



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

PLANNING COMMISSION AGENDA

January 20, 2016

CITY COUNCIL CHAMBERS

6:30 p.m.

50 Natoma Street

Folsom, California 95630

CALL TO ORDER PLANNING COMMISSION: Chair Ross Jackson, Vice Chair John Arnaz; Commissioners: Kelley Butcher, Marci Embree, Jennifer Lane, Brian Martell, and Thomas Scott

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 December 16, 2015 will be presented for approval.

NEW BUSINESS

1. PN 15-335, Addison Place – Planned Development Permit Modification

A Public Hearing to consider a request from Thomas Borge for approval of a Planned Development Permit Modification for reduced setbacks in a 38-unit single-family residential subdivision on a 3.89-acre site located at the southwest corner of Sibley Street and Glenn Drive. The zoning classification for the site is R-M PD and the General Plan land-use designation is MLD. A Mitigated Negative Declaration and Mitigation Monitoring Program were previously approved for the Addison Place Subdivision project (PN 04-430) on January 11, 2005 in accordance with the California Environmental Quality Act (CEQA) regulations. **(Project Planner: Principal Planner, Steve Banks / Applicant: Thomas Borge with Axios Homes)**

Planning Commission / Planning Manager Report:

The next Planning Commission meeting is scheduled for **February 3, 2016**. 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 355-7222 and FAX number is 355-7274.

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



CITY OF
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PLANNING COMMISSION MINUTES
December 16, 2015
CITY COUNCIL CHAMBERS
6:30 P.M.
50 Natoma Street
Folsom, CA 95630

CALL TO ORDER PLANNING COMMISSION: Chair Ross Jackson; Vice Chair John Arnaz; Commissioners: Kelley Butcher, Marci Embree, Jennifer Lane, Brian Martell, Thomas Scott

ABSENT: None

CITIZEN COMMUNICATION: Thomas Borge spoke regarding his concern over the Addison Place Subdivision application being removed from the agenda.

MINUTES: The minutes of December 2, 2015 were approved.

NEW BUSINESS

1. PN 14-389, Broadstone Apartments, Planned Development Permit and Consideration of Adoption of a Mitigated Negative Declaration

A Public Hearing to consider a request from USA Properties Fund for approval of a Planned Development Permit for development of a 304-unit apartment community on an 11.48-acre site at the southwest corner of the intersection of Broadstone Parkway and Cavitt Drive. The zoning classification for the site is SP 95-1, while the General Plan land-use designation is MHD. An Initial Study and Mitigated Negative Declaration have been prepared in accordance with the requirements of the California Environmental Quality Act. **(Project Planner: Senior Planner, Steve Banks / Applicant: Carefree Broadstone Limited Partnership & USA Properties Fund, Inc.)**

COMMISSIONER MARTELL MOVED TO ADOPT THE MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM PREPARED FOR THE BROADSTONE APARTMENTS PROJECT (PN 14-389) PER ATTACHMENT 23;

AND

MOVE TO APPROVE A PLANNED DEVELOPMENT PERMIT FOR DEVELOPMENT OF THREE-HUNDRED AND FOUR (304) MULTI-FAMILY APARTMENT UNITS AS ILLUSTRATED ON ATTACHMENTS 2 THROUGH 20 FOR THE BROADSTSONE APARTMENTS PROJECT WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL FINDINGS A & B; CEQA FINDINGS C – G; PLANNED DEVELOPMENT PERMIT FINDINGS H – N; CONDITIONS OF APPROVAL 1 – 67, MODIFYING CONDITION #56 TO INCLUDE A NINTH ITEM THAT READS AS FOLLOWS, " THE OWNER/APPLICANT SHALL PROVIDE ADDITIONAL ARCHITECTURAL ENHANCEMENTS TO ADDRESS THE UNARTICULATED WALL EXPANSES TO THE SATISFACTIONS OF THE COMMUNITY DEVELOPMENT DEPARTMENT".

COMMISSIONER BUTCHER SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: BUTCHER, SCOTT, ARNAZ, MARTELL, LANE, EMBREE, JACKSON
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

REPORTS:

Planning Commission/Planning Manager Report:

None

There being no further business, the meeting was adjourned at 8:40 p.m.

RESPECTFULLY SUBMITTED,

Amanda Palmer, SECRETARY

APPROVED:

Ross Jackson, CHAIRMAN

PLANNING COMMISSION STAFF REPORT

PROJECT TITLE	Addison Place Subdivision Planned Development Permit Modification
PROPOSAL	To consider a request for approval of a Planned Development Permit Modification to reduce the front yard setback requirements for four undeveloped single-family residential lots within the Addison Place Subdivision
RECOMMENDED ACTION	Approve, based upon findings and subject to conditions
OWNER/APPLICANT	Axios Homes/Thomas Borge
LOCATION	Southeast Corner of the Intersection of Sibley Street and Glenn Drive
SITE CHARACTERISTICS	The 3.89-acre project site slopes moderately from east to west and includes five oak trees. The site is fully graded and a majority of the site improvements have been constructed including underground utilities, retaining walls, two project driveways, drive aisles, curbs, gutters, sidewalks, and a noise barrier. To date, 29 of the 38 single-family residential lots within the subdivision have been developed
GENERAL PLAN DESIGNATIONS	MLD (Multi-Family Low Density)
ZONING	R-M PD (Residential Multi-Family Dwelling, Planned Development District)
ADJACENT LAND USES/ZONING	North: Glenn Drive with Single-Family Residential (R-4 PD) Development Beyond South: Open Space (OSC) with Single-Family Residential Development Beyond

East: Single-Family Residential Development (R-M PD) with Vierra Circle Beyond

West: Sibley Street with Industrial Development (M-1) Beyond

PREVIOUS ACTION

City Council Approval of a General Plan Amendment, Rezone, Tentative Subdivision Map, and Planned Development Permit for development of a 34-Unit Single-Family Residential Subdivision on January 25, 2005 (PN 03-430), City Council Approval of a Tentative Subdivision Map Revision, Inclusionary Housing Plan Amendment, and Planned Development Permit Modification for development of a 36-Unit Single-Family Residential Subdivision on July 26, 2005 (PN 05-169), and City Council Approval of a Tentative Subdivision Map and Planned Development Permit for development of a 38-Unit Single-Family Residential Subdivision on February 12, 2013

FUTURE ACTION

Issuance of Grading and Building Permits

APPLICABLE CODES

FMC 17.38, Planned Development District

ENVIRONMENTAL REVIEW

A Mitigated Negative Declaration and Mitigated Monitoring Program was previously approved for the Addison Place Subdivision Project (PN 05-169) on January 25, 2005 in accordance with the California Environmental Quality Act (CEQA) regulations

ATTACHED REFERENCE MATERIAL

1. Vicinity Map
2. Approved Site Plan, dated October, 2012
3. Individual Proposed Plot Plans for Lots 20, 21, 24, and 25
4. Site Photographs

PROJECT PLANNER

Steve Banks, Principal Planner

BACKGROUND

On January 25, 2005, the City Council approved a General Plan Amendment, Rezone, Tentative Subdivision Map, and Planned Development Permit (PN 03-430) for development of a 34-Unit single-family residential subdivision (Addison Place) on a 3.9-acre site located at the southeast corner of the intersection of Glenn Drive and Sibley Street. The proposed development consisted of 34 single-family detached units with four different two-story master plans ranging in size from

1,640 square feet to 2,085 square feet. Site improvements included two project driveways, onsite parking, sidewalks, five open space lots, underground utilities, retaining walls, site lighting, and site landscaping. It is important to note that the proposed project included four onsite affordable housing units.

On July 26, 2005, the City Council approved a Tentative Subdivision Map Revision, Inclusionary Housing Plan Amendment, and Planned Development Permit Modification (PN 05-169) for development of a 36-Unit Single-Family Residential Subdivision (Addison Place) on the subject 3.9-acre site. The revised project involved development of 36 single-family detached units including 4 half-plex units. The revised project resulted in the amendment of the approved Inclusionary Housing Plan to allow replacement of the 4 affordable single-family detached units with 4 for-sale half-plex units. In addition, the revised project modified the approved development standards with respect to setbacks, lot width, lot area and building coverage for lots situated within the central portion of the site. Subsequent to City Council approval of the Addison Place Subdivision, the project site was graded and a majority of the site improvements were constructed including underground utilities, retaining walls, two project driveways, drive aisles, curbs, gutters, sidewalks, and a noise barrier.

Subsequent to City Council approval of the Addison Place Subdivision and construction of numerous site improvements, the owner of the Addison Place Subdivision filed for bankruptcy in U.S. Bankruptcy Court. At that time, a majority of the site improvements had been installed (as described previously) but construction of the proposed single-family units had not commenced. In February of 2012, Addison Place 38 acquired the property and entered into discussions with City staff about moving forward with development of the project site. On April 4, 2012, the applicant submitted the subject development application to the City for development of a 38-unit single-family residential subdivision.

On February 12, 2013, the City Council approved a Tentative Subdivision Map and Planned Development Permit for development of a 38-unit single-family residential subdivision on the subject 3.9-acre site. Following City Council approval of the subdivision, the applicant proceeded with the site improvements and soon after began constructing homes on the individual lots. At this time, 29 single-family homes have been constructed within the subdivision. Within the past few months, the applicant identified physical challenges with developing some remaining lots located on a peninsula within the interior portion of the subdivision. Specifically, a number of interior lots in the subdivision have split-level elevations which made it difficult to provide a usable driveway apron/garage space while also meeting the front yard setback requirement of twelve feet. In addition, there is an existing oak tree located on one of the interior split-level lots that is presenting challenges for developing homes on two of residential lots. To address the aforementioned site development constraints, the applicant submitted the subject application for a Planned Development Permit Modification to the Community Development Department on November 9, 2015.

APPLICANT'S PROPOSAL

The applicant, Thomas Borge on behalf of Axios Homes, is requesting approval of a Planned Development Permit Modification to reduce the front yard setback requirement for four undeveloped single-family residential lots within the Addison Place Subdivision. Specifically, the applicant is requesting approval to reduce the front yard setback for four lots as follows: Lot 20 reduced from 12' to 9'4", Lot 21 reduced from 12' to 9'9", Lot 24 reduced from 12' to 11'1", and Lot 25 reduced from 12' to 11'7". The applicant is also requesting approval to regrade Lots 20-28

within the subdivision in order eliminate the split level condition that is present on the aforementioned interior lots. Associated with regrading of Lots 20-28, the applicant is requesting approval to remove a 22-inch diameter Blue Oak tree location on Lot 25 within the subdivision.

PLANNED DEVELOPMENT PERMIT

The purpose of the Planned Development Permit process is to allow greater flexibility in the design of integrated developments than possible through strict application of land use regulations. The Planned Development Permit process is also designed to encourage creative and efficient uses of land. The applicant’s intent, in this case, is to reduce the front yard setback requirement for four individual lots (varies from 3” to 2’6” depending on the lot) situated within the interior of the Addison Place Subdivision. As a point of reference, the following table outlines development standards that were previously approved for the Addison Place Subdivision by the City Council in 2012:

Single-Family Detached	Front Yard Setback	Side Yard Setback	Rear Yard Setback	Distance Between Buildings	Minimum Lot Width	Maximum Building Height	Minimum Lot Size	Maximum Lot Coverage
R-1-M Standard	20 ft	5 ft/11 ft	20 ft	10 ft	60 ft	35 ft	6,000 sf	35%
Proposed	12 ft.	3 ft	12 ft	6 ft	36 ft	35 ft	2,701 sf	55%

As noted within the background section of this staff report, the applicant has encountered some unique physical circumstances which have made it difficult to meet the front yard setback requirement while developing the remaining interior lots within the subdivision. The first challenge is that the interior lots within the subdivision were previously graded as split-level lots. The split-level lot configuration requires that stairs (5-7 feet long) be installed to provide access from the house to the garage. The loss of the 5-7 lineal feet of usable space associated with the stairs makes it impractical to provide an 18-foot-long driveway apron and 20-foot-deep garage for the interior lots. The second challenge facing the applicant is that the interior peninsula lots within the subdivision are not as deep as remainder of the lots within the subdivision, thus the approved masters plans are not able to meet the established front yard setback. Based on the aforementioned factors, staff is supportive of the request to reduce the front yard setback for four individual lots within the subdivision.

In order to address the challenges of the interior split-level lots referenced above, the applicant is proposing to regrade the interior peninsula section of the project site which includes Lots 20 through 28. While the regrading of this area will assist the applicant in meeting their front yard setback requirement for individual lots, it will result in the need to remove an existing 22-inch diameter Blue Oak tree which is located at the front of Lot 25. In evaluating removal of the Blue Oak tree on Lot 25, City staff considered the current and future health of the tree. An arborist report prepared January 12, 2012 indicated that the Blue Oak tree was in fair structural condition but had poor to fair vigor due to Mistletoe infestation. A subsequent evaluation of the tree by the City Arborist noted that the Blue Oak tree was in fair condition and showed visible signs of improving health. Given that the Blue Oak tree is in fair to improving health and is considered a significant natural resource, staff recommends that significant mitigation measures be placed on the project to off-set the loss of the Blue Oak tree on Lot 25 as follows (Condition Nos. 18-21):

- The owner/applicant shall plant and maintain a 36-inch boxed Blue Oak tree in the landscaped area to the south of Lot 28 to the satisfaction of the Community Development Department.
- The owner/applicant shall plant and maintain a 36-inch boxed Blue Oak tree in the landscaped area to the south of Lot 5 to the satisfaction of the Community Development Department.
- The owner/applicant shall pay the required mitigation fee for the removal of the 22-inch Blue Oak tree per the City's Tree Preservation Ordinance.
- The owner/applicant shall submit a Landmark Tree Application (including application fee) for the Oracle Oak tree (Quercus x moreha Kellogg) located within the City-owned open space area to the south of the project site.

It is important to note that the aforementioned mitigation measures are more than double the typical mitigation (fee payment or tree planting) required for removal of a protected oak tree within the City. It is also important to acknowledge that there will still be four remaining Blue Oak trees on the project site including three Blue Oak trees (13-inch diameter, 15-inch diameter, and 34-inch diameter) located within an open space lot adjacent to Sibley Street and one Blue Oak tree (33-inch diameter) located with the front yard of Lot 32.

ENVIRONMENTAL REVIEW

A Mitigated Negative Declaration and Mitigation Monitoring Program were approved in conjunction with the City Council approval of the Addison Place Subdivision General Plan Amendment, Rezone, Tentative Subdivision Map, and Planned Development Permit on January 25, 2005. Staff has determined that no new impacts will result from development of the subject project that was not already considered with the previous approval. No further environmental review is required.

RECOMMENDATION/PLANNING COMMISSION ACTION

MOVE TO APPROVE THE PLANNED DEVELOPMENT PERMIT TO REDUCE THE FRONT YARD SETBACK REQUIREMENTS FOR FOUR UNDEVELOPED SINGLE-FAMILY RESIDENTIAL LOTS WITHIN THE ADDISON PLACE SUBDIVISION AS ILLUSTRATED ON ATTACHMENT 3 FOR THE ADDISON PLACE SUBDIVISION PROJECT WITH THE FOLLOWING FINDINGS AND CONDITIONS (NOS 1-24);

GENERAL FINDINGS

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

CEQA FINDING

- C. A MITIGATED NEGATIVE DECLARATION WAS PREVIOUSLY APPROVED FOR THE PROJECT IN CONJUNCTION WITH CITY COUNCIL APPROVAL OF THE ADDISON PLACE SUBDIVISION GENERAL PLAN AMENDMENT, REZONE, TENTATIVE SUBDIVISION MAP, AND PLANNED DEVELOPMENT PERMIT ON JANUARY 25, 2005, NO NEW IMPACTS HAVE BEEN IDENTIFIED THAT WILL RESULT FROM THIS PROJECT THAT WERE NOT PREVIOUSLY IDENTIFIED.

PLANNED DEVELOPMENT PERMIT FINDINGS

- D. THE PROPOSED PROJECT COMPLIES WITH THE INTENT AND PURPOSES OF CHAPTER 17.38 (PLANNED DEVELOPMENT DISTRICT) OF THE FOLSOM MUNICIPAL CODE AND OTHER APPLICABLE ORDINANCES OF THE CITY AND THE GENERAL PLAN
- E. THE PROPOSED PROJECT IS CONSISTENT WITH THE OBJECTIVES, POLICIES AND REQUIREMENTS OF THE DEVELOPMENT STANDARDS OF THE CITY.
- F. THE PHYSICAL, FUNCTIONAL AND VISUAL COMPATIBILITY BETWEEN THE PROPOSED PROJECT AND EXISTING AND FUTURE ADJACENT USES AND AREA CHARACTERISTICS IS ACCEPTABLE.
- G. THERE ARE AVAILABLE PUBLIC FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER, SEWER AND DRAINAGE TO ALLOW FOR THE DEVELOPMENT OF THE PROJECT SITE IN A MANNER CONSISTENT WITH THIS PROPOSAL.
- H. THE PROPOSED PROJECT WILL NOT CAUSE UNACCEPTABLE VEHICULAR TRAFFIC LEVELS ON SURROUNDING ROADWAYS, AND THE PROPOSED PROJECT WILL PROVIDE ADEQUATE INTERNAL CIRCULATION.
- I. THE PROPOSED PROJECT WILL NOT BE DETRIMENTAL TO THE HEALTH, SAFETY AND GENERAL WELFARE OF THE PERSONS OR PROPERTY WITHIN THE VICINITY OF THE PROJECT SITE, AND THE CITY AS A WHOLE.
- J. ADEQUATE PROVISION IS MADE FOR THE FURNISHING OF SANITATION SERVICES AND EMERGENCY PUBLIC SAFETY SERVICES TO THE DEVELOPMENT.

Submitted,



DAVID E. MILLER, AICP

Public Works and Community Development Director

CONDITIONS

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

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

**CONDITIONS OF APPROVAL FOR THE ADDISON PLACE SUBDIVISION (PN 12-117)
TENTATIVE SUBDIVISION MAP AND PLANNED DEVELOPMENT PERMIT**

	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"> • Approved Site Plan, dated October, 2012 • Individual Proposed Plot Plans for Lots 20, 21, 24, and 25 <p>This Planned Development Permit is approved to reduce the front yard setbacks for four undeveloped single-family residential lots (Lots 20, 21, 24, and 25) within the Addison Place Subdivision as shown on the above-referenced plans. Modifications may be made to the above-referenced plans to respond to site-specific conditions of approval as set forth herein.</p>	B	CD (P)(E)
2.	<p>Building plans, and all civil engineering and landscape plans, shall be submitted to the Community Development Department for review and approval to ensure conformance with this approval and with relevant codes, policies, standards and other requirements of the City of Folsom.</p>	I, B	CD (P)(E)(B)
3.	<p>Unless otherwise extended by provisions of the California Subdivision Map Act, the Folsom Municipal Code, or other request by the applicant, this project approval granted under this staff report shall remain in effect for two years from final date of approval (January 20, 2018). Failure to obtain the relevant building (or other) permits within this time period, without the subsequent extension of this approval, shall result in the termination of this approval.</p>	B	CD (P)

4.		<p>The owner/applicant shall defend, indemnify, and hold harmless the City and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul any approval by the City or any of its agencies, departments, commissions, agents, officers, employees, or legislative body concerning the project. The City will promptly notify the owner/applicant of any such claim, action or proceeding, and will cooperate fully in the defense. The City may, within its unlimited discretion, participate in the defense of any such claim, action or proceeding if both of the following occur:</p> <ul style="list-style-type: none"> • The City bears its own attorney's fees and costs; and • The City defends the claim, action or proceeding in good faith <p>The owner/applicant shall not be required to pay or perform any settlement of such claim, action or proceeding unless the settlement is approved by the owner/applicant.</p>	OG	CD (P)(E)(B) PW, PR, FD, PD
5.	✓	<p>The owner/applicant shall be required to participate in a mitigation monitoring and reporting program pursuant to City Council Resolution No. 2634 and Public Resources Code 21081.6. The mitigation monitoring and reporting measures identified in the Mitigated Negative Declaration prepared for this project have been incorporated into these conditions of approval in order to mitigate or avoid significant effects on the environment. These mitigation monitoring and reporting measures are identified with a check mark (✓) in the mitigation measure column.</p>	G, I	CD (P)
DEVELOPMENT COSTS AND FEE REQUIREMENTS				
6.		The owner/applicant shall pay all applicable taxes, fees and charges at the rate and amount in effect at the time such taxes, fees and charges become due and payable.	I, B	CD (P)(E)
7.		If applicable, the owner/applicant shall pay off any existing assessments against the property, or file necessary segregation request and pay applicable fees.	B	CD (E)
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.	M, I	CD (P)(E)

9.		<p>This project shall be subject to all City-wide development impact fees, unless exempt by previous agreement. This project shall be subject to all City-wide development impact fees in effect at such time that a building permit is issued. These fees may include, but are not limited to, fees for fire protection, park facilities, park equipment, Humbug-Willow Creek Parkway, Light Rail, TSM, capital facilities and traffic impacts. The 90-day protest period for all fees, dedications, reservations or other exactions imposed on this project has begun. The fees shall be calculated at the fee rate in effect at the time of building permit issuance.</p>	B	CD (P)(E), PW, PK
10.		<p>The 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 reasonable outside legal fees and costs incurred by the City for such services. The City Attorney will notify the applicant of the intent to retain outside legal counsel and the rates of outside legal counsel. The applicant may be required, at the sole discretion of the City Attorney, to submit a deposit to the City for these services prior to initiation of the services. The applicant shall be responsible for reimbursement to the City for the services regardless of whether a deposit is required.</p>	I	CD (P) (E)
11.		<p>The owner/applicant agrees to pay to the Folsom-Cordova Unified School District the maximum fee authorized by law for the construction and/or reconstruction of school facilities. The applicable fee shall be the fee established by the School District that is in effect at the time of the issuance of a building permit. Specifically, the owner/applicant agrees to pay any and all fees and charges and comply with any and all dedications or other requirements authorized under Section 17620 of the Education Code; Chapter 4.7 (commencing with Section 65970) of the Government Code; and Sections 65995, 65995.5 and 65995.7 of the Government Code.</p>	B	CD (P)
12.		<p style="text-align: center;">SITE DEVELOPMENT REQUIREMENTS</p> <p>Prior to the issuance of any grading and/or building permit, the owner/applicant shall have a geotechnical report prepared by an appropriately licensed engineer that includes an analysis of site suitability, proposed foundation design for all proposed structures, and roadway and pavement design.</p>	G, B	CD (E)

13.	Public and private improvements, including roadways, curbs, gutters, sidewalks, bicycle lanes and trails, streetlights, underground infrastructure and all other improvements shall be provided in accordance with the current edition of the City of Folsom <i>Standard Construction Specifications</i> and the <i>Design and Procedures Manual and Improvement Standards</i> .	M, I, B	CD (P)(E)
14.	Final lot and building configurations may be modified to allow for overland release of storm events greater than the capacity of the underground system.	M, B	CD (E)
15.	The owner/applicant shall coordinate the planning, development and completion of this project with the various utility agencies (i.e., SMUD, PG&E, etc.).	I	CD (P)(E)
STORM WATER POLLUTION/CLEAN WATER ACT REQUIREMENTS			
16.	During Construction, the owner/applicant shall be responsible for litter control and sweeping of all paved surfaces in accordance with City standards. All on-site storm drains shall be cleaned immediately before the commencement of the rainy season (October 15).	G, I, B	CD (E)
17.	Erosion and sedimentation control measures shall be incorporated into construction plans. These measures shall conform to the City of Folsom requirements and the County of Sacramento <i>Erosion and Sedimentation Control Standards and Specifications</i> -current edition and as directed by the Community Development Department.	G, I	CD (E)
LANDSCAPE/TREE PRESERVATION REQUIREMENTS			
18.	The owner/applicant shall plant and maintain a 36-inch boxed Blue Oak tree in the landscaped area to the south of Lot 28 to the satisfaction of the Community Development Department.	B	CD(P)(E)
19.	The owner/applicant shall plant and maintain a 36-inch boxed Blue Oak tree in the landscaped area to the south of Lot 5 to the satisfaction of the Community Development Department.	B	CD (P)(E)
20.	The owner/applicant shall pay the required mitigation fee for the removal of the 22-inch Blue Oak tree per the City's Tree Preservation Ordinance.	B	CD (P)(E)
21.	The owner/applicant shall submit a Landmark Tree Application (including application fee) for the Oracle Oak tree (Quercus x moreha Kellogg) located within the City-owned open space area to the south of the project site.	B	CD (E)(P)

NOISE REQUIREMENTS

22.		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.	G, I, B	CD (P)(E)
OTHER AGENCY REQUIREMENT				
23.		The owner/applicant shall obtain all required State and Federal permits and provide evidence that said permits have been obtained, or that the permit is not required, subject to staff review and approval of any grading or improvement plan.	G, I	CD (P)(E)
POLICE/SECURITY REQUIREMENT				
24.		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: <ul style="list-style-type: none"> • A security guard shall be on-duty at all times at the site or a six-foot security fence shall be constructed around the perimeter of construction areas. (This requirement shall be included on the approved construction drawings). • Security measures for the safety of all construction equipment and unit appliances shall be employed. • Landscaping shall not cover exterior doors or windows, block line-of-sight at intersections or screen overhead lighting. 	G, I, B	PD

Attachment 1

Vicinity Map





Google Earth

38°39'47.27" N 121°10'14.30" W elev. 219 ft. eye alt. 1087 ft

© 2015 Google

1633

Honey Creek Cir

Vista Dr

Addison Ln

Sibley St

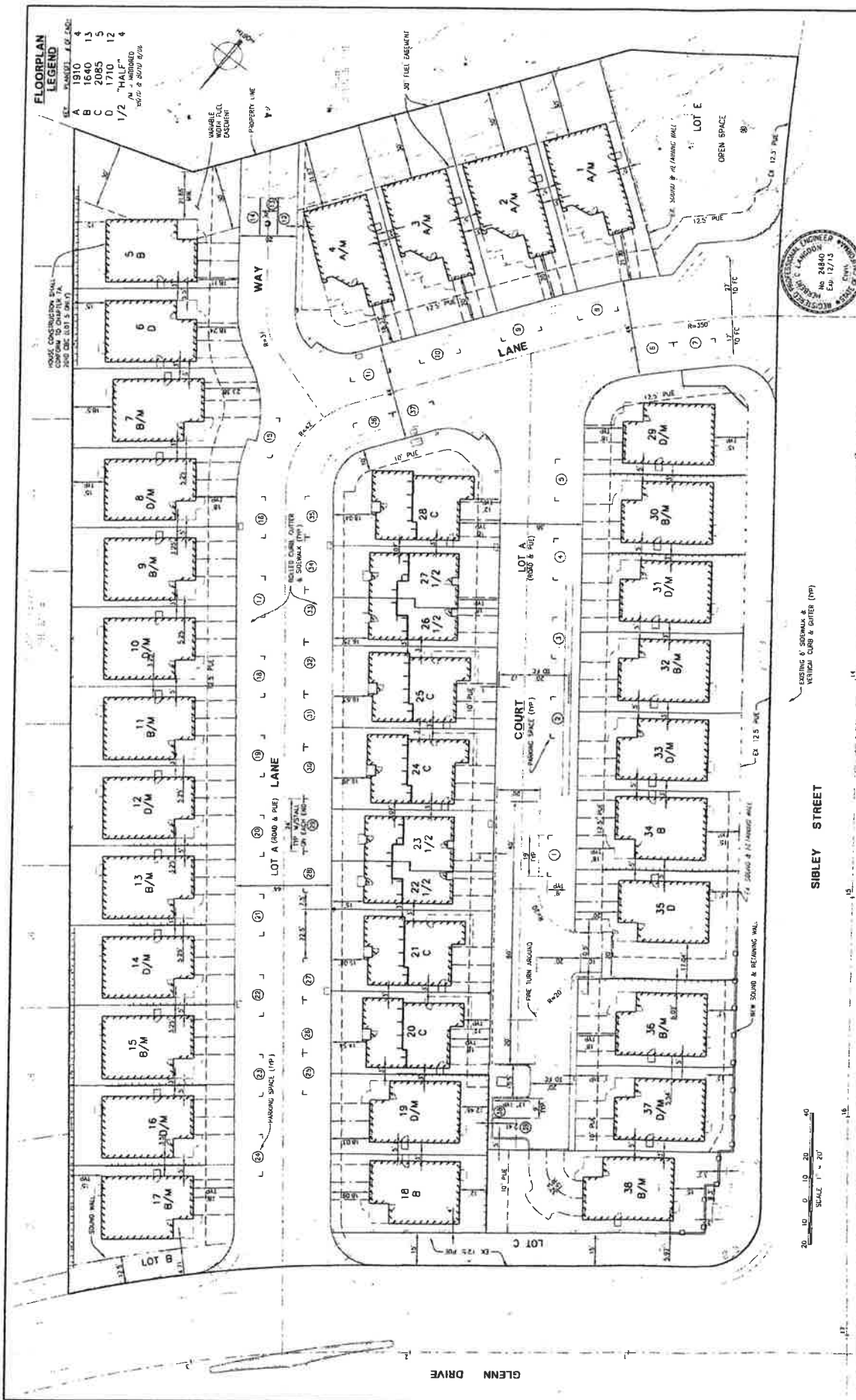
Glenn St

Attachment 2

Approved Site Plan, dated October, 2012

FLOORPLAN LEGEND

SEC. NUMBER	4 OF 200
A	1910
B	1640
C	2085
D	1710
1/2	"HALF"
	1/2" = 20'0" @ 1/4"



PROPOSED IMPROVEMENTS FOR
ADDISON PLACE
 SITE PLAN EXHIBIT

CITY OF FOLSOM
 COMMUNITY DEVELOPMENT DEPARTMENT

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		

DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 DATE: _____

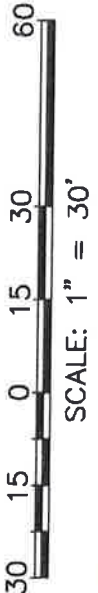
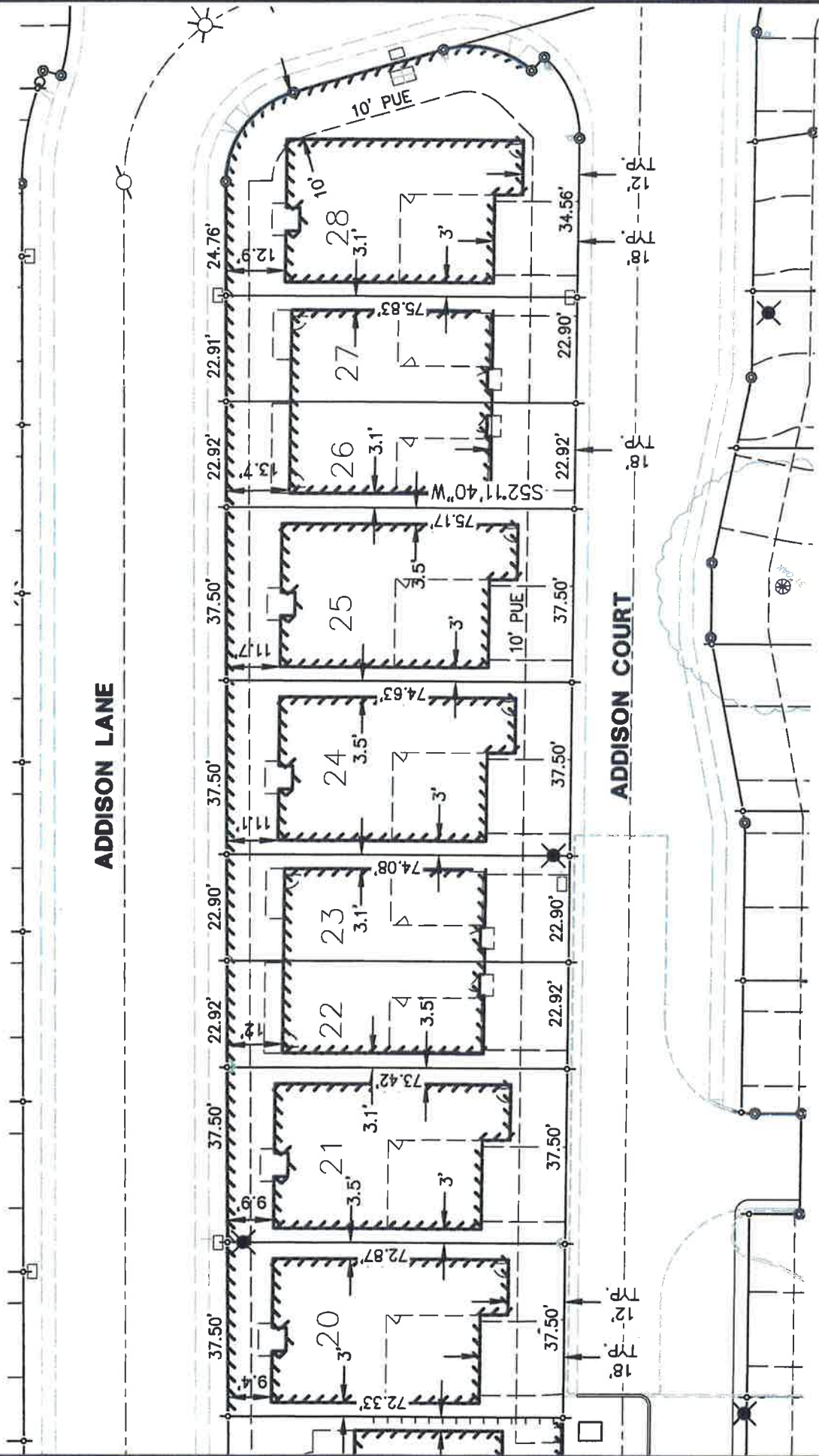
SCALE: 1" = 20'
 MRP: 1020

Attachment 3

Individual Proposed Plot Plans for Lots 20, 21, 24, and 25

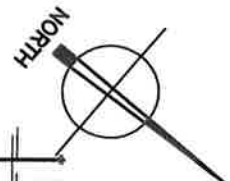
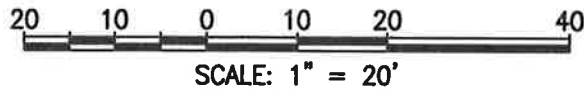
ADDISON LANE

ADDISON COURT

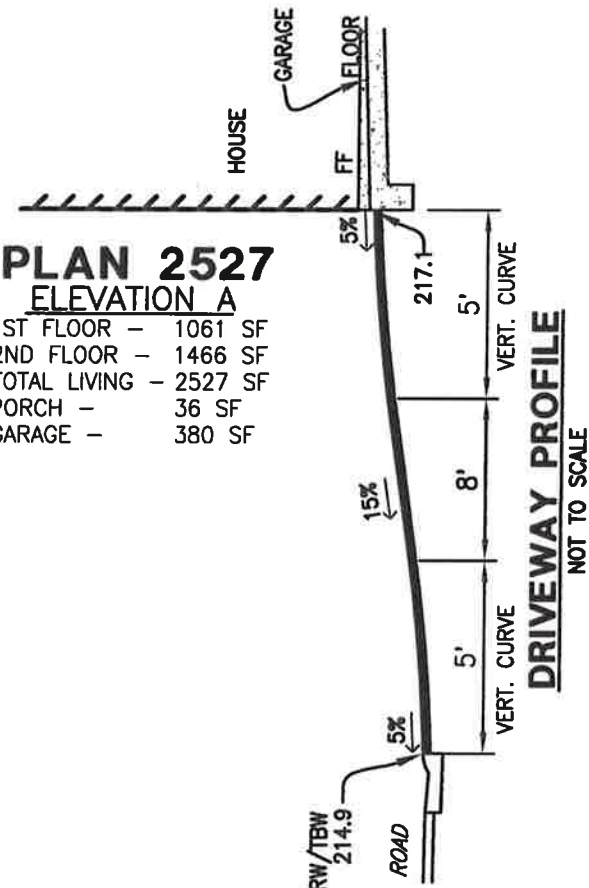
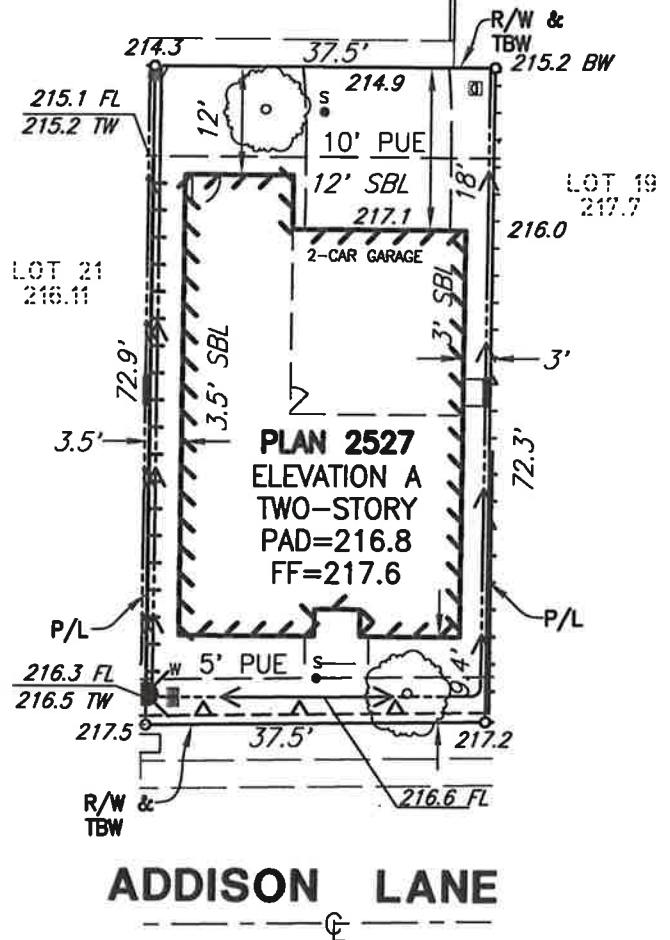


MRPE
1041 SANTA BARBARA COURT, SACRAMENTO, CA 95816
PHONE: (916) 371-4018

- LEGEND**
- PROPERTY & R/W LINE - WITH SIDEWALK
 - PLUS CURB & GUTTER
 - EASEMENT
 - HARDSCAPE EDGE
 - GRADE BREAK
 - FLOWLINE
 - UTILITY (WATER, SEWER OR DRAIN)
 - RETAINING/STEM WALL
 - SOUND WALL
 - BUILDING (1ST STORY)
 - BUILDING (2ND STORY)
 - STREET LIGHT
 - POSSIBLE FUTURE TREE
- BLACK=PROPOSED & GRAY=EXISTING OR SEPARATE CONTRACT
 ** WALL COLUMN LOCATIONS ARE SHOWN RANDOMLY



ADDISON COURT



**PLAN 2527
ELEVATION A**

- 1ST FLOOR - 1061 SF
- 2ND FLOOR - 1466 SF
- TOTAL LIVING - 2527 SF
- PORCH - 36 SF
- GARAGE - 380 SF

**ELECTRICAL SERVICE ON
RIGHT SIDE OF LOT.**

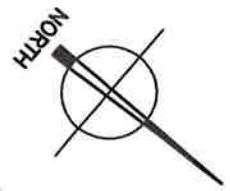
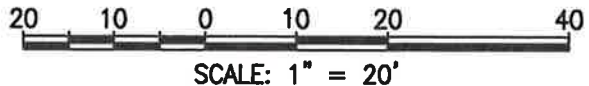
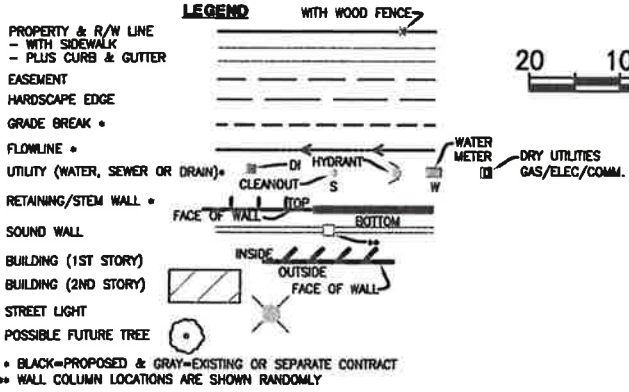
PAD PLAN	= 216.8
FOOTPRINT SF	= 2527-A
LOT AREA	= 1477
LOT COVERAGE %	= 2722.5
LOT STANDARDS COMPLY WITH PUD PERMIT (RESOLUTION NO. 910) DATED FEBRUARY 12TH, 2013 DEVELOPER AXIOS HOMES, INC	

NOTES

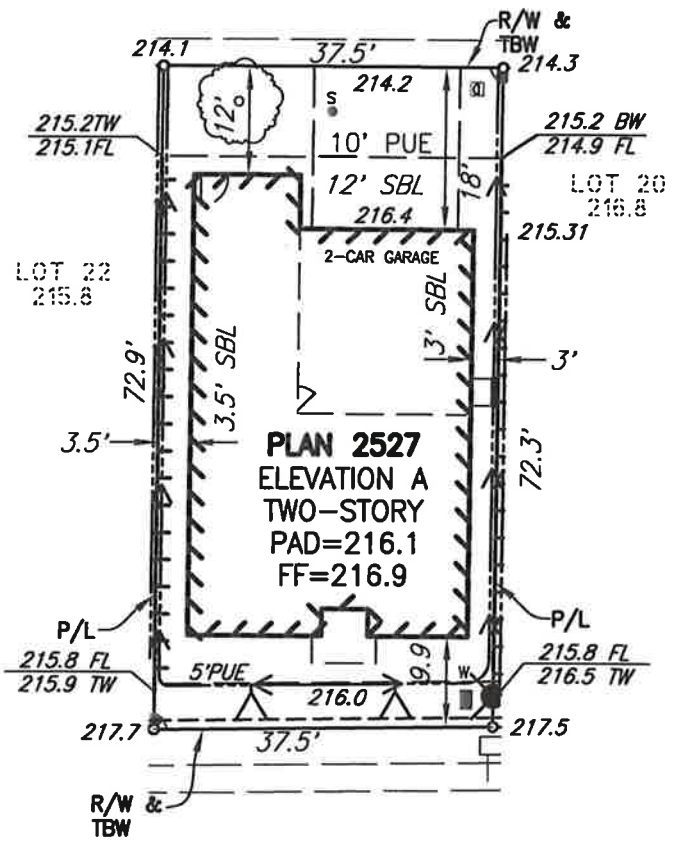
1. THIS PLOT PLAN HAS BEEN PREPARED IN CONFORMANCE WITH LOCAL ORDINANCES FOR THE PURPOSE OF BUILDING PERMIT ISSUANCE. INFORMATION SHOWN HEREON SHOULD BE CONSIDERED APPROXIMATE. REFER TO RECORDED MAPS, LOT GRADING PLANS AND IMPROVEMENT PLANS FOR CONSTRUCTION AND ACCURATE POST CONSTRUCTION USE.
2. ALL SLOPES SHALL BE 1% MINIMUM AND 2:1 MAXIMUM.
3. MUST COMPLY WITH ALL ASPECTS OF STATE MANDATED MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (AB 1881) BEFORE RECEIPT OF FULL CERTIFICATE OF OCCUPANCY.

691 ADDISON LANE

LOT 20 - ADDISON PLACE



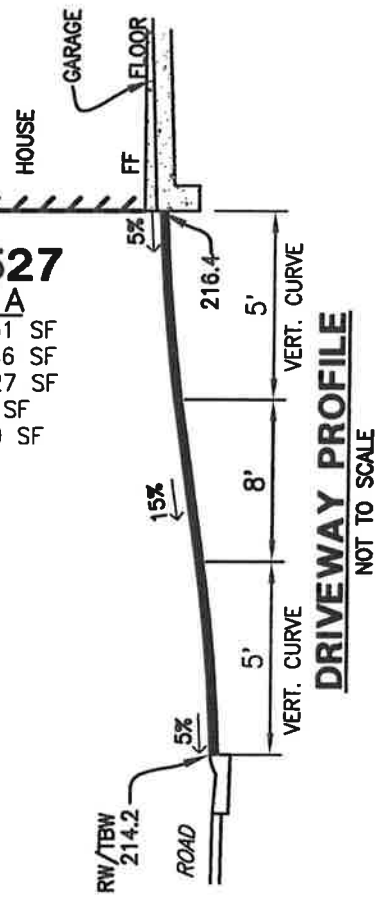
ADDISON COURT



ADDISON LANE

**PLAN 2527
ELEVATION A**

1ST FLOOR - 1061 SF
 2ND FLOOR - 1466 SF
 TOTAL LIVING - 2527 SF
 PORCH - 36 SF
 GARAGE - 380 SF



DRIVEWAY PROFILE
NOT TO SCALE

**ELECTRICAL SERVICE ON
RIGHT SIDE OF LOT.**

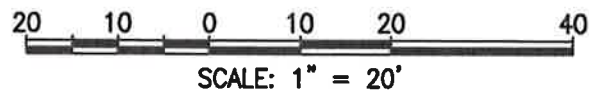
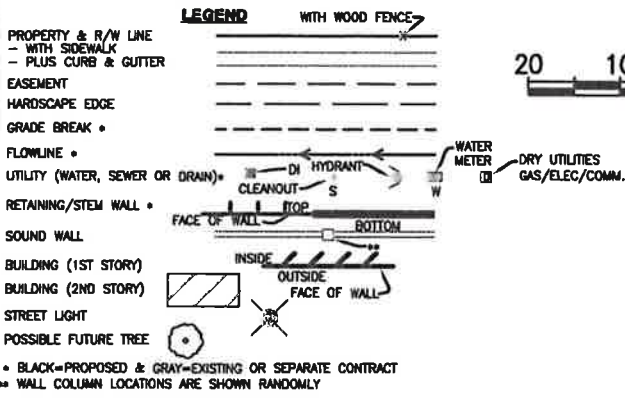
PAD	= 216.11
PLAN	= 2527-A
FOOTPRINT SF	= 1477
LOT AREA	= 2743
LOT COVERAGE %	= 54%
LOT STANDARDS COMPLY WITH PUD PERMIT (RESOLUTION NO. 910) DATED FEBRUARY 12TH, 2013 DEVELOPER AXIOS HOMES, INC	

NOTES

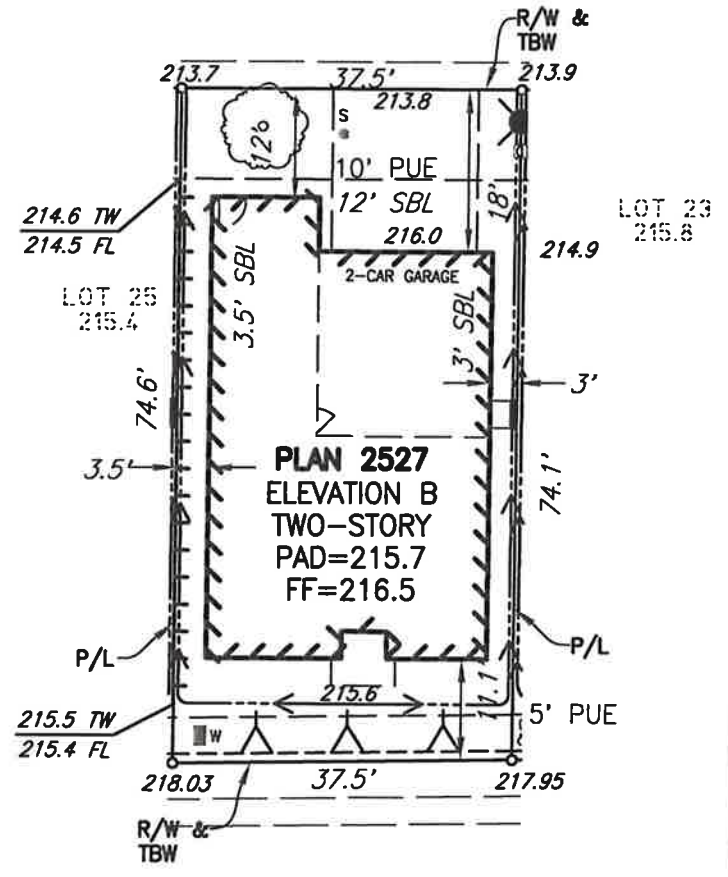
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687 ADDISON LANE

LOT 21 - ADDISON PLACE



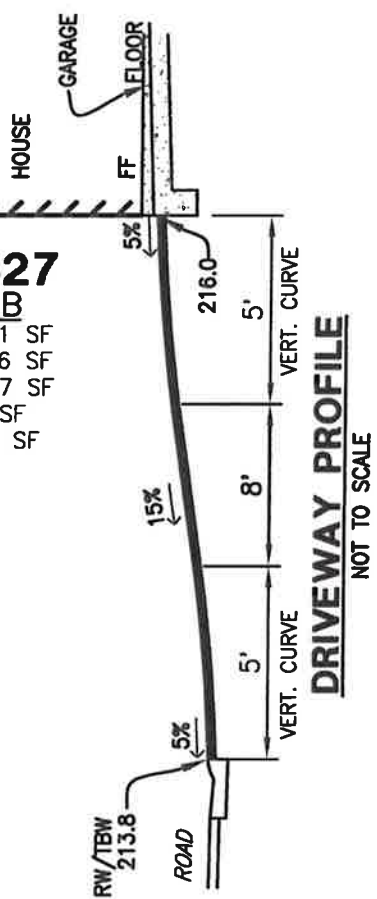
ADDISON COURT



LOT 23
215.8

LOT 25
215.4

PLAN 2527
ELEVATION B
TWO-STORY
PAD=215.7
FF=216.5



PLAN 2527
ELEVATION B

- 1ST FLOOR - 1061 SF
- 2ND FLOOR - 1466 SF
- TOTAL LIVING - 2527 SF
- PORCH - 36 SF
- GARAGE - 380 SF

ADDISON LANE

ELECTRICAL SERVICE ON
RIGHT SIDE OF LOT.

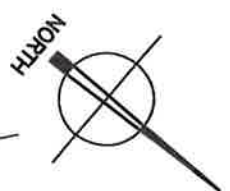
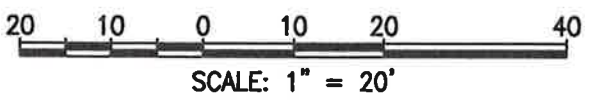
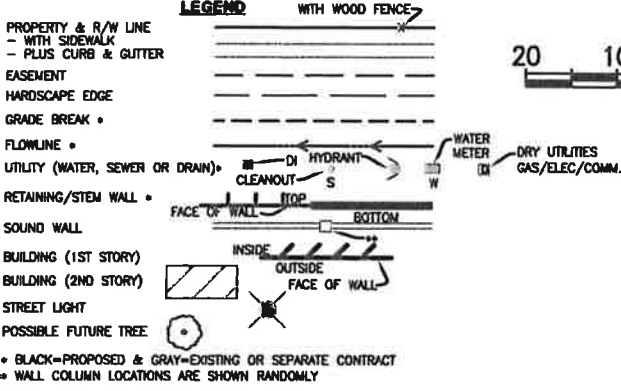
PAD	= 215.7
PLAN	= 2527-B
FOOTPRINT SF	= 1477
LOT AREA	= 2788
LOT COVERAGE %	= 53%
LOT STANDARDS COMPLY WITH PUD PERMIT (RESOLUTION NO. 910) DATED FEBRUARY 12TH, 2013 DEVELOPER AXIOS HOMES, INC	

NOTES

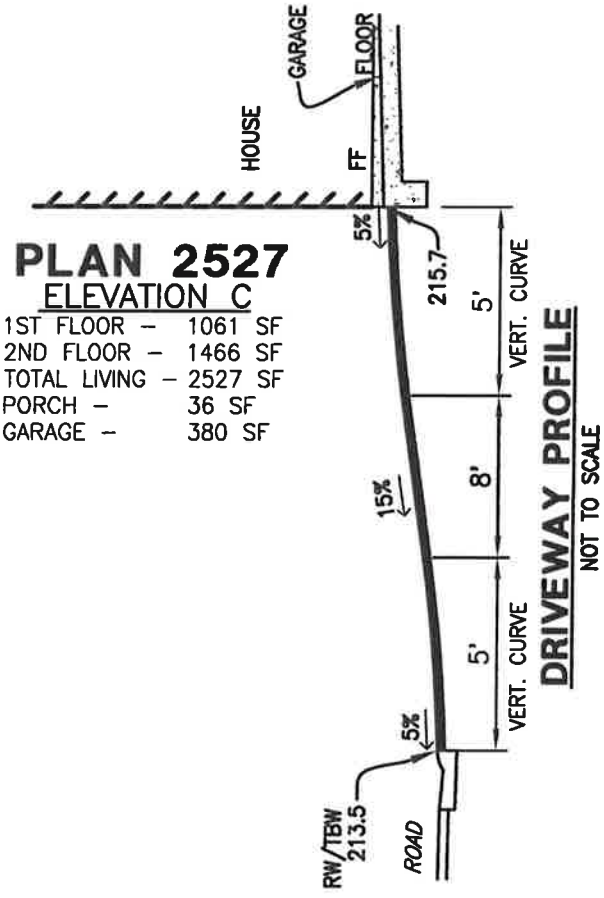
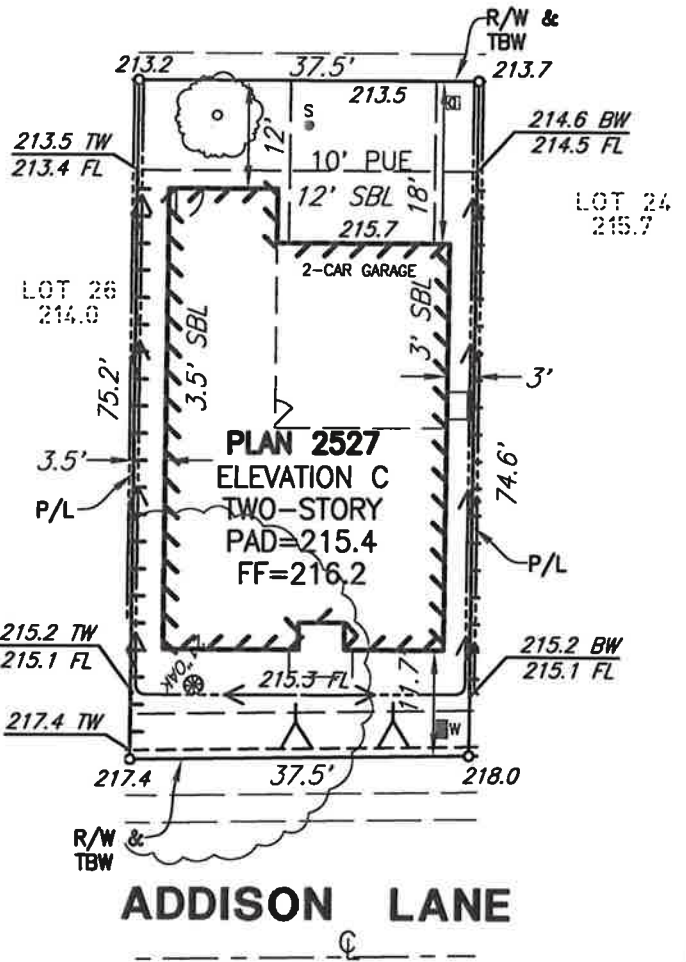
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677 ADDISON LANE

LOT 24 - ADDISON PLACE



ADDISON COURT



ELECTRICAL SERVICE ON RIGHT SIDE OF LOT.

PAD	= 215.4
PLAN	= 2527-C
FOOTPRINT SF	= 1477
LOT AREA	= 2809
LOT COVERAGE %	= 53%

LOT STANDARDS COMPLY WITH PUD PERMIT (RESOLUTION NO. 910) DATED FEBRUARY 12TH, 2013 DEVELOPER AXIOS HOMES, INC

NOTES

1. THIS PLOT PLAN HAS BEEN PREPARED IN CONFORMANCE WITH LOCAL ORDINANCES FOR THE PURPOSE OF BUILDING PERMIT ISSUANCE. INFORMATION SHOWN HEREON SHOULD BE CONSIDERED APPROXIMATE. REFER TO RECORDED MAPS, LOT GRADING PLANS AND IMPROVEMENT PLANS FOR CONSTRUCTION AND ACCURATE POST CONSTRUCTION USE.
2. ALL SLOPES SHALL BE 1% MINIMUM AND 2:1 MAXIMUM.
3. MUST COMPLY WITH ALL ASPECTS OF STATE MANDATED MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (AB 1881) BEFORE RECEIPT OF FULL CERTIFICATE OF OCCUPANCY.

673 ADDISON LANE **LOT 25 - ADDISON PLACE**

Attachment 4

Site Photographs





