 – Photographs of the Project Site

Submitted,

PAM JOHNS
Community Development Director

ATTACHMENT 1 DESCRIPTION/ANALYSIS

APPLICANT'S PROPOSAL

The applicant, USA Properties Fund, is requesting approval of a Tentative Parcel Map (TPM) to subdivide an existing 10.2-acre property into two parcels. The proposed Parcel 1, includes the existing Church of Latter-Day Saints church and associated parking lot and landscaping, is proposed to be 5.6 acres in size. The proposed Parcel 2, which is vacant, mass graded and vegetated with native grasses, is proposed to be 4.6 acres in size. The proposed TPM is included here as Attachment 6. Future access to Parcel 2 is proposed to be available from the shared driveway on Cavitt Drive and from an emergency vehicle access on Scholar Way. A reciprocal access easement is proposed for the Cavitt Drive driveway shared by the parcels. The applicant is also proposing to dedicate a private drainage easement, a public utility easement and a reciprocal private sewer easement, as illustrated on Attachment 6. Parcel 2 is expected to be developed with a senior apartment complex under a separate development application.

POLICY/RULE

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

ANALYSIS

General Plan and Specific Plan Consistency

The General Plan land use designation of the site is MHD (Multi-Family High Density) and the zoning classification for the site is SP 95-1 (Broadstone Unit No. 3 Specific Plan) with an underlying specific plan designation of R-4 PD (General Apartment, Planned Development District). In addition, the proposed project (which includes creation of two separate parcels) meets all of the development requirements set forth in the Broadstone Unit No. 3 Specific Plan including minimum lot area and minimum lot width. When an application is submitted for the development of Parcel 2, staff will verify the project's compliance with specific plan requirements regarding building setback, building coverage, parking and building height.

Land Use Compatibility Considerations

The project site is located at the southwest corner of the intersection of Scholar Way and Cavitt Drive. East of Cavitt Drive is a residential subdivision (Village 3A of the Broadstone Unit 3 Specific Plan Area) and north of Scholar Way is the College Point Business Park and Folsom Lake College. Along the west project boundary a railroad corridor with a bicycle trail separates the project site from East Bidwell Street and south of the project site is the Broadstone Marketplace Commercial Center.

Because the intersection of Scholar Way and Cavitt Drive is located at a high point, the project site slopes towards the west project boundary and East Bidwell Street. The church complex on Parcel 1 has been terraced into the existing topography and a substantial slope separates Parcel 2 from the JPA corridor to the west. A sound wall surrounds the residential subdivision to the east.

Tentative Parcel Map

As referenced earlier within this report, the applicant is requesting approval of a Tentative Parcel Map to subdivide the 10.2-acre project site into two separate parcels with the intent of allowing each parcel to be sold and operated independently from the other parcel.

As shown in the proposed TPM (Attachment 6), access to the proposed Parcel 1 (which includes the existing church and parking lot) is from existing driveways on Cavitt Drive and Scholar Way. Future access to Parcel 2 will be available from the shared driveway on Cavitt Drive and from an emergency vehicle access (EVA) on Scholar Way. Staff considered an option of turning the EVA into a full access point, but the proximity of this driveway to the existing driveway on Parcel 1 on Scholar Way made this option infeasible due to traffic safety concerns. Furthermore, staff considered tying in the existing access point of Parcel 1 along Scholar Way into access to Parcel 2. However, the slope of the project site and the necessity to remove existing parking spaces from Parcel 1 made this option infeasible as well. As such, staff supports the EVA as proposed.

A 50-foot private reciprocal access easement is also proposed for the Cavitt Drive driveway shared by the parcels. While there were concerns regarding traffic for both the future use on Parcel 2 and the existing church on Parcel 1, staff found that this would only be a potential issue during Sunday morning church services. Furthermore, the church has a second main access point along Scholar Way separate from Parcel 2 that would alleviate some of this traffic. Finally, to address traffic concerns at the proposed entrance, the applicant is proposing a roundabout configuration with a mountable median that would allow for fire truck turning, as shown in Attachment 7. Final design of this roundabout will be subject to future review when development is proposed on Parcel 2. Staff has provided Condition 11, which requires that the final reciprocal access easement boundary include the construction of a roundabout that substantially conforms with Attachment 7, the configuration of which will be subject to CDD review and approval. As such, staff supports the proposed access points as shown on the TPM as conditioned.

On the proposed Parcel 2, a 30-foot private reciprocal drain and water quality easement is proposed on the northern border, a 15-foot private reciprocal drainage easement and 20-foot public utility easement are proposed on the western border, and a 20-foot reciprocal private sewer easement is proposed on the eastern border. An existing 15-foot SMUD overhead easement is located on the southern border of Parcel 2. Staff supports these proposed easements and has conditioned that the owner/applicant

dedicate private easements for utilities, drainage, water, and sanitary sewer on the Parcel Map (Condition No. 10).

Public Comments

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

ENVIRONMENTAL REVIEW

This property was not involved in a division of a larger parcel in the last two years. The property does not have an average slope greater than 20 percent. The property division is in conformance with the General Plan and Zoning, and no variances or exceptions are required. In addition, all services and access to the proposed parcels are provided to local standards. Therefore, the project is exempt from environmental review under section 15315 (Minor Land Divisions) of the California Environmental Quality Act (CEQA) Guidelines. Based on staff's analysis of this project, none of the exceptions in Section 15300.2 of the CEQA Guidelines apply to the use of the categorical exemption in this case.

RECOMMENDATION/PLANNING COMMISSION ACTION

Move to approve the Scholar Way Tentative Parcel Map project creating two (2) parcels as illustrated in Attachment 6, with the following findings included in the report (Findings A-I) and the attached conditions of approval (Conditions 1-15)

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 OF THE CITY, AND THE BROADSTONE NO. 3 SPECIFIC PLAN.

CEQA FINDINGS

- C. THE PROJECT IS EXEMPT FROM ENVIRONMENTAL REVIEW UNDER SECTION 15315 (MINOR LAND DIVISIONS) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.
- D. THE CUMULATIVE IMPACT OF SUCCESSIVE PROJECTS OF THE SAME TYPE IN THE SAME PLACE, OVER TIME IS NOT SIGNIFICANT IN THIS CASE.

- E. NO UNUSUAL CIRCUMSTANCES EXIST TO DISTINGUISH THE PROPOSED PROJECT FROM OTHERS IN THE EXEMPT CLASS.

TENTATIVE PARCEL MAP FINDINGS

- F. THE PROPOSED TENTATIVE PARCEL MAP IS CONSISTENT WITH THE GENERAL PLAN, THE BROADSTONE UNIT NO. 3 SPECIFIC PLAN, THE CITY'S SUBDIVISION ORDINANCE, OTHER APPLICABLE PROVISIONS OF THE FOLSOM MUNICIPAL CODE, AND THE SUBDIVISION MAP ACT IN THAT THE PROJECT IS SUBJECT TO CONDITIONS OF APPROVAL THAT WILL ENSURE THAT THE PROJECT IS DEVELOPED IN COMPLIANCE WITH CITY STANDARDS.
- G. THE DESIGN OF THE TENTATIVE PARCEL MAP IS NOT LIKELY TO CAUSE ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY AND UNAVOIDABLE INJURE FISH OR WILDLIFE OR THEIR HABITAT.
- H. THE DESIGN OF THE TENTATIVE PARCEL MAP IS NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH OR SAFETY PROBLEMS.
- I. THE DESIGN OF THE TENTATIVE PARCEL MAP WILL NOT CONFLICT WITH EASEMENTS FOR ACCESS THROUGH OR USE OF, PROPERTY WITHIN THE PROPOSED TENTATIVE PARCEL MAP.

**ATTACHMENT 2
BACKGROUND**

BACKGROUND

On June 25, 2002, the City amended the land use designation for the project site from IND (Industrial/Office Park) to MHD (Multifamily High Density) and amended the Specific Plan designation (within the Broadstone Unit No. 3 Specific Plan, SP 95-1) from M-L (Office Park) to R-4 PD (General Apartment, Planned Development District). The Specific Plan exhibits identify the site as “church”. On February 15, 2006, the Planning Commission approved a Conditional Use Permit to allow for a church use in a residential area of the Broadstone Unit No. 3 Specific Plan area, as well as a Planned Development Permit to construct 16,558-square-foot church and associated site improvements located at 89 Scholar Way. The Church of Jesus Christ of Latter-Day Saints was subsequently constructed. Finally, on May 6, 2009, the Planning Commission approved a Tentative Parcel Map application to subdivide the property at 89 Scholar Way into two parcels. However, this map was never recorded and has since expired.

GENERAL PLAN DESIGNATION

MHD (Multifamily High Density)

SPECIFIC PLAN DESIGNATION

R-4 PD (General Apartment, Planned Development District), within the Broadstone Unit No. 3 Specific Plan area

ADJACENT LAND USES/ZONING

North: Scholar Way, College Point Business Park/ Folsom Lake College; SP 95-1/A-1-A

South: Broadstone Marketplace; M-1 PD

East: Cavitt Drive, Single-Family Residences; SP 95-1

West: Railroad Corridor, East Bidwell Street, Broadstone Plaza; C-3 PD

SITE CHARACTERISTICS

A 16,558-square-foot church building and a parking area with 195 spaces was constructed in 2006 on the northeast corner of the intersection of Scholar Way and Cavitt Drive. The remaining property has been rough graded and is covered by grasses and wildflowers. Substantial slopes are located along the west project boundary.

APPLICABLE CODES

FMC Chapter 17.18: General Apartment District

FMC Chapter 17.38: Planned Developments
FMC Chapter 17.37; Specific Plan District
Broadstone Unit No. 3 Specific Plan

ATTACHMENT 3

Proposed Conditions of Approval

**CONDITIONS OF APPROVAL FOR
 SCHOLAR WAY TENTATIVE PARCEL MAP
 89 SCHOLAR WAY (PN19-252)**

Cond. No.	Mitigation Measure	GENERAL REQUIREMENTS	When Required	Responsible Department
1.		<p>The applicant shall submit final site development plans to the Community Development Department that shall substantially conform to the exhibits referenced below:</p> <ul style="list-style-type: none"> • Tentative Parcel Map, dated July 1, 2019, Revised September 10, 2019 <p>The project is approved for Scholar Way Tentative Parcel Map, which includes subdividing an existing 10.2-acre parcel into two individual parcels. Implementation of the project shall be consistent with the above-referenced items as modified by these conditions of approval.</p>	M	CD (P)(E)
2.		<p>The project approval granted under this staff report shall remain in effect for two years from final date of approval (September 18, 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>	M	CD (P)

3.		<p>The owner/applicant shall defend, indemnify, and hold harmless the City and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul any approval by the City or any of its agencies, departments, commissions, agents, officers, employees, or legislative body concerning the project. The City will promptly notify the owner/applicant of any such claim, action or proceeding, and will cooperate fully in the defense. The City may, within its unlimited discretion, participate in the defense of any such claim, action or proceeding if both of the following occur:</p> <ul style="list-style-type: none"> • The City bears its own attorney's fees and costs; and • The City defends the claim, action or proceeding in good faith <p>The owner/applicant shall not be required to pay or perform any settlement of such claim, action or proceeding unless the settlement is approved by the owner/applicant.</p>	OG	CD (P)(E)(B) PW, PR, FD, PD
DEVELOPMENT COSTS AND FEE REQUIREMENTS				
4.		The owner/applicant shall pay all applicable taxes, fees and charges at the rate and amount in effect at the time such taxes, fees and charges become due and payable.	M	CD (P)(E)
5.		If applicable, the owner/applicant shall pay off any existing assessments against the property, or file necessary segregation request and pay applicable fees.	M	CD (E)

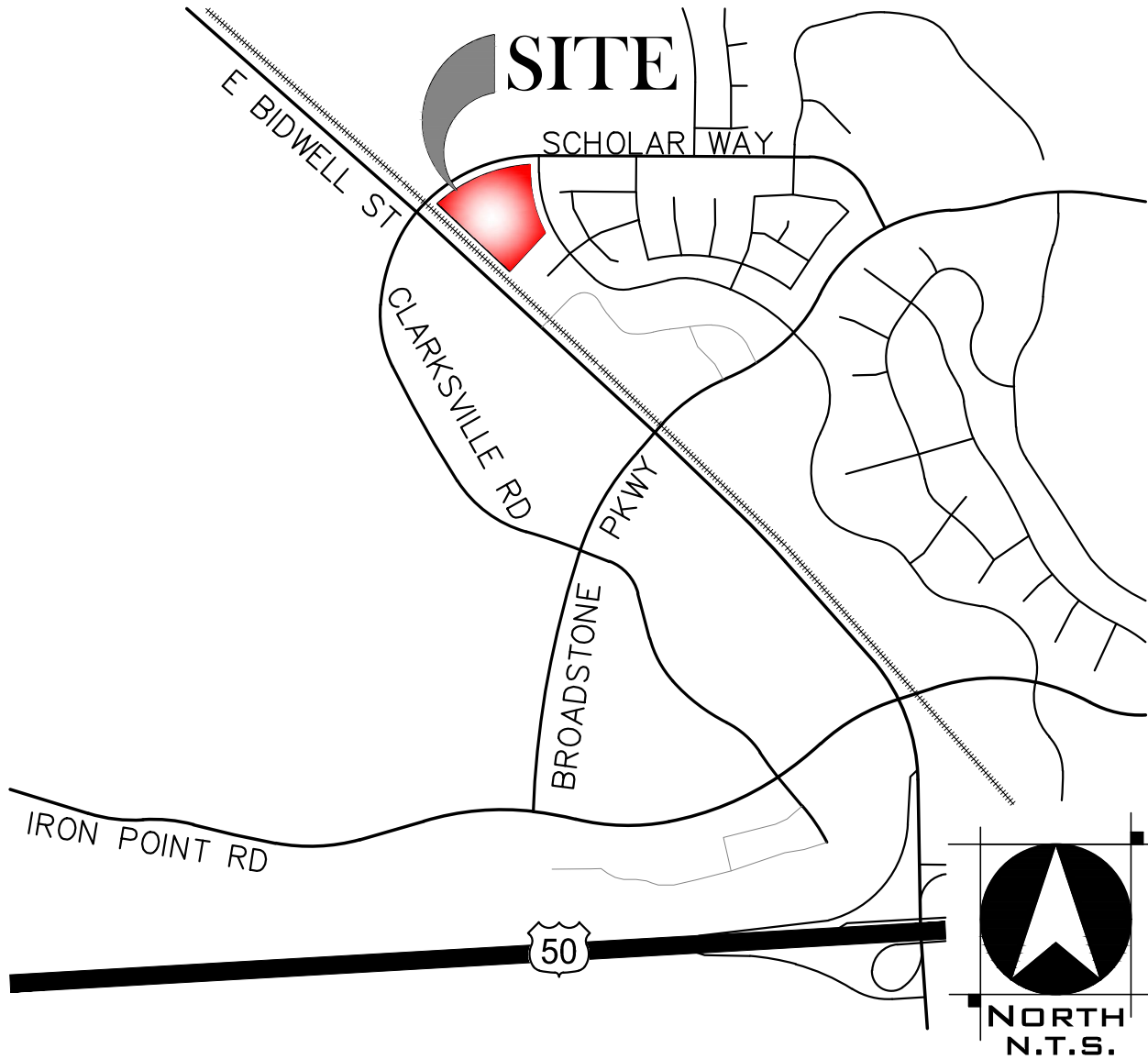
6.		The City, at its sole discretion, may utilize the services of outside legal counsel to assist in the implementation of this project, including, but not limited to, drafting, reviewing and/or revising agreements and/or other documentation for the project. If the City utilizes the services of such 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.	M	CD (P)(E)
7.		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.	M	CD (P)(E)
MAP REQUIREMENTS				
8.		The owner/applicant shall provide a digital copy of the recorded Parcel Map (in AutoCAD format) to the Community Development Department.	M	CD (E)
9.		The owner/applicant shall provide the Folsom-Cordova Unified School District with a copy of the recorded Parcel Map.	M	CD (P)
10.		The owner/applicant shall dedicate private easements for utilities, drainage, water, and sanitary sewer on the Parcel Map.	M	CD (E)
11.		<p>The owner/applicant shall dedicate a reciprocal access easement for common use of the project driveways on Cavitt Drive and internal drive aisles. The final reciprocal access easement boundary shall include the construction of a roundabout which shall substantially conform to the exhibit referenced below, provided as Attachment 7 to this staff report:</p> <ul style="list-style-type: none"> • Driveway Exhibit, Dated August 20, 2019 <p>The final configuration of the roundabout shall be reviewed and approved by the Community Development Department.</p>	M	CD (E)

12.		The owner/applicant shall dedicate additional public rights-of-way along the parcel maps entire frontage of both Scholar Way and Cavitt Drive. The additional public street right-of-way dedication shall include the existing public street sidewalk along the frontage of both Scholar Way and Cavitt Drive and the dedication shall be shown on the parcel map.	M	CD (E)
13.		The owner/applicant shall dedicate a 12.5-foot-wide public utility easement along the parcel maps frontage of both Scholar Way and Cavitt Drive. The public utility easement dedication shall be shown on the parcel map.	M	CD (E)
14.		The owner/applicant shall dedicate a minimum 20-foot-wide private sanitary sewer easement on Parcel 2 for the existing sanitary sewer main which currently serves the existing development on Parcel 1. The private sanitary sewer easement shall be shown on the parcel map.	M	CD (E)
15.		The owner/applicant shall dedicate a minimum 30-foot-wide reciprocal private drainage easement on Parcel 2 for the existing storm drain main which currently serves the existing development on Parcel 1. The private drainage easement shall be shown on the parcel map.	M	CD (E)

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

Attachment 4 Vicinity Map

VICINITY MAP



Planning Commission
Scholar Way Tentative Parcel Map (PN 19-252)
September 18, 2019

ATTACHMENT 5

Project Narrative

**Scholar Way
Tentative Parcel Map
Project Description**

USA Properties Fund, Inc. proposes the Scholar Way Tentative Parcel Map to divide a 10.2-acre (gross)/8.78-acre (net) parcel into two parcels.

Location. The 8.78-acre project site is located at 89 Scholar Way, at the northeast corner of Scholar Way and E. Bidwell Street in Folsom. Cavitt Drive is located east of the site. The site consists of APN 072-0270-102 and is owned by the Church of Latter-Day Saints.

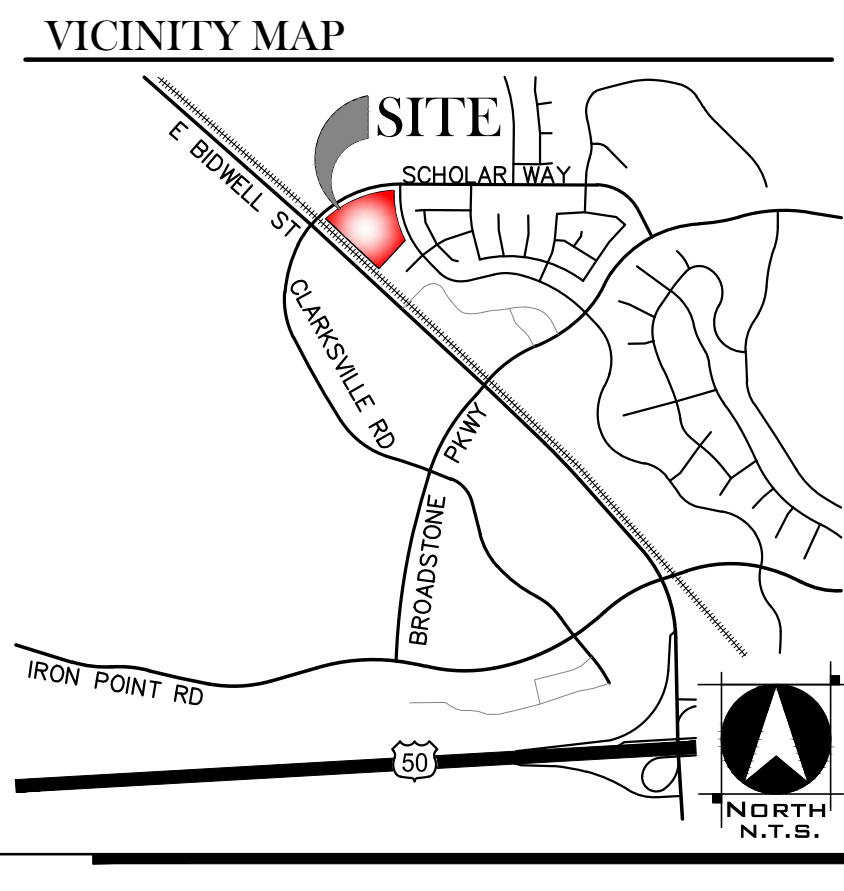
Zoning. The site is within the Broadstone Unit No. 3 Specific Plan (SP 95-1) with an underlying zoning of R-4 PD (General Apartment, Planned Development District).

Proposed Tentative Parcel Map. A Tentative Parcel Map is proposed to divide the 10.2 acres gross/8.78-acres net parcel into two parcels: Parcel 1 (5.61 acres gross/4.55 acres net) and Parcel 2 (4.57 acres gross/4.20 acres net). The Tentative Parcel Map is requested for financing purposes.

Land Use. The east portion of the existing parcel (proposed Parcel 1) is currently developed with a church, parking lot and landscaping. The west portion of the existing parcel (proposed Parcel 2) is currently undeveloped, mass graded and vegetated with native grasses. A multi-family apartment project is proposed for Parcel 2 and subject to a separate entitlement application.

Access. Access to proposed Parcel 1 is from existing driveways on Cavitt Drive and Scholar Way. Future access to Parcel 2 will be available from the shared driveway on Cavitt Drive and from an emergency vehicle access on Scholar Way. A reciprocal access easement is proposed for the Cavitt Drive driveway shared by the parcels.

Attachment 6
Tentative Parcel Map, dated July 1, 2019,
Revised September 10, 2019



UTILITY PROVIDERS:

WATER
CITY OF FOLSOM
50 NATOMA ST.
FOLSOM, CA 95630

SEWER
CITY OF FOLSOM
50 NATOMA ST.
FOLSOM, CA 95630

DRAINAGE
CITY OF FOLSOM
DEPARTMENT OF PUBLIC WORKS
50 NATOMA ST.
FOLSOM, CA 95630

ELECTRICITY
SMUD
6201 S STREET
SACRAMENTO, CA 95817

GAS
PG&E
5555 FLORIN PERKINS RD.
SACRAMENTO, CA 95826

PARK & RECREATION
CITY OF FOLSOM
PARK & RECREATION DEPARTMENT
50 NATOMA ST.
FOLSOM, CA 95630

FIRE DEPARTMENT
CITY OF FOLSOM FIRE DEPARTMENT
535 GLENN DR.
FOLSOM, CA 95630

BASIS OF BEARINGS

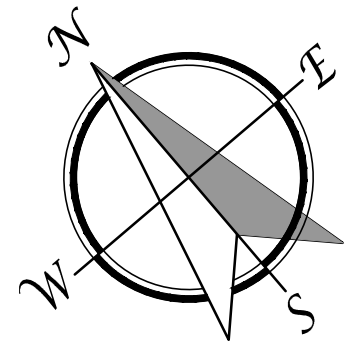
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE MAP OF "BROADSTONE UNIT NO. 3", FILED FOR RECORD IN BOOK 273 OF MAPS, AT PAGE 1, SACRAMENTO COUNTY RECORDS.

BENCHMARK

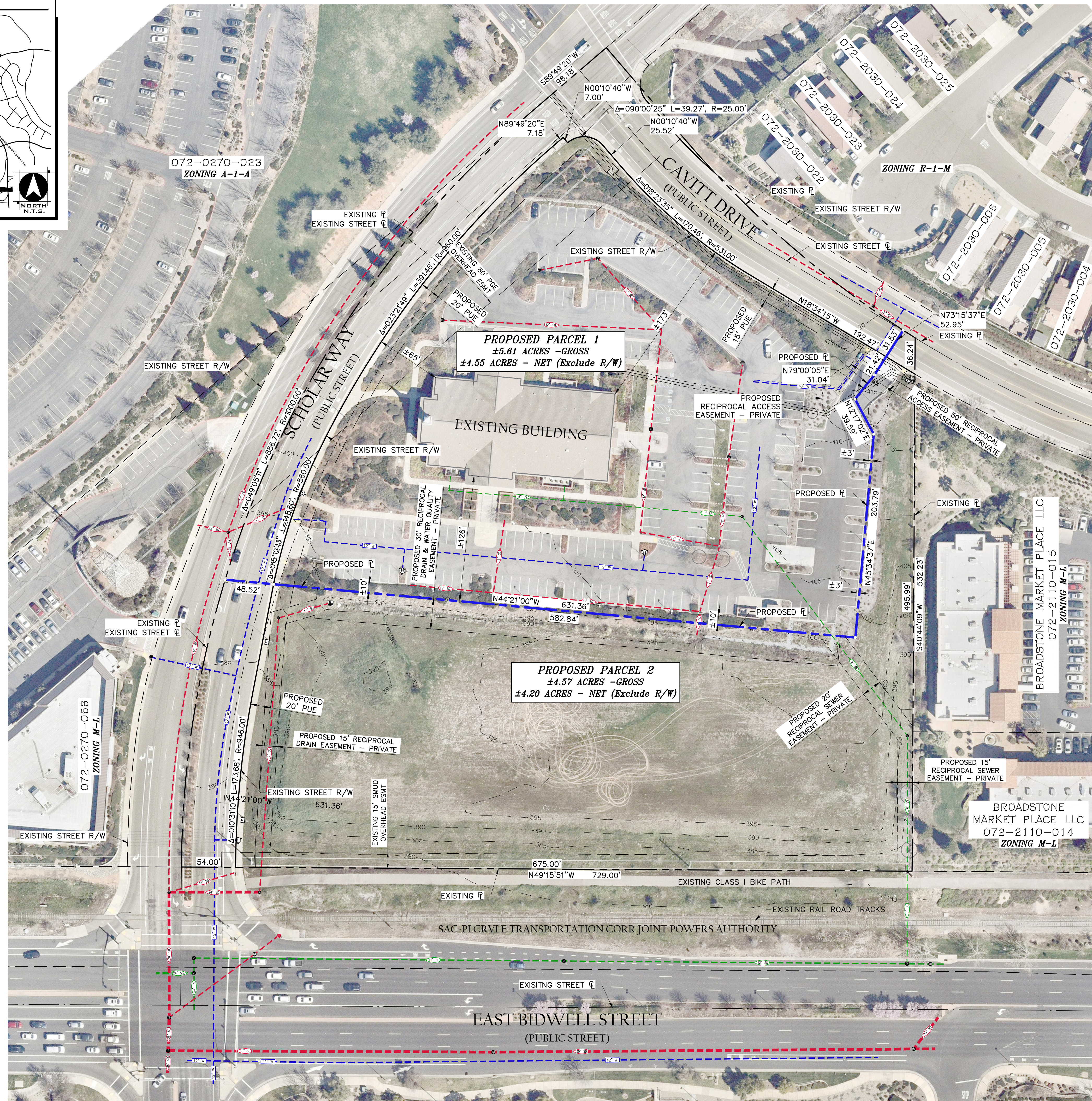
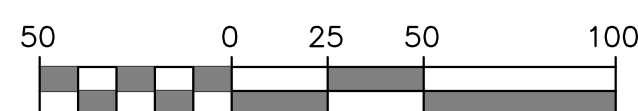
BRASS DISC STAMPED "CITY OF FOLSOM B.M. 27" AT SOUTH END OF THE SOUTHERLY CURB RETURN AT THE INTERSECTION OF EAST BIDWELL STREET AND OAK AVENUE PARKWAY 1" EAST OF A D.I. ELEVATION=336.40.

FLOOD ZONE

PROJECT IS LOCATED WITHIN FLOOD ZONE DESIGNATED AS "X" PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 06067C0117H, DATED AUGUST 16, 2012.



scale: 1"=50'



TENTATIVE PARCEL MAP
SCHOLAR WAY TENTATIVE PARCEL MAP
PARCEL 2 - LOT LINE ADJUSTMENT 95-BLR-0069
BOOK 19980504 PAGE 704
89 SCHOLAR WAY
CITY OF FOLSOM, CA

NOTES

- 17.18.080 SIDE YARD - THE SIDE YARD REQUIREMENT IS FIVE FEET ON ONE SIDE OF THE LOT AND TEN FEET ON THE OTHER SIDE OF THE LOT AT THE OPTION OF THE OWNER, DEVELOPER OR SUBDIVIDER, EXCEPT THAT THE SIDE YARD ON THE STREET SIDE OF EACH CORNER LOT SHALL BE NOT LESS THAN TWENTY PERCENT OF THE LOT WIDTH, BUT NEED NOT EXCEED FIFTEEN FEET; HOWEVER, IT CANNOT BE LESS THAN TEN FEET.
- 17.18.090 REAR YARD - REAR YARD REQUIREMENT IS TWENTY PERCENT OF LOT DEPTH, MAY NOT BE LESS THAN TEN FEET AND NEED NOT EXCEED TWENTY FEET.

LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT OF WAY
- EXISTING CENTER LINE
- PROPOSED PROPERTY LINE
- APPROXIMATE UNDERGROUND SANITARY SEWER LINE
- APPROXIMATE UNDERGROUND STORM DRAIN LINE
- APPROXIMATE UNDERGROUND WATER LINE
- DRAIN MANHOLE
- DRAIN INLET
- SEWER MANHOLE
- FIRE HYDRANT

PROJECT INFORMATION

PROPERTY ADDRESS:
89 SCHOLAR WAY
FOLSOM, CA 95630

ASSESSORS PARCEL NUMBER:
072-0270-102

PROPERTY OWNER:
CHURCH OF LATTER-DAY SAINTS
50 EAST NORTH TEMPLE STREET
22ND FLOOR
SALT LAKE CITY, UT 94150

EXISTING ZONING:
R-4 (SP 95-1)

PROPOSED ZONING:
R-4 (SP 95-1)

EXISTING LOT SIZE:
382,457 SF 8.78 AC (NET)

PROPOSED LOT SIZE:
PARCEL 1: ±4.55 AC (NET)
PARCEL 2: ±4.20 AC (NET)

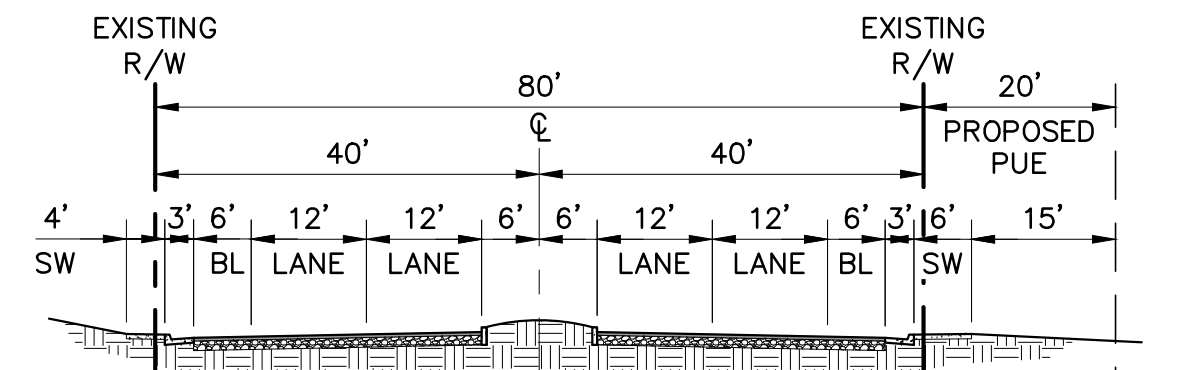
PARCEL USE:
PARCEL 1: EXISTING CHURCH
PARCEL 2: VACANT

SETBACK:
FRONT = 20'
SIDE = 5' & 10' (SEE NOTE 1)
BACK = 10' MIN. 20' MAX. (SEE NOTE 2)
BUILDING = 10'

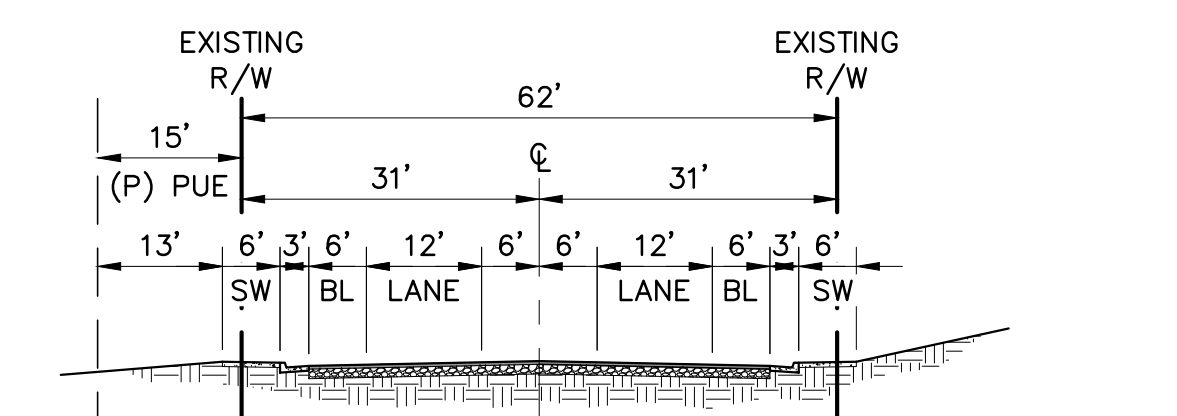
TENTATIVE MAP STATEMENT

I HEREBY STATE THAT ALL EASEMENTS AS INDICATED IN THE TITLE REPORT, NUMBER, DATED; HAVE BEEN SHOWN HEREON AND/OR HAVE BEEN ACCOUNTED FOR IN NOTE PLACED HEREON. ALL EASEMENTS PROPOSED TO BE ABANDONED OR QUITCLAIMED AND/OR ALL EASEMENTS THAT CANNOT BE LOCATED ARE NOTED HEREON.

John E. Klein 9/30/2019
SIGNED: DATE:
LICENSE REGISTRATION NO. 7375 EXPIRES: 12-31-2019

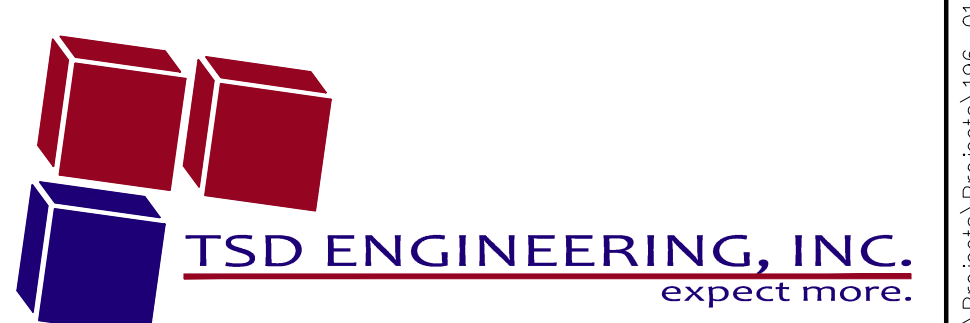


A SCHOLAR WAY
NOT TO SCALE



B CAVITT DRIVE
NOT TO SCALE

TENTATIVE PARCEL MAP
JULY 1, 2019
REVISED SEPTEMBER 10, 2019



785 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

TPM-1

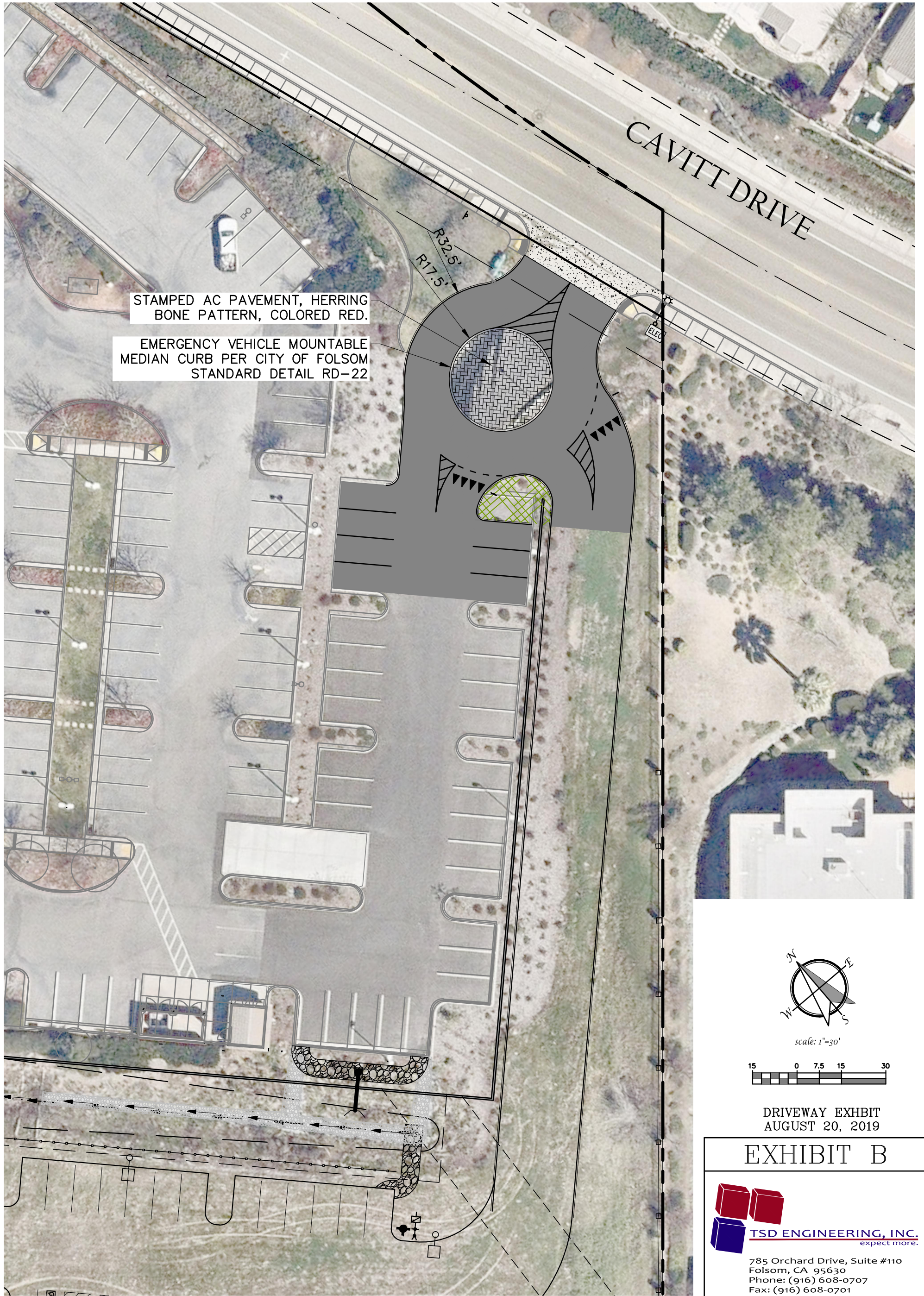
\\TSD-FILSERVER\Projects\95-014\02 DWG\B- Planning\VIC\TENTATIVE Parcel Map.dwg, Kerry, 10/14/2019, 09:10-19

Planning Commission
Scholar Way Tentative Parcel Map (PN 19-252)
September 18, 2019

Attachment 7
Driveway Exhibit, Dated August 20, 2019

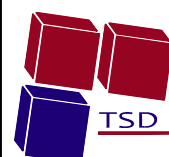
PRELIMINARY SITE PLAN SCHOLAR WAY SENIOR HOUSING

89 SCHOLAR WAY
CITY OF FOLSOM, CA



DRIVEWAY EXHIBIT
AUGUST 20, 2019

EXHIBIT B



TSD ENGINEERING, INC.
expect more.

785 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

Planning Commission
Scholar Way Tentative Parcel Map (PN 19-252)
September 18, 2019

Attachment 8

Photographs of the Project Site





