



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

## HISTORIC DISTRICT COMMISSION AGENDA

**August 3, 2016**  
**CITY COUNCIL CHAMBERS**  
**5:00 p.m.**  
**50 Natoma Street**  
**Folsom, California 95630**

**CALL TO ORDER HISTORIC DISTRICT COMMISSION:** Chair Daron Bracht, Vice Chair Candy Miller,  
Commissioners: John Arnaz, Mary Asay, Jeffrey Rempfer, Mark Roberts, Ross Jackson

*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 July 20, 2016 stand approved unless there are corrections.

### **CONTINUED ITEM**

1. **PN 14-395, 916 Figueroa Street – Tentative Parcel Map and Residential Design Review – Continued from the July 20, 2016 Historic District Commission Meeting**

Request for approval of a Tentative Parcel Map and Residential Design Review for development of a two-story, 2,457-square-foot single-family residence on a 14,000-square-foot parcel located at 916 Figueroa Street. Zoning for this project is the Figueroa Subarea of the Historic Residential Primary Area/Two-Family Residence District (FIG /R-2). This project is categorically exempt from environmental review under Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines. **(Project Planner: Principal Planner, Steve Banks / Applicant: Doug Scalzi)**

### **REPORTS**

#### **Historic District Commission/Principal Planner:**

The next Historic District Commission meeting is scheduled for **August 17, 2016**. Additional non-public hearing items may be added to the agenda; any such additions will be posted on the bulletin board in the foyer at City Hall at least 72 hours prior to the meeting. Persons having questions on any of these items can visit the Community Development Department during normal business hours (8:00 a.m. to 5:00 p.m.) at City Hall, 2<sup>nd</sup> Floor, 50 Natoma Street, Folsom, California, prior to the meeting. The phone number is 355-7222 and FAX number is 355-7274.

## NOTICE REGARDING CHALLENGES TO DECISIONS

**The appeal period for 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.



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

## HISTORIC DISTRICT COMMISSION MINUTES

July 20 , 2016

CITY COUNCIL CHAMBERS

5:00 p.m.

50 Natoma Street

Folsom, California 95630

**CALL TO ORDER HISTORIC DISTRICT COMMISSION:** Chair Daron Bracht, Vice Chair Candy Miller, Commissioners: John Arnaz, Mary Asay, Jeffrey Rempfer, Mark Roberts, Ross Jackson

**ABSENT:** John Arnaz

**CITIZEN COMMUNICATION:** None

**MINUTES:** The minutes of July 6, 2016 were approved as submitted.

### **CONTINUED ITEM**

1. **PN 16-109, 409 Natoma Street – Remodel and Enclosure Commercial Design Review, Determination that the Project is Exempt from CEQA – Continued from the July 6, 2016 Historic District Commission Meeting**

Request for Commercial Design Review Approval for an enclosure of a 712-square-foot covered patio area and remodel of an existing 4,296-square-foot restaurant at 409 Natoma Street. Zoning for this project is Neighborhood Business District/ Natoma-Riley-Bidwell Commercial Primary Area of the Historic District (C-1/NRB). The project is categorically exempt under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA). **(Project Planner: Assistant Planner, Josh Kinkade / Applicant: Robert Lin & Brissa A. Galvanleon)**

COMMISSIONER MILLER MOVED TO APPROVE COMMERCIAL DESIGN REVIEW FOR THE ENCLOSURE OF A 712-SQUARE-FOOT COVERED PATIO AREA AND REMODEL OF AN EXISTING 4,296-SQUARE-FOOT RESTAURANT AT 409 NATOMA STREET AS ILLUSTRATED ON ATTACHMENT 3 WITH THE FOLLOWING FINDINGS AND CONDITIONS: GENERAL PROJECT FINDINGS A & B; DESIGN REVIEW FINDINGS C & D; REMODELING FINDING E; CEQA FINDING F; CONDITIONS OF APPROVAL NO. 1 – 8.

COMMISSIONER BRACHT SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: MILLER, ROBERTS, BRACHT, JACKSON, ASAY, REMPFER  
NOES: NONE  
ABSTAIN: NONE  
ABSENT: ARNAZ

**NEW BUSINESS**

**2. PN 14-395, 916 Figueroa Street – Tentative Parcel Map and Residential Design Review**

Request for approval of a Tentative Parcel Map and Residential Design Review for development of a two-story, 2,457-square-foot single-family residence on a 14,000-square-foot parcel located at 916 Figueroa Street. Zoning for this project is the Figueroa Subarea of the Historic Residential Primary Area/Two-Family Residence District (FIG /R-2). This project is categorically exempt from environmental review under Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines. **(Project Planner: Principal Planner, Steve Banks / Applicant: Doug Scalzi)**

COMMISSIONER BRACHT MOVED TO CONTINUE PN 14-395, THE 916 FIGUEROA STREET TENTATIVE PARCEL MAP AND RESIDENTIAL DESIGN REVIEW PROJECT, WHICH INCLUDES SUBDIVIDING AN EXISTING 14,000-SQUARE-FOOT SITE INTO TWO PARCELS AND DEVELOPMENT OF A 2,457-SQUARE-FOOT SINGLE-FAMILY RESIDENCE AT 916 FIGUEROA STREET.

COMMISSIONER MILLER SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES:	REMPFER, BRACHT, ASAY, ROBERTS, MILLER, JACKSON
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	ARNAZ

**Historic District Commission/Planning Manager:**

None

There being no further business, the meeting was adjourned at 5:31 p.m.

Respectfully Submitted,

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Amanda Palmer, Administrative Assistant

**APPROVED:**

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CHAIR, DARON BRACHT

## HISTORIC DISTRICT COMMISSION STAFF REPORT

<b>PROJECT TITLE</b>	916 Figueroa Street Custom Home
<b>PROPOSAL</b>	Request for approval of a Tentative Parcel Map and Residential Design Review for development of a two-story, 2,457-square-foot single-family residence on a 14,000-square-foot parcel located at 916 Figueroa Street
<b>APPLICANT/OWNER</b>	Doug Scalzi
<b>LOCATION</b>	916 Figueroa Street
<b>ASSESSOR'S PARCEL NUMBER</b>	070-0101-017
<b>ZONING</b>	FIG /R-2 (The Figueroa Subarea of the Historic Residential Primary Area/Two-Family Residence District)
<b>GENERAL PLAN DESIGNATION</b>	MLD (Multi-Family Low Density)
<b>SITE CHARACTERISTICS</b>	The 14,000-square-foot project site is developed with a 1,729-square-foot single family residence and associated site improvements
<b>PREVIOUS ACTION</b>	None
<b>RECOMMENDED ACTION</b>	Approve, based upon findings and subject to conditions
<b>APPLICABLE CODES:</b>	<u>FMC</u> , Section 16.24, Parcel Maps <u>FMC</u> Section 17.52, Historical District Historic District Design and Development Guidelines
<b>ENVIRONMENTAL DOCUMENTATION:</b>	This project is categorically exempt from environmental review under Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines

## **ATTACHED REFERENCE MATERIAL**

1. Vicinity Map
2. Site Plan, dated July 15, 2016
3. Tentative Parcel Map, dated June 15, 2016
4. Preliminary Grading and Utility Plan, dated June 15, 2016
5. Preliminary Building Elevations, dated December 2, 2015
6. Preliminary Floor Plans, dated December 2, 2015
7. Site Photographs

## **PROJECT PLANNER**

Steve Banks, Principal Planner

## **BACKGROUND**

The existing 14,000-square-foot project site, which is located at the southeast corner of the intersection of Figueroa Street and Reading Street, is developed with a single-story, 1,729-square-foot single family residence that was originally constructed in 1890. It is important to note that no changes or modification are proposed to the existing single-family residence. Existing site improvements include utilities, landscaping, pedestrian walkways, fencing, and four perpendicular on-street parking spaces. A photograph of the existing site and single family residence is shown below:



## **PROJECT DESCRIPTION**

The applicant is requesting approval of a Tentative Parcel Map and Residential Design Review for development of a two-story, 2,457-square-foot single-family residence at the southeast corner of the intersection of Figueroa Street and Reading Street (916 Figueroa Street). The proposed project includes a request for approval of a Tentative Parcel Map to subdivide the existing 14,000-square-foot lot into two individual single family residential parcels. Parcel 1, which includes the existing 1,729-square-foot single family residence, will be 7,000 square feet in size. Parcel 2, on which a new 2,457-square-foot residence is proposed, will also be 7,000 square feet in size. The proposed project also includes a request for Residential Design Review approval for development of a two-story, 2,457-square-foot single family residence. The proposed residence, whose architecture can best be categorized as “Folk Victorian”, features many unique design elements including a prominent turret, gabled roof elements, dormers, fish-scale wood shingle



siding, and covered porches. Proposed site improvements include utilities, landscaping, and two off-street parking spaces. It is important to note that there are two accessory structures (storage shed and portable carport canopy) located on the project site near the rear alley that are proposed to be removed. Staff has determined the two contemporary accessory structures, which have been placed on the project site within the past 15 years, are not considered significant from a historic perspective.

**GENERAL PLAN AND ZONING COMPLIANCE**

The General Plan land use designation of the site is MLD (Multi-Family Low Density) and the zoning for the site is FIG /R-2 (The Figueroa Subarea of the Historic Residential Primary Area/Two-Family Residence District). The project is consistent with both the General Plan land use designation and the Zoning designation for the site, as single family residential development is identified as a permitted land use in the Folsom Municipal Code (FMC, Section 17.14) and the Historic District Design and Development Guidelines. In addition, the proposed project (which includes creation of two separate parcels and development of a new single family residence) meets all of the development requirements set forth in the Folsom Municipal Code including minimum lot area, minimum lot width, maximum building coverage, minimum pervious surface, building setbacks, and parking.

**TENTATIVE PARCEL MAP**

As referenced earlier within this report, the applicant is requesting approval of a Tentative Parcel Map to subdivide the 14,000-square-foot project site into two separate parcels with the intent of allowing each parcel to be sold and operated independently from the other parcel. Parcel 1, which includes the existing single family residence, will be 7,000 square feet in size. Parcel 2, on which a new 2,457-square-foot residence is proposed, will also be 7,000 square feet in size. In addition to an existing single family residence, Parcel 1 includes utilities, pedestrian walkways, and landscaping. Parcel 2, on which a new single family residence will be constructed, will include utilities, pedestrian walkway, landscaping, and two off-street parking spaces. Staff has determined that the proposed Tentative Parcel Map meets all applicable requirements of the Folsom Municipal Code (FMC, Section 16.24) relative to parcel maps.

**PROJECT ANALYSIS**

The project, which is located within the Figueroa Subarea of the Historic Residential Primary Area, has a zoning designation of R-2 (Two Family Residence District) and is designated MLD (Multi-Family Low Density) on the General Plan. The proposed project is subject to the development standards established within the Folsom Municipal Code, Section 17.52.540, which institute requirements for lot size, lot width, lot coverage, setbacks, pervious surface, and building height. The following table compares the proposed project to the development standards established by the Folsom Municipal Code for the Historic Residential Primary Area:

	<b><u>REQUIRED</u></b>	<b><u>PROPOSED</u></b>
<b>Minimum Lot Size</b>	7,000 SF	7,000 SF
<b>Minimum Lot Width</b>	50 Feet	70 Feet
<b>Front Setback</b>	20 Feet	20 Feet
<b>Rear Setback</b>	20 Feet	33 Feet
<b>Side Setback</b>	5'and 5'	5' and 6'
<b>Minimum Pervious Surface</b>	45%	45%
<b>Maximum Building Height</b>	35 Feet	35 Feet
<b>Setback To Other Structures</b>	10 Feet	NA

As shown in the table above, the proposed project meets all applicable development standards established for the Figueroa Subarea of the Historic Residential Primary Area. Staff would like to point out one discrepancy relative to the existing single-family residence. The existing residence is located approximately 15 feet from the front property line, encroaching 5 feet into the required front yard setback area. However, due to the fact that the proposed project does not involve any further expansion or encroachment into the front yard setback area, staff has determined that this non-conformity is considered a legal non-conforming use.

### Architecture/Design

As described earlier within the project introduction, the applicant is proposing to construct a two-story, 2,457-square-foot single family residence on Parcel 2. The proposed residence, which has been designed in a manner to complement the existing single family residence, features a “Folk Victorian” design theme that include many unique architectural design elements. Included among the design features are a circular turret, numerous gabled roof elements, dormers, horizontal fish-scale wood shingle siding, and covered porches. Primary building materials include fish-scale wood shingle siding, horizontal wood lap siding, decorative wood trim, wood spandrels, wood rosette blocks, and composition asphalt shingles. Primary colors are earth tone (tan) in nature supported by more vibrant trim colors (white and red). The proposed front building elevation is shown below:



As noted previously within this report, the proposed project is located within the Figueroa Subarea of the Historic District Residential Primary Area. Many of the oldest and most significant homes, both architecturally and historically, are concentrated within this particular subarea of the Historic District. The architectural intent of the Figueroa Subarea is to maintain pre-1910 appearance standards and to adhere to historic authenticity. In reviewing the submitted building elevations and color/materials board, staff has determined that the proposed project features a design concept that is consistent with a pre-1910 appearance. In addition, staff has determined that the proposed project utilizes building materials and colors that are consistent with adhering to the historic authenticity of the pre-1910 time period. As a result, staff has concluded that the applicant has met the intent of the design standards identified in the Historic District Design and Development Guidelines.



### Parking

The applicant proposes to provide two uncovered parking spaces within the northeast section of the project site with access being provided from the Sutter Street/Figueroa Street Alley. The proposed parking spaces will be screened from public view by the proposed residence and existing landscape and fencing features. The Folsom Municipal Code, Section 17.52.540 (Historic Residential Primary Area Special Use and Design Standards) requires that each single-family dwelling unit provide two off-street parking spaces. Staff has determined that the proposed project meets the parking requirements as required by the Folsom Municipal Code by providing two parking spaces whereas two parking spaces are required. It is also important to note that the project site includes four existing perpendicular parking spaces along the frontage of Reading Street.

### **ENVIRONMENTAL REVIEW**

The project is categorically exempt from the California Environmental Quality Act (CEQA) under Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines.

### **RECOMMENDATION/HISTORIC DISTRICT COMMISSION ACTION**

MOVE TO APPROVE PN 14-395, THE 916 FIGUEROA STREET TENTATIVE PARCEL MAP AND RESIDENTIAL DESIGN REVIEW PROJECT, WHICH INCLUDES SUBDIVIDING AN EXISTING 14,000-SQUARE-FOOT SITE INTO TWO PARCELS AND DEVELOPMENT OF A 2,457-SQUARE-FOOT SINGLE-FAMILY RESIDENCE AT 916 FIGUEROA STREET WITH THE FOLLOWING FINDINGS AND CONDITIONS (NO 1-35);

### **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, ZONING CODE OF THE CITY, AND HISTORIC DISTRICT DESIGN AND DEVELOPMENT GUIDELINES

### **CEQA FINDING**

- C. THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER SECTION 15303 (NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES) OF THE CEQA GUIDELINES.

### **DESIGN REVIEW FINDINGS**

- D. THE PROJECT MEETS THE DESIGN STANDARDS IDENTIFIED IN THE HISTORIC DISTRICT DESIGN AND DEVELOPMENT GUIDELINES.
- E. THE PROJECT IS COMPATIBLE WITH THE BUILDING MATERIALS, TEXTURES, AND COLORS OF THE SURROUNDING DEVELOPMENT AND CONSISTENT WITH THE GENERAL DESIGN THEME OF THE NEIGHBORHOOD.

**TENTATIVE PARCEL MAP FINDINGS**

- F. THE PROPOSED PROJECT, TOGETHER WITH THE PROVISIONS FOR ITS DESIGN AND IMPROVEMENT, IS CONSISTENT WITH THE GENERAL PLAN AND ALL APPLICABLE PROVISIONS OF THE FOLSOM MUNICIPAL CODE.
- G. THE SITE IS PHYSICALLY SUITABLE FOR THE TYPE OF DEVELOPMENT PROPOSED.
- H. THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT.
- I. THE DESIGN OF THE PROJECT AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.
- J. THE DESIGN OF THE PROPOSED PROJECT AND THE TYPE OF IMPROVEMENTS ARE NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH OR SAFETY PROBLEMS.
- K. THE DESIGN OF THE PROPOSED PROJECT AND THE TYPE OF IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS ACQUIRED BY THE PUBLIC AT LARGE FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED PROJECT.
- L. SUBJECT TO SECTION 66474.4 OF THE SUBDIVISION MAP ACT, THE LAND IS NOT SUBJECT TO A CONTRACT ENTERED INTO PURSUANT TO THE CALIFORNIA LAND CONSERVATION ACT OF 1965.

Submitted,

  
 DAVID E. MILLER, AICP

Public Works and Community Development Director

**CONDITIONS**

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

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

**CONDITIONS OF APPROVAL FOR THE  
916 FIGUEROA STREET CUSTOM HOME PROJECT (PN 14-395)  
TENTATIVE PARCEL MAP AND DESIGN REVIEW  
916 FIGUEROA STREET**

Mitigation Measure		When Required	Responsible Department
1.	<p>The applicant shall submit final site development plans to the Community Development Department that shall substantially conform to the exhibits referenced below:</p> <ul style="list-style-type: none"> <li>• Site Plan, dated June 15, 2016</li> <li>• Tentative Parcel Map, dated June 15, 2016</li> <li>• Preliminary Grading and Utility Plan, dated June 15, 2016</li> <li>• Preliminary Building Elevations, dated December 2, 2015</li> <li>• Preliminary Floor Plans, dated December 2, 2015</li> </ul> <p>This Tentative Parcel Map and Design Review is approved for the 916 Figueroa Street Custom Home Project, which includes subdivision of a 14,000-square-foot site consisting of one existing parcel (APN Nos: 070-0101-017) into two residential lots at 916 Figueroa Street as shown on the above-referenced plans. Modifications may be made to the above-referenced plans to respond to site-specific conditions of approval as set forth herein.</p>	B	CD (P)(E)
2.	<p>The project approval granted under this staff report shall remain in effect for two years from final date of approval (August 3, 2018).</p>	M	CD (P)

**CONDITIONS OF APPROVAL FOR THE  
916 FIGUEROA STREET CUSTOM HOME PROJECT (PN 14-395)  
TENTATIVE PARCEL MAP AND DESIGN REVIEW  
916 FIGUEROA STREET**

Mitigation Measure		When Required	Responsible Department
3.	<p>The owner/applicant shall defend, indemnify, and hold harmless the City and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul any approval by the City or any of its agencies, departments, commissions, agents, officers, employees, or legislative body concerning the project. The City will promptly notify the owner/applicant of any such claim, action or proceeding, and will cooperate fully in the defense. The City may, within its unlimited discretion, participate in the defense of any such claim, action or proceeding if both of the following occur:</p> <ul style="list-style-type: none"> <li>• The City bears its own attorney's fees and costs; and</li> <li>• The City defends the claim, action or proceeding in good faith</li> </ul> <p>The owner/applicant shall not be required to pay or perform any settlement of such claim, action or proceeding unless the settlement is approved by the owner/applicant.</p>	OG	CD (P)(E)(B) PW, PR, FD, PD, NS
<b>DEVELOPMENT COSTS AND FEE REQUIREMENTS</b>			
4.	The owner/applicant shall pay all applicable taxes, fees and charges at the rate and amount in effect at the time such taxes, fees and charges become due and payable.	I, B	CD (P)(E)
5.	If applicable, the owner/applicant shall pay off any existing assessments against the property, or file necessary segregation request and pay applicable fees.	B	CD (E)
6.	The City, at its sole discretion, may utilize the services of outside legal counsel to assist in the implementation of this project, including, but not limited to, drafting, reviewing and/or revising agreements and/or other documentation for the project. If the City utilizes the services of such outside legal counsel, the applicant shall reimburse the City for all outside legal fees and costs incurred by the City for such services. The applicant may be required, at the sole discretion of the City Attorney, to submit a deposit to the City for these services prior to initiation of the services. The applicant shall be responsible for reimbursement to the City for the services regardless of whether a deposit is required.	I	CD (P) (E)



**CONDITIONS OF APPROVAL FOR THE  
916 FIGUEROA STREET CUSTOM HOME PROJECT (PN 14-395)  
TENTATIVE PARCEL MAP AND DESIGN REVIEW  
916 FIGUEROA STREET**

	<b>Mitigation Measure</b>	<b>When Required</b>	<b>Responsible Department</b>
7.	If the City utilizes the services of consultants to prepare special studies or provide specialized design review or inspection services for the project, the applicant shall reimburse the City for actual costs it incurs in utilizing these services, including administrative costs for City personnel. A deposit for these services shall be provided prior to initiating review of the Final Map, improvement plans, or beginning inspection, whichever is applicable.	I	CD (P)(E)
8.	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, Quimby, Humbug-Willow Creek Parkway, Light Rail, TSM, capital facilities and traffic impacts. The fees shall be calculated at the fee rate in effect at the time of building permit issuance.	B	CD (P)(E), PW, PK
9.	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)
<b>SITE DEVELOPMENT REQUIREMENTS</b>			
10.	Prior to the issuance of any grading and/or building permit, the owner/applicant shall have a geotechnical report prepared by an appropriately licensed engineer that includes an analysis of site suitability, proposed foundation design for all proposed structures, and roadway and pavement design.	G, B	CD (E)

**CONDITIONS OF APPROVAL FOR THE  
916 FIGUEROA STREET CUSTOM HOME PROJECT (PN 14-395)  
TENTATIVE PARCEL MAP AND DESIGN REVIEW  
916 FIGUEROA STREET**

Mitigation Measure		When Required	Responsible Department
11.	Public and private improvements, including roadways, curbs, gutters, sidewalks, bicycle lanes and trails, streetlights, underground infrastructure and all other improvements shall be provided in accordance with the current edition of the City of Folsom <u>Standard Construction Specifications</u> and the <u>Design and Procedures Manual and Improvement Standards</u> .	I, B	CD (P)(E)
12.	The applicant/owner shall provide sanitary sewer, water and storm drainage improvements with corresponding easements, if necessary, in accordance with these studies and the current edition of the City of Folsom <u>Standard Construction Specifications</u> and the <u>Design and Procedures Manual and Improvement Standards</u> .	I	CD (E)
13.	The improvement plans for the required public and private improvements shall be reviewed and approved by the Community Development Department prior to approval of the Parcel Map.	M	CD(E)
14.	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)
15.	For any improvements constructed on private property that are not under ownership or control of the owner/applicant, a right-of-entry, and if necessary, a permanent easement shall be obtained and provided to the City prior to issuance of a grading permit and/or approval of improvement plans.	G, I	CD (E)
<b>MAP REQUIREMENTS</b>			
16.	Prior to the issuance of building permits, the owner/applicant shall provide a digital copy of the recorded Parcel Map (in AutoCAD format) to the Community Development Department.	B	CD (E)
17.	The owner/applicant shall provide the Folsom-Cordova Unified School District with a copy of the recorded Parcel Map.	B	CD (P)
18.	Twelve and one-half-foot (12.5') wide Public Utility Easements for underground facilities shall be dedicated adjacent to all public roadways for other utilities (i.e., SMUD, Pacific Gas and Electric, cable television, telephone).	M	CD (E)

**CONDITIONS OF APPROVAL FOR THE  
916 FIGUEROA STREET CUSTOM HOME PROJECT (PN 14-395)  
TENTATIVE PARCEL MAP AND DESIGN REVIEW  
916 FIGUEROA STREET**

	<b>Mitigation Measure</b>	<b>When Required</b>	<b>Responsible Department</b>
19.	The owner/applicant shall remove the existing storage shed and existing carport in their entirety as shown on the submitted Tentative Parcel Map prior to approval of the Parcel Map.	M	CD (E)
20.	The owner/applicant shall construct a drainage swale along the northerly boundary of Parcel 1 to convey storm runoff from Parcel 1 to Reading Street. The drainage swale shall be designed such that there will be no cross-lot drainage from Parcel 1 to Parcel 2. The drainage swale shall be shown on the grading plans and the grading plans shall be reviewed and approved by the Community Development Department prior to approval of the Parcel Map.	M	CD (E)
21.	The owner/applicant shall relocate the existing brick walkway that will encroach into the boundaries of proposed Parcel 2. The relocated brick walkway shall be re-designed to allow for the construction of the drainage swale required in Condition No. 20 above. The relocated brick walkway plan shall be reviewed and approved by the Community Development Department prior to approval of the Parcel Map.	M	CD (E)
22.	The owner/applicant shall dedicate a private sewer easement and a private utility easement across the proposed Parcel 2 to allow sewer and utility service from the Sutter/Figueroa Street Alleyway to the proposed Parcel 1. The minimum width of the private sewer easement shall be 10 feet. The minimum width of the private utility easement shall be in accordance with the requirements of the public utility service provider. The easements may overlap with the prior approval of the public utility service provider and the minimum separation between the proposed private sewer service and the private utility service connection shall also be subject to approval of the public utility service provider and the City. The required private easements shall be shown on the Parcel Map.	M	CD (E)
23.	The owner/applicant shall place the existing overhead utility service underground from the existing Sutter/Figueroa Street Alleyway overhead utility lines to the existing residential unit on Parcel 1. The owner/applicant shall also place the new utility service underground from the existing Sutter/Figueroa Street Alleyway overhead utility lines to the proposed residential unit on proposed Parcel 2.	M	CD (E)

**CONDITIONS OF APPROVAL FOR THE  
916 FIGUEROA STREET CUSTOM HOME PROJECT (PN 14-395)  
TENTATIVE PARCEL MAP AND DESIGN REVIEW  
916 FIGUEROA STREET**

Mitigation Measure	When Required	Responsible Department
24.	M	CD (E)
<b>STORM WATER POLLUTION/CLEAN WATER ACT REQUIREMENTS</b>		
25.	G, I, B	CD (E)
26.	G, I, B	CD (E)
27.	G, I	CD (E)
<b>CULTURAL RESOURCE REQUIREMENTS</b>		
28.	G, I	CD (P)(E)



**CONDITIONS OF APPROVAL FOR THE  
916 FIGUEROA STREET CUSTOM HOME PROJECT (PN 14-395)  
TENTATIVE PARCEL MAP AND DESIGN REVIEW  
916 FIGUEROA STREET**

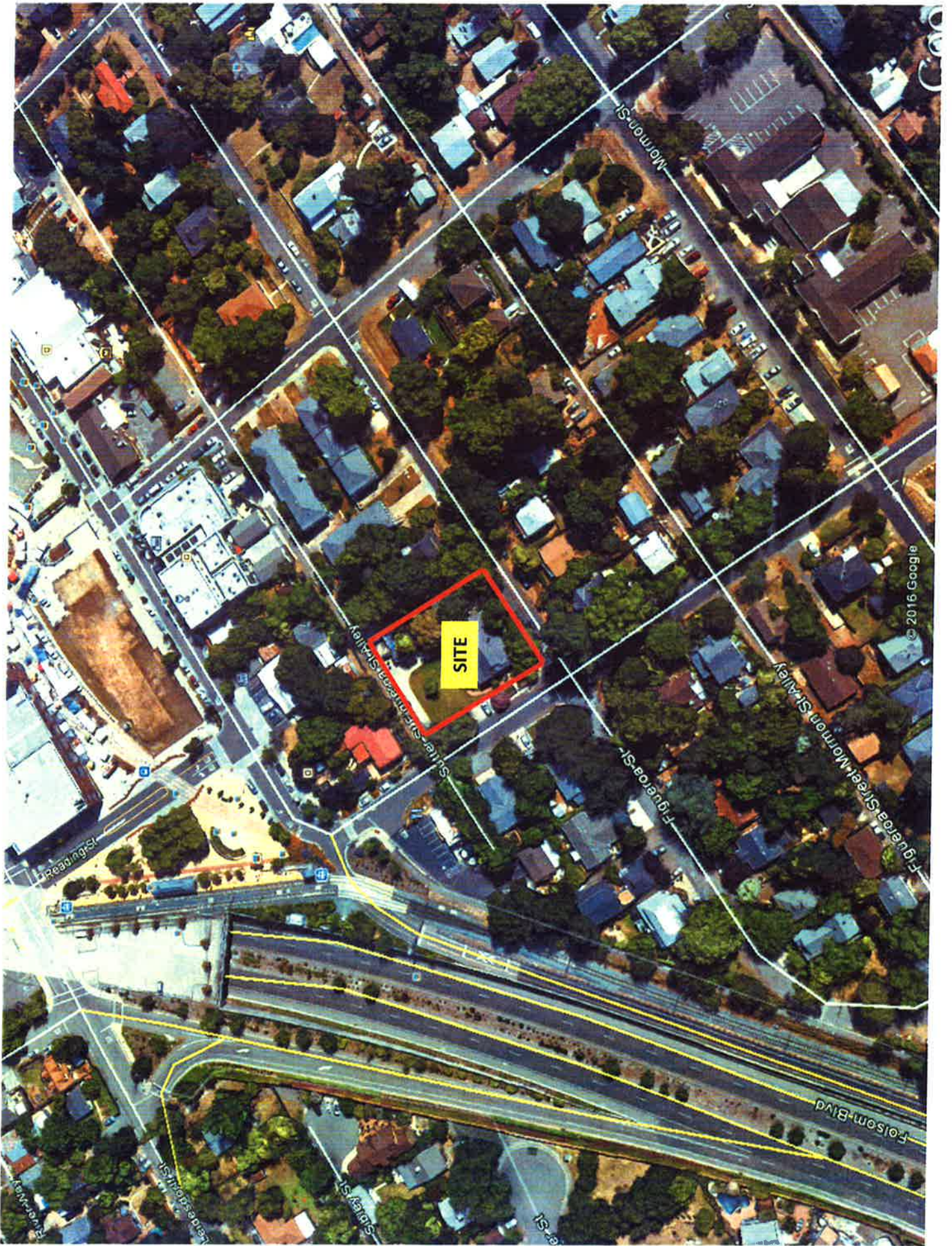
Mitigation Measure		When Required	Responsible Department
<b>NOISE REQUIREMENTS</b>			
29.	Compliance with Noise Control Ordinance and General Plan Noise Element shall be required. Hours of construction operation shall be limited from 7:00 a.m. to 6:00 p.m. on weekdays and 8:00 a.m. to 5:00 p.m. on Saturdays. No construction is permitted on Sundays or holidays. Construction equipment shall be muffled and shrouded to minimize noise levels.	G, I, B	CD (P)(E)
<b>GRADING REQUIREMENTS</b>			
30.	The owner/applicant shall locate and remediate all antiquated mine shafts, drifts, open cuts, tunnels and water conveyance or impoundment structures existing on the project site, with specific recommendations for the sealing, filling or removal of each that meet all applicable health, safety, and engineering standards. Recommendations shall be prepared by an appropriately licensed engineer or geologist. All remedial plans shall be reviewed and approved by the City.	G, I	CD (E)
31.	Prior to the approval of the final facilities design and the initiation of construction activities, the applicant shall submit an erosion control plan to the City for review and approval. The plan shall identify protective measures to be taken during excavation, temporary stockpiling, any reuse or disposal, and revegetation. Specific techniques may be based upon geotechnical reports, the <u>Erosion and Sediment Control Handbook</u> of the State of California Department of Conservation, and shall comply with all updated City standards.	G, I	CD (E)
<b>FIRE DEPARTMENT REQUIREMENTS</b>			
32.	The building shall have illuminated addresses visible from the street or drive fronting the property. Size and location of address identification shall be reviewed and improved by the Fire Marshal.	B	FD
33.	Prior to the issuance of any improvement plans or building permits, the Community Development and Fire Departments shall review and approve all detailed design plans for accessibility of emergency fire equipment, fire hydrant flow location, and other construction features.	I, B	FD

<b>POLICE/SECURITY REQUIREMENT</b>		
34.	<p>The owner/applicant shall consult with the Police Department in order to incorporate all reasonable crime prevention measures. The following security/safety measures shall be required:</p> <ul style="list-style-type: none"> <li>• A security guard shall be on-duty at all times at the site or a six-foot security fence shall be constructed around the perimeter of construction areas. (This requirement shall be included on the approved construction drawings).</li> <li>• Security measures for the safety of all construction equipment and unit appliances shall be employed.</li> <li>• Landscaping shall not cover exterior doors or windows, block line-of-sight at intersections or screen overhead lighting.</li> </ul>	G, I, B  PD
<b>MISCELLANEOUS REQUIREMENT</b>		
35.	<p>The proposed project shall comply with all State and local rules, regulations, Governor's Declarations, and restrictions including but not limited to: Executive Order B-29-15 issued by the Governor of California on December 1, 2015 relative to water usage and conservation, requirements relative to water usage and conservation established by the State Water Resources Control Board, and water usage and conservation requirements established within the <u>Folsom Municipal Code, (Section 13.26 Water Conservation)</u>, or amended from time to time.</p>	I, B, OG  CD (P)(E)

**Attachment 1**

**Vicinity Map**







## Attachment 2

Site Plan, dated July 15, 2016



## Attachment 3

Tentative Parcel Map, dated June 15, 2016

# TENTATIVE PARCEL MAP

FOLSOM, CALIFORNIA  
916 FIGUEROA STREET

SHEET 1  
DATE 1/12/12

NO.	DESCRIPTION	DATE	BY	APPROVD.
1	PRELIMINARY	12/12/11	[Signature]	[Signature]
2	REVISED	01/12/12	[Signature]	[Signature]
3	REVISED	01/12/12	[Signature]	[Signature]

**ENGINEERING**  
STATE LICENSE NO. [Blank]  
FELS ENGINEERING, INC.  
3000 LEONARD STREET  
FOLSOM, CA 95630  
PHONE: 916-982-1180

**DATE**: 01/12/12

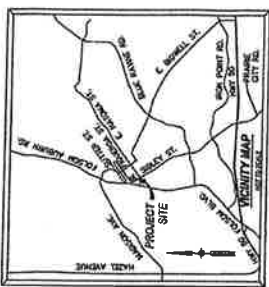
**CHECK NO.**: [Blank]

**REVISION**: [Blank]

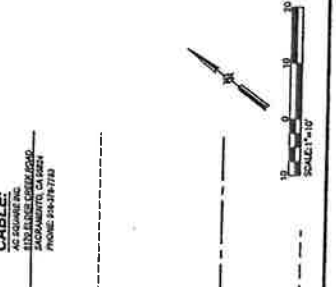
**DATE**: [Blank]

**BY**: [Blank]

**APPROVD.**: [Blank]

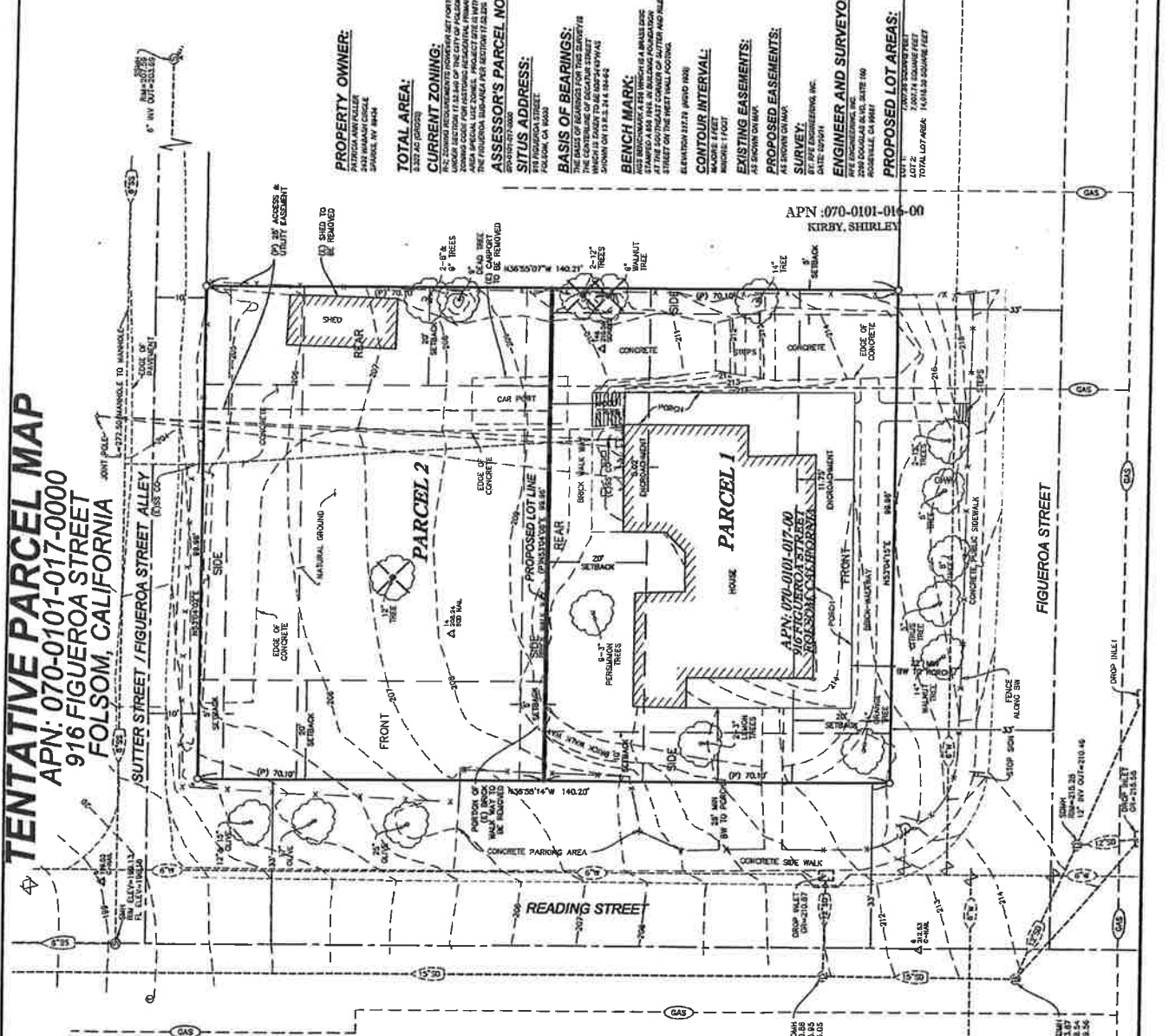


- PROPERTY OWNER:**  
PATRICIA ANN GAZLER  
248 HUNMAN CIRCLE  
SPRING VALLEY, CA 95755
- TOTAL AREA:**  
8,377 SQ. FEET
- CURRENT ZONING:**  
R1-2 SINGLE-FAMILY RESIDENTIAL
- ASSESSOR'S PARCEL NO.:**  
070-0101-017-000
- SITUS ADDRESS:**  
916 FIGUEROA STREET  
FOLSOM, CA 95630
- BASIS OF BEARINGS:**  
THE BASIS OF BEARINGS FOR THIS PARCEL MAP IS THE SOUTHWEST CORNER OF LOT 1 AND LOT 2 OF BLOCK 10, SUBDIVISION 10, SUTTER STREET, FOLSOM, CALIFORNIA.
- BENCH MARK:**  
SUTTER STREET (MVD 1000)  
STATION 11+50
- CONTOUR INTERVAL:**  
2 FEET
- EXISTING EASEMENTS:**  
AS SHOWN ON MAP
- PROPOSED EASEMENTS:**  
AS SHOWN ON MAP
- SURVEY:**  
BY FELS ENGINEERING, INC.  
2000 LEONARD STREET, SUITE 100  
FOLSOM, CA 95630  
DATE: 07/09/11
- ENGINEER AND SURVEYOR:**  
FELS ENGINEERING, INC.  
2000 LEONARD STREET, SUITE 100  
FOLSOM, CA 95630  
DATE: 07/09/11
- PROPOSED LOT AREAS:**  
LOT 1: 2,000 SQUARE FEET  
LOT 2: 6,377 SQUARE FEET  
TOTAL LOT AREA: 8,377 SQUARE FEET
- BUILDING SETBACK:**  
REAR: 20 FEET  
MINIMUM OF 5 FEET FROM ANY INTERIOR WALL AND STREET FRONT STREET SUSCHANDHI LOT LINE
- MINIMUM LOT WIDTH:**  
50 FEET
- MINIMUM LOT AREA:**  
1,500 SQUARE FEET
- LOT COVERAGE:**  
AS SHOWN ON MAP
- SANITARY SEWER:**  
CITY OF FOLSOM  
1200 E. 9TH STREET  
FOLSOM, CA 95630  
PHONE: 916-562-2600
- WATER SUPPLY:**  
CITY OF FOLSOM  
50 WATKINS STREET  
FOLSOM, CA 95630  
PHONE: 916-562-7000
- FIRE PROTECTION:**  
CITY OF FOLSOM  
50 WATKINS STREET  
FOLSOM, CA 95630  
PHONE: 916-562-7000
- TELEPHONE:**  
SACRAMENTO  
3575 T STREET, ROOM 170  
SACRAMENTO, CA 95818  
PHONE: 916-983-2800
- GAS:**  
P.O. BOX 1820  
SACRAMENTO, CA 95822  
PHONE: 916-650-1100
- ELECTRIC:**  
SACRAMENTO  
P.O. BOX 1820  
SACRAMENTO, CA 95822  
PHONE: 916-650-1100
- CABLE:**  
SACRAMENTO  
P.O. BOX 1820  
SACRAMENTO, CA 95822  
PHONE: 916-650-1100



# TENTATIVE PARCEL MAP

APN: 070-0101-017-0000  
916 FIGUEROA STREET  
FOLSOM, CALIFORNIA



**LEGEND:**

○ DIMENSION POINT - NOTED  
○ FOUND OR SET  
- CENTERLINE  
--- BOUNDARY  
- PROPOSED LOT LINE  
- FENCE  
○ STORM DRAIN MANHOLE  
○ SEWER MANHOLE  
○ WATER VALVE  
○ FIRE HYDRANT  
○ STREET LIGHT  
○ SIGN  
○ TREE  
- INDEX CONTOUR  
- INTERMEDIATE CONTOUR  
○ SURVEY CONTROL POINT  
○ SANITARY SEWER  
○ STORM DRAIN  
○ WATER  
○ TREE REMOVAL

**ABBREVIATIONS**

AC ASPHALT CONCRETE  
CI CURB INLET  
ED EXISTING DRIVE  
E.E. EXISTING EASEMENT  
F.F. FUTURE FENCE  
G.G. GRASS  
H.H. HATCH  
I.I. INTERMEDIATE CONTOUR  
L.L. LOT LINE  
M.M. MANSION  
P.P. PROPOSED  
R.R. ROAD  
S.S. SANITARY SEWER  
S.D. STORM DRAIN  
T.T. TREE  
W.W. WATER

**GENERAL NOTES:**

- THE EXISTING CONDITIONS BASE MAP IS BASED ON A TOPOGRAPHIC SURVEY AND BOUNDARY SURVEY BY JAMES H. AND BOUNDARY SURVEY, INC. ORIGINAL FIELD SURVEY COMPLETED FEBRUARY 16, 2011.
- THE PARCEL MAP IS BASED ON INFORMATION PROVIDED IN A PRELIMINARY TITLE REPORT DATED JANUARY 11, 2011.
- THE PARCEL MAP IS BASED ON INFORMATION PROVIDED IN A PRELIMINARY TITLE REPORT DATED JANUARY 11, 2011.
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APN: 070-0101-017-00  
916 FIGUEROA STREET  
FOLSOM, CALIFORNIA

APN: 070-0101-016-00  
KIRBY, SHIRLEY



**Attachment 4**

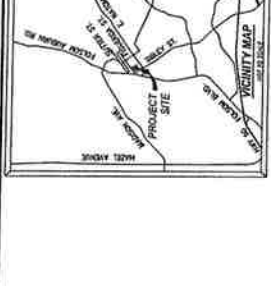
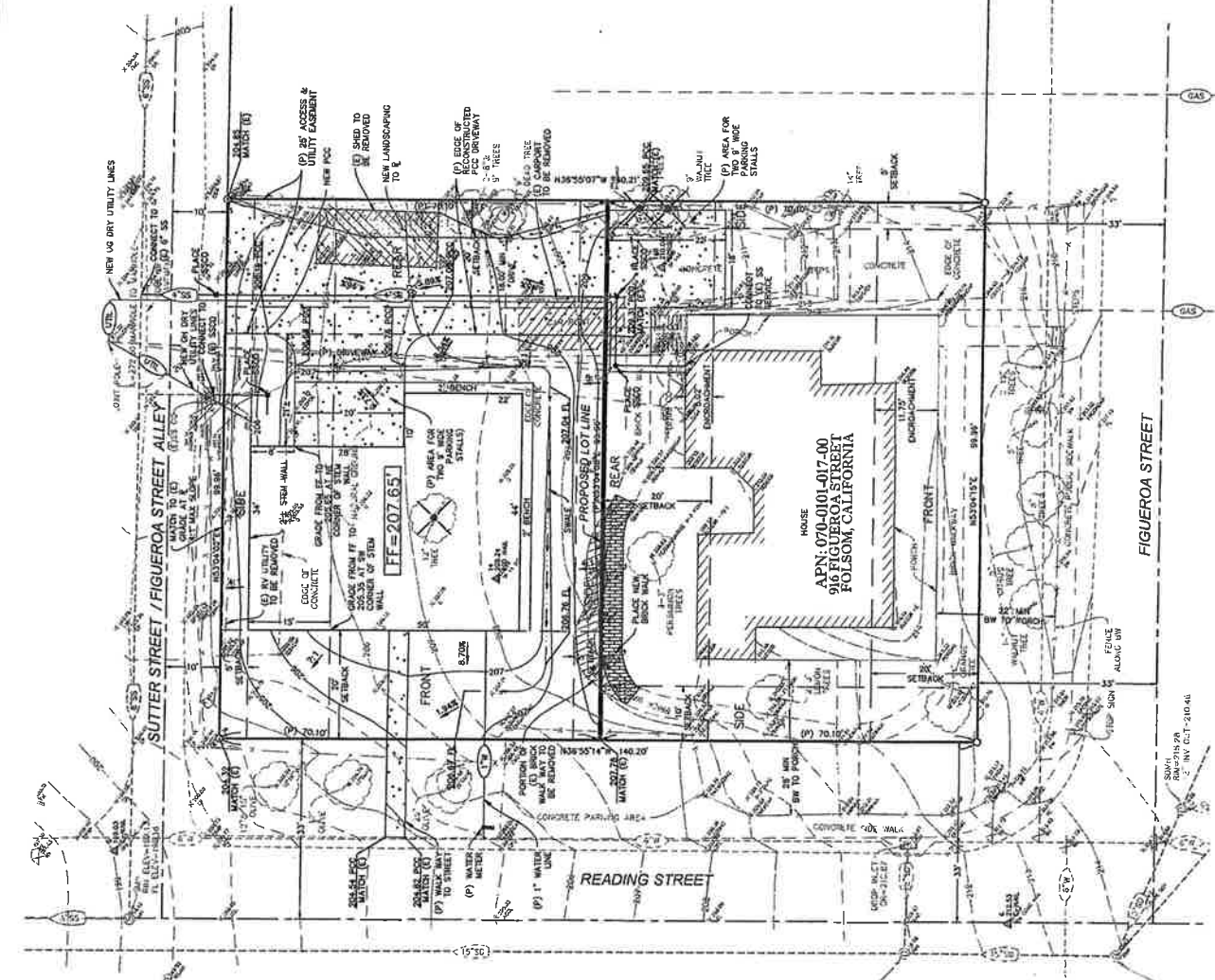
**Preliminary Grading and Utility Plan  
Dated June 15, 2016**

**LEGEND:**

DESCRIPTION	PROPOSED	EXISTING
PROPERTY LINE	---	---
EASEMENT	---	---
CONTOUR	---	---
5% GUTTER	---	---
DITCH	---	---
STONELINER	---	---
SEWER	---	---
WATER	---	---
DRY UTILITIES	---	---
TELEPHONE W/	---	---
SIGNAL	---	---
DIRECTION OF SURFACE FLOW	---	---
SSAO	---	---
SSAO	---	---
FREE HYDRANT	---	---
WATER VALVE	---	---
WATER METER	---	---
UTILITY POLE WITH LIGHT	---	---
STREET LIGHT	---	---
DOUBLE POST TOP STREET LIGHT	---	---
FENCE	---	---
INTERMEDIATE CONTOURS	---	---
TREE & DROP	---	---
FINISH FLOOR ELEVATION	---	---
SPACED REINFORCED CONCRETE	---	---
ASPHALT CONCRETE	---	---
MATCH (S) GRADE ELEVATION	---	---
BUILDING	---	---

**PAVING LEGEND:**

LIGHT DUTY PCC	---
NEW LANDSCAPING	---
DEMOLITION AND REMOVAL	---



**SANITARY SEWER NOTES:**

- REMOVE EXISTING SANITARY SEWER FROM CORNER OF EXISTING BUILDING AND THE CLEANOUT LOCATED IN THE SUTTER STREET ALLEY, APPROXIMATELY 84.5 FT FROM THE SANITARY STREET CENTERLINE.
- PLACE NEW SANITARY SEWER CLEANOUT NEAR THE EXISTING CLEANOUT AND PLACE NEW SANITARY SEWER TO THE AND THE EXISTING UTILITY CLEANOUT.
- PLACE NEW SANITARY SEWER MAIN AND CLEANOUTS AS SHOWN FOR CONNECTION TO THE PUBLIC ST. SANITARY SEWER TRUNK LINE FROM THE EXISTING DRAWING.

**FLOOD PLAIN:**

ACCORDING TO THE FLOOD INSURANCE RATE MAP DATED AUGUST 16, 2012 THE SITE IS WITHIN AN AREA DESIGNATED AS:

- ZONE "X" AREA DETERMINED TO BE AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- ZONE "Y" AREA IN WHICH FLOOD HAZARD ARE UNDETERMINED, BUT POSSIBLE.

**LOT COVERAGE:**

LOT 1 - IMPROVED AREAS  
 BALDING = 2,742 SF  
 BALDING + 1,902 SF  
 TOTAL = 4,644 SF

LOT 2 - IMPROVED AREAS  
 BALDING = 1,895 SF  
 TOTAL = 1,895 SF

**GRADING, DRAINAGE, & UTILITY GENERAL NOTES:**

- THESE DRAWINGS ARE PRELIMINARY ONLY AND NOT FOR OTHER USE IS AUTHORIZED.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF THE CITY OF FOLSOM.
- CONSTRUCTION SHALL BE COORDINATED WITH THE APPROPRIATE UTILITIES COMPANIES AND CONDUCTED WITH THEIR REQUIREMENTS.
- CONSTRUCTION SHALL BE COORDINATED WITH THE CITY OF FOLSOM AND ARCHITECTURAL STANDARDS TO WATER CONSTRUCTION UTILITIES SHOWN ON THIS PLAN ARE PRIVATE FACILITIES.



**Attachment 5**

**Preliminary Building Elevations  
Dated December 2, 2016**





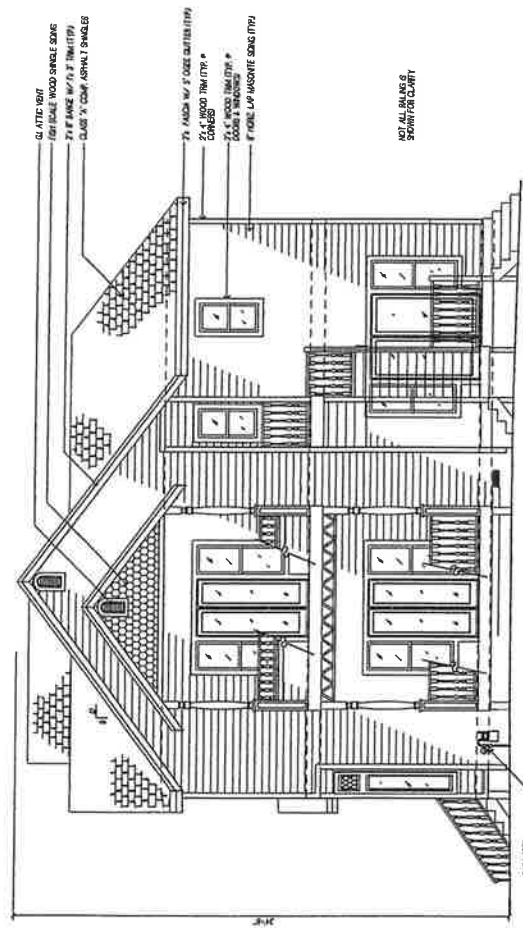
DATE: \_\_\_\_\_  
 REVISIONS: \_\_\_\_\_  
 R.O. Box 781  
 Clarks Heights, CA 95811  
 Paul Loanez P.E.  
 Fax: (916) 722-3579

d.i. "is drafting services"  
 400 Sutter St., Suite 200  
 San Francisco, CA 94108  
 Tel: (415) 774-7388  
 Fax: (415) 774-7389  
 www.drafting@gnat.com

READING ST. PROJECT  
 CITY OF COLTON, CA, A.P.N. 070-010-000-000  
 (360) 623-2737  
 12015 SCALZI  
 COLTON, CA 95923  
 PH (916) 220-6200

**REAR & RIGHT EXTERIOR ELEVATIONS**

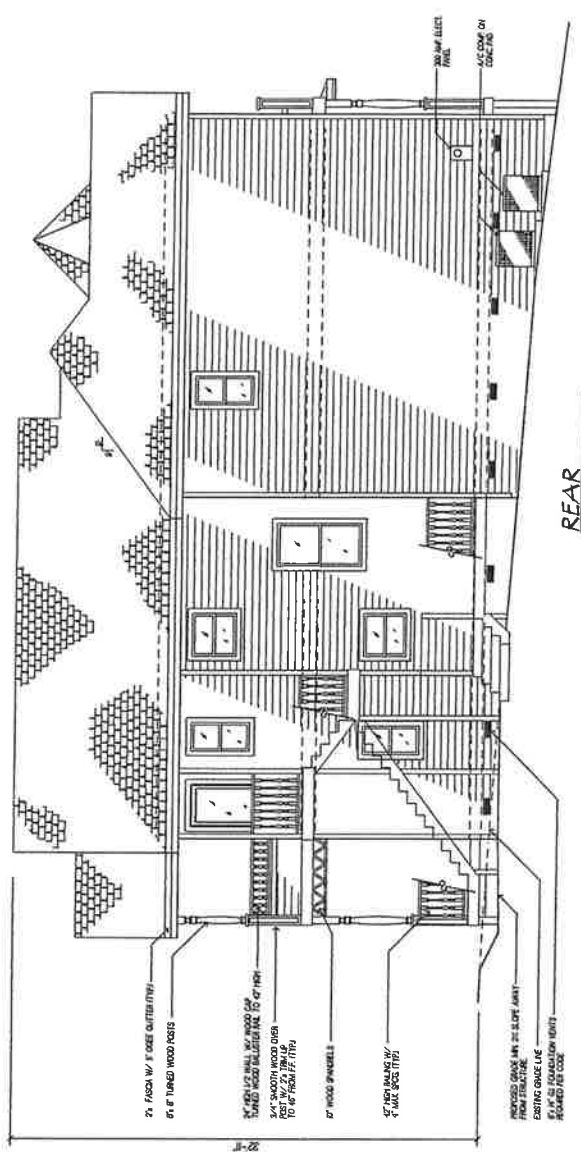
5  
 1/4" = 1'-0"  
 1/8" = 1'-0"  
 1/16" = 1'-0"



NOT ALL DIMENSIONS  
 SPECIFIED FOR QUANTITY

200' ———  
 205' ———  
 210' ———

**RIGHT**

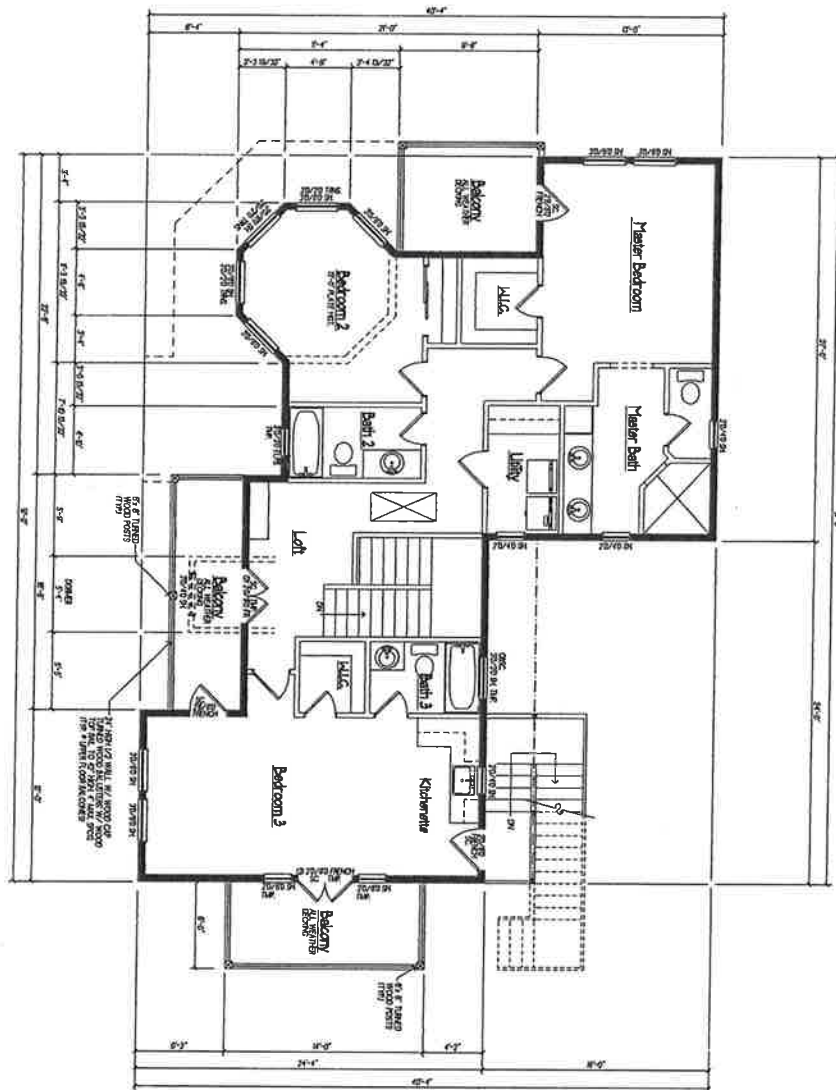


**REAR**

205' ———  
 210' ———  
 215' ———  
 220' ———  
 225' ———

## Attachment 6

Preliminary Floor Plans, dated December 2, 2015



DATE	REVISION
3	5

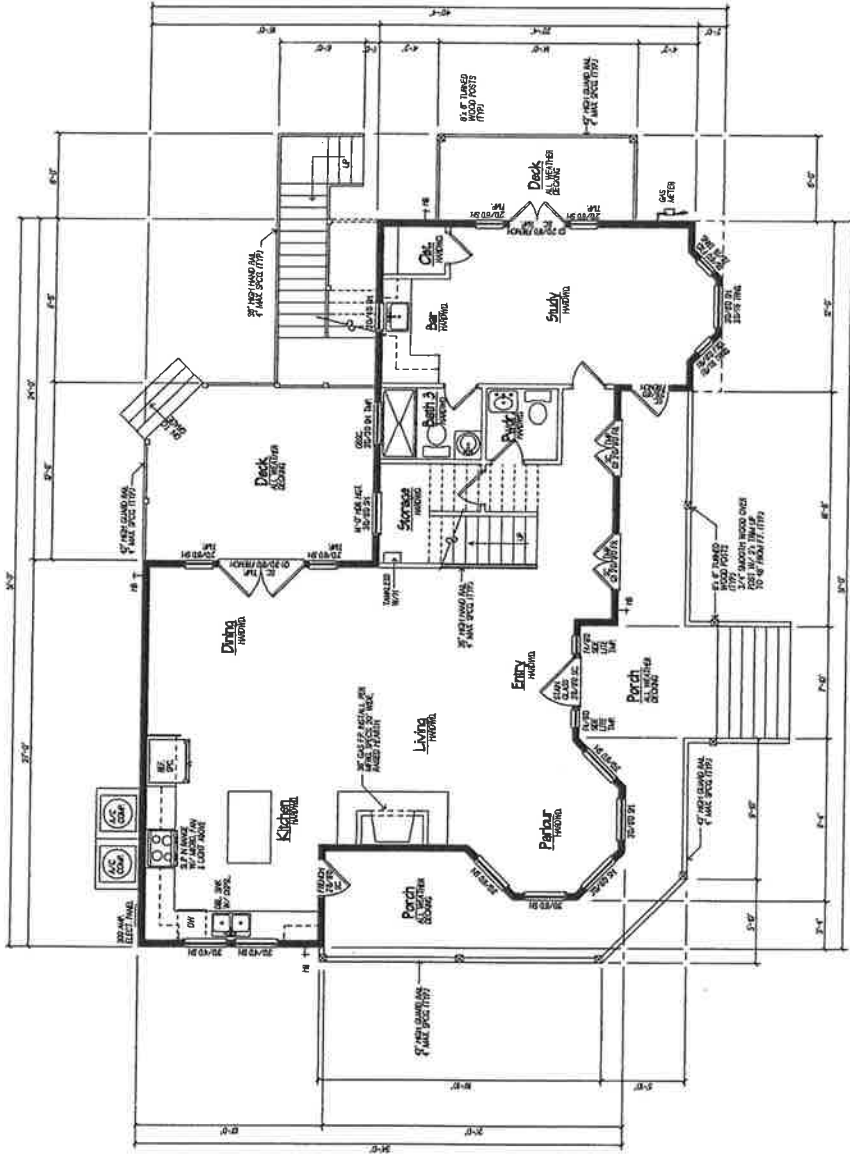
**UPPER FLOOR PLAN  
NOTES & LEGENDS**

PROJECT: **READING ST. PROJECT**  
 CITY OF FOLSOM, CA. A.P.N. 070-0101-000-0000  
 OWNER: **VISIONE FOLSOM**  
**DOLG SCALZI**  
 406 SUTTER ST. FOLSOM, CA. 95630  
 PH. (916) 220-6200

DRAWN BY: **d. i. potts drafting services**  
 Deanna Potts  
 Orangevale, Ca. 95862  
 OIL./Fax (916) 988-7368  
 dpottsdrafting@gmail.com

INSPECTED BY: **Paulo Ibanez P.E.**  
 P.O. Box 781  
 Citrus Heights, CA 95811  
 Ph. (916) 524-3052  
 Fax (916) 722-3579

DATE	REVISION
3	5



- NOTES:**
- 1. ALL CONSTRUCTION SHALL COMPLY WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
  - 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
  - 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
  - 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
  - 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
  - 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
  - 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
  - 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
  - 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
  - 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
  - 11. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
  - 12. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
  - 13. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
  - 14. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
  - 15. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
  - 16. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
  - 17. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
  - 18. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
  - 19. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
  - 20. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.

**WALL LEGEND**

---	ROCKBOLT 2" x 1/2" @ 4' O.C.
---	ROCKBOLT 2" x 1/2" @ 4' O.C.

LOWER FLOOR AREA*	1,291 SQ. FT.
UPPER FLOOR AREA**	1,119 SQ. FT.
TOTAL FLOOR AREA**	2,410 SQ. FT.
LOWER LEVEL PORCH AREA*	434 SQ. FT.
UPPER LEVEL PORCH AREA*	259 SQ. FT.





**Attachment 7**

**Site Photographs**







