HISTORIC DISTRICT COMMISSION AGENDA  
December 18, 2019  
CITY COUNCIL CHAMBERS  
5:00 p.m.  
50 Natoma Street  
Folsom, California 95630

CALL TO ORDER HISTORIC DISTRICT COMMISSION:  Daniel West, Kevin Duewel, Mary Asay, Rosario Rodriguez, Kathleen Cole, Mickey Ankhetly, Daron Bracht

Any documents produced by the City and distributed to the Historic District 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.

PLEDGE OF ALLEGIANCE

CITIZEN COMMUNICATION:  The Historic District Commission welcomes and encourages participation in City Historic District 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 the December 4, 2019 meeting will be presented for approval.

Oath of Office Administered to Daron Bracht, Kathleen Cole and Rosario Rodriguez

NEW BUSINESS

1.  PN 19-402 297 Leidesdorff Street New Custom Home and determination that the Project is Exempt from CEQA

   A Public Meeting to consider a request from Jackie and Andy Lyman for design review approval for the construction of a 2,787-square-foot, two story residence on a 14,410 square-foot lot located at 297 Leidesdorff Street in the Central Subarea of the Historic Residential Primary Area. The underlying zone for the project is R-1-M and the General Plan Use Designation is SFHD. The project is categorically exempt under Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA) Guidelines. (Project Planner: Brianna Gustafson, Assistant Planner / Applicant: Jackie and Andy Lyman)

   Election of Chair and Vice Chair

HISTORIC DISTRICT COMMISSION / PRINCIPAL PLANNER REPORT

The next Historic District Commission meeting is scheduled for January 15, 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
Natom 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) 461-6231, (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.

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<th>NOTICE REGARDING CHALLENGES TO DECISIONS</th>
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<td><strong>The appeal period for Historic District Commission Action:</strong> 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, this public hearing. Any appeal of a Historic District 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.</td>
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CALL TO ORDER HISTORIC DISTRICT COMMISSION: Kevin Duewel, Mary Asay, Rosario Rodriguez, Vice Chair Candy Miller, Mickey Ankhelyi, Daniel West, Chair Daron Bracht

ABSENT: Ankhelyi

PLEDGE OF ALLEGIANCE

CITIZEN COMMUNICATION:

None

MINUTES: The minutes of November 6, 2019 were approved as submitted. The minutes of the Special October 10, 2019 Special Meeting Minutes were amended to state:

“The Commission generally expressed support for a new approach to zoning in the Historic District. Most Commissioners wanted to incorporate the current standards of the subareas in the new zoning, but did not want to have staff create too many new zoning districts for the Historic District. While several Commissioners supported the idea of including some of the standards from the Historic District Design and Development Guidelines into the standards for the new Historic District zoning districts; others wanted to ensure that there were design guidelines separate from the required standards in the new Historic District zones that would allow for design guidance but also flexibility. Others wanted to ensure that policies currently found in the Design Guidelines are instead to be found in the General Plan or in a Historic District Specific Plan. Staff committed to return in the spring of 2020 with draft zoning districts for the Commission to review.”

COMMISSIONER BRACHT MOVED TO AMEND THE OCTOBER 10, 2019 SPECIAL MEETING MINUTES.

COMMISSIONER RODRIGUEZ SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: DUEWEL, ASAY, RODRIGUEZ, MILLER, WEST, BRACHT
NOES: NONE
ABSTAIN: NONE
ABSENT: ANKHELYI
NEW BUSINESS

1. PN 19-400, 705 Orange Grove Way Garage Demolition and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Steve Brandenburg and John Trott for demolition approval of a 375-square-foot garage structure located at 705 Orange Grove Way within the Central Subarea of the Historic Residential Primary Area. The underlying zone for the project is R-1-M and the General Plan Designation is SFHD. The project is categorically exempt under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. (Project Planner: Assistant Planner, Brianna Gustafson / Applicant: Steve Brandenburg / John Trott)

COMMISSIONER RODRIGUEZ MOVED TO APPROVE THE GARAGE DEMOLITION (PN 19-400) LOCATED AT 705 ORANGE GROVE WAY SUBJECT TO THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDINGS C-F, DEMOLITION FINDING G AND CONDITIONALS OF APPROVAL NOS. 1-4.

COMMISSIONER DUEWEL SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: DUEWEL, ASAY, RODRIGUEZ, MILLER, WEST, BRACHT
NOES: NONE
ABSTAIN: NONE
ABSENT: ANKHELYI

2. PN 19-382 702 Sutter Street Commercial Design Review and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Moe Hirani for a commercial design review approval for the residing, reroofing and repainting of the existing building at 702 Sutter Street in the Sutter Street Subarea of the Historic Commercial Primary Area. The project site is zoned HD and the General Plan designation is HF. The project is categorically exempt under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. (Project Planner: Assistant Planner, Brianna Gustafson / Applicant: Moe Hirani)

COMMISSIONER MILLER MOVED TO APPROVE THE RESTORATION AND REMODEL (PN 19-349) LOCATED AT 917 SUTTER STREET SUBJECT TO THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDINGS C-F, DESIGN REVIEW FINDINGS G-H AND CONDITIONS OF APPROVAL NOS. 1-9 WITH ADDITION OF CONDITION NO. 10 TO STATE:

“If any archeological, cultural or historical resources or artifacts or other features are discovered during the course of construction anywhere on the project site, work shall be suspended in that location until a qualified professional archaeologist assesses the significance of the discovery and provides consultation with the Folsom Historical Society, City Staff, and the Heritage Preservation League. Appropriate mitigation as recommended by the archaeologist and the Historic Society Representative shall be implemented. If agreement cannot be met, the Historic District Commission shall determine the appropriate implementation method.”

COMMISSIONER RODRIGUEZ SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: ASAY, RODRIGUEZ, MILLER, WEST, BRACHT
NOES: NONE
ABSTAIN: DUEWEL
ABSENT: ANKHELYI

PRINCIPAL PLANNER REPORT
None

Kelly Mullett, ADMINISTRATIVE ASSISTANT

APPROVED:

Daron Bracht, CHAIR
Historic District Commission Staff Report
50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: 297 Leidesdorff Street New Custom Home Design Review
File #: PN 19-402
Request: Design Review
Location: 297 Leidesdorff Street
Parcel(s): 070-0070-032
Staff Contact: Brianna Gustafson, Assistant Planner, 916-461-6210 bgustafson@folsom.ca.us

Property Owner
Name: Jackie and Andy Lyman
Address: 1012 Sutter Street,
Folsom, CA 95630

Applicant
Name: Jackie and Andy Lyman
Address: 1012 Sutter Street
Folsom, CA 95630

Recommendation: Conduct a public meeting and upon conclusion recommend approval of a Residential Design Review to construct a 2,787-square-foot single-family residence at 297 Leidesdorff Street (PN19-402) subject to the findings included in this report (Findings A-I) and subject to the attached conditions of approval (Conditions 1-25).

Project Summary: The proposed project includes the approval for a Residential Design Review Application to construct a 2,787 square-foot, two-story 31-foot-and two-inches-tall residence on a 14,410 square-foot lot located at 297 Leidesdorff Street in the Central Subarea of the Historic Residential Primary Area.

Table of Contents:
1 - Description/Analysis
2 - Background
3 - Proposed Conditions of Approval
4 - Proposed Floor Plan, Elevations and Site Plan Dated September 28, 2018
5 - Colors and Materials
6 - Arborist Report
7 - Historic Preservation League Comment Letter
AGENDA ITEM NO. 1
Type: Public Meeting
Date: December 18, 2019

Submitted

PAM JOHNS
Community Development Director
APPLICANT’S PROPOSAL
The applicants, Jackie and Andy Lyman, are requesting Design Review approval for a 2,787 square-foot single family residence located at 297 Leidesdorff Street. The proposed residence features a two-story floor plan with three bedrooms and three and half bathrooms. The lower floor is composed of two bedrooms and two bathrooms. The upper floor consists of the master bedroom, master bathroom and half bathroom, family room, dining room and kitchen.

The proposed single-family residence incorporates elements of the Craftsman-Style architectural design. The exterior of the residence is proposed to be sided with horizontal siding colored a pearl gray, with white colored window and door trims. Furthermore, the residence features stone veneer, decorative lattice on the stairs, metal decking railing surrounding the front porch. Elevations of the proposed residence are included in Attachment 4 and the proposed Colors and Materials are included as Attachment 5.

POLICY/RULE
The Folsom Municipal Code (FMC Section 17.52.400) requires that all new structures and alterations to existing structures located within the Historic District obtain Design Review approval from the Historic District Commission.

ANALYSIS
The project, which is located within the Central Subarea of the Historic Residential Primary Area, has an underlying zoning designation of R-1-M (Single-Family Dwelling Small Lot District) and is designated as SFHD in the General Plan. Single-family residences are an allowed use in both the Central Subarea and in the R-1-M (PD) zone. The proposed project is subject to the development standards established with the Folsom Municipal Code Section 17.52.540, which institute requirements for lot size, lot coverage, setbacks, building heights, pervious surface, and parking. The following table compares the proposed project to the development standards established by the Folsom Municipal Code for the Historic Residential Primary Area.
### Building Design and Architecture

The proposed project is subject to compliance with the Historic District Design and Development Guidelines (DDGs) Section 5.04.03 (b), which establishes the design concepts for the Central Subarea, and provides property owners with broad discretion in choosing styles from the 1850-1950 historical timeframe. Restoration, reconstruction, and new construction of “average” homes are encouraged, rather than increase in the number of “high-style” homes.

The architectural design of the proposed residence has elements of the Craftsman-Style. General characteristics of the Craftsman-style design is typically characterized by the use of prominent front porches, gable roof elements, decorative roof vents, horizontal wood siding, and wood-framed doors and windows. As shown in the submitted building elevations (Attachment 4), the proposed project incorporates a number of significant Craftsman-style design features including horizontal lap siding, wood shingle-siding, decorative roof vents, and wood-framed windows and doors.

### Siding and Trim

The exterior of the residence is proposed to be sided with horizontal siding colored pearl gray. The doors, windows and roof gables will have white trim. The residence will also feature a roof vent, a porch, decorative metal railings and stone veneer decking columns. The style, colors, and materials of the proposed siding and trim are consistent with the design intent of the Central Subarea as outlined in the DDGs.

### Windows and Doors

The DDGs state that wood frame double hung or casement windows are preferred, and that vinyl clad windows may be used for less significant structures. In general, window proportions should be vertical rather than horizontal; however, appropriate proportions and number of panes will vary depending upon the style of the individual building and the context. Regarding entries, the DDGs state that residentially-scaled and detailed
solid wood or glazed doors of many styles may be appropriate.

The applicant proposes vinyl windows that are primarily vertically-sliding. The front of the residence features multiple vertical windows and two sets of French doors. The east side elevation of the residence has five vertically-sliding windows, and the west elevation has eight vertically sliding window. The rear elevation has a glass door with three vertically sliding windows and one horizontal window. As stated before, the DDGs does generally discourage horizontal windows, but this single window is in the rear elevation, staff supports the use of the horizontal window.

**Front Balcony and Stairs**
The front of the residence will have a front balcony that is proposed to have metal deck railing, with a powder coat finish. The stairs will feature a decorative lattice that will have the white matching the trim of the house. In Appendix D, Section C.4, it explains that front porches are encouraged in all new construction and that, at a minimum, each residentially designed building should have either a porch or balcony exterior space oriented toward a street. The proposed balcony matches the rest of the residence in architectural style and fulfills the DDG guidelines of having a street facing porch or balcony.

**Roofing**
Pursuant to the DDGs, Appendix D, Section C.7, appropriate roofing materials include fireproof wood shingles, corrugated metal, composition fiberglass shingles, clay tile, or other as determined by historic evidence, with inappropriate materials including colored standing seam metal roofs, glazed ceramic tile or imitation roofing materials including concrete shingles and imitation concrete mission style. The proposed roof will be an asphalt composition shingle roof colored charcoal grey.

Staff has determined that the overall design, colors, materials, and layout of the proposed residence can be successfully incorporated into quality residential design and are compatible with the existing residential character in the project vicinity and is consistent with the design and development guidelines for the Central Subarea of the Historic Residential Primary Area. Staff has concluded that the applicant has met the design standards identified in the Historic District Design and Development Guidelines.

**Parking**
FMC Section 17.52.540 requires two parking spaces for each single-family detached dwelling unit in within the Residential Primary Area of the Historic District. Required parking spaces must be provided outside required front and street side yards. No garage is proposed at this time as part of the project. The applicant is proposing two paved off-street parking spaces in the rear of the lot, behind the proposed residence. This would be accessible from the proposed driveway. Based on this, staff has determined that the proposal complies with the parking requirements.
Tree Preservation
A preconstruction arborist report was submitted as part of the project, which stated that a total of 21 trees were inventoried on site. Of the inventoried trees, 19 of them are protected because of the species and size according to the City of Folsom Tree Preservation Ordinance. 13 of the trees are on the project property, two are on the property boundary and the remaining four are located on neighboring parcels which will not be impacted by the proposed development. Conditions of Approval 16 through 20 of this report state the tree preservation requirements that must be addressed prior to the issuance of a building permit.

Cultural Resources
According to the staff report for the Tentative Parcel Map that included this lot (PN15-141) dated August 19, 2015, potentially significant historical or cultural resources that exist on the project site include a brick-lined well at in the rear of the property site. This resource requires appropriate mitigation to ensure that the resource is preserved and/or documented. As such, the HDC approved mitigation measures to address potential impacts to the historic resource on the site. These measures have been carried over to this staff report and are included as Conditions 23 through 25 in this staff report.

PUBLIC COMMENTS
The Folsom Heritage Preservation League (HPL) submitted a comment letter based on the plans that were submitted. This letter is included in the report as Attachment 7. The applicant has proposed a keystone retaining wall as part of the project and the HPL suggested that the applicant use “tumbled” keystones or stone veneer to provide a more historic look to the building. According to the Building Materials Palette section in Appendix D of the DDGs, appropriate retaining wall materials are brick and mortar, stone, and treated wood. Inappropriate materials include cinderblock, railroad ties or poured concrete. Staff concluded that the use of the keystone retaining wall is an appropriate material as per the DDGs.

HPL had an additional comment in regard to the proposed chimney and suggested that it be stone veneer instead of the proposed siding. The siding that is proposed matches the rest of the proposed residence. The DDGs do not have any guidelines for chimneys. Therefore, since the chimney matched the proposed residence, staff has determined that it is architecturally compatible.

The next comment that the HPL had was in regard to the old mining well that is located on the rear of the site. They suggested that the swale should be documented and studied by an environmental consultant. Conditions from the previous Tentative Parcel Map project (PN15-141) dated August 19, 2015 that included this lot have been incorporated in this staff report which states that a registered archeologist is required to be on site during all grading activities and that as part of the clearing process, a complete report will be filed with the Folsom History Museum, Sacramento History Museum and Archives Collection Center and the California History Room at the California State Library.
ENVIRONMENTAL REVIEW
The project is exempt from environmental review under Section 15303, New Construction or Conversion of Small Structures, of the California Environmental Quality Act (CEQA) Guidelines.

RECOMMENDATION/HISTORIC DISTRICT COMMISSION ACTION
Move to Approve Design Review for a 2,787-square-foot new custom home as illustrated on Attachments 4 through 5 for the 297 Leidesdorff Street New Custom Home project (PN 19-402) subject to the findings (Findings A-I) and conditions of approval (Conditions 1-25) included as Attachment 3.

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

B. THE PROJECT IS CONSISTENT WITH THE GENERAL PLAN AND THE ZONING CODE OF THE CITY.

CEQA FINDINGS
C. THE PROJECT IS CATEGORICALLY EXEMPT UNDER SECTION 15303 (NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES) OF THE 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.

F. AS CONDITIONED, THE PROPOSED PROJECT WILL NOT CAUSE A SUBSTANTIAL ADVERSE CHANGE IN THE SIGNIFICANCE OF A HISTORICAL RESOURCE.

DESIGN REVIEW FINDINGS
G. THE BUILDING MATERIALS, TEXTURES AND COLORS USED IN THE PROPOSED PROJECT ARE COMPATIBLE WITH SURROUNDING DEVELOPMENT AND ARE CONSISTENT WITH THE GENERAL DESIGN THEME OF THE NEIGHBORHOOD.
H. THE PROPOSED PROJECT IS IN CONFORMANCE WITH THE HISTORIC DISTRICT DESIGN AND DEVELOPMENT GUIDELINES ADOPTED BY CITY COUNCIL.

I. THE PROPOSED PROJECT COMPLIES WITH THE GENERAL PLAN AND ZONING ORDINANCES OF THE CITY.
BACKGROUND
The project site is part of a tract of 168 lots in the historic part of the Folsom that was purchased by Horatio Livermore in 1856. As a part owner of the Natoma Water and Mining Company, Livermore and his sons used their land for mining, quarrying and water canals. Evidence of several mining techniques exists at the site in addition to a well that is believed to date back to the nineteenth century.

On August 19, 2015, the Historic District Commission approved a Tentative Parcel Map to subdivide a 1.67-acre site consisting of three existing parcels (APN Numbers: 070-0070-011, 018, 019) into four residential lots a 251 Leidesdorff Street. The applicant’s intent with this particular Tentative Parcel Map application was to create four single-family residential lots that would the developed individually.

GENERAL PLAN DESIGNATION
SFHD (Single Family High Density)

ZONING
CEN/R-1-M (PD) (Central Subarea of the Historic Residential Primary Area/Single-Family Dwelling, Small Lot District, Planned Development)

ADJACENT LAND USES/ZONING
North: Leidesdorff Street with a SMUD Substation Beyond (R-1-M)

South: Single-Family Residential Development (R-1-M) with Open Space Beyond

East: Open Space (OSC) with Public Land Beyond

West: Single-Family Residential Development (R-1-M) with Coloma Street Beyond

SITE CHARACTERISTICS
The 0.33-acre project site is currently undeveloped and slopes steeply from south to north. Vegetation on site consists primarily of live oaks. The project site does include an old mining well that is considered a historical resource.

APPLICABLE CODES
FMC Chapter 17.52 HD, Historic District
FMC Section 17.52.300, Design Review
FMC Section 17.52.540, Historic Residential Primary Area Special Use and Design Standards
Historic District Design and Development Guidelines (DDG’s)
Attachment 3
Proposed Conditions of Approval
## GENERAL REQUIREMENTS

**Cond. No.** | **Mitigation Measure** | **When Required** | **Responsible Department**
--- | --- | --- | ---
1. | The applicant shall submit final site development plans to the Community Development Department that shall substantially conform to the exhibits referenced below:
   
   - Building Elevations and Floor Plans, dated September 28, 2018

   This project approval is for the 297 Leidesdorff Street New Custom Home, which includes a 2,787-square-foot single-family residence. Implementation of the project shall be consistent with the above-referenced items as modified by these conditions of approval. | B | CD (P)(E)

2. | Building plans shall be submitted to the Community Development Department for review and approval to ensure conformance with this approval and with relevant codes, policies, standards and other requirements of the City of Folsom. | B | CD (P)(E)(B)

3. | The project approval granted under this staff report (Design Review) shall remain in effect for two years from final date of approval (December 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. | B | CD (P)

4. | 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:
   
   - The City bears its own attorney’s fees and costs; and
   - The City defends the claim, action or proceeding in good faith

   The owner/applicant shall not be required to pay or perform any settlement of such claim, action | OG | CD (P)(E)(B)  PW, PR, FD, PD
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<td>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.</td>
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<td>6.</td>
<td>If applicable, the owner/applicant shall pay off any existing assessments against the property, or file necessary segregation request and pay applicable fees.</td>
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<td>7.</td>
<td>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.</td>
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<td>8.</td>
<td>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.</td>
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<td>9.</td>
<td>This project shall be subject to all City-wide development impact fees, unless exempt by previous agreement. This project shall be subject to all City-wide development impact fees in effect at such time that a building permit is issued. These fees may include, but are not limited to, fees for fire protection, park facilities, park equipment, Humbug-Willow Creek Parkway, Light Rail, TSM, capital facilities and traffic impacts. The 90-day protest period for all fees, dedications, reservations or other exactions imposed on this project will begin on the date of final approval (December 18, 2019). The fees shall be calculated at the fee rate in effect at the time of building permit issuance.</td>
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<td>10.</td>
<td>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.</td>
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<td>If applicable, the owner/applicant shall pay off any existing assessments against the property, or file necessary segregation request and pay applicable fees.</td>
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### SITE DEVELOPMENT REQUIREMENTS

12. The improvement plans for the required private improvements shall be reviewed and approved by the Community Development Department prior to issuance of the Building Permit.

13. The owner/applicant shall coordinate the planning, development and completion of this project with the various utility agencies (i.e., SMUD, PG&E, etc.).

### STORM WATER POLLUTION/CLEAN WATER ACT REQUIREMENTS

14. 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).

### ARCHITECTURE/SITE DESIGN REQUIREMENTS

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

1. This approval is for a 2,787-square-foot new single-family residence for the 297 Leidesdorff Street New Custom Home project. The applicant shall submit building plans that comply with this approval, the attached building elevations and attached floor plan, dated September 28, 2018.

2. The design, materials, and colors of the proposed 297 Leidesdorff Street Residential New Custom Home project shall be substantially compliant with the submitted building elevations, material samples, and color scheme to the satisfaction of the Community Development Department.

3. The final design of the windows and doors shall be subject to review and approval by the Community Development Department.

4. All Conditions of Approval as outlined herein shall be made as a note or separate sheet on the Construction Drawings.

### LANDSCAPE/TREE PRESERVATION REQUIREMENTS

16. If any tree(s), protected or otherwise, are within the property, on the property line or encroaching into the property, an arborist report and tree protection plan shall be submitted to the Community Development Department which quantifies each tree in accordance with FMC 12.16.030, assesses the proposed development impacts to each tree, and prescribes recommendations for tree protection and preservation. The provided arborist report and tree protection plan shall be subject to review and approval by the Community Development Department prior to issuance of any permits. The approved tree protection plan shall be included as a part of all associated plan sets for this project, including, but
### Historic District Commission
297 Leidesdorff Street New Custom Home (PN 19-402)
December 18, 2019

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| 17. | The applicant shall retain the services of an independent project arborist throughout the duration of the development project to monitor the condition of protected trees on and encroaching onto the project site, direct and supervise regulated activity within the Tree Protection Zone (TPZ), and to carry out the preservation measures delineated in the City approved arborist report and tree protection plan. | I  
CD (P)(E) |

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| 18. | All regulated activity to be conducted within the Tree Protection Zone of protected trees, including pruning and grading activity, shall be performed under the direct supervision of the project arborist or their representative to the satisfaction of the Community Development Department. | I  
CD (P)(E) |

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| 19. | All tree management recommendations by the project arborist shall be followed, including but not limited to, pruning, pest or disease control, irrigation, fertilization, or other root treatments, to the satisfaction of the Community Development Department. | I  
CD (P)(E) |

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| 20. | Prior to Certificate of Occupancy, at the time of final inspection, the applicant shall supply a certification letter from their project arborist to the Community Development Department attesting compliance with this requirement, to the satisfaction of the Community Development Department. | I  
CD (P)(E) |

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
</table>
| 21. | Pursuant to the state’s Model Water Efficient Landscape Ordinance (MWELO), all new construction projects with an aggregate front yard landscape area equal to or greater than 500 square feet shall submit a landscape documentation package and landscape permit application to the Community Development Department for review and approval. The landscape permit shall be issued prior to, or at the time of, the issuance of a building permit. Projects with an aggregate front yard landscape area of 500 to 2,500 square feet may either: | I  
CD (P)(E) |

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>a. Comply with the performance requirements of the MWELO and within 24 months of the date of landscape permit issuance shall install the City-approved landscape and submit a Certificate of Completion to the Community Development Department; or</td>
<td></td>
</tr>
</tbody>
</table>

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>b. Comply with the simpler Prescriptive Compliance Option contained in Appendix D to the MWELO and, by the time of final inspection for a Building Permit for the custom home, shall install the City-approved landscape and submit a Certificate of Completion to the Community Development Department.</td>
<td></td>
</tr>
</tbody>
</table>

Projects with an aggregate front yard landscape area of more than 2,500 square feet shall comply with the performance requirements of the MWELO and within 24 months of the date of landscape permit issuance shall install the City-approved landscape and submit a Certificate of Completion to the
Community Development Department.

Projects with an aggregate front yard landscape area of less than 500 square feet shall submit a preliminary landscape plan to the Community Development Department for review and approval prior to, or at the time of, the issuance of a building permit. The preliminary landscape plan shall show all proposed front yard landscaping with irrigated planting areas, plant materials, street tree species and location, footprints of buildings or structures, sidewalks, driveways, decks, patios, gravel or stone walks, or other pervious or non-pervious hardscapes, and other non-irrigated areas designated for non-development (such as open spaces and existing native vegetation). The preliminary landscape plan shall also include the calculation of front yard landscape area consistent with the definition herein. The City-approved landscaping shall be installed within 24 months of the date of building permit issuance.

Any significant modification to the City-approved landscaping shall comply with the State’s Model Water Efficient Landscape Ordinance.

For purposes of this condition of approval, “landscape area” means all the irrigated planting areas, irrigated turf areas, and water features in a landscape design plan or preliminary landscape plan. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, other pervious or non-pervious hardscapes, and other non-irrigated areas designated for non-development (e.g., open spaces and existing native vegetation).

---

### NOISE REQUIREMENT

| 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 is permitted on Sundays or holidays. In addition, construction equipment shall be muffled and shrouded to minimize noise levels. | I, B | CD (P)(E) |

---

### CULTURAL RESOURCE REQUIREMENTS

| 23. | If any archaeological, cultural, or historical resources or artifacts, or other features are discovered during the course of construction anywhere on the project site, work shall be suspended in that location until a qualified professional archaeologist assesses the significance of the discovery and provides consultation with the Folsom Historical Society, City staff, and the Heritage Preservation League. Appropriate mitigation as recommended by the archaeologist and the Historical Society representative shall be implemented. If agreement cannot be met, the Historic District Commission shall determine the appropriate implementation method. | G, I, B | CD (P)(E)(B) |
24. In the event human remains are discovered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the county coroner has made the necessary findings as to the origin and disposition pursuant to Public Resources Code 5097.98. If the coroner determines that no investigation of the cause of death is required and if the remains are of Native American Origin, the coroner will notify the Native American Heritage Commission, which in turn will inform a most likely decedent. The decedent will then recommend to the landowner or landowner’s representative appropriate disposition of the remains and any grave goods.  

25. The owner/applicant shall research and document the existing site features that are connected with mining as a part of the site clearing process. A complete report with videos, negatives, digital images and text should be filed with the Folsom Museum, Sacramento museum and Archives Collection Center and the California History Room at the California State Library.

<table>
<thead>
<tr>
<th>RESPONSIBLE DEPARTMENT</th>
<th>WHEN REQUIRED</th>
</tr>
</thead>
<tbody>
<tr>
<td>CD Community Development</td>
<td>I Prior to approval of</td>
</tr>
<tr>
<td>(P) Planning Division</td>
<td>Improvement Plans</td>
</tr>
<tr>
<td>(E) Engineering Division</td>
<td>M Prior to approval of</td>
</tr>
<tr>
<td>(B) Building Division</td>
<td>Final Map</td>
</tr>
<tr>
<td>(F) Fire Division</td>
<td>B Prior to issuance of first</td>
</tr>
<tr>
<td>PW Public Works Department</td>
<td>G Prior to issuance of</td>
</tr>
<tr>
<td>PR Park and Recreation</td>
<td>O Prior to approval of</td>
</tr>
<tr>
<td>PD Police Department</td>
<td>DC During construction</td>
</tr>
<tr>
<td>PD Police Department</td>
<td>OG On-going requirement</td>
</tr>
</tbody>
</table>
Attachment 4
Proposed Floor Plan, Elevations and Site Plan
**GENERAL NOTES**

**WORK QUALITY:**

- Shop and field work shall be performed by mechanics, crafstmen, and skilled and experienced in the fabrication and installation of the work involved. All work shall be performed in accordance with the approved construction documents.

- All work shall be erected and installed plumb, level, and true or true to indicate which are not considered to be the highest standards of various trades and products, processes, equipment, systems, or the likes shall be erected, installed, or applied.

**OBSERVATIONS:**

- Any observation by the architect and/or engineer that are not in accordance with the approved construction documents, or any deviation in the work from the plans and specifications, shall be reported to the designer, engineer, and owner.

**PLANNING:**

- All subcontractors shall do all cutting necessary for the proper installation of the materials to be used. It shall be the subcontractor's responsibility to consult with the designer and engineer before proceeding.

- Any report to the architect or engineer, which is not in accordance with the approved construction documents, shall be reported to the designer, engineer, and owner.

**SCHEDULE:**

- The project schedule shall be in accordance with the approved construction documents. All materials and equipment shall be delivered to the job site in accordance with the approved construction documents. All work shall be started and completed in accordance with the approved construction documents.

**SPECIFICATIONS:**

- The specification shall be in accordance with the approved construction documents. All work shall be erected, installed, or applied to the standards specified in the approved construction documents.

**CONSTRUCTION DOCUMENTS:**

- Amended construction documents: All construction or work shall be in accordance with the approved construction documents.

**DRAWINGS AND SPECIFICATIONS:**

- All drawings and specifications shall be in accordance with the approved construction documents. Changes or variations in the approved construction documents shall be in accordance with the approved construction documents.

**DESIGN CRITERIA:**

- The design criteria shall be in accordance with the approved construction documents. Changes or variations in the approved construction documents shall be in accordance with the approved construction documents.

**VICTORY MAP:**

- The Victory Map shall be in accordance with the approved construction documents. Changes or variations in the approved construction documents shall be in accordance with the approved construction documents.

**SITE SPECIFIC NOTES:**

- The site specific notes shall be in accordance with the approved construction documents. Changes or variations in the approved construction documents shall be in accordance with the approved construction documents.

**PROJECT SUMMARY:**

- The project summary shall be in accordance with the approved construction documents. Changes or variations in the approved construction documents shall be in accordance with the approved construction documents.

**TABLE OF CONTENTS:**

- The table of contents shall be in accordance with the approved construction documents. Changes or variations in the approved construction documents shall be in accordance with the approved construction documents.

**A1** Cover Sheet

**A2** Site Plan / Grading

**A3** Exterior Elevations

**A4** Main Exterior Details

**A5** Floor Plans

**A6** Foundation Plan

**A7** Lower Floor Plan

**A8** Main Floor Plan

**A9** Main Exterior Details

**S10** Roof Framing Plan

**S11** Structural Sections

**S12** Code Notes

**A13** Elevator Details

**A14** Exterior Details

**SD1** Structural Spec's & Schedules

**SD2** Structural Details

**SD2A** Structural Details

**SD3** Structural Details

**SD4** Structural Details

**T1** Title 24 (Energy Compliance CFIR)

**T2** Title 24 (Energy Compliance Mandatory Measures)

**PFI** Fire Sprinkler Plan

---

**Abbreviations**

- A = Am
- B = Bldg
- C = Cntr
- D = Deck
- E = Eave
- F = Floor
- G = Grade
- H = Hvy
- I = Int
- J = Jr
- K = Key
- L = Lvl
- M = Mnt
- N = Nom
- O = Ord
- P = Pad
- Q = Qnt
- R = Rem
- S = Sht
- T = Trim
- U = Unit
- V = Vert
- W = Wall
- X = X2
- Y = Y2
- Z = Z2

**Vicinity Map**

- Landmark & Street: Project Location
- Project Number: 297 Leidesdorff St.
- Designers: Folsom Designs
- Contractor: Folsom, CA 95630
- Phone: 916 351-1400

---

**Plan Preparation**

- Street: 297 Leidesdorff St.
- Designer: Folsom Designs
- Consultant: Folsom, CA 95630
- Phone: 916 351-1400

---

**Design Criteria**

- Roof
- Floor
- Slope Data

**Table:**

<table>
<thead>
<tr>
<th>Roof</th>
<th>Roof</th>
<th>Floor</th>
<th>Slope Data</th>
</tr>
</thead>
<tbody>
<tr>
<td>100</td>
<td>50</td>
<td>1.5</td>
<td>Bearing capacity not to exceed 1000 psi</td>
</tr>
<tr>
<td>150</td>
<td>50</td>
<td>1.5</td>
<td>Bearing capacity not to exceed 1000 psi</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Slope factor x 100 = 0.5</td>
</tr>
</tbody>
</table>

---

**Design Notes:**

- The design criteria shall be in accordance with the approved construction documents. Changes or variations in the approved construction documents shall be in accordance with the approved construction documents.

---

**Project Summary**

- General eonstruction:
- Occupancy Group: R & 3 & U
- Type of Construction: V8 Sprinklered
- Project Square Feet Summary:
  - (1844 Sq. Ft. Main Flr Living )
  - (943 Sq. Ft. Lower Flr Living )

---

**Water Efficiency Note:**

- The water efficiency note shall be in accordance with the approved construction documents. Changes or variations in the approved construction documents shall be in accordance with the approved construction documents.

---

**Site Specific Notes:**

- The site specific notes shall be in accordance with the approved construction documents. Changes or variations in the approved construction documents shall be in accordance with the approved construction documents.

---

**Design Notes:**

- The design notes shall be in accordance with the approved construction documents. Changes or variations in the approved construction documents shall be in accordance with the approved construction documents.

---

**Abbreviations:**

- A = Am
- B = Bldg
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- Q = Qnt
- R = Rem
- S = Sht
- T = Trim
- U = Unit
- V = Vert
- W = Wall
- X = X2
- Y = Y2
- Z = Z2
Exterior Materials
- 30 Year Dimensional Shingles
- 5/8" x 8" Hardie Trim Fascia Board, • 7/8" Soffit
- 5/8" x 8" Aluminum Fascia To Match House
- 5/8" x 8" Hardie Trim Board
- Hardie Flash 5" Cap Roofing
- Hardie Panel Wood Siding
- P/8" x 8" Hardie Center Trim
- Wood 2" x 8" Barge Trim
- Wood 2" x 8" Barge Trim Board
- 1" x 3" A3
- 2" x 4" Hardie Trim, Windows & Doors
- 2" x 4" Hardie Trim, Corners
- Wood 2 Tier Capital Trim
- Wood 2 Tier Base Trim, Top Piece Beveled
- 1" x 2" Hardie Corner Trim
- 2" x 12" Hardie Trim Band
- El Dorado Stone Veneer W/ Sill Trim
- 6" x 12" Wood Corbels
- Arch Louvered Gable End Vent.
- Sheet Metal Chimney Cap
- Sheet Metal Flashing Typ @ All Wall to Roof Locations, All Shingles To Be Painted to Match Body Color of Roof

Roofing Underlayment
2. One layer applied shingle fashion, parallel to and starting from the eave and lapping 2 inches, End laps shall be offset 6 feet.
3. The material shall be continuous from the top plate to foundation sill plate. Per 2016 CRC Section 703.1
4. Fasteners per 2016 CRC R905.1.1

Exterior Wall Underlayment
1. Exterior walls shall provide the building with a weather-resistant exterior wall enclosure, complying with ASTM D-205 A Flashing conforming to 2016 CRC Section 703.4
   a. One layer of approved water-resistant barrier free of holes, and breaks shall be applied over studs or sheathing of all exterior walls.
   b. Where vertical joints occur laps shall be min. 6".
   c. The water-resistant barrier shall be applied horizontally, with upper layer lapped over lower layer not less than 2".
   d. The material shall be continued from the top plate to foundation sill plate. Per 2016 CBC Section 703.3
   e. Flashing (Section 703.4) Flashing shall extend to the surface of the exterior wall water-resistant barrier @ all windows and door openings.
City of Folsom - Grading Notes

1. EMERGENCY PERMIT is required for all work to be done on public roads or easements, and for connections to public services and/or utilities. All work to be done on private property will not require a permit.

2. Call Underground Services 48 hours prior to any underground excavation activity.

3. The General Contractor shall notify the City of Folsom Construction Inspection Services at 916-930-7222, twenty-four (24) hours prior to commencement of any grading.

4. Contractor shall obtain an approved water source from the City at the Owner's expense.

5. All references to "Standard Specifications" shall mean the latest revision of the City of Folsom Standard Construction Specifications and Addenda and Procurement Manual.

6. Drainage areas and the conduits for city streets, sanitary sewer, drain, and irrigation shall conform to the standards established.

7. Prior to the start of any construction or grading activity an Environment Control Plan shall be submitted to the City Engineer.

8. The provisions of the Dust Mitigation Plan are implemented at all times. Erosion Control Plans shall be submitted to the City Engineer prior to the issuance of the building permit. All excavation, backfill, etc., shall be done in accordance with the provisions of the Standard Specifications, Section 19, "Earthwork".

9. All grading shall be done in accordance with the soils report reference no. 90-1225G, provided by CTE Cal, Inc., and dated October 5, 2015.

10. All excavation, embankment, backfill, etc., shall conform to the provisions in Section 19, "Earthwork".

11. The owner/contractor shall provide a grading report consisting of the observations made during earthwork operations, survey and summary of a certified electronic engineer. Prior to issuance of a building permit for the structure, recommendations provided in the grading report shall be completed prior to any structural improvements.

City of Folsom - Asbestos Notes

1. Prior to the start of any excavation or disturbance, the owner/contractor shall notify the City of Folsom of any asbestos material that may be disturbed. A qualified asbestos consultant shall be on site at all times.

2. PRIOR TO ANY GROUND DISTURBANCE, SUFFICIENT WATER MUST BE APPLIED TO THE AREA TO BE DISTURBED TO PREVENT EXPOSURE AND TRANSPORTATION OF ASBESTOS FIBERS.

3. EQUIPMENT MUST BE WASHED DOWN BEFORE MOVING FROM THE PROPERTY.

4. PRIOR TO THE START OF ANY CONSTRUCTION OR GRADING ACTIVITY AN ASBESTOS CONTROL PLAN MUST BE SUBMITTED TO THE CITY ENGINEER.

5. ALL EXCAVATION, EMBANKMENT, BACKFILL, ETC., SHALL CONFORM TO THE PROVISIONS OF SECTION 19, "EARTHWORK".

6. CUSTOM HOMES AND/OR SWIMMING POOLS SHALL BE CHALKED OUT ON THE GROUND AND ALL OAK TREES SHALL BE FENCED WITH HIGH VISIBILITY FENCING.

7. ALL GRADING MUST BE COMPLETE AT THE START AND MAINTAINED THROUGHOUT THE COMMENCEMENT OF ANY GRADING.

8. THE PROVISIONS OF THE DUST MITIGATION PLAN ARE IMPLEMENTED AT ALL TIMES. EROSION CONTROL PLANS SHALL BE SUBMITTED TO THE CITY ENGINEER PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT.

9. ALL EXCAVATION, EMBANKMENT, BACKFILL, ETC., SHALL BE DONE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 19, "EARTHWORK".

10. Equipment must be washed down before moving from the property. The equipment must be washed down again after all asbestos materials have been disturbed.

11. Equipments must be washed down before moving from the property. The equipment must be washed down again after all asbestos materials have been disturbed.

12. PRIOR TO ANY CONSTRUCTION OR GRADING ACTIVITY AN ASBESTOS CONTROL PLAN MUST BE SUBMITTED TO THE CITY ENGINEER.

13. THE OWNER/CONTRACTOR SHALL PROVIDE A GRADING REPORT CONSISTING OF THE OBSERVATIONS MADE DURING EARTHWORK OPERATIONS, SURVEY AND SUMMARY OF A CERTIFIED ELECTRONIC ENGINEER. PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE STRUCTURE, RECOMMENDATIONS PROVIDED IN THE GRADING REPORT SHALL BE COMPLETED PRIOR TO ANY STRUCTURAL IMPROVEMENTS.
NOTE: APPROXIMATE EXISTING

LEIDESDORFF
8 ST.

Garage Driveway Profile

N.T.S.

NOTE: DRIVEWAY PROFILE IS FOR THE STEEPEST SIDE. CONTRACTOR SHOULD IMPACT APPROPRIATE SIDE TO MINIMIZE CONFLICT.

NOTE:

1%

15'

PAD = 251.33

FF = 252.00

(@ Right then Left E.P. = Worst Case)

MEET ALL APPLICABLE STATE & LOCAL CODES.

PARCEL 4, PM 225/7

6.33 ACRES

A.P.N. 070-0070-032

ATTIC @ UL

SS

DECK @ UL

DECK @ UL

RAISED FLOOR

HOUSE = 245.5

UPPER LEVEL

FF = 263.06

PAD = 251.33

1' RW

LOWER LEVEL

FF = 238.0

PAD = 237.17

0.33 ACRES

MIN. CONTRACTOR SHALL ENSURE DRAINAGE IS INSTALL AREA DRAIN. DRAIN TO FRONT OF LOT. FENCING: 4' HIGH, BRIGHT COLORED SIGNS: 50' MAX. SPACING

Arborist shall inspect the exclusionary fencing prior to the commencement of any grubbing, tree pruning or removal, grading, trenching, excavation, or construction. Signs to be preserved.

Weatherproof signs 11"x 17" spaced a maximum of 50' apart shall be posted on all sides of fences surrounding each tree or trees stating that enclosed trees are to be preserved.

Tree Protection Zone:

Parking of vehicles, equipment, or storage of material within the protected zone not be moved or removed unless written approval is given by the City Arborist, call: (916) 461-6213.

The 4-foot high bright colored tree protective construction fencing with 5' stakes (10' on center maximum spacing) shall be installed outside of this zone and be well maintained of trees is prohibited at all times.

NOTE: APPROXIMATE EXISTING

2%
Attachment 5
Proposed Colors and Materials
Asphalt Shingle Roof
Color – Estate Grey

Primary Color
Hardie Plank 5” Lap Siding

Trim Color

Arctic White

Pearl Gray
Attachment 6
Arborist Report
January 26, 2019

Andy Lyman
1012 Sutter Street
Folsom, CA 95630
Via Email: andylyman@comcast.net

PRE-CONSTRUCTION ARBORIST REPORT & TREE PRESERVATION PLAN

RE: 297 Leidesdorff, City of Folsom jurisdiction, California

Executive Summary:
Andy Lyman contacted California Tree and Landscape Consulting, Inc. to inventory and evaluate the protected trees on the site or within 30’ of development for purposes of evaluating the impacts to the trees from the proposed conceptual development plan. In addition, we are to provide a Tree Preservation Plan for protection of the trees to remain during the development process. The property is located at 297 Leidesdorff, in the City of Folsom, California. See Supporting Information Appendix 1 –Tree Location Map.

Nicole Harrison, ISA Certified Arborist #WE-6500AM, and Michael McNamara arborists assistant, were on site November 20th, 2018, to provide species identification, measurements of diameter and canopy, field condition notes and arborist ratings. A total of 21 trees were tagged and inventoried, of which, 19 are protected by species and size according to the City of Folsom Tree Preservation ordinance. 13 are solely on this property, 2 are on the property boundary (tree #767 and #782) and 4 are located on the neighboring parcels which will not be impacted by the proposed development.

<table>
<thead>
<tr>
<th>Tree Species</th>
<th>Trees Inventoried</th>
<th>Protected Trees on the Site</th>
<th>Protected Trees proposed for Removal</th>
<th>Trees impacted by the proposed development and requiring special protection measures</th>
<th>Predicted Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>Blue Oak, Quercus douglasii</td>
<td>6</td>
<td>3</td>
<td>0</td>
<td>3 Tree #779 Tree #780 Tree #781</td>
<td>Minor Moderate Minor</td>
</tr>
<tr>
<td>Interior Live Oak, Quercus wislizenii</td>
<td>15</td>
<td>10</td>
<td>8</td>
<td>1 Tree #766 Tree #767</td>
<td>Critical Severe</td>
</tr>
<tr>
<td>Total</td>
<td>21</td>
<td>13</td>
<td>8</td>
<td>3</td>
<td></td>
</tr>
</tbody>
</table>

See Appendices for specific information on each tree and preservation requirements and/or restrictions

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1 CalTLC is not a licensed land surveyor. Tree locations are approximate and we do not determine tree ownership. Trees which appear to be on another parcel are listed as off-site and treated as the property of that parcel.
METHODS

Appendix 2 in this report is the detailed inventory of the trees. The following terms will further explain our methods and findings.

The protected trees evaluated as part of this report have a numbered tag that was placed on each one that is 1-1/8” x 1-3/8”, green anodized aluminum, “acorn” shaped, and labeled: ABACUS, Auburn, CA with 1/4” pre-stamped tree number and Tree Tag. They are attached with a natural colored aluminum 10d nail, installed at approximately 6 feet above ground level on the approximate north side of the tree. The tag should last ~10 – 20+ years depending on the species, before it is enveloped by the trees’ normal growth cycle.

A Level 2 – Basic Visual Assessment was performed in accordance with the International Society of Arboriculture’s best management practices. This assessment level is limited to the observation of conditions and defects which are readily visible. Additional limiting factors, such as blackberries, poison oak, and/or debris piled at the base of a tree can inhibit the visual assessment.

Tree Location: The GPS location of each tree was collected using the ESRI’s ArcGIS collector application on an Apple iPhone or Samsung. The data was then processed in ESRI’s ArcMap by Julie McNamara, M.S. GISci, to produce the tree location map.

Tree Measurements: DBH (diameter breast high) is normally measured at 4’6” (above the average ground height for “Urban Forestry”), but if that varies then the location where it is measured is noted. A steel diameter tape was used to measure the DBH for all trees. A Stanley laser distance meter was used to measure distances and/or pacing was used to estimate canopy measurements. Canopy radius measurements may also have been estimated due to obstructions, such as steep slopes or other trees.

Terms

Field Tag #  The pre-stamped tree number on the tag which is installed at approximately 6 feet above ground level on the north side of the tree.

Old Tag #  If additional field tags are found on the trees and are legible, they are listed here.

Species  The species of a tree is listed by our local and correct common name and botanical name by genus (capitalized) and species (lower case). Oaks frequently cross-pollinate and hybridize, but the identification is towards the strongest characteristics.

DBH  Diameter breast high’ is normally measured at 4’6” (above the average ground height for “Urban Forestry”), but if that varies then the location where it is measured is noted in the next column “measured at”

Measured at Canopy radius  Height above average ground level where the measurement of DBH was taken

The farthest extent of the crown composed of leaves and small twigs. Most trees are not evenly balanced. This measurement represents the longest extension from the trunk to the outer canopy. The dripline measurement is from the center point of the tree and is shown on the Tree Location Map as a circle. This measurement can further define a protection zone if specified in the local ordinance as such or can indicate if pruning may be required for development.
Protected Root Zone

The radius of the protected root zone is a circle equal to the trunk diameter inches converted to feet and factored by tree age, condition and health pursuant to the industry standard. Best Management Practices: Managing Trees During Construction, the companion publication to the Approved American National Standard, provides guidance regarding minimum tree root protection zones for long term survival. In instances where a tree is multi-stemmed the protected root zone is equal to the extrapolated diameter (sum of the area of each stem converted to a single stem) factored by tree age, condition and health.

Arborist Rating

Subjective to condition and is based on both the health and structure of the tree. All of the trees were rated for condition, per the recognized national standard as set up by the Council of Tree and Landscape Appraisers and the International Society of Arboriculture (ISA) on a numeric scale of 5 (being the highest) to 0 (the worst condition, dead) as in Chart A. The rating was done in the field at the time of the measuring and inspection.

<table>
<thead>
<tr>
<th>Rating Level</th>
<th>Rating</th>
<th>Condition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Excellent</td>
<td>5</td>
<td>No problems found from a visual ground inspection. Structurally, these trees have properly spaced branches and near perfect</td>
</tr>
<tr>
<td>Good</td>
<td>4</td>
<td>The tree is in good condition and there are no apparent problems that a Certified Arborist can see from a visual ground inspection. If potential structural or health problems are tended to at this stage future hazard can be reduced and more serious health problems can be averted.</td>
</tr>
<tr>
<td>Fair</td>
<td>3</td>
<td>The tree is in fair condition. There are some minor structural or health problems that pose no immediate danger. When the recommended actions in an arborist report are completed correctly the defect(s) can be minimized or eliminated and/or health can be improved.</td>
</tr>
<tr>
<td>Poor</td>
<td>2</td>
<td>The tree has major problems. If the option is taken to preserve the tree, additional evaluation to identify if health or structure can be improved with correct arboricultural work including, but not limited to: pruning, cabling, bracing, bolting, guying, spraying, mistletoe removal, vertical mulching, fertilization, etc. Additionally, risk should be evaluated as a tree rated 2 may have structural conditions which indicate there is a high likelihood of some type of failure. Tree rated 2 should be removed if these additional evaluations will not be performed.</td>
</tr>
<tr>
<td>Hazardous</td>
<td>1</td>
<td>The problems are extreme. This rating is assigned to a tree that has structural and/or health problems that no amount of work or effort can change. The issues may or may not be considered a dangerous situation.</td>
</tr>
<tr>
<td>Dead</td>
<td>0</td>
<td>This indicates the tree has no significant sign of life.</td>
</tr>
</tbody>
</table>

Notes: Provide notable details about each tree which are factors considered in the determination of the tree rating including: (a) condition of root crown and/or roots; (b) condition of trunk; (c) condition of limbs and structure; (d) growth history and twig condition; (e) leaf appearance; and (f) dripline environment. Notes also indicate if the standard tree evaluation procedure was not followed (for example - why dbh may have been measured at a location other than the standard 54”). Additionally, notes will list any evaluation limiting factors such as debris at the base of a tree.
Actions

Recommended actions to increase health and longevity.

Development Impacts

Projected development impacts are based solely on distance relationships between tree location and grading. Field inspections and findings during the project at the time of grading and trenching can change relative impacts. Closely followed guidelines and requirements can result in a higher chance of survival, while requirements that are overlooked can result in a dramatically lower chance of survival. Impacts are measured as follows:

<table>
<thead>
<tr>
<th>Impact Term</th>
<th>Long Term Result of Impact</th>
</tr>
</thead>
<tbody>
<tr>
<td>Negligible</td>
<td>Tree is unlikely to show any symptoms. Chance of survival post development is excellent. Impacts to the Protected Root Zone are less than 5%.</td>
</tr>
<tr>
<td>Minor</td>
<td>Tree is likely to show minor symptoms. Chance of survival post development is good. Impacts to the Protected Root Zone are less than 15% and species tolerance is good.</td>
</tr>
<tr>
<td>Moderate</td>
<td>Tree is likely to show moderate symptoms. Chance of survival post development is fair. Impacts to the Protected Root Zone are less than 35% and species tolerance is good or moderate.</td>
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<tr>
<td>Severe</td>
<td>Tree is likely to show moderate symptoms annually and a pattern of decline. Chance of long term survival post development is low. Impacts to the Protected Root Zone are up to 50% and species tolerance is moderate to poor.</td>
</tr>
<tr>
<td>Critical</td>
<td>Tree is likely to show moderate to severe symptoms annually and a pattern of decline. Chance of long term survival post development is negligible. Impacts to the Protected Root Zone are up to 80%.</td>
</tr>
</tbody>
</table>

DISCUSSION

Trees need to be protected from normal construction practices if they are to remain on the site and are expected to survive long term. While construction damage in the root zone is often the death of a tree, the time from when the damage occurs to when the symptoms begin and/or the tree dies can be years. Our recommendations are based on experience and the local ordinance requirements to enhance tree longevity. It requires the calculated root zone must remain intact as an underground ecosystem despite the use of heavy equipment to install foundations, driveways, underground utilities, and landscape irrigation systems. Simply walking and driving on soil can have serious consequences to tree health. The Tree Preservation Requirements and General Development Guidelines should be incorporated into the site plans and enforced onsite. The project arborist should be included in the development team during construction to provide expertise and make additional recommendations if additional impacts occur or tree response is poor.

Root Structure

The majority of a tree’s roots are contained in a radius from the main trunk outward approximately two to three times the canopy of the tree. These roots are located in the top 6” to 3’ of soil. It is a common misconception that a tree underground resembles the canopy. The correct root structure of a tree is in the drawing below. All plants’ roots need both water and air for survival. Poor canopy development or canopy decline in mature trees after development is often the result of inadequate root space and/or soil compaction.
Pruning Mature Trees for Risk Reduction and/or Development Clearance

There are few good reasons to prune mature trees. Removal of deadwood, directional pruning, removal of decayed or damaged wood, and end-weight reduction as a method of mitigation for structural faults are the only reasons a mature tree should be pruned. Live wood over 3” should not be pruned unless absolutely necessary. Pruning cuts should be clean and correctly placed. Pruning should be done in accordance with the American National Standards Institute (ANSI) A300 standards.

Pruning causes an open wound in the tree. Trees do not “heal” they compartmentalize. It is far better to use more small cuts than a few large cuts as small pruning wounds reduce risk while large wounds increase risk. Any wound made today will always remain, but a healthy tree, in the absence of decay in the wound, will ‘cover it’ with callus tissue.

Large, old pruning wounds which did not close with callous tissue often have advanced decay. These wounds are a likely failure point. Mature trees with large wounds have a high risk of failure.

Overweight limbs are a common structural fault in suppressed trees. There are two remedial actions for over-weight limbs (1) prune the limb to reduce the extension of the canopy, or (2) cable the limb to reduce movement. Cables do not hold weight they only stabilize the limb and additionally require annual inspection.

Arborist Classifications

There are different types of Arborists:

Tree Removal and/or Pruning Companies: These companies may be licensed by the State of California to do business as a tree removal company, but they do not necessarily know anything about trees biology.

Arborists: Arborist is a broad term intended to mean someone with specialized knowledge of trees, but it is often used to imply knowledge that is not there.

ISA Certified Arborist: An International Society of Arboriculture Certified Arborist is someone who has trained, met the qualifications for application, and been tested to have specialized knowledge of trees. You can look up certified arborists at the International Society of Arboriculture website: isa-arbor.org.

Consulting Arborist: An American Society of Consulting Arborists Registered Consulting Arborist is someone who has been trained and then tested to have specialized knowledge of trees; and trained and tested to provide high quality reports and documentation. You can look up registered consulting arborists at the American Society of Consulting Arborists website: ASCA-consultants.org.

Decay in Trees

Decay (in General): Fungi cause all decay of living trees. Decay is considered a disease because cell walls are altered, wood strength is affected, and living sapwood cells may be killed. Fungi decay wood by secreting enzymes. Different
types of fungi cause different types of decay through the secretion of different chemical enzymes. Some decays, such as white rot, cause less wood strength loss than others because they first attack the lignin (causes cell walls to thicken and reduces susceptibility to decay and pest damage) secondarily the cellulose (another structural component in a cell walls). Others, such as soft rot, attack the cellulose chain and cause substantial losses in wood strength even in the initial stages of decay. Brown rot causes wood to become brittle and fractures easily with tension. Identification of internal decay in a tree is difficult because visible evidence may not be present.

According to Evaluation of Hazard Trees in Urban Areas (Matheny, 1994) decay is a critical factor in the stability of the tree. As decay progresses in the trunk, the stem becomes a hollow tube or cylinder rather than a solid rod. This change is not readily apparent to the casual observer. Trees require only a small amount of bark and wood to transport water, minerals and sugars. Interior heartwood can be eliminated (or degraded) to a great degree without compromising the transport process. Therefore, trees can contain significant amounts of decay without showing decline symptoms in the crown. Compartamentalization of decay in trees is a biological process in which the cellular tissue around wounds is changed to inhibit fungal growth and provide a barrier against the spread of decay agents into additional cells. The weakest of the barrier zones is the formation of the vertical wall. Accordingly, while a tree may be able to limit decay progression inward at large pruning cuts, in the event that there are more than one pruning cut located vertically along the main trunk of the tree, the likelihood of decay progression and the associated structural loss of integrity of the internal wood is high.

**Oak Tree Impacts**

Our native oak trees are easily damaged or killed by having the soil within the Protected Root Zone (PRZ) disturbed or compacted. All of the work initially performed around protected trees that will be saved should be done by people rather than by wheeled or track type tractors. Oaks are fragile giants that can take little change in soil grade, compaction, or warm season watering. Don’t be fooled into believing that warm season watering has no adverse effects on native oaks. Decline and eventual death can take as long as 5-20 years with poor care and inappropriate watering. Oaks can live hundreds of years if treated properly during construction, as well as later with proper pruning, and the appropriate landscape/irrigation design.

**RECOMMENDATIONS: SUMMARY OF TREE PROTECTION MEASURES**

The Owner and/or Developer should ensure the project arborist’s protection measures are incorporated into the site plans and followed. Tree specific protection measures can be found in Appendix 2 – Tree Information Data.

- Identify the Root Protection Zones on the final construction drawings and show the placement of tree protection fencing pursuant to the City requirements.
- The project arborist should inspect the fencing prior to grading and/or grubbing for compliance with the recommended protection zones.
- The project arborist should directly supervise any irrigation, fertilization, placement of mulch and/or chemical treatments.
• All stumps within the root zone of trees to be preserved shall be ground out using a stump router or left in place. No trunk within the root zone of other trees shall be removed using a backhoe or other piece of grading equipment.

• Prior to any grading, or other work on the site that will come within 50’ of any tree to be preserved, irrigation will be required from April through September and placement of a 4-6” layer of chip mulch over the protected root zone of all trees that will be impacted. Chips should be obtained from onsite materials and trees to be removed.

• Clearance pruning should include removal of all the lower foliage that may interfere with equipment PRIOR to having grading or other equipment on site. The Project Arborist should approve the extent of foliage elevation and oversee the pruning to be performed by a contractor who is an ISA Certified Arborist.

• Clearly designate an area on the site outside the drip line of all trees where construction materials may be stored, and parking can take place. No materials or parking shall take place within the root zones of protected trees.

• Any and all work to be performed inside the protected root zone fencing shall be supervised by the project arborist.

• Trenching inside the protected root zone shall be by a hydraulic or air spade, placing pipes underneath the roots, or boring deeper trenches underneath the roots.

• Include on the plans an Arborist inspection schedule to monitor the site during (and after) construction to ensure protection measures are followed and make recommendations for care of the trees on site, as needed.

• Follow all of the General Development Guidelines, Appendix 3, for all trees not identified as requiring special preservation measures. Special protection measures will be determined with the final grading plan for the City submittal package.

Report Prepared by:

Nicole Harrison
ISA Certified Arborist #WC-6500AM, TRAQ
Member: American Society of Consulting Arborists

Appendix 1 – Tree Location Map
Appendix 2 – Tree Data
Appendix 3 – General Development Guidelines
Appendix 4 – Site Photographs

Bibliography


297 Leidesdorff Street
Folsom, Sacramento County, California.

ARBORIST SURVEY with Development Plans

> Tree locations are approximate and were collected using ISO apple products.
> Property line information was downloaded from Sacramento County on 11/28/2018.
> Development plans provided by Kitchell dated 10/09/2018.

Arborist Rating:
- 0 Dead
- 1 Extreme Structure or Health Problems
- 2 Major Structure or Health Problems
- 3 Fair - Minor Problems
- 4 Good - No Apparent Problems
- 5 Excellent

Data Sources:
- Tree Locations - CalTLC 2018
- Imagery - NAIP
## APPENDIX 2 – TREE INFORMATION DATA

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<tr>
<th>Field Tag #</th>
<th>Old Tag #</th>
<th>Offsite Species</th>
<th>Common Name</th>
<th>DBH</th>
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<th>Arborist Rating</th>
<th>Development Status</th>
<th>Notes</th>
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<td>766</td>
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<td>Quercus wislizenii</td>
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<td>17, 15 @ 2', 7</td>
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<td>3 Fair - Minor Problems</td>
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<td>Poor connection at 2’, 15” stem has codominant just above connection with one 8” stem dead, main stem of tree good structure, fair canopy density</td>
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APPENDIX 3
GENERAL DEVELOPMENT GUIDELINES

Definitions

Root zone: The roots of trees grow fairly close to the surface of the soil, and spread out in a radial direction from the trunk of tree. A general rule of thumb is that they spread 2 to 3 times the radius of the canopy, or 1 to 1 ½ times the height of the tree. It is generally accepted that disturbance to root zones should be kept as far as possible from the trunk of a tree.

Inner Bark: The bark on most large trees is quite thick, usually 1” to 2”. If the bark is knocked off a tree, the inner bark, or cambial region, is exposed and/or removed. The cambial zone is the area where tissues responsible for adding new layers to the tree each year are located. Removing or damaging this tissue results in a tree that can only grow new tissue from the edges of the wound. In addition, the interior wood of the tree is exposed to decay fungi and becomes susceptible to decay. Tree protection measures require that no activities occur which can knock the bark off the trees.

Methods Used in Tree Protection:

No matter how detailed Tree Protection Measures are in the initial Arborist Report, they will not accomplish their stated purpose unless they are applied correctly and a Project Arborist oversees the construction. The Project Arborist should have the ability to enforce the Protection Measures. It is advisable for the Project Arborist to be present at the Pre-Construction meeting to answer questions the contractors may have about Tree Protection Measures. This also lets the contractors know how important tree preservation is to the developer.

Root Protection Zone (RPZ): Since in most construction projects it is not possible to protect the entire root zone of a tree, a Root Protection Zone is established for each tree to be preserved. The minimum Root Protection Zone is the area calculated as 1 to 1.25’ for every inch of trunk diameter (ie. A 10” diameter tree will have an RPZ of 10’) or the dripline, whichever is greater. The Project Arborist must approve work within the RPZ.

Irrigate, Fertilize, Mulch: Prior to grading on the site near any tree, if specified by the project arborist, the area within the Tree Protection fence should be fertilized with 4 pounds of nitrogen per 1000 square feet, and the fertilizer irrigated in. The irrigation should percolate at least 24 inches into the soil. This should be done no less than 2 weeks prior to grading or other root disturbing activities. After irrigating, cover the RPZ with at least 12” of leaf and twig mulch. Such mulch can be obtained from chipping or grinding the limbs of any trees removed on the site. Acceptable mulches can be obtained from nurseries or other commercial sources. Fibrous or shredded redwood or cedar bark mulch shall not be used anywhere on site.

Fence: Fence around the Root Protection Zone and restrict activity therein to prevent soil compaction by vehicles, foot traffic or material storage. The fenced area shall be off limits to all construction equipment, unless there is express written notification provided by the Project Arborist, and impacts are discussed and mitigated prior to work commencing.
No storage or cleaning of equipment or materials, or parking of any equipment can take place within the fenced off area, known as the RPZ.

The fence should be highly visible, and stout enough to keep vehicles and other equipment out. I recommend the fence be made of orange plastic protective fencing, kept in place by t-posts set no farther apart than 6’.

In areas of intense impact, a 6’ chain link fence is preferred.

In areas with many trees, the RPZ can be fenced as one unit, rather than separately for each tree.

Where tree trunks are within 3’ of the construction area, place 2” by 4” boards vertically against the tree trunks, even if fenced off. Hold the boards in place with wire. Do not nail them directly to the tree. The purpose of the boards is to protect the trunk, should any equipment stray into the RPZ.

Elevate Foliage: Where indicated, remove lower foliage from a tree to prevent limb breakage by equipment. Low foliage can usually be removed without harming the tree, unless more than 25% of the foliage is removed. Branches need to be removed at the anatomically correct location in order to prevent decay organisms from entering the trunk. For this reason, a contractor who is an ISA Certified Arborist should perform all pruning on protected trees.2

Expose and Cut Roots: Breaking roots with a backhoe, or crushing them with a grader, causes significant injury, which may subject the roots to decay. Ripping roots may cause them to splinter toward the base of the tree, creating much more injury than a clean cut would make. At any location where the root zone of a tree will be impacted by a trench or a cut (including a cut required for a fill and compaction), the roots shall be exposed with either a backhoe digging radially to the trunk, by hand digging, or by a hydraulic air spade, and then cut cleanly with a sharp instrument, such as chainsaw with a carbide chain. Once the roots are severed, the area behind the cut should be moistened and mulched. A root protection fence should also be erected to protect the remaining roots, if it is not already in place. Further grading or backhoe work required outside the established RPZ can then continue without further protection measures.

Protect Roots in Deeper Trenches: The location of utilities on the site can be very detrimental to trees. Design the project to use as few trenches as possible, and to keep them away from the major trees to be protected. Wherever possible, in areas where trenches will be very deep, consider boring under the roots of the trees, rather than digging the trench through the roots. This technique can be quite useful for utility trenches and pipelines.

Protect Roots in Small Trenches: After all construction is complete on a site, it is not unusual for the landscape contractor to come in and sever a large number of “preserved” roots during the installation of irrigation systems. The Project Arborist must therefore approve the landscape and irrigation plans. The irrigation system needs to be designed so the main lines are located outside the root zone of major trees, and the secondary lines are either laid on the surface (drip systems), or carefully dug with a hydraulic or air spade, and the flexible pipe fed underneath the major roots.

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2 International Society of Arboriculture (ISA), maintains a program of Certifying individuals. Each Certified Arborist has a number and must maintain continuing education credits to remain Certified.
Design the irrigation system so it can slowly apply water (no more than \(\frac{1}{4}\)” to \(\frac{1}{2}\)” of water per hour) over a longer period of time. This allows deep soaking of root zones. The system also needs to accommodate infrequent irrigation settings of once or twice a month, rather than several times a week.

**Monitoring Tree Health During and After Construction:** The Project Arborist should visit the site at least twice a month during construction to be certain the tree protection measures are being followed, to monitor the health of impacted trees, and make recommendations as to irrigation or other needs. After construction is complete, the arborist should monitor the site monthly for one year and make recommendations for care where needed.

**Chemical Treatments:** The owner or developer shall be responsible to contact an arborist with a pesticide applicators license to arrange for an application of a root enhancing hormone, such as Paclobutrazol, to mitigate the stress produced by the development **prior to grading**. Additionally, at the discretion of the project arborist, an insect infestation preventative for both boring insects and leaf feeding insects and/or fungal preventative for leaf surfaces may be required. Roots pruned during the course of performing a cut may be required to be treated with a biofungicide such as Bio-Tam.
APPENDIX 4 – SITE PHOTOS
Attachment 7
Comment Letter from the Historic Preservation League
HERITAGE PRESERVATION LEAGUE OF FOLSOM
PROJECT APPLICATION REVIEW
November 20, 2019

PROJECT: New residence and garage at 297 Leidesdorff Street in the Central Subarea (PN19-402)

REQUEST: Design Review

PROJECT HISTORY: Application Circulated by City on November 6 and feedback requested by November 20.

PROJECT REVIEW:

General Comments
The 200 block of Leidesdorff Street was at one time the site of hydraulic mining activities. Mining pits and collapsed tunnels can still be found along the wooded slopes in this area.

A portion of the public right of way area for Leidesdorff Street and all of the rear alley have been vacated in the project area and the remaining single family lots are larger than regular Theodore Judah lots.

Site Plan
The proposed new residence has been incorporated with the existing slopes, allowing for more trees to be preserved. The installation of Keystones retaining walls has been proposed in front of and behind the residence in order to provide a level area.

- For a more historic look, ‘tumbled’ keystones, stone veneer or natural boulders can be used for the retaining wall.

At the rear of the property a drainage swale or collapsed mining tunnel extends from an off-site mining pit. The applicant has not provided information regarding this feature.

- Because mining related resources are rapidly disappearing from the Folsom area, the swale should be studied and documented by an environmental consultant before a building permit is issues.

The site plan demonstrates that the driveway to the neighboring property encroaches over the west property line.

- The applicant should notify the adjacent property owner as soon as possible that a portion of his existing driveway will be eliminated when site development begins.

Architecture
The design standard for the Central Subarea is residential building styles used between 1850 and 1950. Even if the proposed building design does not represent a specific style, enough details have been incorporated to make the proposed home compatible with the recommended timeframe and the surrounding neighborhood.
• In order to improve the impression of a historic building, stone veneer could be added to the chimney (in lieu of siding) and a ‘belly-band’ could be installed between the two floors of the residence along the side elevations.

Behind the home the applicant is proposing to install a two story accessory building. Because architectural plans have not been provided for this building, HPL has assumed that the building is designated to be a garage with a second story accessory dwelling unit (ADU). Based on the provided information, HDC has estimated that the ridgeline of the ADU will be 18 feet above the ridgeline of the main residence.

• The applicant should prepare a cross section through the lot (and the two building sites) to provide HDC with an illustration of the visibility of the accessory structure from Leidesdorff Street.

This information, will allow the Historic District Commission to determine if the accessory structure on this property should be limited to one floor.

During the review of the current application, HPL used the following reference material regarding Accessory Dwelling Units and Accessory Structures:

State Law Section 65852.2 1B (I):
‘A local agency may impose standards on Accessory Dwelling Units that include parking, height, setback, lot coverage, landscape, architectural review and maximum unit size.’

Folsom’s Municipal Code 17.52.480:
‘An accessory structure shall not be larger than the main structure in square footage or height.’

Historic District Design and Development Guidelines 4.07.08 and 4.07.09:
‘The size of a detached Second Unit in a mixed-use accessory structure may be limited further by the permitted size of the overall accessory structure.’
‘A detached accessory unit should be lower in height than the primary structure when viewed from the street.’
‘In special circumstances, the height of an Accessory Structure may be up to 5 feet taller than the main structure.’