CITY OF
FOLSOM
DISTINCTIVE BY NATURE

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 Ankhelyi, 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

Natoma Street, Folsom, California, prior to the meeting. The phone number is (916) 461-6203 and fax number is (916) 355-7274.

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in the meeting, please contact the Community Development Department at (916) 461-6231, (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.

NOTICE REGARDING CHALLENGES TO DECISIONS

The appeal period for Historic District Commission Action: 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.

HISTORIC DISTRICT COMMISSION MINUTES
December 4, 2019
CITY COUNCIL CHAMBERS
5:00 p.m.
50 Natoma Street
Folsom, California 95630

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

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

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:

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CITY OF
FOLSOM
DISTINCTIVE BY NATURE

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

Submitted,

PAM JOHNS
Community Development Director

ATTACHMENT 1
DESCRIPTION/ANALYSIS

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.

	REQUIRED	PROPOSED
Minimum Lot Area	7,000 sq. ft.	14,410 sq. ft.
Minimum Lot Width	50’	61’
Minimum Pervious Coverage	45% of lot area	79% of lot area
Maximum Building Height	35’	31’2”
Front Yard Setback	20’	40’
Side Yard Setback	5’	5’, 18’
Rear Yard Setback	20’	120’
Setback To Other Structures	10’	N/A
Minimum Parking	2 spaces	2 spaces

As shown in the table above, the proposed residence will meet all applicable development standards.

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.

ATTACHMENT 2
BACKGROUND

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

CONDITIONS OF APPROVAL FOR 297 LEIDESDORFF STREET NEW CUSTOM HOME (PN 19-402)				
Cond. No.	**Mitigation Measure**	**GENERAL REQUIREMENTS**	**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

		or proceeding unless the settlement is approved by the owner/applicant.		
DEVELOPMENT COSTS AND FEE REQUIREMENTS				
5.		The owner/applicant shall pay all applicable taxes, fees and charges at the rate and amount in effect at the time such taxes, fees and charges become due and payable.	B	CD (P)(E)
6.		If applicable, the owner/applicant shall pay off any existing assessments against the property, or file necessary segregation request and pay applicable fees.	B	CD (E)
7.		The City, at its sole discretion, may utilize the services of outside legal counsel to assist in the implementation of this project, including, but not limited to, drafting, reviewing and/or revising agreements and/or other documentation for the project. If the City utilizes the services of such outside legal counsel, the applicant shall reimburse the City for all outside legal fees and costs incurred by the City for such services. The applicant may be required, at the sole discretion of the City Attorney, to submit a deposit to the City for these services prior to initiation of the services. The applicant shall be responsible for reimbursement to the City for the services regardless of whether a deposit is required.	B	CD (P)(E)
8.		If the City utilizes the services of consultants to prepare special studies or provide specialized design review or inspection services for the project, the applicant shall reimburse the City for actual costs it incurs in utilizing these services, including administrative costs for City personnel. A deposit for these services shall be provided prior to initiating review of the Final Map, improvement plans, or beginning inspection, whichever is applicable.	B	CD (P)(E)
9.		This project shall be subject to all City-wide development impact fees, unless exempt by previous agreement. This project shall be subject to all City-wide development impact fees in effect at such time that a building permit is issued. These fees may include, but are not limited to, fees for fire protection, park facilities, park equipment, Humbug-Willow Creek Parkway, Light Rail, TSM, capital facilities and traffic impacts. The 90-day protest period for all fees, dedications, reservations or other exactions imposed on this project will begin on the date of final approval (December 18, 2019). The fees shall be calculated at the fee rate in effect at the time of building permit issuance.	B	CD (P)(E), PW, PK
10.		The owner/applicant agrees to pay to the Folsom-Cordova Unified School District the maximum fee authorized by law for the construction and/or reconstruction of school facilities. The applicable fee shall be the fee established by the School District that is in effect at the time of the issuance of a building permit. Specifically, the owner/applicant agrees to pay any and all fees and charges and comply with any and all dedications or other requirements authorized under Section 17620 of the Education Code; Chapter 4.7 (commencing with Section 65970) of the Government Code; and Sections 65995, 65995.5 and 65995.7 of the Government Code.	B	CD (P)
11.		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)

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.	B	CD (E)
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.).	I	CD (P)(E)
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).	G, I, B	CD (E)
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.	OG	CD (P)
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	I	CD (P)(E)

		not limited to, grading and building plans.		
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)
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)
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)
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)
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: 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 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. 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	I	CD (P)(E)

		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.	G, I, B	CD (P)(E)(B)
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.	G, I, B	CD (P)(E)(B)

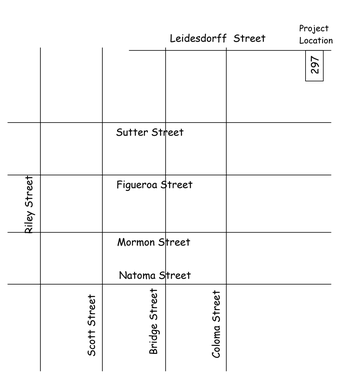
RESPONSIBLE DEPARTMENT		**WHEN REQUIRED**	
CD (P) (E) (B) (F)	Community Development Department Planning Division Engineering Division Building Division Fire Division	I	Prior to approval of Improvement Plans
		M	Prior to approval of Final Map
		B	Prior to issuance of first Building Permit
		O	Prior to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

Attachment 4
Proposed Floor Plan, Elevations and Site Plan

Abbreviations

&	And
@	At
#	Number
(E)	Existing
ADJ	Adjustable
AFF	Above Finished Floor
AGGR	Aggregate
APPROX	Approximate
ARCH	Architectural
ASPH	Asphalt
BD	Board
BLDG	Building
BLK	Block
BLKG	Blocking
BM	Beam
BOT	Bottom
CAB	Cabinet
CEM	Cement
C I	Cast Iron
CLG	Ceiling
CLKG	Caulking
CLOS	Closet
CLR	Clear
C O	Cased Opening
COL	Column
CONC	Concrete
CONN	Connection
CONSTR	Construction
CONT	Continuous
CTSK	Countersunk
CNTR	Counter
CTR	Center
DBL	Double
DEPT	Department
D F	Douglas Fir
DET	Detail
DIA	Diameter
DIM	Dimension
DN	Down
DR	Door
DWR	Drawer
D S	Down Spout
DWG	Drawing
EA	Each
ELEV	Elevation
ELEC	Electrical
EQ	Equal
EQPT	Equipment
EXPO	Exposed
EXP	Expansion
EXT	Exterior
F A	Fire Alarm
FDN	Foundation
FIN	Finish
FL	Floor
FLASH	Flashing
FLUOR	Fluorescent
FT	Foot Or Feet
FURR	Furring
FUT	Future
GA	Gauge
GALV	Galvanized
GL	Glass
GND	Ground
GR	Grade
GYP	Gypsum
H B	Hose Bibb
H C	Hollow Core
HDWD	Hardwood
HDWE	Hardware
HORIZ	Horizontal
HGT	Height
I D	Inside Diameter
INSUL	Insulation
INT	Interior
JT	Joint
KIT	Kitchen
LAM	Laminate
LAV	Lavatory
LT	Light
MAX	Maximum
M C	Medicine Cabinet
MACH	Mechanical
MEMB	Membrane
MET	Metal
MFR	Manufacturer
MIN	Minimum
MIR	Mirror
MISC	Miscellaneous
MTD	Mounted
MUL	Mullion
N I C	Not In Contract
NO	Number
NOM	Nominal
N T S	Not To Scale
OBS	Obscure
O C	On Center
O D	Outside Diameter
OPNG	Opening
OPP	Opposite
PRCST	Precast
PL	Plate
P LAM	Plastic Laminate
PLAS	Plaster
PLYWD	Plywood
PR	Pair
PT	Point
PTN	Partition
Q T	Quarry Tile
R	Riser
RAD	Radius
REF	Reference
REFG	Refrigerator
RGTR	Register
REINF	Reinforced
REQ	Required
RM	Room
R O	Rough Opening
RWD	Redwood
S C	Solid Core
SCHED	Schedule
SECT	Section
SH	Shelf
SHR	Shower
SHT	Sheet
SIM	Similar
SPEC	Specification
SQ	Square
STD	Standard
STL	Steel
STRG	Storage
STRL	Structural
SYM	Symmetrical
TRD	Tread
T B	Towel Bar
T B C	Top Back Curb
TEL	Telephone
T & G	Tongue And Groove
T V	Television
T W	Top Of Wall
TYP	Typical
UNF	Unfinished
U O N	Unless Otherwise Noted
UR	Urinal
VERT	Vertical
VEST	Vestibule
W/	With
W C	Water Closet
WD	Wood
W/O	Without
WP	Waterproof
WSCT	Wainscot
WT	Weight

Vicinity Map



Project Summary

General extent includes erection and completion of an residential structure:

OCCUPANCY GROUP: R-3 & U

TYPE OF CONSTRUCTION: VB Sprinklered

Project Square Feet Summary

(1844 Sq. Ft. Main Flr. Living)
(943 Sq. Ft. Lower Flr. Living)
(2787 Sq. Ft. Total Living)
(586 Sq. Ft. Main Flr. Cvr'd. Porch & Patios)
(316 Sq. Ft. Lower Flr. Cvr'd. Patios)
(902 Sq. Ft. Total Cvr'd. Patios & Porches)

General Notes

NOTICE TO BIDDERS

BIDS:

A. The owner has the right to reject any bids.

B. Bids are requested as follows:
1. All bids as per plan and specifications, with a bid breakdown for each division
2. All bids must include all costs for the following
   a. All labor and material required.
   b. Workmans compensation insurance.
   c. Liability Insurance.
   d. All required tools, equipment, forms, scaffold, etc., to preform the work.
   e. Required clean up and protection of other work from damage.
   f. Bond if required.
3. Any deviation in the bid from the plans and spec's as to the project or method of installation shall be clearly set forth in the bid and a full description made part of the bid.
4. All materials required in the bid shall be delivered to the job sight and shall be in the original containers clearly marked as to manufacturer, model number, serial number, etc.

VISIT TO SIGHT:

The sub-contractor shall visit the sight, take his own measurements and verify the exact conditions for himself. It shall be the sub-contractor's responsibility to obtain for himself all information necessary for an intelligent bid. No allowance will be subsequently made by the designer for any error or omission on the part of the bidder in this connection.

PROJECT SCOPE

A. General extent includes erection and completion of 1 single family dwelling.

B. Scope of work shall consist of all labor, materials, equipment, tools, transportation, fees, services and operations necessary to furnish and install the work under this contract including all major and accessory parts, work and operable installations as shown or specified.

C. Work shall include items reasonably incidental for the fabrication, erection, and installation of the materials shown or specified; work shall be performed by craftsman competent in their particular trade, and all workmanship shall be thorough, finished and complete in every detail.

D. The structure shall be erected in accordance with:
2016 C.R.C., C.B.C., C.M.C., C.P.C., C.E.C., CFC.,
2016 California Energy Code, 2016 CGBSC
2. All county and local codes.

Materials shall be new, delivered, and work preformed and completed in accordance with the schedules established by the general contractor.
Provisions for future work shall be included.

GENERAL CONDITIONS:

DRAWINGS AND SPECIFICATIONS:

A. The drawings and spec's are considered cooperative. Any work or materials shown or mentioned by either shall be executed by the sub contractor as though they were specificly mentioned in both.

B. Written dimensions shall take presidence over scaled dimensions and details over general drawings.

C. When mistakes or discrepancies are found in the drawings or spec's they shall be brought to the attention of the designer or engineer prior to start of any construction at job sight, failure to do so will release designer and engineer of any liabilities.

D. The specifications shall not be takan as a correction or segregation of materials or labor. The designer or owner shall not be responsible for any conflicts arising from the arrangement of the materials or labor in the contract documents.

WORK QUALITY:

A. Shop and field work shall be performed by mechanics, craftsmen, and workers skilled and experienced in the fabrication and installation of the work involved. All work on this project shall be performed in accordance with the best and accepted practices of the various trades involved and in accordance with the drawings and specifications.

B. All work shall be erected and installed plumb, level, and true or true to indicate angle, and in proper alignment and relationship to the work of other trades. Finish work shall be free from any defects or damage.

C. The owner reserves the right to reject any materials and work quality which are not considered to be the highest standards of various trades involved. Such inferior materials or work quality shall be repaired or replaced, as directed, at no additional cost to owner.

CUTTING AND REPAIRING:

A. All subcontractors shall do all cutting necessary for the proper installation of their work, and shall repair or pay for any damage by himself or his workmen to the work of other trades. No cutting of structural members shall be done without the designer or engineers approval. Repairs shall be done to the satisfaction of the designer, engineer and owner.

EXCESSIVE LOADS:

A. The building structure is designed to support normal load conditions. If it becomes necessary to support temporary extraordinary loads the engineer shall be notified and consulted before proceeding.

SUBSTITUTIONS OF MATERIALS AND PROCESSES:

A. Whenever the name or brand of a material or process is specified, it is used as a standard of quality and utility. Any request for substitutions equal in quality and utility to items specified shall be submitted to the owner together with substantiating data and samples if requested. The owner shall determine the acceptability of the substitution and must approve it in writing.

MANUFACTURES SPECIFICATIONS AND INSTRUCTIONS:

A. Unless otherwise indicated or specified all manufactured materials, products, processes, equipment, systems, or the likes shall be erected, installed, or applied in accordance with manufacturer's instructions, directions, or specifications. Said erection, installation, or application shall be in accordance with printed instructions furnished by the manufacturer of the material or equipment concerned for use under conditions similar to those at the job sight.

B. Any deviation from the manufacturer's printed recommendations shall be explained and acknowledged as correct and appropriate for the circumstances in writing by the particular manufacturer. Contractor shall be held responsible for installation contrary to the manufacturer's recommendations.

FIELD MEASUREMENTS AND TEMPLATES:

A. Contractor shall obtain all field measurements required for the accurate fabrication and installation of the work indicated in this contract. Exact measurements are the contractor's responsibility.

B. Contractor shall also furnish or obtain templates, patterns, and setting instructions as required for the proper installation of all work. All dimensions shall be verified in the field.

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A3	Exterior Elevations Details
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A5	Lower Floor Plan
S6	Foundation Plan
S7	Lower Floor Layout Plan
S8	Main Floor Framing Plan
S9	Main Floor Layout Plan
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S11	Structural Section
S12	Code Notes
A13	Cal Green Code, Sheet 1
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SD1	Structural Spec's & Schedules
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SD2A	Structural Details
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SD4	Structural Details
T1	Title 24 (Energy Compliance CF1R)
T2	Title 24 (Energy Compliance Mandatory Measures)
FP1	Fire Sprinkler Plan

Consultants

DESIGNER: Folsom Designs
301 Natoma St. # 105
Folsom, Ca. 95630
916 351-1400

STRUCTURAL ENGINEER: Chris Oliveira & Assoc.
2201 Francisco Dr. # 140-119
El Dorado Hills, Ca. 95762
916 835-6073

Site Specific Notes :

1. Amended Construction Documents: Work shall be installed in accprdance with the approved construction documents, and any changes made during construction that are not in compliance with the approved construction documents shall be resubmitted for approval as an amended set of construction documents.
2. All construction or work shall be subject to inspection by the City of Folsom Offical and such construction or work shall remain accessible and exposed for inspection purposed until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspection presuming to give authority to violation or cancel the provision of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection. Neither the building offical nor the jurisdiction shall be liable for expense entailed in the removalor replacement of any material required to allow inspection.
3. Footing and foundation inspections shall be made after excavations for footings are complete and any required reinforcing steel is in place. For concrete foundations, any required forms shall be in place prior to inspection. Materials for the foundation shall be on the job, except where concrete is ready mixed in accordance with ASTM C 94, the concrete need not be on the job.
4. Concrete slab and inspections shall be made after in-slab reinforcing steel and building services equiptment, conduit, piping accessories and other ancillary equiptment items are in place, but before any concrete is placed or floor sheathing installed, including the subfloor.
5. Framing inspections shall be made after the roof deck or sheathing, all framing, fireblocking and bracing are in place, chimneys and vents to be concealed are complete and the rough electrical, plumbing, heating wires, pipes and ducts are approved.
6. Lath and gypsum board inspections shall be made after lathing and gypsum board, interior and exterior, is in place, but before any plastering is applied or gypsum board joints and fasteners are taped and finished.
7. Protection of joints and penetrations in fire-resistance-rated assemblies shall not be concealed from view until inspection and approved.
8. Energy efficiency inspections shall be made to determine compliance and shall include, but not limited to, inspections for; envelope insulation R and U values, fenestration U values, duct system R values,and HVAC and water heating equipt. efficiency.
9. In addition to the inspections specified above, the Building Offical is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of this code and other laws that are enforced by the department of building saftey.
10. The final inspection shall be made after all work required by the building permit is complete.
11. It shall be the duty of the holder of the building permit or their authorized agent to notify the building offical when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for inspections of such work that are required by this code.
12. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the building offical. The building offical, upon notification, shall make the requested inspection and shall indicate the portion of the construction that is satisfactory as completed, or notify the permit holder or his agent wherein the same fails to comply with this code. Any portion that do not comply shall be corrected and such portions shall not be covered orconcealed until authorization by the building official.
13. At completion of trusses fabrication, the Truss Manufacture, shall submit a certificate of compliance stating that the work was performed in accordance with the approved construction document. This certification shall be presented to the Building Inspector at time of product delivery.

Soils Condition Note:

"Provide certification letter from soils engineer at time of foundation inspection. Letter shall be dated after issuance of permit and certify that the pad and footing excavations are ready to receive improvements".

Water Efficiency Note:

"Complete the City form " Determination of Applicability to the Model Water Efficiency Landscape Ordinance (AB1881)" available on the City's web page and submit to the City Arborist for review. If it is determined that the landscape and irrigation plans are required, plans, calculations and a certification statement shall be submitted as a defered submittal. Before issuance of a certificate of occupancy, the landscape and irrigation work shall be complete, inspections of plants and irrigation installation by the City and a third party audit must be performed ans submitted for approval to the City Arborist".

Design Criteria

Roof

Roofing (Comp)		5.0 psf
Sheathing		2.0
Framing		4.5
Ceiling		2.5
Sprinklers		1.0
Solar Panels		5.0
		20.0 psf
Slope Factor	x	1.0
	D.L.	24.0
	L.L.	20.0
Total		44.0 psf

Floor

Flooring		1.5 psf
Sheathing		2.5
Framing		3.5
Ceiling		2.5
	D.L.	10.0
	L.L.	40.0
Total		50.0 psf

Soils Data:

Bearing capacity not to exceed 1500 psf

Notes: Design to conform to the 2016 CRC. Alternate simplified seismic design Per 2016 CBC of ASCE-7-10. Horizontal framing to be Doug. Fir #2 unless noted otherwise. 6"x beams to be Doug. Fir #1 u.n.o. Prefab trusses by truss manufacture. Glu-Lam beams to be combination 24F-V4 DF/DF. Concrete strength @ 28 days to be 2500 psi. Reinf. steel to conform to A.S.T.M. A615-40. Struct. steel to conform to A.S.T.M. A-36.

DESIGN FOLSOM

Plan Preparation :

Folsom Designs
301 Natoma St. # 105
Folsom, Ca. 95630
(916) 351-1400 Ph.

David Fischer
9-28-18
Signature Date

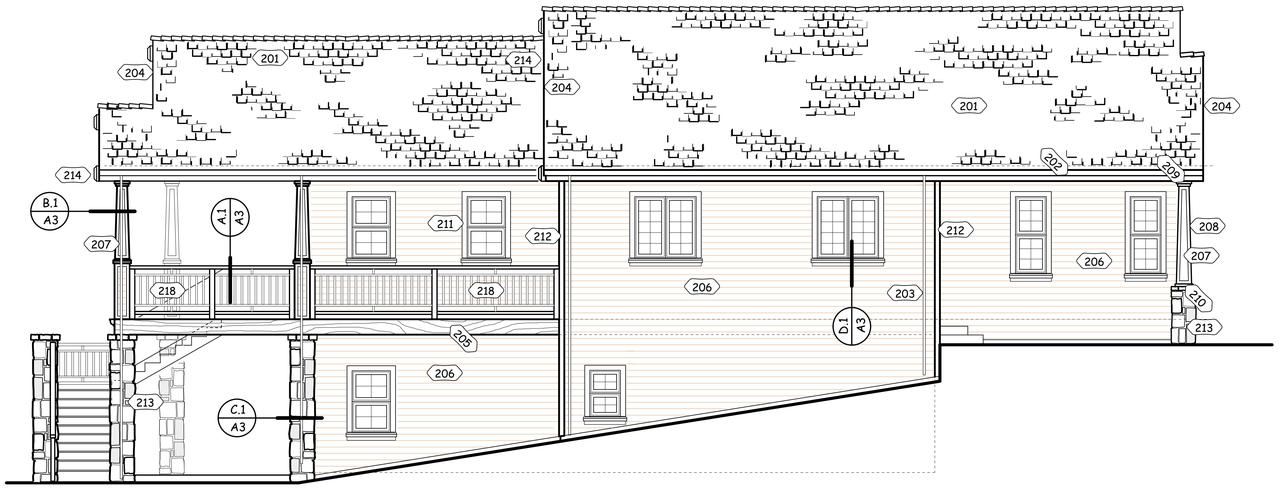
Project Location :
297 Leidesdorff St.
Folsom, CA 95630
APN 070-0070-032-0000

A Residence for:
Andy & Jackie Lyman
1012 Sutter St.
Folsom, CA 95630

JOB #	318-05
DATE	9-28-18
SCALE	Noted
DRWN BY	DBF
APPR BY	

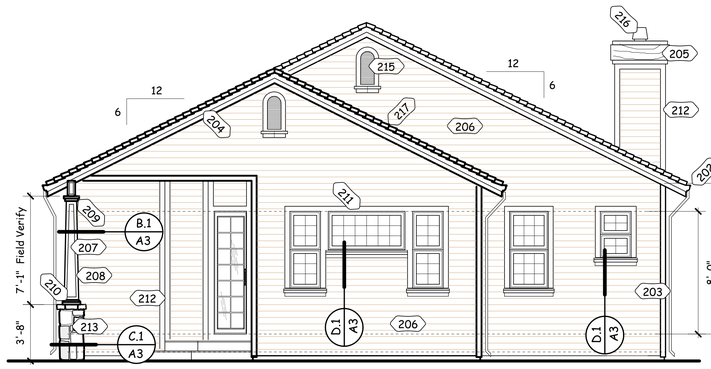
REVISIONS	DATE

SHEET
A1
OF SHEETS



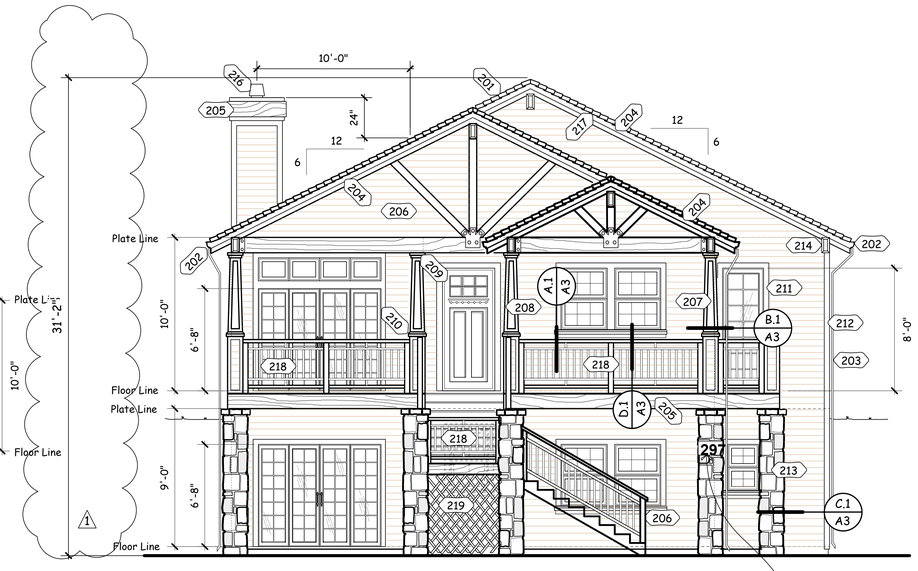
Right Elevation

1/4" = 1' 0"



Rear Elevation

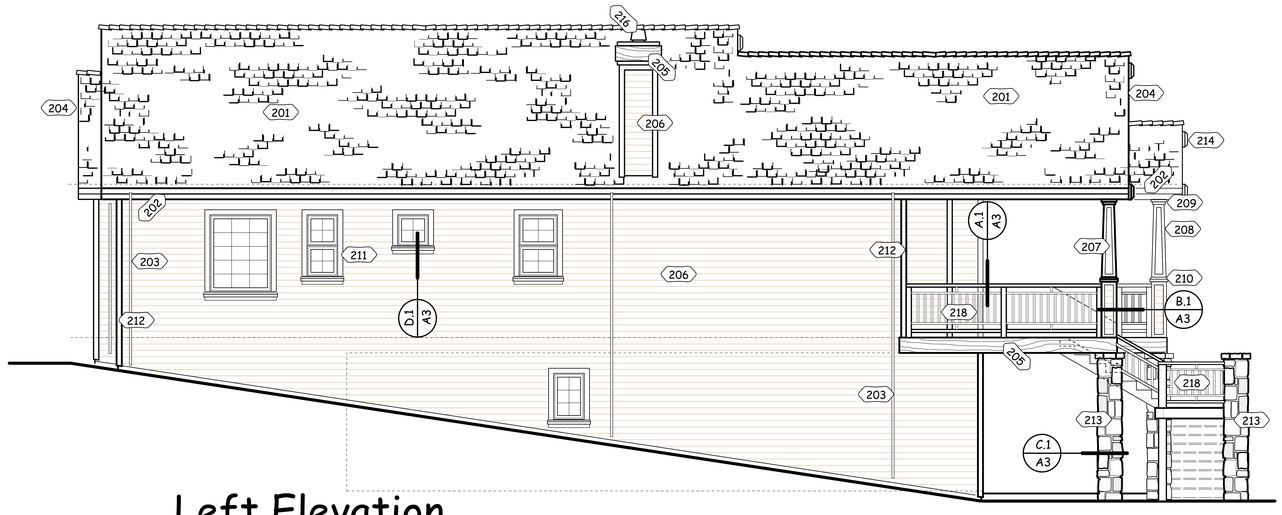
1/4" = 1' 0"



Front Elevation

1/4" = 1' 0"

Approved Address Numbers:
Visible and legible from street fronting property.
Numbers shall be Min. 4 inches in height and Min. .5 inch stroke. (Arabic numbers)
Contrasting color to background itself.
Alternate Location @ Driveway Gate Columns



Left Elevation

1/4" = 1' 0"

Exterior Materials

201 · · · 50 Year Dimensional Comp. Shingles

202 · · · 2" x 8" Hardie Trim Fascia Board W/ 5" Gutters W/ Leaf & Debris Accumulation Guard

203 · · · 3"x2" Sht. Mtl. Down Spouts, Paint To Match House & Connect To Landscape Drain Pipe

204 · · · 2" x8 " Hardie Trim Barge Board & 1" x 3" Barge Trim Bd.

205 · · · 2"x12" Hardie Trim Band

206 · · · Hardie Plank 5" Lap Siding

207 · · · Hardie Panel Wood Siding

208 · · · 1"x2" Hardie Corner Trim

209 · · · Wood 2 Tier Capital Trim

210 · · · Wood 2 Tier Base Trim, Top Piece Beveled

211 · · · 2"x4" Hardie Trim, Windows & Doors

212 · · · 2"x4" Hardie Trim @ Corners

213 · · · El Dorado Stone Veneer W/ Sill Trim

214 · · · 6"x12" Wood Corbels

215 · · · Arch Louvered Gable End Vent.

216 · · · Sheet Metal Chimney Cap

217 · · · Sheet Metal Flashing Typ @ All Wall to Roof Locations, All Sht. Mtl. To Be Painted to Match Body Color of Roof

218 · · · Metal Deck Railing, Powder Coat Finish

219 · · · RWD Lattice

Roofing Underlayment

Pitch From 4:12 Or Greater :

1. Underlayment material shall conform to ASTM D 226, D 1970, D4869, Or D 6757.
2. One layer applied shingle fashion, parrellel to and starting from the eave and lapping 2 inches, End laps shall be offset 6 feet. Fasteners per 2016 CRC R905.1.1

Exterior Wall Underlayment

1. Exterior walls shall provide the building with a weather-resistant exterior wall envelope, complying with ASTM D226 & Flashing conforming to 2016 CRC Section R703.4
2. One layer of approved water-resistant barrier free of holes, and breaks shall be applied over studs or sheathing of all exterior walls.
3. The water-resistant barrier shall be applied horizontally, with upper layer lapped over lower layer not less than 2". Where vertical joints occur laps shall be min. 6".
4. The material shall be continuous from the top plate to foundation sill plate. Per 2016 CRC Section 703.1
5. Flashing (Section 703.4):
   Flashing shall extend to the surface of the exterior wall water-resistant barrier @ all windows and door openings.

FOLSOM DESIGNS

Plan Preparation

Folsom Designs
301 Natoma St. # 105
Folsom, Ca. 95630
(916) 351-1400 Ph.

DBF 11-5-19
Signature Date

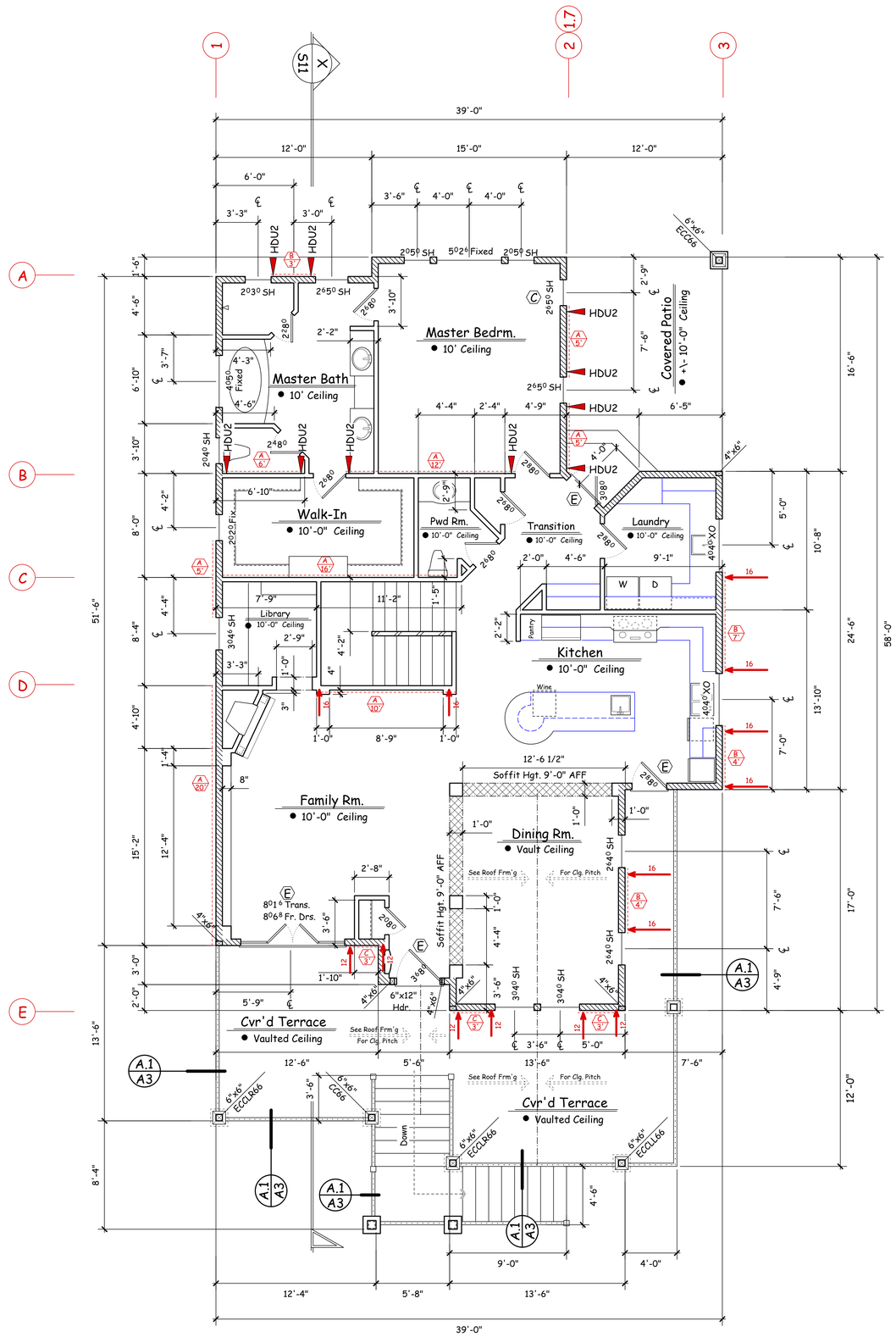
Project Location:
297 Leidesdorff St.
Folsom, CA 95630
A.P.N. 070-0070-032

A Residence for:
Andy & Jackie Lyman
1012 Sutter St.
Folsom, CA 95630

JOB #	318-05
DATE	11-5-19
SCALE	Noted
DRWN BY	DBF
APPR BY	

REVISIONS	DATE
1 Revised	11-5-19

SHEET
A2
OF SHEETS



Main Floor Layout Plan

1/4" = 1' 0" Note: All code notes, layout notes, schedules and legends on sheet S7 pretain to sheet S9 and vise versa

Wall Legend

- Non-bearing 2"x4" @ 16" O.C. DF #2
- Bearing 2"x4" @ 16" O.C. DF #2
- Non-bearing 2"x6" @ 16" O.C. DF #2
- Bearing 2"x6" @ 16" O.C. DF #2
- Bearing 2"x6" @ 8" O.C. DF #2 Balloon Frame
- Ceil. Soffit, Height Noted On Layout Plan
- RB # — Roof Beam
- 4"x4" — Post & Size
- 1 / SD3 — DETAIL # / PAGE # — Detail Bubble

Landing — **Symbol Indicates Min. 36"x36" Landing W/ Max. 7.75" Step Down If Door Does Not Swing Over Landing & 1.5" Step If Door Swings Over Landing. Landings Min. 2 Percent Slope Away From Foundation**

Window Abrev.

Inches Feet / Feet Inches — 3 0 4 0 — Width / Height — Size

Label	Operation
SH	Single Hung
XO	Horizontal Slider
Fix	Fixed Glass
Temp. Gls.	Tempered Glass

Shearwall & Holdowns

Type / Length — A / 4' — Shear Wall Symbol

A/4' — 3/8" CDX or OSB W/ 8d's @ 6" O.C. Edge & @ 12" O.C. Field Nailing
5/8"Diam. AB @ 60" O.C. Within Shearwall & 3"x3"x1/4" Washer
Upper Story Sill Nailing - 16d's @ 4" O.C.

B/4' — 3/8" CDX or OSB W/ 8d's @ 4" O.C. Edge & @ 12" O.C. Field Nailing
5/8"Diam. AB @ 48" O.C. Within Shearwall & 3"x3"x1/4" Washer
3"x Studs @ Adjoining Panel Edges, and Blocking
Upper Story Sill Nailing - 16d's @ 4" O.C.

C/4' — 3/8" CDX or OSB W/ 8d's @ 3" O.C. Edge & @ 12" O.C. Field Nailing
5/8"Diam. AB @ 32" O.C. Within Shearwall & 3"x3"x1/4" Washer
3"x Studs @ Adjoining Panel Edges, and Blocking
Upper Story Sill Nailing - 16d's @ 4" O.C.

Hold Down Symbol

Symbol	Model #	Min. Post Size
HDU2	HDU2	2-2"x6"
HD15	HD15	6"x (2 / SD2)
MST60	Simpson MST60	(7 / SD3)
12	Simpson CMST 12x96	(5 / SD3)
16	Simpson CS 16x48	

Code Notes

(C) All Escape Opening Has A Min. Net Of 5.7 Square Feet; Min. Net Clear Opening Height Of 24"; And Min Net Clear Opening Width Of 20". Windows Have Sill Hegh't's, Which Are Not More Than 42" Above The Floor.

(D) All Windows Shall Be Insulated Glass With Min. Of One Tempered Pane. All windows and doors shall meet minimum U-Factor of 0.34

(E) Egress Doors Shall Be Readily Openable From Inside The Dwelling Without The Use Of A Key Or Special Knowledge Or Effort.

Layout Notes :

1. Min. 4" Return From Wall @ Door Rough Openings, Or Rough Opening Centered Between Walls, Unless Otherwise Dimensioned.
2. All Angles Either 45* Or 90* Unless Otherwise Dimensioned.
3. All Window Header Hgt's Per Plan (See Ext. Elevs. Sht 3)

Gypsum Board Notes:

1. 1/2" Gyp Bd. @ Walls
2. 5/8" Gyp. Bd. @ Ceilings.
3. 5/8" Gyp. Bd. @ Underside Of Stairs

FOLSOM DESIGNS

Plan Preparation

Folsom Designs
301 Natoma St. # 105
Folsom, Ca. 95630
(916) 351-1400 Ph.

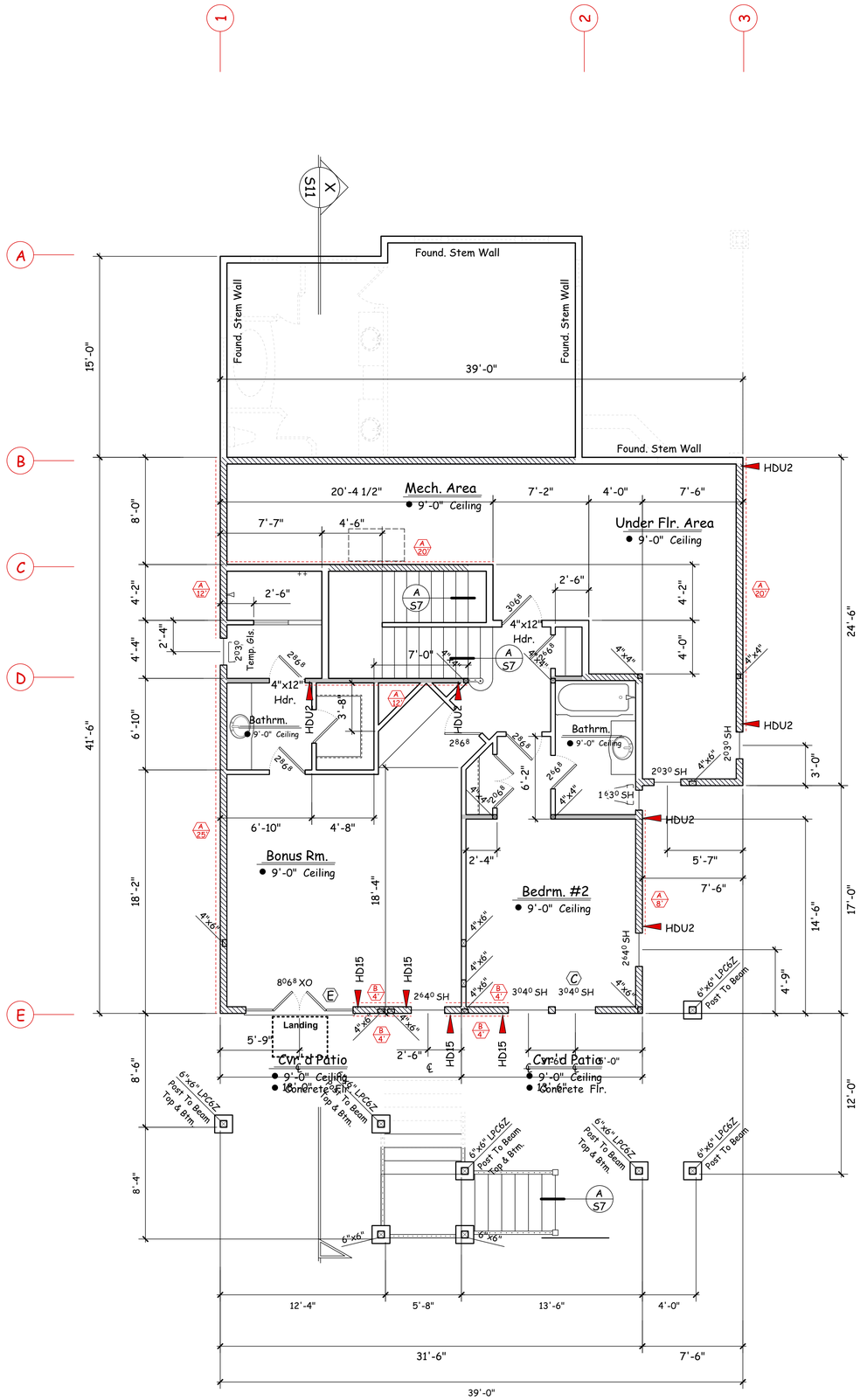
Signature Date

Project Location:
297 Leidesdorff St.
Folsom, CA 95630
A.P.N. 070-0070-032

A Residence for:
Andy & Jackie Lyman
1012 Sutter St.
Folsom, CA 95630

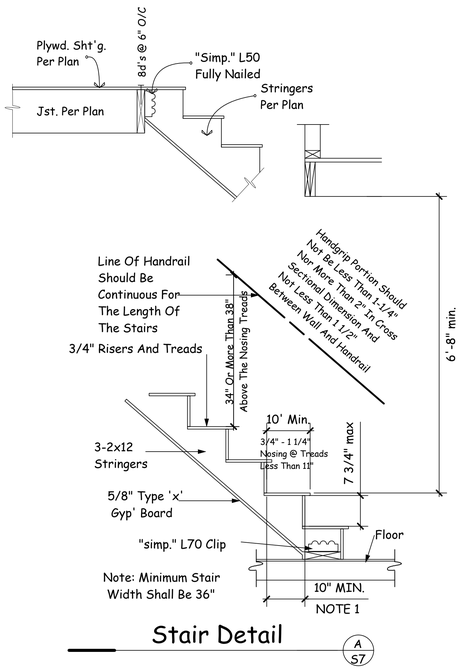
JOB #	318-05
DATE	5-10-18
SCALE	Noted
DRWN BY	DBF
APPR BY	
REVISIONS	DATE

SHEET S9 OF SHEETS



Lower Floor Layout Plan

1/4" = 1' 0"



Stair Detail

A S7

1. The mounting of handrails shall be such that the completed handrail supporting structure are capable of withstanding a load of least 200 pounds applied in any direction at any point.
2. Handrail(s) at stairways with four or more risers
3. Stairs treads shall be of uniform size and shape, except the largest tread run within a flight of stairs shall not exceed the smallest by more than 3/8"
4. Min. width of stair landing to equal width of stairs but not less than 36" min. depth of stair landing to equal width of stairs but not less than 36"

Wall Legend

- Non-bearing 2"x4" @ 16" O.C. DF #2
- Bearing 2"x4" @ 16" O.C. DF #2
- Bearing 2"x4" @ 16" O.C. DF #2
- Non-bearing 2"x6" @ 16" O.C. DF #2
- Bearing 2"x6" @ 16" O.C. DF #2
- 4"x4" — Post & Size
- 1 / SD3 (DETAIL # / PAGE #) — Detail Bubble

Landing — **Symbol Indicates Min. 36"x36" Landing W/ Max. 7.75" Step Down If Door Does Not Swing Over Landing & 1.5" Step If Door Swings Over Landing. Landings Min. 2 Percent Slope Away From Foundation**

Window Abrev.

Inches Feet — 3 0 4 6 — Feet Inches (Width / Height)

Size

Label	Operation
SH	Single Hung
XO	Horizontal Slider
Fix	Fixed Glass
Temp. Gls.	Tempered Glass

Shearwall & Holdowns

Type / Length — A / 4' — Shear Wall Symbol

A / 4' — 3/8" CDX or OSB W/ 8d's @ 6" O.C. Edge & @ 12" O.C. Field Nailing
5/8"Diam. AB @ 60" O.C. Within Shearwall & 3"x3"x1/4" Washer
Upper Story Sill Nailing - 16d's @ 4" O.C.

B / 4' — 3/8" CDX or OSB W/ 8d's @ 4" O.C. Edge & @ 12" O.C. Field Nailing
5/8"Diam. AB @ 48" O.C. Within Shearwall & 3"x3"x1/4" Washer
3"x Studs @ Adjoining Panel Edges, and Blocking
Upper Story Sill Nailing - 16d's @ 4" O.C.

C / 4' — 3/8" CDX or OSB W/ 8d's @ 3" O.C. Edge & @ 12" O.C. Field Nailing
5/8"Diam. AB @ 32" O.C. Within Shearwall & 3"x3"x1/4" Washer
3"x Studs @ Adjoining Panel Edges, and Blocking
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Gypsum Board Notes:

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FOLSOM DESIGNS

Plan Preparation

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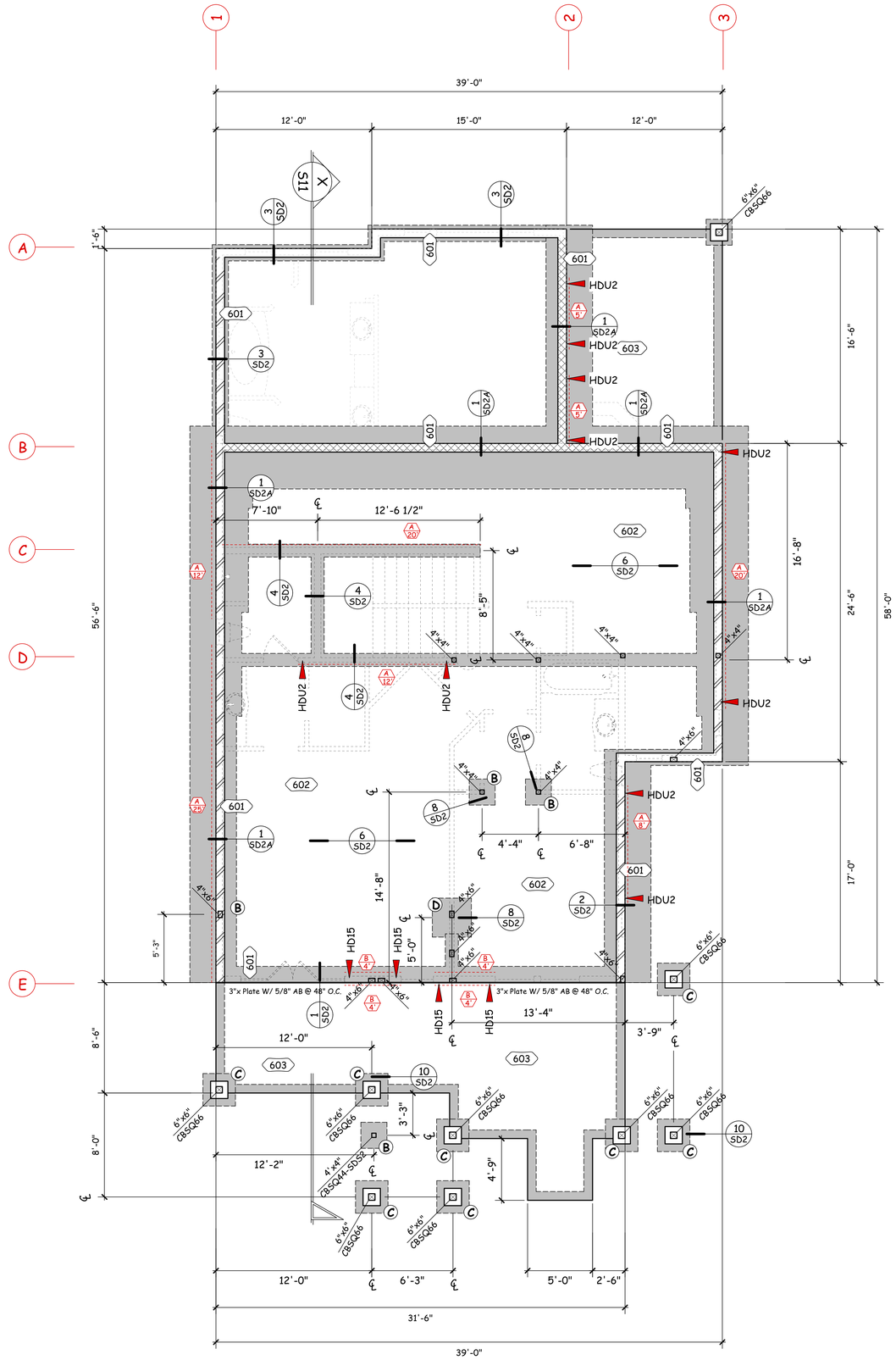
APPR BY	

REVISIONS	DATE

SHEET **S7** OF SHEETS



Foundation Plan

1/4" = 1' 0"

Foundation Legend

- 8" Thick Retaining Wall
- 8" Thick Stepped Stem Wall & Footing
- Foundation Stem Wall
- Concrete Footing, See Plan For Size
- Concrete Slab
- Concrete Post Footing, See Plan For Size
- (R) Extra #4x48" Rebar At C/L Of Slab
- Detail Bubble (Detail Number / Sheet Number)

Foundation Keynotes

601 · · PTDF Sill Plate W/ 5/8" Dia x 10" A.B. @ 48" O/C W/ 3"x3"x0.229" Plate Washers Typ. U.O.N. On Shear Wall Schedule Sheet SD1

602 · · 4" Conc. Slab W/ #3 @ 18" O.C. Ea. Way Over 10 Mil. Vapor Barrier Over 1" Clean Damp Sand Over Min. 4" Clean Crushed Rock Base

603 · · 4" Conc. Slab W/ 6"x6" 10-10 WWM Over Min. 4" Clean Crushed Rock Base

NOTE:
If Foundation Is A Two Pour Installation Make Sure Hardware Meets The Required Installation.

Hot -dipped Zinc. Coated Galvanized, Stainless Steel. Or Aluminum
Alloy Corrosion Resistant Anchor Bolts On Pressure Treated Wood Plate. W/ 3"x3"x 3/16" Plate Washers

Shearwall & Holdowns

Type / Length — Shear Wall Symbol

(A/4') 3/8" CDX or OSB W/ 8d's @ 6" O.C. Edge & @ 12" O.C. Field Nailing
5/8"Diam. AB @ 60" O.C. Within Shearwall & 3"x3"x1/4" Washer
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3"x Studs @ Adjoining Panel Edges, and Blocking
Upper Story Sill Nailing - 16d's @ 4" O.C.

(C/4') 3/8" CDX or OSB W/ 8d's @ 3" O.C. Edge & @ 12" O.C. Field Nailing
5/8"Diam. AB @ 32" O.C. Within Shearwall & 3"x3"x1/4" Washer
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Symbol	Model #	Min. Post Size
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HD15	HD15	6"x6"
MST60	Simpson MST60	
12	Simpson CMST 12x96	
16	Simpson CS 16x48	

Footing Schedule

- (B) ... 24" Sq X 18" Deep Ftg. 4-#4 Bars Ea. Way
- (C) ... 30" Sq X 18" Deep Ftg. 5- #4 Bars Ea. Way
- (D) ... 36" Sq X 18" Deep Ftg. 6 -#4 Bars Ea. Way
- (E) ... 42" Sq X 18" Deep Ftg. 7 -#4 Bars Ea. Way
- (F) ... 48" Sq X 18" Deep Ftg. 8 -#4 Bars Ea. Way
- (G) ... 54" Sq X 18" Deep Ftg. 9 -#4 Bars Ea. Way

DESIGN FOLSOM

Plan Preparation

Folsom Designs
301 Natoma St. # 105
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Signature Date

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JOB #	318-05
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DRWN BY	DBF
APPR BY	

REVISIONS	DATE

SHEET
S6
OF SHEETS

GRADING PLANS

for
297 Leidesdorff St., Folsom, CA
Parcel 4, PM 225/7
APN: 070-0070-032
July 2019

ALL WORK SHALL CONFORM TO:
2016 CALIFORNIA RESIDENTIAL CODE
2016 CALIFORNIA BUILDING CODE
ANY LOCAL CODE AMENDMENTS

City of Folsom - Grading Notes

1. AN ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK TO BE DONE WITHIN PUBLIC RIGHTS-OF-WAY OR EASEMENTS, AND FOR CONNECTIONS TO PUBLICLY-OWNED AND MAINTAINED FACILITIES.
2. CALL UNDERGROUND SERVICE ALERT (USA) AT 811 OR 800.642.2444, FORTY-EIGHT (48) HOURS PRIOR TO ANY GRADING/EXCAVATION ACTIVITY.
3. THE OWNER/CONTRACTOR SHALL NOTIFY CITY OF FOLSOM CONSTRUCTION INSPECTION SERVICES AT 916.355.7210, TWENTY-FOUR (24) HOURS PRIOR TO COMMENCEMENT OF ANY GRADING.
4. CONTRACTOR SHALL OBTAIN AN APPROVED WATER METER FROM THE CITY AT THE OWNER'S EXPENSE.
5. ALL REFERENCES TO "STANDARD SPECIFICATIONS" SHALL MEAN THE LATEST EDITION OF THE *CITY OF FOLSOM STANDARD CONSTRUCTION SPECIFICATIONS AND DESIGN AND PROCEDURES MANUAL*.
6. DRAINAGE SWALES ARE TO BE CONSTRUCTED PER CITY STANDARD DETAIL.
7. CLEARING AND GRUBBING SHALL CONFORM TO THE PROVISIONS OF SECTION 16 OF THE STANDARD SPECIFICATIONS.
8. ALL EXCAVATION, EMBANKMENT, BACKFILL, ETC., SHALL CONFORM TO THE PROVISIONS IN SECTION 19, "*EARTHWORK*," OF THE STANDARD SPECIFICATIONS.
9. CUSTOM HOMES AND/OR SWIMMING POOLS SHALL BE CHALKED OUT ON THE GROUND AND ALL OAK TREES SHALL BE FENCED WITH HIGH VISIBILITY FENCING BEFORE THE PRE-SITE INSPECTION IS SCHEDULED.
10. NO WORK SHALL BE DONE UNDER OR WITHIN THE TREE PROTECTION ZONE (TPZ) OF ANY EXISTING TREE WITHOUT A VALID TREE PERMIT.
11. GRADING ACTIVITIES SHALL IMPLEMENT EROSION AND DUST CONTROL MEASURES AT ALL TIMES. EROSION CONTROL PLANS SHALL BE SUBMITTED TO THE CITY OF FOLSOM, COMMUNITY DEVELOPMENT DEPARTMENT FOR REVIEW AND APPROVAL.
12. THERE SHALL BE NO TRESPASSING OF ANY KIND INTO PUBLIC OR PRIVATE OPEN SPACE AREAS.
13. 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.
14. ALL GRADING INCLUDING COMPACTION, EXCAVATION, PLACEMENT OF FILL MATERIALS, ETC., SHALL BE DONE UNDER THE DIRECTION OF A GEOTECHNICAL ENGINEER.
15. THE OWNER/CONTRACTOR SHALL PROVIDE A GRADING REPORT CONSISTING OF THE OBSERVATIONS MADE DURING EARTHWORK OPERATIONS, SIGNED AND STAMPED BY A LICENSED GEOTECHNICAL 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

(DUE TO THE SITE BEING LOCATED IN AN AREA KNOWN TO CONTAIN NATURALLY OCCURING ASBESTOS), ALL OF THE FOLLOWING DUST MITIGATION MEASURES MUST BE INITIATED AT THE START AND MAINTAINED THROUGHOUT THE DURATION OF THE CONSTRUCTION OR GRADING ACTIVITY:

AREAS OF ONE ACRE OR LESS MEETING THE CRITERIA IN SUBSECTION (b) (1) or (b) (2):

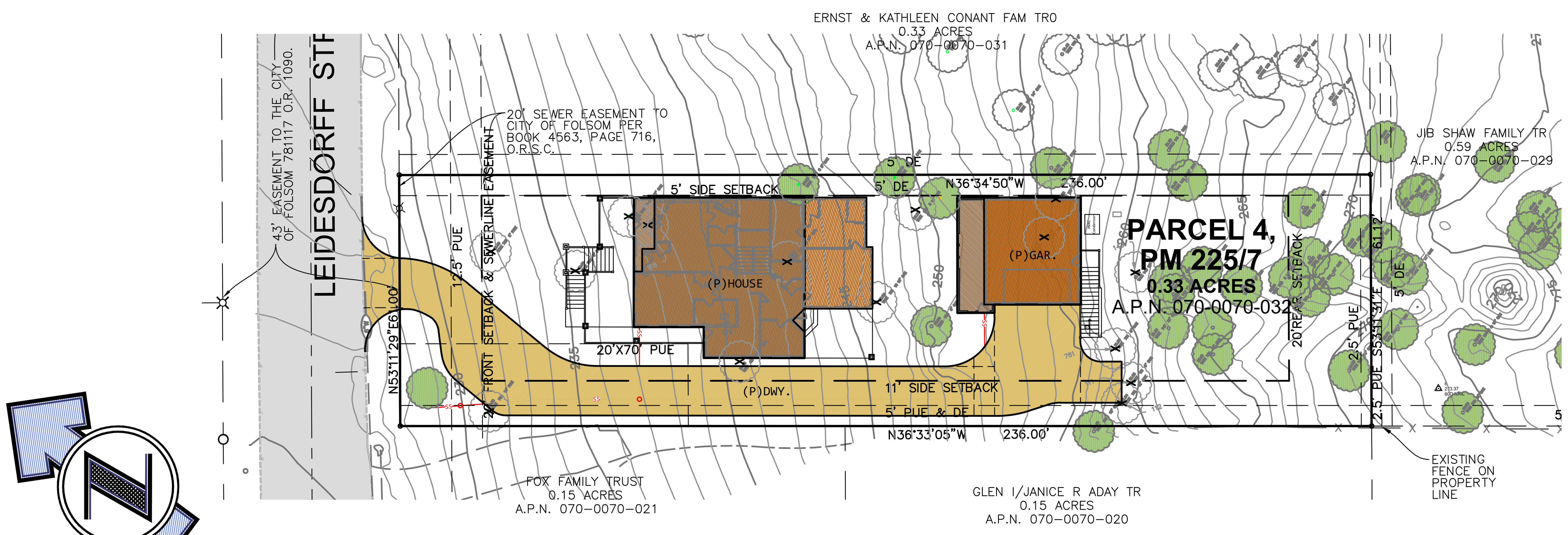
1. CONSTRUCTION VEHICLE SPEED A TTHE WORK SITE MUST BE LIMITED TO 15 M.P.H. OR LESS;
2. PRIOR TO ANY GROUND DISTURBANCE, SUFFICIENT WATER MUST BE APPLIED TO THE AREA TO BE DISTURBEDTO PREVENT VISIBLE EMISSIONS FROM CROSSING THE PROPERTY LINE;
3. AREAS TO BE GRADED OR EXCAVATED MUST BE KEPT ADEQUATELY WETTED TO PREVENT VISIBLE EMISSIONS FROM CROSSING THE PROPERTY LINE;
4. STORAGE PILES MUST BE KEPT ADEQUATELY WETTED, TREATED WITH A CHEMICAL DUST SUPPRESSANT, OR COVERED WHEN MATERIAL IS NOT BEING ADDED TO OR REMOVED FROM THE PILE;
5. EQUIPMENT MUST BE WASHED DOWN BEFORE MOVING FROM THE PROPERTY ONTO A PAVED PUBLIC ROAD; AND
6. VISIBLE TRACK-OUT ON THE PAVED PUBLIC ROAD MUST BE CLEANED USING WET SWEEPING OR A hepa FILTER EQUIPPED VACUUM DEVICE WITHIN TWENTY-FOUR (24) HOURS.

AREAS GREATER THAN ONE ACRE MEETING THE CRITERIA IN SUBSECTION (b) (1) or (b) (2) SHALL INCLUDE THE ABOVE NOTES THE FOLLOWING:

7. PRIOR TO THE START OF ANY CONSTRUCTION OR GRADING ACTIVITY AN ASBESTOS DUST MITIGATION PLAN FOR OPERATIONS HAS BEEN APPROVED BY THE CITY AND A COPY IS AVAILABLE AT THE PROJECT SITE.
8. THE PROVISIONS OF THE DUST MITIGATION PLAN ARE IMPLEMENTED AT THE BEGINING AND MAINTAINED THROUGHOUT THE DURATION OF THE CONSTRUCTION OR GRADING ACTIVITY.

SURVEY NOTES:

1. *SEE SHEET C1 FOR BENCHMARK, BASIS OF BEARINGS, AND FLOODPLAIN DESIGNATION, UTILITY STATEMENT, AND SURVEY INFORMATION.*
2. *TREE NUMBERS ARE PER ARBORIST REPORT BY JIM HUNSAKER DATED SEPTEMBER 17, 2003.*
3. *UNDERGROUND UTILITIES HAVE NOT BEEN SURVEYED AND ARE SHOWN IN THEIR APPROXIMATE LOCATION BASED ON SURVEY INFORMATION AND/OR INFORMATION PROVIDED BY LOCAL JURISDICTIONS / AGENCIES. UNDERGROUND UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.*



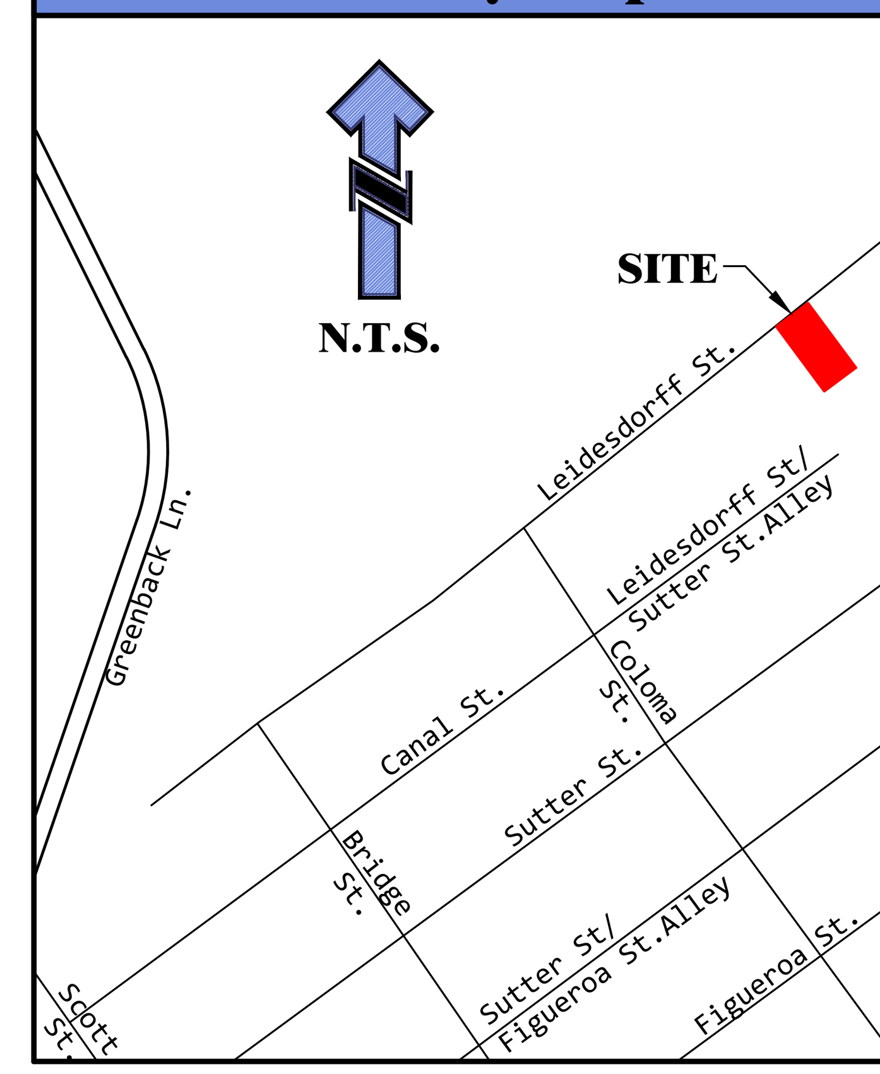
Project Overview

*SEE SHEET G2 FOR DETAILED GRADING PLAN

DISTURBED AREA= 10,180 S.F.

SCALE: 1" = 20'

Vicinity Map



Notes

1.	IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT THE BUILDING IS LAID OUT WITHIN COUNTY SETBACK REQUIREMENTS.
2.	THE ZONING OF THIS LOT IS R-1-M. THE SETBACKS ARE: 20' FRONT, 5'ON ONE SIDE AND 11' ON THE OTHER AND 10' REAR PER FOLSOM CITY
3.	BUILDING CONTRACTOR AND/OR LANDSCAPE CONTRACTOR SHALL DISCHARGE ALL ROOF DRAINS TO DRAINAGE SWALES SHOWN ON THIS GRADING PLAN (I.E. DO NOT ALTER DRAINAGE PATTERNS)
4.	ALL GRADES SHOWN HEREON ARE FINISHED GRADES UNLESS OTHERWISE STATED.
5.	ARCHITECT SHALL VERIFY ALL FINISHED FLOOR ELEVATIONS AND VERIFY ANY LOT COVERAGE CALCULATIONS (IF REQUIRED).
6.	ANY WALKWAYS AROUND HOUSE NOT SHOWN HEREON ARE SHOWN ON ARCHITECT'S OR LANDSCAPE ARCHITECT'S PLANS.
7.	ALL CUTS AND FILLS SHOWN HEREON ARE 2:1 MAX., UNLESS OTHERWISE STATED CUTS AND/OR FILLS STEEPER THAN 2:1 REQUIRE APPROVAL FROM A LICENSED GEOTECHNICAL ENGINEER.
8.	TOPOGRAPHICAL & BOUNDARY/PROPERTY LINE DATA IS FROM A SURVEY PROVIDED BY: RFE ENGINEERING, INC. LEBECK YOUNG ENGINEERING, INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF TOPOGRAPHICAL, EASEMENT OR BOUNDARY DATA SHOWN HEREON.
9.	FOR ALL DOWN-SLOPED LOTS, IT IS IMPORTANT THAT THE DRIVEWAY, AS WELL AS ANY GRADING OR LANDSCAPING, BE SLOPED UP FOR 5 FEET BEHIND THE CURB AT 5% MIN. PRIOR TO SLOPING DOWN.
10.	ALL FILLS SHALL BE KEYED-IN AND COMPACTED ACCORDING TO ALL APPLICABLE LOCAL AND STATE REQUIREMENTS.
11.	GRADING, DRAINAGE, & RETAINING WALL CONSTRUCTION SHALL CONFORM WITH THE SACRAMENTO COUNTY GRADING, EROSION, AND SEDIMENT CONTROL ORDINANCE AND THE 2016 CALIFORNIA BUILDING CODE. SEE SEPARATE STRUCTURAL CALCULATIONS (BY OTHERS) FOR ALL RETAINING WALLS AS IS REQUIRED.
12.	THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, STATUTORY CONDITIONS AND SIMILAR MATTERS PERTINENT TO SAID PROPERTY WHETHER RECORDED OR NOT. LEBECK YOUNG ASSUMES NO LIABILITY FOR THE POSITION, ACCURACY OR CHARACTER OF SUCH INFORMATION AS IT WAS TAKEN FROM PUBLIC RECORDS, TITLE REPORTS, INFORMATION PROVIDED BY CLIENT AND/OR LAND SURVEYS PROVIDED BY OTHERS. THIS MAP IS INTENDED FOR ENGINEERING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR TITLE

Abbreviations

BSW	BACK OF SIDEWALK	LF	LEFT
BW	BOTTOM OF WALL AT FG	LPG	PROPANE TANK
CH	CHORD BEARING	(P)	PROPOSED
CL	CHORD LENGTH	PAD	FINISHED PAD
CR	CURB RETURN	PKG	PARKING
D.E.	DRAINAGE EASEMENT	PP	POWER POLE
DI	DROP INLET	P.E.	POSTAL EASEMENT
DWY	DRIVEWAY	PUE	PUBLIC UTILITIES EASEMENT
(E)	EXISTING	R	CURVE RADIUS PER FINAL MAP
E.D.C.	EL DORADO COUNTY	ROW	RIGHT OF WAY
EL	ELEVATION	RT	RIGHT
EP	EDGE OF PAVEMENT	SD	STORM DRAIN
FC	FACE OF CURB	SS	SEWER SERVICE
FF	FINISHED FLOOR	SW	SIDEWALK
FG	FINISHED GRADE	TBC	TOP BACK OF CURB
FH	FIRE HYDRANT	TC	TOP OF CURB ELEV.
FL	FLOWLINE	TW	TOP OF WALL
FND.	FOUND	UPC	UNIVERSAL PLUMBING CODE
GA	GUY ANCHOR	US	UTILITY SERVICE
GB	GRADE BREAK	W	WALL HEIGHT
HP	HIGH POINT	WL	WATER LINE
JP	JOINT POLE	WS	WATER SERVICE

Legend

(symbol)	EXISTING TREE TO BE SAVED
(symbol)	(E) TREE TO BE REMOVED
5' SW	STEM WALL HEIGHT AS MEASURED FROM FINISHED FLOOR TO EXISTING GROUND OR FINISHED GRADE
5' FW	HEIGHT OF FRAMED WALL & STEM WALL TOGETHER AS MEASURED FROM FINISHED FLOOR TO EXISTING GROUND OR FINISHED GRADE BELOW.
5' RW	RETAINING WALL EXPOSED HEIGHT AS MEASURED FROM FINISHED GRADE (OR FINISHED FLOOR) TO EXISTING GROUND OR FINISHED GRADE. (This plan is prepared in advance of any structural calcs., so when structural calcs call for retaining wall to be 6" above finished grade, then wall heights will increase by that amount. Wall heights might also be increased by amount of cover a structural engineer desires over a footing before 2:1 grading can occur below it.)

Sheet Index

G1	COVER SHEET
G2	GRADING PLAN
G3	EROSION CONTROL PLAN

Earthwork Calculations

EMBANKMENT (FILL)		77 C.Y.
EXCAVATION (CUT)	443 C.Y.	
LESS 10% SHRINKAGE & LOSS	44 C.Y.	
TOTAL CUT	398 C.Y.	
SITE TOTAL	**322 C.Y. EXPORT**	

Note: earthwork calculation are approximate and may vary based upon characteristics of the soil and/or contractors methodology.

Note: The earthwork quantities calculated above exclude any pool dirt, trench dirt for utilities, wall/foundation footings, or other landscaping items. Contractor shall adjust quantities as necessary to account for these items once pool design is know and/or structural calculations & details are completed by the structural engineer.

City of Folsom Notes:

Construction Document:
Amended Construction Documents: Work shall be installed in accordance with the approved construction documents, and any changes made during construction that are not in compliance with the approved construction documents shall be resubmitted for approval as an amended set of construction documents.

Inspections:
It shall be the duty of the holder of the building permit or their duly authorized agent to notify the building official when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for inspections of such work that are required by this code.
All Construction or work shall be subjected to inspection by the City of Folsom Building Official (or his/her representatives) and such construction or work shall remain accessible and exposed for inspection purposed until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the building official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of any material required to allow inspection. 2016 C.R.C. Section R109.

PREPARED BY:
LEBECK · YOUNG ENGINEERING, INC.
3430 ROBIN LANE, BLDG. #2
CAMERON PARK, CA 95682
Ph. (530) 677-4080 Fax. (530) 677-4096

ENGINEER'S STAMP:
REGISTERED PROFESSIONAL ENGINEER
BARBARA A. LEBECK
No. 47045
exp. 12-31-19
CIVIL
STATE OF CALIFORNIA

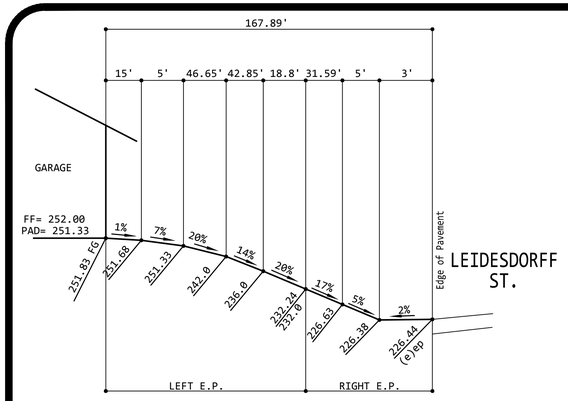
GRADING PLANS
COVER SHEET
297 Leidesdorff St., Folsom, CA APN: 070-0070-032
Parcel 4, PM 225/7

PREPARED FOR:
ANDY LYMAN
2450 VENTURE OAKS WAY,
STE. 500
SACRAMENTO, CA 95833
916-223-2160 home
EMAIL: alyman@kitchell.com

Project # 19-141
Date: JULY 2019
Scale: 1" = 20'
Designed by: B. Lebeck
Drawn by: E. Alliguie

SHEET NO.
G1

Plot Date: Jul 19, 2019



Garage Driveway Profile

(@ Right then Left E.P. = Worst Case) **N.T.S.**

NOTE: DRIVEWAY PROFILE IS FOR THE STEEPEST SIDE. CONTRACTOR SHALL CONSTRUCT OPPOSITE SIDE TO SMOOTH-CONFORM TO PROFILE SHOWN.

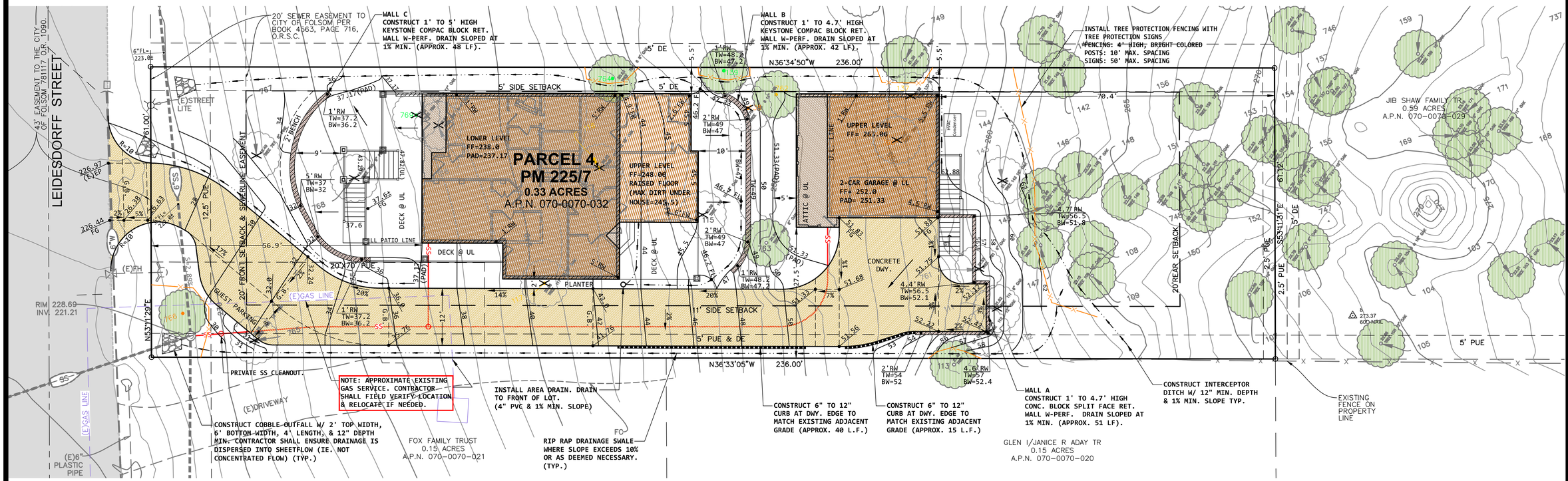
Tree Protection Zone:

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 in an erect condition all through the construction period. It is mandatory that the City Arborist shall inspect the exclusionary fencing prior to the commencement of any grubbing, tree pruning or removal, grading, trenching, excavation, or construction. Signs and fencing shall be installed prior to first inspection. The tree protection fencing shall not be moved or removed unless written approval is given by the City Arborist, call: (916) 461-6213.

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.

Parking of vehicles, equipment, or storage of material within the protected zone of trees is prohibited at all times.

ERNST & KATHLEEN CONANT FAM TRO
PARCEL 3, PM 225/7
0.33 ACRES
A.P.N. 070-0070-031

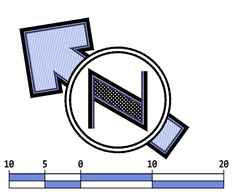


SEWER SERVICE IS SHOWN ON THIS PLAN FOR CONVENIENCE. DESIGNS FOR SEWER SERVICE MUST MEET ALL APPLICABLE STATE & LOCAL CODES.

ALL WORK SHALL CONFORM TO:
2016 CALIFORNIA RESIDENTIAL CODE
2016 CALIFORNIA BUILDING CODE
ANY LOCAL CODE AMENDMENTS

ARBORIST RATING (PER SURVEY BY CALTLC DATED 12/4/2018)

- DEAD
- EXTREME STRUCTURE OR HEALTH PROBLEMS
- MAJOR STRUCTURE OR HEALTH PROBLEMS
- FAIR - MINOR PROBLEMS
- GOOD - NO APPARENT PROBLEMS
- EXCELLENT



PREPARED BY:
LEBECK ▪ YOUNG ENGINEERING, INC.
3430 ROBIN LANE, BLDG. #2
CAMERON PARK, CA 95682
Ph. (530) 677-4080 Fax. (530) 677-4096

ENGINEER'S STAMP:
REGISTERED PROFESSIONAL ENGINEER ★ BARBARA A. LEBECK ★ No. 47045 ★ STATE OF CALIFORNIA

GRADING PLAN

GRADING PLANS
297 Leidesdorff St., Folsom, CA APN: 070-0070-032
Parcel 4, PM 225/7

PREPARED FOR:
ANDY LYMAN
2450 VENTURE OAKS WAY, STE. 500
SACRAMENTO, CA 95833
916-223-2160 home
EMAIL: alyman@kitchell.com

Project # 19-141
Date: JULY 2019
Scale: 1" = 10'
Designed by: B. Lebeck
Drawn by: E. Alliguie

SHEET NO.
G2

Plot Date: Jul 19, 2019

Attachment 5
Proposed Colors and Materials

Arctic White

Trim Color

Pearl Gray

Primary Color

Hardie Plank 5” Lap Siding

Asphalt Shingle Roof

Color – Estate Grey

Attachment 6
Arborist Report

California Tree and Landscape Consulting, Inc.

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.

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

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

[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	Height above average ground level where the measurement of DBH was taken
Canopy radius	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.

No problem(s)	Excellent	**5**	No problems found from a visual ground inspection. Structurally, these trees have properly spaced branches and near perfect
No apparent problem(s)	Good	**4**	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.
Minor problem(s)	Fair	**3**	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.
Major or uncorrectable problems (2)	Poor	**2**	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.
Extreme problem(s)	Hazardous	**1**	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.
Dead	Dead	**0**	This indicates the tree has no significant sign of life.

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:

Impact Term:	Long Term Result of Impact:
Negligible	Tree is unlikely to show any symptoms. Chance of survival post development is excellent. Impacts to the Protected Root Zone are less than 5%.
Minor	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.
Moderate	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.
Severe	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.
Critical	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%.

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.

The reality of where roots are generally located

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.

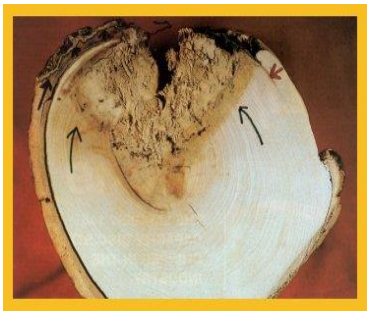
Consulting Arborist: An American Society of Consulting Arborists Registered Consulting Arborist is someone who has been trained and then tested to have specialized knowledge of trees; and trained and tested to provide high quality reports and documentation. You can look up registered consulting arborists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

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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

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297 Leidesdorff Street

Folsom, Sacramento County, California.

ARBORIST SURVEY with Development Plans

XXX

Path: F:\Personal\CalTLC\Maps 2018\Leidesdorff\LeidesdorfCAD.mxd JMCNAMARA 12/4/2018

Data Sources: Tree Locations- CalTLC 2018; Imagery- NAIP

CalTLC

12/4/2018

>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
- Property Line
- Measured Tree Canopy

APPENDIX 2 – TREE INFORMATION DATA

Field Tag #	Old Tag #	Offsite	Species Common Name	Species Botanical Name	DBH	Measured Canopy radius	Arborist Rating	Development Status	Notes
762	766		Interior Live Oak	Quercus wislizenii	10	25	1 Extreme Structure or Health Problems	Remove, poor $0	Cracking below 3' on main trunk, significant lean West over street with correction, structure is too poor
763	769		Interior Live Oak	Quercus wislizenii	17, 15 @ 2', 7	30	3 Fair - Minor Problems	Remove Footprint, $100	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
764	117		Interior Live Oak	Quercus wislizenii	14, 12	20	2 Major Structure or Health Problems	Remove Footprint, $100	Abnormal flare, rocks at base, surrounded by soil compaction, large failures, 1 to 3" deadwood, fair canopy density. Previous wounds were filled with concrete?
765	116		Interior Live Oak	Quercus wislizenii	16 @ 18", 13	25	2 Major Structure or Health Problems	Remove Footprint, $100	Codominant at ground with wide connection - closing wound in center. West stem abnormal trunk shape, 6" deadwood, poor crown ratio. East stem rip failure at 10', 9" deadwood at 4', very poor canopy structure
766	764		Interior Live Oak	Quercus wislizenii	7, 12 @ 2'	16	3 Fair - Minor Problems	Too much impact, $	Codominant at 6 inches, decay at ground west, smaller stem large closing wound at 18", poor crown ratio, poor canopy density
767	139	Yes, property line	Interior Live Oak	Quercus wislizenii	11	15	3 Fair - Minor Problems	Impacted	Slope, good at flare, codominant at 7' wide with 3" stub at connection, lower canopy severe decline, upper

Field Tag #	Old Tag #	Offsite	Species Common Name	Species Botanical Name	DBH	Measured Canopy radius	Arborist Rating	Development Status	Notes
									canopy fair, overall poor canopy density
768	138		Interior Live Oak	TBD	15, 9	20	1 Extreme Structure or Health Problems	Remove, poor $0	Codominant at 1', decay at old stem removal, larger stem abnormal trunk shape with dog leg and understory structure, smaller stem additional decay pocket at 5', poor canopy above
769	762		Interior Live Oak	Quercus wislizenii	10	0	2 Major Structure or Health Problems	Remove, footprint ? $100	Decaying 6" stem from base, slight lean with correction, poor wounding in main trunk at 25', canopy above is fair
770	115				5			Remove, too small $0	
771	763				5			Remove, too small $0	
772	760		Interior Live Oak	Quercus wislizenii	6	15	1 Extreme Structure or Health Problems	Remove, poor $0	Abnormal at flare, poor taper, poor canopy development, poor canopy density
773	137		Interior Live Oak	Quercus wislizenii	7, 6	17	2 Major Structure or Health Problems	Remove, poor $0	Flare buried in weeds, codominant at 1' narrow with seam to wound and smaller stem, understory, significant lean in upper canopy, poor canopy density
774	131	Yes	Blue Oak	Quercus douglasii	14	20	3 Fair - Minor Problems	Preserve with impact, offsite needs protection	Good at flare but cut at 2' and compaction, bug bark, codominant at 12' included bark and unbalanced canopy south, 1 to 3"

Field Tag #	Old Tag #	Offsite	Species Common Name	Species Botanical Name	DBH	Measured Canopy radius	Arborist Rating	Development Status	Notes
									deadwood in lower canopy, fair on top
775	127	Yes	Blue Oak	Quercus douglasii	14	15	3 Fair - Minor Problems	Preserve	Good at flare, bug bark, poor taper, poor crown ratio, 1 to 3" deadwood in lower canopy, fair at top
776	132	Yes					1 Extreme Structure or Health Problems		Offsite, poor condition
777	141	Yes	Interior Live Oak	Quercus wislizenii	±12	20	2 Major Structure or Health Problems	Preserve	Poor taper, abnormal trunk shape, poor crown ratio
778	142		Interior Live Oak	Quercus wislizenii	±8, 12	13	2 Major Structure or Health Problems	Preserve	Poor codominant union at 1', poor crown ratio, poor taper, poor crown density
779	143		Blue Oak	Quercus douglasii	±	20	3 Fair - Minor Problems	Impacted, Need more info	Good at flare, closed stubs, fair crown ratio, poor to fair crown density, unbalanced canopy W
780	761		Blue Oak	Quercus douglasii	6	10	2 Major Structure or Health Problems	Impacted, $0	Buckeye growing at base, poor taper, poor crown ratio, poor crown density
781	112		Blue Oak	Quercus douglasii	±16	20	3 Fair - Minor Problems	Impacted	Fill at flare, poor crown ratio and bow at top, unbalanced canopy, poor crown density
782	113		Interior Live Oak	Quercus wislizenii	±20	20	1 Extreme Structure or Health Problems	Preserve, offsite needs protection	Too many old removal cuts with advanced decay, poor crown ratio, epicormic growth

Field Tag #	Old Tag #	Offsite	Species Common Name	Species Botanical Name	DBH	Measured Canopy radius	Arborist Rating	Development Status	Notes
Not Tagged	124	Yes	Interior Live Oak	Quercus wislizenii	15, 15	30	1 Extreme Structure or Health Problems	Preserve, offsite needs protection	Stub, too much decay and failures, hazard
Not Tagged	770	Yes	Blue Oak	Quercus douglasii	17, 13	28	3 Fair - Minor Problems	Preserve, offsite needs protection	Good at flare, codominant at 2' narrow, larger stem fair canopy density, fair structure, fair to poor crown ratio. Smaller stem lean and upper canopy bow with correction right at tip, poor taper, poor crown ratio
Not Tagged	771	Yes	Interior Live Oak	Quercus wislizenii	6, 9, 9, 8	25	2 Major Structure or Health Problems	Preserve, offsite needs protection	Understory structure, significant lean most limbs or horizontal, one runs across ground onto project site

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.

[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 ¼" to ½" 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 slops 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.'