

Folsom City Council Staff Report

MEETING DATE:	1/14/2025
AGENDA SECTION:	New Business
SUBJECT:	Resolution No. 11319- A Resolution Receiving Report from the Community Development Department on the Approval of a Parcel Map Waiver for the Sendero Residential Condominium Project
FROM:	Community Development Department

RECOMMENDATION / CITY COUNCIL ACTION

Staff recommends that the City Council approve Resolution No. 11319 to receive a report from the Community Development Department on the approval of a Parcel Map Waiver for a Residential Condominium Project by the Planning Commission pursuant to Folsom Municipal Code Section 16.24.080(E).

BACKGROUND / ISSUE

When an applicant is proposing to develop condominiums on a single parcel, they may request a Parcel Map Waiver from the Planning Commission. Folsom Municipal Code (FMC) Section 16.24.080(E) requires that, if the Planning Commission approves or conditionally approves a Parcel Map Waiver, the Community Development Department must make a written report to the City Council. The applicant, Tri Pointe Homes Holdings, Inc., requested approval of a Parcel Map Waiver (Residential Condominiums) and Design Review for the development of a 136-unit residential condominium community, referred to as the Sendero (Mangini Ranch Lot 14) project. The project is located on a 9.5-acre site on the east side of Southpointe Drive and Cormorant Drive in the Mangini Ranch Phase 1 Subdivision portion of the Folsom Plan Area Specific Plan (FPASP). Approval of an Inclusionary Housing Plan was also requested.

All requests were subject to review and approval by the Planning Commission, which considered the project at its November 20, 2024, meeting. The Planning Commission approved all requests unanimously. However, as noted above and further described in the “Policy/Rule” section of this report, the FMC requires the Community Development Department to make a written report to the City Council. Further, the City Council may vote to review the Parcel Map Waiver and conditions.

Staff supports the Parcel Map Waiver granted by the Planning Commission, and recommends that the City Council approve the Resolution confirming the waiver.

POLICY / RULE

FMC Section 16.24.080(E) requires that, if a Parcel Map Waiver is approved or conditionally approved, the Community Development Department shall make a written report to the City Council. FMC Section 16.24.080(E) further states:

“...If the city council, by a majority vote, decides to review the waiver and conditions, it shall conduct a public hearing after giving notice pursuant to Section 16.16.070(A)...The city council may add, modify or delete conditions if the city council determines that such changes are necessary to ensure that the waiver conforms to the Subdivision Map Act and this code. The city council may deny the waiver on any of the grounds contained in this title.”

ANALYSIS

Staff is providing this written report with a recommendation that the City Council confirm the Planning Commission’s approval of the Parcel Map Waiver through approval of Resolution No. 11319. In its action, the Planning Commission made all necessary findings for approving the Parcel Map Waiver, including that it is consistent with the City of Folsom 2035 General Plan, the Folsom Plan Area Specific Plan, the City’s Subdivision Ordinance, and the Subdivision Map Act. The Planning Commission further found that the site is physically suitable for the type and density of development proposed, and that project would not likely cause substantial environmental damage or serious public health or safety problems. If the Council follows staff’s recommendation, it will forego review of the Parcel Map Waiver, and the Planning Commission approval will stand consistent with FMC Section 16.24.080(E).

FINANCIAL IMPACT

No financial impact is anticipated with the approval of the Parcel Map Waiver as the project will not result in any changes to the total number of residential units within the FPASP.

ENVIRONMENTAL REVIEW

Staff is requesting that the City Council confirm the Planning Commission’s action approving the Parcel Map Waiver. There is no action pending to again approve the Parcel Map Waiver itself, therefore, the request to the City Council is not considered a project under the California Environmental Quality Act (CEQA). Should the Council choose not to approve the proposed Resolution and request that the Parcel Map Waiver be added to a subsequent hearing calendar for review, further environmental review under CEQA may be required.

For context, a CEQA Exemption and Streamlining Analysis was completed for an earlier proposed development on the project site. It was determined that the project was a residential project consistent with an approved Specific Plan for which an Environmental Impact Report (EIR) was prepared. Per CEQA Guidelines Section 15182(c), these projects are exempt from further environmental analysis, provided they meet certain criteria (which the project met). It was found

that the Sendero (Mangini Ranch Lot 14) project qualified for the Exemption under Section 15182(c).

ATTACHMENTS

1. Resolution No. 11319- A Resolution Receiving Report from the Community Development Department on the Approval of a Parcel Map Waiver for the Sendero Residential Condominium Project
2. Planning Commission Staff Report, dated November 20, 2024 (without attachments)
3. Minutes from November 20, 2024, Planning Commission meeting
4. Preliminary Site Plan for Condominium Purposes, dated October 25, 2024
5. Draft Condominium Plan, dated September 27, 2024
6. Conditions of Approval

Submitted,

A handwritten signature in blue ink, appearing to read "Pam Johns", is written over a horizontal line.

PAM JOHNS
Community Development Director

ATTACHMENT 1

RESOLUTION NO. 11319

**A RESOLUTION RECEIVING REPORT FROM THE COMMUNITY DEVELOPMENT
DEPARTMENT ON THE APPROVAL OF A PARCEL MAP WAIVER FOR THE
SENDERO RESIDENTIAL CONDOMINIUM PROJECT**

WHEREAS, the Planning Commission on November 20, 2024, held a public hearing on a proposed Parcel Map Waiver, Design Review, and Inclusionary Housing Plan, known as the Sendero (Mangini Ranch Lot 14) project, considered public comment, and found that the project is exempt from the California Environmental Quality Act (CEQA); and

WHEREAS, the Planning Commission on November 20, 2024, held a public hearing on a proposed Parcel Map Waiver, Design Review, and Inclusionary Housing Plan, known as the Sendero (Mangini Ranch Lot 14) project, considered public comment, and, based on the proposed project exhibits, determined that the proposed project complies with all City requirements as well as with the requirements of the State Subdivision Map Act and approved the project; and

WHEREAS, Folsom Municipal Code Section 16.24.080(E) requires that, if a Parcel Map Waiver is approved or conditionally approved by the Planning Commission, the Community Development Department shall make a written report to the City Council, and further, that the City Council may vote to review the Parcel Map Waiver and conditions; and

WHEREAS, the City Council has received a written report from the Community Development Department on the approval of the Parcel Map Waiver by the Planning Commission, with conditions; and

WHEREAS, the City Council finds that the Planning Commission made appropriate findings to support approval of the Parcel Map Waiver in their November 20, 2024, action and that no further review from the City Council is necessary for the Sendero (Mangini Ranch Lot 14) project.

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby accepts the written report from the Community Development Department and confirms the November 20, 2024, Planning Commission approval of the Sendero (Mangini Ranch Lot 14) project.

PASSED AND ADOPTED this 14th day of January, 2025, by the following roll-call vote:

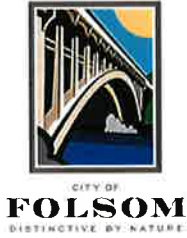
AYES: Councilmember(s):
NOES: Councilmember(s):
ABSENT: Councilmember(s):
ABSTAIN: Councilmember(s):

Sarah Aquino, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

ATTACHMENT 2



AGENDA ITEM NO. 3
Type: Public Hearing
Date: November 20, 2024

Planning Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: Sendero (Mangini Ranch Lot 14)
File #: MSTR24-00225
Request: Tentative Parcel Map Waiver (Residential Condominiums),
Design Review, and Inclusionary Housing Plan
Location: 14545 Southpointe Drive
Parcel(s): 072-4390-001, -002, -003, -004
Staff Contact: Jessica Brandt, Principal Planner, 916-461-6207
jbrandt@folsom.ca.us

Property Owner

Name: Folsom Real Estate South, LLC
Address: 4370 Town Center Blvd,
Suite 100
Folsom, CA 95630

Applicant

Name: Tri Pointe Homes Holding, Inc.
Address: 201 Creekside Ridge Ct, Suite 270
Roseville, CA 95678

Recommendation: Conduct a public hearing and upon conclusion approve a Tentative Parcel Map Waiver (Residential Condominiums), Design Review, and Inclusionary Housing Plan for the Sendero (Mangini Ranch Lot 14) project (MSTR24-00225), based on the findings included in this report (Findings A-P) and subject to the attached conditions of approval (Conditions 1-58).

Project Summary: The proposed project includes development of a 136-unit residential condominium project on a 9.5-acre site at 14545 Southpointe Drive, in the SP-MMD (Multi-Family Medium Density Residential) land use designation of the Folsom Plan Area Specific Plan. The project proposes utilizing site improvements already in place for the now-defunct Mangini Ranch Lot 14 Bungalows project, with some modifications to allow additional building pods, removal of some site amenities, and reduction in overall unit count.

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- 4 - Vicinity Map
- 5 – Preliminary Site Plan for Condominium Purposes, dated October 25, 2024
- 6 – Preliminary Utility Plan, dated October 25, 2024



FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 3
Type: Public Hearing
Date: November 20, 2024

- 7 - Preliminary Grading and Drainage Plan, dated October 25, 2024
- 8 - Preliminary Landscape and Site Furnishings Plan, dated August 2024
- 9 - Fencing Plan, dated September 25, 2024
- 10 - Preliminary Lighting Plan, dated September 17, 2024
- 11 - Pedestrian Access and Circulation Plan, dated September 13, 2024
- 12 - Architectural Design Package, Dated October 22, 2024
- 13 - Preliminary Exterior Color/Material Design Booklet, dated October 24, 2024
- 14 - Draft Condominium Plan, dated September 27, 2024
- 15 - Draft Codes, Covenants, and Restrictions (CC&Rs)
- 16 - Project Narrative, dated September 27, 2024
- 17 - Sendero Inclusionary Housing Compliance Letter, dated October 25, 2024

Submitted,

PAM JOHNS
Community Development Director

ATTACHMENT 1 BACKGROUND

BACKGROUND

The proposed project site is part of the approved Folsom Plan Area Specific Plan (FPASP), a comprehensively planned community that proposes new development based on “Smart Growth” and Transit Oriented Development principles. The FPASP, approved in 2011 and recently amended in August 2024, is a development plan for over 3,500 acres of previously undeveloped land located south of U.S. Highway 50, north of White Rock Road, east of Prairie City Road, and west of the Sacramento County/El Dorado County line in the southeastern portion of the City.

The Sendero (Mangini Ranch Lot 14) project site is comprised of four parcels, which together comprise FPASP Parcel 137 as shown in the Folsom Plan Area Specific Plan. Parcel 137 is designated as Multi-Family Medium Density (MMD) which provides for development of 12 to 20 dwelling units per acre. An excerpt from the FPASP Land Use map with the project parcel is shown below.

FIGURE 1: FPASP LAND USE MAP EXCERPT



On June 2, 2021, the Planning Commission approved a Tentative Parcel Map, Design Review, and a Minor Administrative Modification for the Mangini Ranch Lot 14 Bungalows project (PN20-264) for 160 units. The project proposed construction of

market-rate rental units arranged in pods containing four residential units and garage space surrounding private yard areas. The design concept also included a clubhouse and two outdoor amenity areas. The approved site plan concept is shown below:

FIGURE 2: APPROVED BUNGALOWS SITE PLAN



The 9.5-acre project site is east of East Bidwell Street, south of Mangini Parkway, and north of White Rock Road in the southern portion of the Mangini Ranch Phase 1 Subdivision. Southpointe Drive provides access to the site from East Bidwell Street and Hummingbird Circle and Cormorant Drive provide access to Mangini Parkway.

The site has been graded and site improvements including access drives and utilities have been installed. Open space surrounds the site on the north, west, and east, and White Rock Road is immediately south with undeveloped land in unincorporated Sacramento County further south. Single-family residential neighborhoods are north and

east of the site and the recently completed Mangini Ranch Lot 16 Apartments project (by Van Daele Homes) is west of the site along Southpointe Drive. Commercial uses are planned further to the west of the site, at the northeast corner of East Bidwell Street and White Rock Road.

In October of 2022, the City of Folsom Community Development Department approved the Mangini Ranch – Phase 1E – Van Daele Bungalows Improvement Plans for this site (FPASP Lot 137). Site improvements, including grading, interior streets, and parking areas, were subsequently completed. In addition, the requested Parcel Map for the site was recorded. A recent aerial view of the project site is below:

FIGURE 3: AERIAL PHOTO OF SITE



However, the applicant encountered financial difficulties and were unable to reach an agreement with the property owner to continue development of the site. Subsequently, Tri Pointe Homes Holdings, Inc. entered into an agreement with the property owner to complete development on the site. Tri Pointe proposed several modifications to the approved project design and to develop the project as a for-sale condominium project, which necessitated a request for a Parcel Map Waiver (Residential Condominiums) and Design Review.

ATTACHMENT 2 DESCRIPTION/ANALYSIS

PROJECT DESCRIPTION

The applicant, Tri Pointe Homes Holdings, Inc. requests approval of a Parcel Map Waiver (Residential Condominiums) and Design Review for the development of a 136-unit residential condominium community (referred to as Sendero or Mangini Ranch Lot 14-Sendero), on a 9.5-acre site on the east side of Southpointe Drive and Cormorant Drive in the Mangini Ranch Phase 1 Subdivision portion of the Folsom Plan Area.

Requested Entitlements

The first entitlement is a request for approval of a Parcel Map Waiver (Waiver) to permit establishment of a condominium project on a single parcel. The applicant requests the Waiver to create a residential condominium community of 136 units on the subject parcel. The second entitlement requested is for Design Review to ensure compliance with existing development standards, review of the project site design, and evaluate the architectural design of the buildings. The third entitlement is approval of an Inclusionary Housing Plan that proposes to meet the Inclusionary Housing Ordinance requirement with the payment of in-lieu fees. The project does not require any deviations from applicable development standards or any modification from the Bungalows project Planned Development Permit. Should this project be approved by the Planning Commission, the applicant plans to submit a Minor Administrative Modification (MAM) to staff requesting the transfer of 24 unused dwelling units that were originally allocated to site (FPASP Parcel 137) to another site within the Folsom Plan Area Specific Plan (FPASP Parcel 68) to retain the overall approved dwelling units in the Plan Area.

Project Overview

The project proposes the construction of 136 attached and detached for-sale dwelling units arranged for the most part in pods containing three residential units each. Each pod will contain three two-story buildings. One building will contain three two-car garages, one for each unit, and a carriage home (Plan 1) situated above. The other two buildings (Plans 2 and 3) will be developed as stand-alone bungalow homes with private courtyards between the bungalows and garage/carriage houses.

The project includes 44 pods of three units each. There are also four single two-story bungalow units with detached garages, for a total unit count of 136. The pods are arranged along the internal drive aisles developed for the Bungalows project, which provide direct access to the garage/carriage house buildings. The applicant proposes to modify the approved site plan to remove the clubhouse and pool and some surface parking areas and replace them with additional pods. Garages will provide most on-site parking, with 272 bays proposed. Additional surface parking will be scattered through the site (56 stalls) and street parking is expected to provide an additional 12 spaces, totaling 340 parking spaces. The proposed site plan and an overlay of the proposed site changes are shown below.

FIGURE 4: PROPOSED SITE PLAN



FIGURE 5: OVERLAY OF EXISTING AND PROPOSED IMPROVEMENTS



The applicant states that they kept site layout changes to a minimum to take advantage of the completed site improvements as much as possible. In addition, the applicant is proposing to retain the following site improvements approved for the Bungalow projects:

- Walls and fencing which include a decorative masonry sound wall along the White Rock Road frontage and split rail fence along the balance of the site perimeter.
- Site lighting which includes pole-mounted parking lot lighting, building-attached lighting, and bollard lights along pathways.
- Trail and pedestrian connections which include development of and connection to a Class I multipurpose trail at the open space area directly to the west of the subject property and pedestrian connection from the property to future Class 1 multipurpose trail on the north side of White Rock Road.

- Access to the site will continue to be from two driveway locations from the extension of Southpointe Drive.

The applicants propose to maintain a design theme of 'American Farmhouse' as was proposed for the Bungalows project but add two more design themes, Spanish Colonial and American Colonial. Examples of each are shown below. Each pod follows a single design theme, with the themes alternating between the pods so that no theme is found directly adjacent to or across from itself.

FIGURE 6: DESIGN THEMES



A - SPANISH COLONIAL



B - AMERICAN FARMHOUSE



C - AMERICAN COLONIAL

Proposed Units

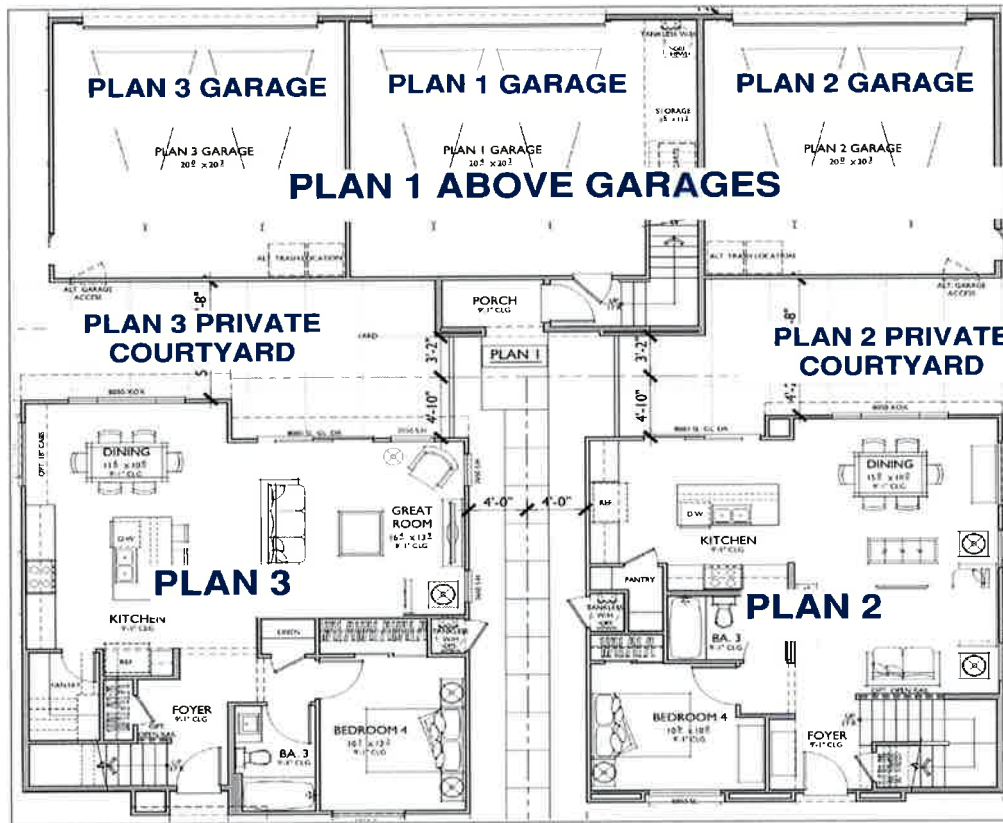
The unit plans range from 1,513 square feet to 1,870 square feet. The carriage house is a three-bedroom, two bath unit with an outdoor deck and the bungalows both are four bedroom and three bathrooms units with individual private courtyards. Access to the carriage units is from a porch and staircase behind the unit's garage facing the bungalow units. Access to the bungalow units is from either the unit's garage via the courtyard or at the front of the bungalow units from a perimeter walkway that winds around the site boundary or interior walkways that cut between pods.

FIGURE 7: INDIVIDUAL PLAN DETAILS

Plan	Number of Units	Unit Type	Unit Size	Stories	Unit Type
1	44	3 bedrooms, 2 baths	1,513 sf	1 story	Attached
2	45	4 bedrooms, 3 baths	1,635 sf	2 story	Detached
3	47	4 bedrooms, 3 baths	1,870 sf	2 story	Detached
	136				

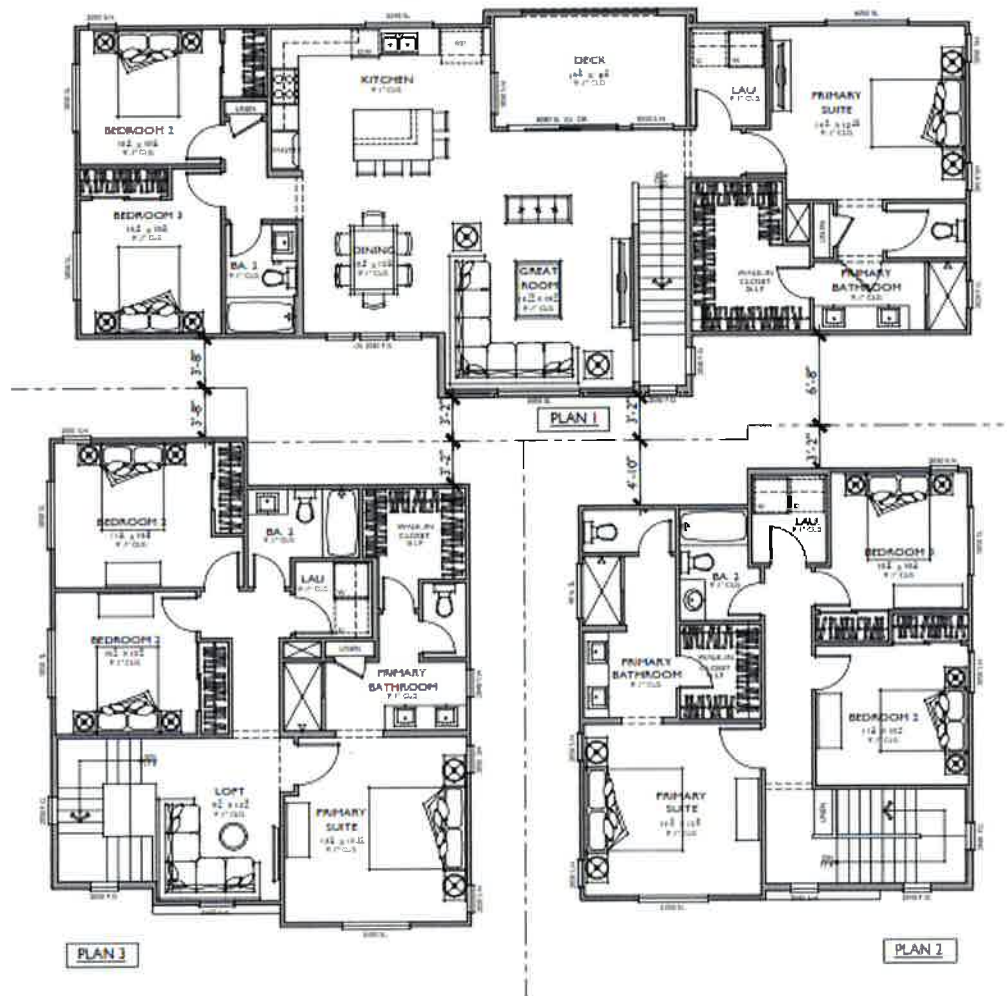
Note: Individual bungalows may be developed as either Plan 2 or 3, depending on market conditions.

FIGURE 8: TYPICAL BUILDING POD



The applicant states that pod design considered both unit privacy and ensuring every unit had ample natural light. For example, the carriage home has limited windows facing the bungalow units and courtyards but has additional windows at the side and rear of the unit and an outdoor deck at the back as well, providing private outdoor space for each unit. The second story floorplan is shown below for reference.

FIGURE 9: TYPICAL BUILDING POD SECOND FLOOR PLANS



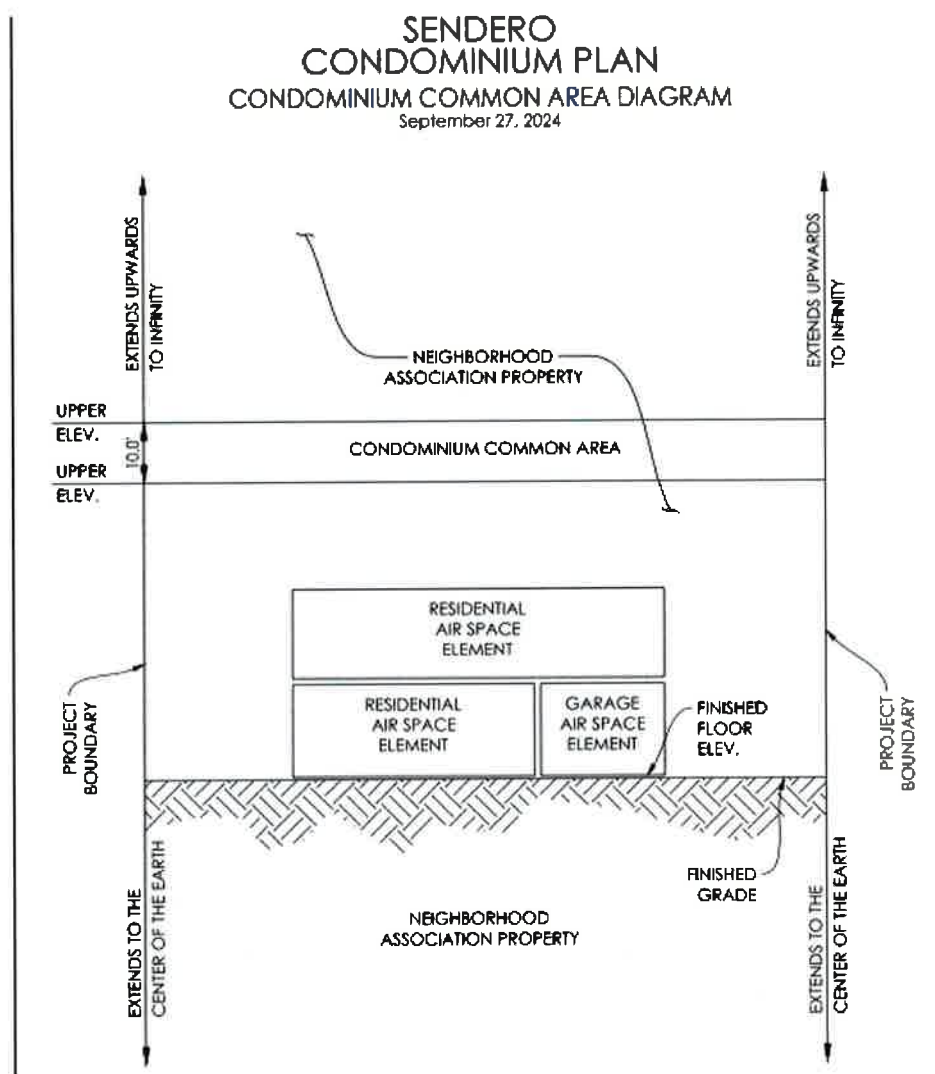
Parcel Map Waiver and Condominium Plans

The applicant proposes to create a one-lot residential condominium map, as permitted under Folsom Municipal Code (FMC) Section 16.12.020 (Division of land- Five or more parcels). FMC Section 16.24.080(A)(4) permits the Planning Commission to waive all or part of the requirements for a tentative and parcel map for construction of a condominium project on a single parcel, which is the applicant's request. A waiver by the Planning Commission may be conditioned to provide for, among other things, payment of the subdivider of parkland dedication, drainage and other fees that are permitted by law. Planning staff have confirmed with Parks and Recreation Department staff that parkland dedication requirement for the subject site were satisfied by the Bungalows project with land dedicated for Neighborhood Park 6 in the FPA. Conditions have been included for this project that require payment of any other applicable fees.

Each residential unit would be individually owned in fee title, with the areas below,

surrounding, and above each unit owned by a common interest development entity of which each owner has a fractional interest. The applicant has provided a draft condominium plan showing how ownership and easements would be reflected, which is included in the figure below. They also provided a draft set of Covenants, Conditions, and Restrictions (CC&Rs) that, once finalized and approved by the California Department of Real Estate, will govern use, maintenance, assessments, and other operational aspects of the condominium community. The draft CC&Rs are included as Attachment 15 to this report.

FIGURE 10: CONDOMINIUM COMMON AREA DIAGRAM



Inclusionary Housing Plan

As permitted by the City's Inclusionary Housing Ordinance, the applicant is proposing to meet their inclusionary housing requirement by providing an in-lieu fee payment (Attachment 17). The in-lieu fee payment is calculated by multiplying one percent of the lowest priced for-sale residential unit within the proposed condominium project by the total number of for-sale residential units within the proposed subdivision. The in-lieu fee is payable at the time of the building permit on a per-unit basis.

ANALYSIS

General Plan and Specific Plan Consistency

The 9.5-acre project site has a General Plan land use designation of MMD (Multifamily Medium Density) and a Specific Plan designation of SP-MMD-PD (Specific Plan-Multi-Family Medium Density-Planned Development Permit District). The project is consistent with both the General Plan and the Specific Plan land use designations, as multi-family condominiums are identified as a permitted land use within the Folsom Plan Area Specific Plan (FPASP, Table A.1). The proposed project, which will be developed with 14 dwelling units per acre, is also consistent with the allowable density range (12-20 dwelling units per acre) established by the General Plan (Table LU-1: Residential Designations) and the FPASP. The proposed project meets the development requirements established in the FPASP (Table A.5) for lot area, building height, building setbacks, and parking, as described below.

Applicable General Plan Goals and Policies

GP GOAL LU 1.1 (Land Use/Growth and Change)

Retain and enhance Folsom's quality of life, unique identity, and sense of community while continuing to grow and change.

GP POLICY LU 1.1.12-1 (Infill Development)

Respect the local context: New development should improve the character and connectivity of the neighborhood in which it occurs. Physical design should respond to the scale and features of the surrounding community, while improving critical elements such as transparency and permeability.

Analysis: The proposed project is consistent with this policy in that the project features significant site and design improvements that will enhance the overall character of the area, including introducing new residential units with a modern farmhouse residential design intended to complement the design of approved and constructed residential developments in the vicinity. In addition, the proposed project is consistent with the Folsom Ranch Central District Design Guidelines.

GP POLICY LU 1.1.15 (SACOG Blueprint Principles)

Strive to adhere to the Sacramento Regional Blueprint Growth Principles.

Analysis: The proposed project is consistent with this policy in that the project has been designed to adhere to the primary SACOG Blueprint Principles, including Compact Development, Housing Choice and Diversity, Use of Existing Assets, and Quality Design. Compact Development involves creating environments that are more compactly built and use space in an efficient but attractive manner and helps to encourage more walking, biking, and transit use and shorter auto trips. Housing Choice and Diversity includes providing places where people can live (apartments, townhomes, condominiums, and single-family detached homes) and creating opportunities for the variety of people who need them such as families, singles, seniors, and people with special needs. Use of Existing Assets entails intensification of the existing use or redevelopment to make better use of existing public infrastructure, including roads. Quality Design focuses on the design details of any land development (such as relationship to the street, placement of buildings, sidewalks, street widths, landscaping, etc.), which are all factors that influence the attractiveness of living in a compact development and facilitate the ease of walking within and in and out of a community.

GP GOAL H-2 (Removing Barriers to the Production of Housing)

To minimize governmental constraints on the development of housing for households of all income levels.

GP POLICY H 2.7

The City shall educate the community on the needs, the realities, and the benefits of affordable and high-density housing.

Analysis: The proposed project is consistent with this policy in that the project will result in development of a 136-unit condominium community with a residential density of 14 units per acre. The project combines attached and detached residential units and provides a denser alternative to living in a neighborhood of traditional single-family detached units.

GP GOAL M 4.1 (Vehicle Traffic and Parking)

Ensure a safe and efficient network of streets for car and trucks, as well as provide an adequate supply of vehicle parking.

GP POLICY M 4.1.3 (Level of Service)

Strive to achieve a least traffic Level of Service "D" (or better) for local streets and roadways throughout the City. In designing transportation improvements, the City will prioritize use of smart technologies and innovative solutions that maximize efficiencies and safety while minimizing the physical footprint. During the course of Plan buildout it may occur that temporarily higher Levels of Service result, where roadway improvements have not been adequately phased. However, this situation will be minimized based on annual traffic studies and monitoring programs. Staff will report to the City Council at regular intervals via the Capital improvement Program process for the Council to prioritize project integral to achieving Level of Service D or better.

Analysis: The proposed project is consistent with this policy in that the project will not result in a change in the level of service (LOS) at any street intersections. In addition, the project locates high-density residential units in close proximity to roadways that are sized to accommodate the trips generated by the project.

GP GOAL LU 6.1 (Residential Neighborhoods)

Allow for a variety of housing types and mix of uses that provide choices for Folsom residents, create complete and livable neighborhoods, and encourage walking and biking.

GP POLICY LU 6.1.3 (Efficiency through Density)

Support an overall increase in average residential densities in identified urban centers and mixed-use districts. Encourage new housing types to shift from lower-density, large-lot developments to higher-density, small-lot and multifamily developments, as a means to increase energy efficiency, conserve water, reduce waste, as well as increase access to services and amenities (e.g., open space) through an emphasis of mixed uses in these higher-density developments.

Analysis: The proposed project is consistent with this policy in that the project is providing a modern multi-family residential project developed at a residential density of 14 units per acre. As an innovative community that combines attached and detached units, the project offers an alternative to traditional detached single-family residential subdivisions and meets a segment of the State-wide demand for housing. The compact form of the project also efficiently utilizes local infrastructure, roads, and services.

GP GOAL LU 9.1 (Land Use/Community Design)

Encourage community design that results in a distinctive, high-quality built environment with a character that creates memorable places and enriches the quality of life of Folsom's residents.

GP POLICY LU 9.1.10 (Renewable and Alternative Energy Generation Systems)

Require the use of solar, wind, and other on-site renewable energy generation systems as part of the design of new planned developments.

Analysis: The proposed project is consistent with this policy in that the project will participate in Sacramento Municipal Utility District's (SMUD) Neighborhood SolarShares program to provide solar energy to the project from arrays off-site and connected to the grid. The project applicant will also enroll the common area and each residential unit in the program, with the credits from the off-site solar arrays benefiting the common area and each residential unit. In addition to participation in the SolarShares, the project will include cool paving on pedestrian paths, pedestrian crossings, and amenity areas. While not considered renewable or alternative energy generation systems, six parking spaces will be equipped with electric vehicle charging stations. Ten percent of total parking spaces in the project will have the infrastructure needed to accommodate additional charging stations.

Lastly, the proposed project includes cool paving materials at the two project driveway entries, pedestrian paths, and the site amenity areas.

Conformance with Relevant Specific Plan Goals, Objectives, and Policies

The Folsom Plan Area Specific Plan identifies goals, objectives, and policies designed to guide the physical, economic, and environmental growth of the Specific Plan Area. Staff has determined that the proposed project is consistent with the Specific Plan goals, objectives, and policies as outlined and discussed below:

SP OBJECTIVE H-1 (Housing)

To provide an adequate supply of suitable sites for the development of a range of housing types to meet the housing needs of all segments of the population.

GP and SP POLICY H-1.1

The City shall ensure that sufficient land is designated and zoned in a range of residential densities to accommodate the City's regional share of housing.

Analysis: The City provides residential lands at various residential densities as specified in the General Plan and in the Folsom Municipal Code. The Folsom Plan Area Specific Plan includes specialized zoning (Specific Plan Designations) that are customized to the Plan Area as adopted in 2011 and as amended over time. The FPASP provides residential lands at densities ranging from 1-4 dwelling unit per acre (SF), 4-7 dwelling units per acre (SFHD), 7-12 dwelling units per acre (MLD), 12-20 dwelling units per acre (MMD), 20-30 dwelling units per acre (MHD), and 9-30 dwelling units per acre (MU).

The project site has a General Plan land use designation of MMD and a Specific Plan land use designation of SP-MMD-PD. In addition, the Sendero project will be developed at 14 units per acre, which is within the allowed density range for the MMD designation. The 136 proposed units will contribute to the inventory of housing that meets the City's obligations under the Regional Housing Needs Allocation (RHNA).

SP POLICY 4.3

Residential neighborhoods that are directly adjacent to open space shall provide at least two defined points of pedestrian access into the open space area.

Analysis: The project site is surrounded on the north, east, and west by an open space corridor. A Class I multi-purpose trail is planned within the corridor that loops around the site and connects to the Class I trail on White Rock Road. The project includes two pedestrian crossings of Street A to connect the project to the Class I trail adjacent to the open space corridor.

SP POLICY 4.5

All multi-family high-density residential sites shall provide on-site recreation amenities for its residents, unless directly adjacent to a park site.

Analysis: The proposed project is consistent with this policy because it provides on-site outdoor amenity areas and is also across from the newly completed Prospector Park, a 12-acre public park. Three outdoor amenity areas will feature a child's play area, shade structures, trellises, picnic tables, fire pits, and barbeques. Trail amenities such as benches and pet waste stations are planned along the pedestrian paths throughout the site. Pedestrian paths throughout the site will link to Southpointe Drive to the west and to the Class I trail and open space corridors to the north, south and east of the site.

SP POLICY 4.6

As established by the Folsom Plan Area Specific Plan as Amended, the total number of dwelling units for the Plan Area shall not exceed 13,343. The number of units within individual land use parcels may vary, so long as the number of units falls within the allowable density range for a particular land use designation.

Analysis: The City Council has approved several Specific Plan Amendments within the Folsom Plan Area in August 2024, which have generally resulted in an increase of residentially-zoned land and a decrease in commercially-zoned land. As a result, the number of residential units within the Plan Area is now at 13,343. The various Specific Plan Amendment EIRs and Addendums analyzed impacts from the conversion of the commercial lands to residential lands; impacts and associated mitigations measures can be found in the individual project-specific environmental documents.

The proposed project will result in 24 unused allocated dwelling units (160 allocated dwelling units, 136 dwelling units proposed for project). The applicant plans to request a Minor Administrative Modification to transfer these unused dwelling units to another Specific Plan parcel, not exceeding the allowable density for the parcels. The proposed project does not result in any change in total dwelling units (13,343 dwelling units) in the FPASP.

SP OBJECTIVE 7.1 (Circulation)

Consistent with the California Complete Streets Act of 2008 and the Sustainable Communities and Climate Protection Act (SB 375), create a safe and efficient circulation system for all modes of travel.

SP POLICY 7.1

The roadway network in the Plan Area shall be organized in a grid-like pattern of streets and blocks, except where topography and natural features make it infeasible, for the majority of the Plan Area to create neighborhoods that encourage walking, biking, public transit, and other alternative modes of transportation.

Analysis: Consistent with the requirements of the California Complete Streets Act, the FPASP identified and planned for hierarchy of connect “complete streets” to ensure that pedestrian, bike, bus, and automobile modes of travel are designed to have direct and continuous connections throughout the Plan Area. Every option, from regional connector roadways to arterial and local streets, has been carefully planned and designed. Recent California legislation to reduce greenhouse gas emissions (AB 32 and SB 375) has resulted in an increased market demand for public transit and housing closer to service needs and employment centers. In response to these changes, the FPASP includes a regional transit corridor that will provide public transportation links between the major commercial, public, and multi-family residential land uses in the Plan Area.

The Sendero project is designed with multiple modes of transportation options (vehicles, bicycle, walking) and internal drive aisles organized in a pattern consistent with the approved FPASP circulation plan.

Design Review

The purpose of the Design Review process is to ensure compliance with the established development standards for multi-family medium density development, review the project site design, and evaluate the architectural design of the residential buildings and clubhouse.

Development Standards – SP-MMD-PD Designation

The project is subject to the development standards established in the Folsom Plan Area Specific Plan for Multi-Family Medium Density Residential (SP-MMD-PD) parcels for condominiums and garden apartments. The table below outlines the existing and proposed development standards for the Sendero (Mangini Lot 14) project:

TABLE 1: DEVELOPMENT STANDARDS TABLE

Development Standards Sendero (Mangini Lot 14)						
	Lot Area	Lot Width	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Building Height
SP-MMD-PD	1.0-acre minimum	NA	20 feet minimum	10 feet minimum	10 feet minimum	50 feet maximum
Proposed Project	9.5 acres	NA	20 feet minimum	10 to 40 feet	10 feet minimum	27 feet maximum

As shown on the development standards table, the proposed project meets or exceeds all development standards established for the SP-MMD-PD designation within the Folsom Plan Area Specific Plan.

Parking

The Folsom Plan Area Specific Plan (Table A.14) requires that apartments, townhouses, and condominium developments in the Multi-Family Medium Density (MMD) designation provide two covered parking spaces for each unit with two bedrooms or more and 0.5 uncovered guest parking spaces for each unit. To meet the standard for the proposed 136 units, 340 parking spaces are required. As outlined in the Project Description, garages will provide most on-site parking, with 272 bays proposed. Additional surface parking will be scattered through the site (56 stalls) and street parking along the property frontage is expected to provide an additional 12 spaces, adding up to the 340 parking spaces required in the SP-MMD designation. The Planning Commission previously approved street parking along Southpointe Drive as a substitute for on-site parking. Staff is comfortable with the request to do so for the Sendero project as well, and would note that there are fewer units proposed and therefore, less need for guest parking as a result.

Signage

The proposed project does not include a freestanding monument sign at the project entrance. However, staff anticipates that a sign will be desired when the project is developed. Therefore, staff recommends that the final location, height, size, and design of the future monument sign be subject to review and approval by the Community Development Department to ensure consistency with the requirements of the Folsom Municipal Code (FMC, Section 17.59.040 D). Staff recommends that the owner/applicant obtain a sign permit prior to installing the monument sign and Condition No. 44 is included to reflect this requirement.

Project Access and On-Site Circulation

Project access and on-site circulation remain as originally approved for the prior Bungalows project. Primary access to the project site will be from the extension of Southpointe Drive, which will connect to East Bidwell Street on the west and Hummingbird Circle/Cormorant Drive on the north. Two driveways from the east side of Southpointe Drive will provide access into and out of the project site with all turning movements permitted. Vehicle circulation internal to the project site consists of 25- and 27-foot-wide drive aisles that connect to both driveways and loop through the site to directly access garages, parking areas and residential buildings.

The 2011 Folsom Plan Area Specific Plan Environmental Impact Report/Environmental Impact Statement (FPASP EIR/EIS) included a detailed analysis of traffic-related impacts within the FPASP and an evaluation of traffic-related impacts on the surrounding communities. An Access and Circulation Study was prepared for the Bungalows project and Mangini Ranch Lot 16 Apartments project directly west of the subject site in 2021 to determine what measures from the FPASP EIR/EIS would need to be implemented to permit project development. The study found that the following improvements would be necessary prior to the development of the Bungalows project to avoid traffic impacts:

- The owner/applicant shall be required to construct Street A from the intersection of East Bidwell Street and Regency Parkway/Street A east to the intersection of Hummingbird Circle and Cormorant Drive consistent with the street sections (W-1

and W-2) shown on the Site Plan and Off-Site Improvement Plan to the satisfaction of the Community Development Department. In addition, the owner/applicant shall grant the necessary right-of-way to the City to ensure correct alignment of Street A between East Bidwell Street and Hummingbird Circle.

- The owner/applicant shall signalize the intersection of East Bidwell Street and Regency Parkway/Street A to the satisfaction of the Community Development Department. The construction of the intersection of East Bidwell Street and Regency Parkway/Street A shall include dual southbound left-turns (250-foot pockets plus 120-foot taper) on East Bidwell Street to the satisfaction of the Community Development Department.
- The south pedestrian crossing of Street A shall be relocated to the north side of the south driveway to the satisfaction of the Community Development Department. Appropriate sight distance triangles shall be created at the two pedestrian crossings of Street A, consistent with Exhibit 1 of the Access and Circulation Study and to the satisfaction of the Community Development Department. The owner/applicant shall also install enhanced pavement markings and advance warning signs at each of the pedestrian crossings of Street A in a manner consistent with the current edition of the California Manual on Traffic Control Devices (CMUTCD) to the satisfaction of the Community Development Department.
- "Stop" signs and appropriate pavement markings shall be installed at the internal approaches to the two project driveways on Street A to the satisfaction of the Community Development Department.

As of the writing of this report, the above improvements have been completed or are in process. After review, the Engineering Division requested that additional conditions be placed on the project to improve pedestrian safety, as discussed below.

Pedestrian circulation is provided by a new public sidewalk on the east and south sides of Southpointe Drive, a multi-purpose Class I trail on the north and west sides of Southpointe Drive, and internal interconnected pedestrian sidewalks and walkways. Two pedestrian crossings of Southpointe Drive will provide access from the project site to the Class I trail.

On the project frontage and nearby, Southpointe Drive makes two 90-degree turns. This limits visibility for vehicles on Southpointe Drive. To increase pedestrian safety, the project has been conditioned to install pedestrian crossings with enhanced pavement markings and advance warning signs at designated locations along Southpointe Drive. Condition No. 46 covers this requirement as well as roadway and pedestrian improvements required for the prior Bungalows project that are still applicable to the proposed project.

The project site is directly adjacent to White Rock Road which will become the Capital Southeast Connector in the future. The Connector project includes a Class I multi-purpose trail on the north side of White Rock Road. Staff recommends that the owner/applicant provide a pedestrian connection from the project site to the future Class I multi-purpose trail on the north side of White Rock Road. Staff also recommends that the final location and design of the pedestrian connection be subject to review and approval by the Community Development Department. Condition No. 54 is included to reflect this requirement.

FIGURE 11: PEDESTRIAN CIRCULATION



Walls and Fencing

Based on the proximity of the project site to White Rock Road, acoustical measurements

and modeling were prepared by Bollard Acoustical Consultants on April 9, 2021 (Attachment 22), to analyze potential noise impacts at the subject site for the Bungalows project. The Noise Analysis found that exterior noise levels at the outdoor use areas of homes closest to White Rock Road would be approximately 70 dB, which exceeds the standard for exterior noise. An eight-foot barrier (wall) was required to reduce the future White Rock Road traffic noise levels to approximately 60 dB or less at the outdoor activity areas of proposed residential units. The masonry wall, which has already been installed, utilizes earth tone colors with a decorative trim cap and pilasters. A four-foot split rail fence is planned on the site's perimeter at the project's boundary with adjacent open space parcels. The low fence will create separation and maintain views into the open space. The remaining fencing will be installed before completion of the project buildout. Attachment 9 to this report shows the walls and fencing proposed for the project site. All fencing meets applicable development standards. Condition No. 25 requires that future walls and fencing be reviewed and approved by the Community Development Department.

Site Lighting

As shown on the preliminary lighting plan (Attachment 10), the applicant proposes to use a combination of pole-mounted parking lot lighting, building-attached lighting, and bollard lights along the walkways and landscape areas on the project site. All lighting is designed to minimize light and glare impacts to the adjacent properties by shielding and directing light downward. Staff recommends that the final exterior building and site lighting plans be submitted for review and approval by Community Development Department for location, height, aesthetics, illumination level, glare, and trespass before building permit issuance. In addition, staff recommend all lighting is designed to be shielded and directed downward onto the project site and away from adjacent properties and public rights-of-way. Condition No. 32 is included to reflect these requirements.

Trash and Recycling

The applicant is not proposing to install any trash enclosures on the project site. Instead, they propose that each unit have individual trash, recycling, and organic waste totes, which would be required per the project CC&R's to be stored in either the private patio areas or garages, as well as put out for collection and returned to storage within a specified time period. The applicant provided a draft collection plan to City Solid Waste and Recycling (Solid Waste) for review. The plan demonstrated that every tote could be placed outside of fire lanes and was accessible to standard trash collection vehicles. As this was a proof-of-concept plan only, it is not included in the project exhibits. Solid Waste staff were supportive of the plan in concept. To ensure that trash and recycling collection does not become an operational issue on site, staff have included a condition that a final collection plan must be approved by Solid Waste before obtaining occupancy of the residential units (Condition No. 43).

Building Architecture and Design

The project is subject to the *Folsom Ranch- Central District Design Guidelines (Design Guidelines)*, which were adopted to establish parameters which apply to all multi-family land use categories within the Folsom Ranch area of the FPASP. The *Design Guidelines*

include guidance on site planning, unit privacy, open space, and circulation. They also direct which architectural styles can be used within Folsom Ranch, which includes the Mangini Ranch area.

As stated in the Project Description section of this report, the applicant proposes to incorporate three design themes into the project; Spanish Colonial, American Farmhouse, and American Colonial. All of these design themes are permitted under the *Design Guidelines*. The applicant states that principles from the *Design Guidelines* have been incorporated into the building designs including:

- Varied main and accent roof pitches
- A mix of gable and hipped roofs
- Second floor offsets from the first floor
- Entries oriented toward the open spaces surrounding the project site
- Minimum of two building materials and/or colors per building
- Projections such as balconies, shutters, window surrounds, and recessed windows

The Project Narrative (Attachment 16) provides detailed descriptions of each design theme and the color selections, which are centered around earthtones and accents of soft whites, muted greens, and greys. The Architectural Design Package (Attachment 12) and Preliminary Exterior Color/Material Design Booklet (Attachment 13) provide the full architectural plans for the project, from elevations, to floorplans, to colors and materials.

Staff reviewed the project site and building design against the *Design Guidelines* and found that the project features a high-quality design consistent with the document. As a result, staff recommends approval of the design with the following conditions:

1. The approval is for two 2-story bungalow plans, one carriage unit plan atop three 2-car garages (three building elevations with nine color and material options providing nine individual expressions per plan, for a total of 27 combinations). The applicant shall submit building plans that comply with this approval and the Architectural Design Package, dated October 22, 2024, and Preliminary Exterior Color/Material Design Booklet, October 24, 2024.
2. The design, materials, and colors of the proposed project shall be consistent with the building elevations, color renderings, materials samples, and color scheme to the satisfaction of the Community Development Department.
3. Brick pavers or another type of colored masonry material (ADA compliant) shall be used to designate pedestrian crossings of Southpointe Drive, and pedestrian crossings of drive aisles. Brick pavers or colored masonry material shall be incorporated as a design feature at the two driveway entrances on Southpointe Drive to the satisfaction of the Community Development Department.

4. All mechanical equipment shall be ground-mounted and be shielded by landscaping or trellis-type features. Equipment shall be properly ventilated and accessible for maintenance.
5. Decorative light fixtures, consistent with the Folsom Ranch Central District Design Guidelines and unique to each architectural design theme, shall be added to the front and rear building elevation of each Master Plan to the satisfaction of the Community Development Department and along the perimeter walkway on low bollards.
6. Utility equipment such as transformers, electric and gas meters, electrical panels, and junction boxes shall be screened by walls and or landscaping.

Landscaping

The proposed project will install frontage landscaping on the east side of Southpointe Drive and landscaping interior to the site. As shown on the preliminary landscape plan (Attachment 8), proposed landscaping will feature California-native and low water-use trees, shrubs, and groundcover selections intended to comply with the requirements of the Model Water Efficiency Landscape Ordinance (MWELo). Proposed landscape improvements include various drought-tolerant trees, shrubs, and groundcover. The applicant also plans to place accent trees and shrubs against blank wall areas around units to break up building massing.

There are three primary outdoor recreation areas planned to include areas to lounge, dine, and play. Waste receptacles, pet waste stations, and benches are scattered throughout the site. The preliminary landscape plan meets the City's shade requirement (50%) by providing 61% shade in the parking lot area within fifteen (15) years. Staff recommend that the final landscape plans be reviewed and approved by the Community Development Department. Condition No. 32 is included to reflect this requirement.

Parcel Map Waiver

As discussed in the 'Project Description' section of this report, the applicant is requesting approval of a Parcel Map Waiver, pursuant to FMC Section 16.24.080 and supported by a draft Condominium Plan. This would allow the development of the project as a residential condominium project, once the waiver is processed by the City Engineer and recorded. Pursuant to FMC Section 16.24.080(B), the Planning Commission must find that the proposed "division of land" (a term used generally by that Section for all types of tentative and final map waivers) complies with requirements as to area, improvement and design, floodwater drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, environmental protection and other requirements of the Subdivision Map Act, Title 16 of the FMC, the FMC in general, the General Plan and any applicable Specific Plan. As discussed in this report, the resultant site meets all requirements listed above, as conditioned. In addition, staff believe that the Planning

Commission can find the proposed project compliant with the General Plan and FPASP. Finally, the applicant has provided a draft Condominium Plan and draft CC&Rs (Attachments 14 and 15) that govern the property ownership, operation, and maintenance on the site, ensuring that the project will not result in negative impacts to surrounding properties.

Staff wishes to note that FMC Section 16.24.080(E) requires that, if the Waiver is approved or conditionally approved, the Community Development Department make a written report to the City Council. Section 16.24.080(E) further states:

“If the city council, by a majority vote, decides to review the waiver and conditions, it shall conduct a public hearing after giving notice pursuant to Section [16.16.070](#) A. In addition, notice shall be given to the planning commission. The public hearing shall be held within 30 days after the date of the request for review. The city council may add, modify or delete conditions if the city council determines that such changes are necessary to ensure that the waiver conforms to the Subdivision Map Act and this code. The city council may deny the waiver on any of the grounds contained in this title. Within 10 days following the conclusion of the hearing, the city council shall render its decision. If the city council does not act within the time limits set forth in this section, the waiver shall be deemed to have been approved or conditionally approved as last approved or conditionally approved by the planning commission insofar as it complies with all other applicable provisions of the Subdivision Map Act, this title, this code, the general plan and any applicable specific plan. (Ord. 702 § 1 (part), 1991)”

Should the Planning Commission conditionally approve the Waiver, staff will provide follow the requirements of Section 16.24.080(E) for reporting and any further review.

Inclusionary Housing Plan

As permitted by the City’s Inclusionary Housing Ordinance, the applicant is proposing to meet their inclusionary housing requirement by providing an in-lieu fee payment (Attachment 17). Staff supports payment of an in-lieu fee as the city has been successful in leveraging the inclusionary housing fund to obtain gap financing to support multifamily residential deed restricted housing projects. Staff recommend that the Planning Commission approve the Final Inclusionary Housing Plan and that subsequently the Inclusionary Housing Agreement be approved by the City Council in a form acceptable to the City Attorney and executed prior to recordation of Certificate of Compliance for the Condominium Map Waiver. Condition No. 22 is included to reflect these requirements.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) provides that residential projects consistent with an approved Specific Plan for which an EIR was prepared are exempt from a requirement to prepare additional environmental analysis. CEQA Guidelines section 15182(c) provides specific criteria to determine whether this exemption applies:

(c) Residential Projects Implementing Specific Plans.

(1) Eligibility. Where a public agency has prepared an EIR on a specific plan after January 1, 1980, a residential project undertaken pursuant to and in conformity to that specific plan is exempt from CEQA if the project meets the requirements of this section. Residential projects covered by this section include but are not limited to land subdivisions, zoning changes, and residential planned unit developments. [CEQA Guidelines section 15182]

A CEQA Exemption and Streamlining Analysis was completed for the Mangini Ranch Lot 14 Bungalows project and determined that the project qualified for the exemption provided in CEQA Guidelines 15182(c), since it is consistent with the Folsom Plan Area Specific Plan. The analysis includes a review of the impacts and mitigation measures addressed in the EIR for the FPASP, which concluded that the project would not result in any impacts not already identified, and that mitigation measures in the EIR will be sufficient to address project impacts.

The proposed project will not exceed the development area of the Bungalows project. It is also proposed to include fewer residential units (136 rather than 160) and will not include amenity buildings. Finally, staff have confirmed that none of the events described in CEQA Guidelines 15162 which would require preparation of a subsequent EIR (substantial changes to the project, substantial changes in the circumstances under which the project is undertaken, or new information of substantial importance) have occurred. Therefore, staff can confirm that like with the Bungalows, the proposed project is exempt from additional environmental review as provided in CEQA Guidelines 15182(c).

STAFF RECOMMENDATION/PLANNING COMMISSION ACTION

Move to approve a Tentative Parcel Map Waiver (Residential Condominiums), Design Review, and Inclusionary Housing Plan for the Sendero (Mangini Ranch Lot 14) project (MSTR24-00225), based on the findings included in this report (Findings A-P) and subject to the attached conditions of approval (Conditions 1-58).

GENERAL FINDINGS

- A. NOTICE OF HEARING HAS BEEN GIVEN AT THE TIME AND IN THE MANNER REQUIRED BY STATE LAW AND CITY CODE.
- B. THE PROJECT IS CONSISTENT WITH THE GENERAL PLAN, THE FOLSOM PLAN AREA SPECIFIC PLAN, AND THE FOLSOM RANCH CENTRAL DISTRICT DESIGN GUIDELINES.

CEQA FINDINGS

- B. THE CITY, AS LEAD AGENCY, PREVIOUSLY CERTIFIED AN

ENVIRONMENTAL IMPACT REPORT/ENVIRONMENTAL IMPACT
STATEMENT FOR THE FOLSOM PLAN AREA SPECIFIC PLAN.

- C. THE CITY HAS DETERMINED THAT THE SENDERO (MANGINI RANCH LOT 14) PROJECT IS UNDERTAKEN TO IMPLEMENT AND IS CONSISTENT WITH THE FOLSOM PLAN AREA SPECIFIC PLAN.
- D. THE CITY HAS DETERMINED THAT THE IMPACTS OF THE SENDERO (MANGINI RANCH LOT 14) PROJECT ARE ADEQUATELY ADDRESSED BY THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE FOLSOM PLAN AREA SPECIFIC PLAN AND ASSOCIATED MITIGATION MEASURES AND THAT THE SENDERO (MANGINI RANCH LOT 14) PROJECT IS EXEMPT FROM THE REQUIREMENTS OF CEQA PURSUANT TO GOVERNMENT CODE SECTION 65457 AND CEQA GUIDELINES 15182(c).
- E. THE CITY HAS DETERMINED THAT NONE OF THE EVENTS SPECIFIED IN SECTION 21166 OF THE PUBLIC RESOURCES CODE OR SECTION 15162 OF THE CEQA GUIDELINES HAVE OCCURRED.
- F. THE CITY HAS DETERMINED THAT THIS PROJECT IS EXEMPT FROM CEQA IN ACCORDANCE WITH GOVERNMENT CODE SECTION 65457 AND SECTION 15182 OF THE CEQA GUIDELINES.

PARCEL MAP WAIVER (RESIDENTIAL CONDOMINIUM) FINDINGS

- G. THE PROPOSED PARCEL MAP WAIVER (RESIDENTIAL CONDOMINIUMS) IS CONSISTENT WITH THE GENERAL PLAN, THE FOLSOM PLAN AREA SPECIFIC PLAN, THE CITY'S SUBDIVISION ORDINANCE, OTHER APPLICABLE PROVISIONS OF THE FOLSOM MUNICIPAL CODE, AND THE SUBDIVISION MAP ACT IN THAT THE PROJECT IS SUBJECT TO CONDITIONS OF APPROVAL THAT WILL ENSURE THAT THE PROJECT IS DEVELOPED IN COMPLIANCE WITH CITY STANDARDS.
- H. THE SITE IS PHYSICALLY SUITABLE FOR THE TYPE OF DEVELOPMENT PROPOSED.
- I. THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT.
- J. AS CONDITIONED, THE DESIGN OF THE PARCEL MAP WAIVER (RESIDENTIAL CONDOMINIUMS) AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.

- K. THE DESIGN OF THE PARCEL MAP WAIVER (RESIDENTIAL CONDOMINIUMS) AND THE TYPE OF IMPROVEMENTS ARE NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH OR SAFETY PROBLEMS.
- L. THE DESIGN OF THE PARCEL MAP WAIVER (RESIDENTIAL CONDOMINIUMS) AND THE TYPE OF IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED TENTATIVE PARCEL MAP.

DESIGN REVIEW FINDINGS

- M. THE PROJECT IS IN COMPLIANCE WITH THE GENERAL PLAN, THE FOLSOM PLAN AREA SPECIFIC PLAN AND THE APPLICABLE ZONING ORDINANCES.
- N. THE PROJECT IS IN CONFORMANCE WITH THE FOLSOM RANCH CENTRAL DISTRICT DESIGN GUIDELINES.
- O. THE BUILDING MATERIALS, TEXTURES, AND COLORS OF THE PROJECT WILL BE COMPATIBLE WITH SURROUNDING DEVELOPMENT AND CONSISTENT WITH THE GENERAL DESIGN THEME OF THE NEIGHBORHOOD.

INCLUSIONARY HOUSING PLAN

- P. THE INCLUSIONARY HOUSING PLAN MEETS THE REQUIREMENTS AND INTENT OF CHAPTER 17.104 – INCLUSIONARY HOUSING.

ATTACHMENT 3



PLANNING COMMISSION MINUTES

AMENDED

November 20, 2024

CITY COUNCIL CHAMBERS

6:30 P.M.

50 Natoma Street

Folsom, CA 95630

CALL TO ORDER PLANNING COMMISSION:

The regular Planning Commission Meeting was called to order at 6:35 p.m. with Chair Eileen Reynolds presiding.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

ROLL CALL:

Commissioners Present: Daniel West, Vice Chair
Bill Miklos, Commissioner
Ralph Peña, Commissioner
Bill Romanelli, Commissioner
James Ortega, Commissioner
Mathew Herrera, Commissioner
Eileen Reynolds, Chair

Commissioners Absent: None

CITIZEN COMMUNICATION: None

MINUTES:

The minutes of the October 30, 2024, Special Meeting were approved as submitted.

NEW BUSINESS

1. SUBPM24-00008: Folsom Town Center North LLTSM, and Determination that the Project is Exempt from CEQA

A Public Hearing to request a Large Lot Tentative Subdivision Map to merge and re-subdivide the existing 363.6 acres within Folsom Town Center North into 24 large lots. The project is consistent with the Folsom Plan Area Specific Plan and is not seeking a rezone, nor is it seeking any development rights as part of this application. The project is intended for property transfer purposes only. The project site has General Plan designations of SF, SHFD, MLD, MMD, MHD, MU, P, OS and PQP and Specific Plan designations of SP-SF-PD, SP-SFHD-PD, SP-MLD-PD, SP-MMD-PD, SP-MHD-PD, SP-MU-PD, SP-P-PD, SP-OS1-PD, SP-OS2-PD, SP-PQP-PD, and SP-ROW. The project has been determined to be exempt from the California Environmental Quality Act (CEQA) by Section 15182(c) of the CEQA Guidelines – Residential Projects Implementing Specific Plans. **(Project Planner: Josh Kinkade / Applicant: Easton Valley Holdings, LLC)**

COMMISSIONER ROMANELLI MOVED TO RECOMMEND THAT THE CITY COUNCIL APPROVE A LARGE-LOT TENTATIVE SUBDIVISION MAP FOR THE FOLSOM TOWN CENTER NORTH LARGE-LOT TENTATIVE

SUBDIVISION MAP PROJECT AS ILLUSTRATED ON ATTACHMENTS 5-6, BASED ON THE FINDINGS (FINDINGS A-N) AND SUBJECT TO THE CONDITIONS OF APPROVAL (CONDITIONS 1-29) ATTACHED TO THIS REPORT, WITH THE DELETION OF CONDITION NO. 10, AND MODIFICATIONS / CHANGES TO THE FOLLOWING CONDITIONS:

- AMENDMENT OF CONDITION NO. 3

NO DEVELOPMENT RIGHTS:

THE APPROVAL OF THIS LARGE-LOT TENTATIVE SUBDIVISION MAP DOES NOT CONVEY ANY RIGHT TO DEVELOP. PROCESSING AND APPROVAL OF A SMALL-LOT FINAL MAP AND/OR DESIGN REVIEW/PLANNED DEVELOPMENT PERMIT APPLICATIONS SHALL BE REQUIRED PRIOR TO GRADING, CONSTRUCTION, OR ANY DEVELOPMENT OF THE PARCELS CREATED BY THIS LARGE-LOT TENTATIVE SUBDIVISION MAP.

AS A CONDITION OF A SUBSEQUENT SMALL-LOT TENTATIVE SUBDIVISION MAP, THE CITY SHALL IDENTIFY IMPROVEMENTS NECESSARY TO DEVELOP THE SUBJECT PARCELS. THESE IMPROVEMENTS MAY INCLUDE ON AND OFF-SITE ROADWAYS, GRADING, WATER, SEWER, STORM DRAINAGE, LANDSCAPING, SOUNDWALLS, AND OTHER SIMILAR IMPROVEMENTS.

TIMING: M

RESPONSIBLE DEPARTMENT: CD (E)(P)

- AMENDMENT OF CONDITION NO. 9

NOTICE OF RESTRICTION:

A NOTICE OF RESTRICTION SHALL BE RECORDED ON LOTS 1 THROUGH 23 AS SHOWN ON THE LARGE-LOT VESTING TENTATIVE SUBDIVISION MAP, WHICH STATES THE FOLLOWING:

- THE REQUIREMENT TO CONSTRUCT THE CREEK CROSSING ON ALDER CREEK PARKWAY JUST EAST OF OAK AVENUE PARKWAY SHALL BE A REQUIREMENT OF THE FIRST SMALL-LOT FINAL MAP FOR LOTS 1 THROUGH 23, PENDING TRAFFIC ANALYSIS THAT CONCLUDES THE CREEK CROSSING IS NECESSARY.

SAID RESTRICTION SHALL BE BINDING UPON THE HEIRS, ASSIGNS AND SUCCESSORS IN INTEREST OF THE GRANTORS, AND SHALL REMAIN IN EFFECT UNTIL RESCINDED BY THE CITY OF FOLSOM. THE PURPOSE OF THE NOTICE OF RESTRICTION IS TO GIVE CONSTRUCTIVE NOTICE OF THIS DEVELOPMENT LIMITATION.

TIMING: M

RESPONSIBLE DEPARTMENT: CD (E)

- AMENDMENT OF CONDITION NO. 26

BIKEWAY PLAN:

UPON RECORDATION OF THE FINAL MAP, APPLICANT/OWNER SHALL DEDICATE EASEMENTS FOR CLASS I TRAILS AND CLASS II BIKE LANES AS SHOWN ON FIGURE 7.32 – BIKEWAY PLAN OF THE FPASP, AS APPLICABLE TO THE PROJECT AREA. EASEMENT AREAS SHALL BE SHOWN ON THE FINAL MAP TO THE SATISFACTION OF THE COMMUNITY DEVELOPMENT DEPARTMENT.

TIMING: M

RESPONSIBLE DEPARTMENT: CD (P) (E)

COMMISSIONER ORTEGA SECONDED THE MOTION.

AYES:	WEST, MIKLOS, PEÑA, ROMANELLI, ORTEGA, HERRERA, REYNOLDS
NOES:	NONE
RECUSED:	NONE
ABSENT:	NONE

MOTION PASSED

2. DRCL24-00254: Harrington Grove Apartments Multifamily Design Review, Density Bonus, and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request for Multifamily Design Review for a 52-unit, 100% restricted affordable multifamily rental project and Density Bonus to request concessions and waivers of zoning and development standards as allowed under California Government Code Section 65915. The proposed project would be located on approximately 1.95 gross acres at 791 Harrington Way, in the BP-PC zoning district. The project site has a General Plan designation of PO (Professional Office) with an Overlay Designation of EBC (East Bidwell Corridor). The Project has been determined to be consistent with applicable Community Plans and Zoning and is therefore exempt from further environmental review under the California Environmental Quality Act (CEQA) by Section 15183 of the CEQA Guidelines (Projects Consistent with a Community Plan or Zoning). **(Project Planner: Jessica Brandt / Applicant: Pacific West Communities)**

COMMISSIONER REYNOLDS MOVED TO APPROVE THE DESIGN REVIEW AND DENSITY BONUS APPLICATION FOR THE PROPOSED PROJECT (DRCL24-00254) LOCATED AT 751, 771 AND 791 HARRINGTON WAY, BASED ON THE FINDINGS BELOW (FINDINGS A-N) AND SUBJECT TO THE ATTACHED CONDITIONS OF APPROVAL (CONDITIONS 1-88), WITH MODIFICATIONS / CHANGES TO THE FOLLOWING CONDITIONS, AND DETERMINATION THAT THE PROJECT IS EXEMPT FROM FURTHER ENVIRONMENTAL REVIEW UNDER CEQA GUIDELINES SECTION 15183.

- **AMENDMENT OF CONDITION NO. 14**

PARCEL MERGER:

PRIOR TO ISSUANCE OF CIVIL IMPROVEMENT PLANS, SUBMIT REQUIRED APPLICATION AND SUPPORTING MATERIALS TO FINALIZE THE PARCEL MERGER AND LOT LINE ADJUSTMENT IN SUBSTANTIAL CONFORMANCE WITH ATTACHMENT 1 – EXISTING CONDITIONS PLAN.

TIMING: I

RESPONSIBLE DEPARTMENT: CD (P)(E)

- **AMENDMENT OF CONDITION NO. 15**

DEED 'RESULTANT PARCEL A:'

AT THE TIME OF THE RECORDATION DEED AS PART OF THE LOT LINE ADJUSTMENT/CERTIFICATE OF COMPLIANCE (OR SHORTLY THEREAFTER), THE APPLICANT SHALL CONVEY 'RESULTANT PARCEL A' AS SHOWN ON ATTACHMENT 1 – EXISTING CONDITIONS PLAN IN FEE TITLE TO THE CITY OF FOLSOM FOR NO COMPENSATION, SUBJECT TO REVIEW AND APPROVAL BY THE CITY ENGINEER.

TIMING: I

RESPONSIBLE DEPARTMENT: CD(E)

COMMISSIONER PEÑA SECONDED THE MOTION.

AYES: WEST, MIKLOS, PEÑA, ROMANELLI, ORTEGA, HERRERA, REYNOLDS
NOES: NONE
RECUSED: NONE
ABSENT: NONE

MOTION PASSED

3. MSTR24-00225: Sendero (Mangini Ranch Lot 14) Parcel Map Waiver, Multifamily Design Review, and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request for a Parcel Map Waiver and Multifamily Design Review to allow a 136-unit condominium project at 14545 Southpointe Drive, on approximately 9.3 acres, in the Folsom Plan Area Specific Plan. The project site has General Plan and Specific Plan designations of MMD (Multifamily Medium Density). The

Project has been determined to be exempt from the California Environmental Quality Act (CEQA) by Section 15182(c) of the CEQA Guidelines – Residential Projects Implementing Specific Plans. (Project Planner: Jessica Brandt / Applicant: TriPointe Homes Holdings, Inc.)

COMMISSIONER MIKLOS MOVED TO APPROVE A TENTATIVE PARCEL MAP WAIVER (RESIDENTIAL CONDOMINIUMS), DESIGN REVIEW, AND INCLUSIONARY HOUSING PLAN FOR THE SENDERO (MANGINI RANCH LOT 14) PROJECT (MSTR24-00225), BASED ON THE FINDINGS INCLUDED IN THIS REPORT (FINDINGS A-P) AND SUBJECT TO THE ATTACHED CONDITIONS OF APPROVAL (CONDITIONS 1-58), WITH MODIFICATIONS / CHANGES TO THE FOLLOWING CONDITIONS:

- AMENDMENT OF CONDITION NO. 47

OWNER/APPLICANT SHALL WORK WITH CITY PARKS AND RECREATION STAFF AND THE CITY ARBORIST TO DEVELOP LANDSCAPE AND IRRIGATION PLANS FOR THE OFFSITE PLANTING OF NATIVE, DROUGHT TOLERANT TREES IN THE ADJACENT OPEN SPACE PARCELS (APNS 072-3380-031 AND -032) WITHIN A DISTANCE NOT TO EXCEED 30 FEET OF THE PROJECT SITE BOUNDARIES. THE PLAN SHALL INCLUDE PLANTING, MAINTENANCE, AND IRRIGATION MEASURES, AND SHALL HAVE A GOAL OF PLANTING AT LEAST ONE TREE PER BUILDING 'POD' LOCATED ALONG THE INTERIOR EDGE OF THE PROJECT SITE BOUNDARY LINE. SAID TREES WITHIN THE OPEN SPACE PARCELS SHALL BE EQUIPPED WITH WIRE CAGES AND TRUNK GUARDS (OR SIMILAR PROTECTIVE MEASURES AS APPROVED BY THE CITY ARBORIST) TO PROTECT THEM FROM HERBIVORY INCLUDING GRAZING ANIMALS TO INCLUDE GOATS AND SHEEP TO THE SATISFACTION OF THE CITY. THE LANDSCAPE AND IRRIGATION PLANS SHALL BE REVIEWED AND APPROVED BY PARKS AND RECREATION AND THE CITY ARBORIST PRIOR TO THE FIRST CERTIFICATE OF OCCUPANCY OF PRODUCTION HOMES. INSTALLATION OF THE TREES, PROTECTIVE MEASURES, AND ASSOCIATED IRRIGATION SYSTEM SHALL BE COMPLETED PRIOR TO THE FINAL CERTIFICATE OF OCCUPANCY OF PRODUCTION HOMES. THE PROJECT OWNER/APPLICANT SHALL BE RESPONSIBLE FOR MAINTAINING THE TREES IN A HEALTHY CONDITION IN PERPETUITY.

TIMING: B, OG

RESPONSIBLE DEPARTMENT: CD(P), PR

COMMISSIONER ORTEGA SECONDED THE MOTION.

AYES: WEST, MIKLOS, PEÑA, ROMANELLI, ORTEGA, HERRERA, REYNOLDS
NOES: NONE
RECUSED: NONE
ABSENT: NONE

MOTION PASSED

4. MSTR23-00143: Broadstone Crossing Phase II Vesting Tentative Parcel Map, Planned Development Permit, and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request for a Vesting Tentative Parcel Map and Planned Development Permit to divide approximately 18.7 acres into three lots and develop a 200,840-square-foot office complex, in the Broadstone Unit No. 3 Specific Plan. The General Plan designation for the site is CC (Community Commercial) and the Specific Plan designation is C-2 (Community Commercial). Based on an analysis of the project, it was determined that the project is consistent with the City's 2035 General Plan and Environmental Impact Report (EIR) and, as a result, the project does not require further environmental review in accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15183 (Projects Consistent with a Community Plan or Zoning). (Project Planner: Jessica Brandt / Applicant: Morton & Pitalo, Inc.)

1. Mr. Joe Gagliardi, from the Folsom Economic Development Corporation, spoke in support of the project and accompanying traffic improvements, specifically regarding the economic impact and benefits of this development.

COMMISSIONER WEST MOVED TO FIND THE PROJECT EXEMPT FROM FURTHER ENVIRONMENTAL REVIEW PER CEQA GUIDELINES SECTION 15183 (PROJECTS CONSISTENT WITH A COMMUNITY PLAN

OR ZONING) AND APPROVE A VESTING TENTATIVE PARCEL MAP AND PLANNED DEVELOPMENT PERMIT FOR DEVELOPMENT OF THE BROADSTONE CROSSING PHASE II PROJECT (MSTR23-00143), BASED ON THE FINDINGS (FINDINGS A-BB) AND SUBJECT TO THE CONDITIONS OF APPROVAL (CONDITIONS 1-90) ATTACHED TO THIS REPORT, WITH MODIFICATIONS / CHANGES TO THE FOLLOWING FINDINGS AND CONDITIONS:

- ADDITION OF FINDING W

THE PROPOSED PROJECT DOES NOT CAUSE ANY ADVERSE ENVIRONMENTAL IMPACTS BEYOND THOSE PREVIOUSLY IDENTIFIED AND ANALYZED IN THE ENVIRONMENTAL IMPACT REPORT FOR THE CITY'S GENERAL PLAN.

- ADDITION OF FINDING Z

THE PROPOSED PROJECT WILL NOT BE DETRIMENTAL TO THE HEALTH, SAFETY AND THE GENERAL WELFARE OF THE PERSONS OR PROPERTY WITHIN THE VICINITY OF THE PROPOSED DEVELOPMENT AND THE CITY AS A WHOLE.

- ADDITION OF FINDING AA

DESPITE APPROVAL OF THE PROPOSED COMMERCIAL DEVELOPMENT PROJECT ON A SITE IDENTIFIED IN THE HOUSING ELEMENT AS A LOWER-INCOME RESIDENTIAL SITE, REMAINING SITES IDENTIFIED IN THE HOUSING ELEMENT ARE ADEQUATE TO MEET THE REQUIREMENTS OF GOVERNMENT CODE SECTION 65583.2 AND TO ACCOMMODATE THE CITY'S SHARE OF THE REGIONAL HOUSING NEED FOR EACH INCOME CATEGORY, INCLUDING BUT NOT LIMITED TO THE LOWER INCOME CATEGORY.

- ADDITION OF FINDING BB

THE REMAINING UNMET NEED FOR THE CITY'S SHARE OF THE RHNA AT THE LOWER- INCOME LEVEL IS 3,567 LOWER-INCOME UNITS. THE REMAINING CAPACITY OF SITES IDENTIFIED IN THE HOUSING ELEMENT TO ACCOMMODATE THAT NEED AT THE LOWER-INCOME LEVEL IS 3,798. THIS PROJECT DOES NOT AFFECT THE MINIMUM NUMBER OF SITES IDENTIFIED IN THE HOUSING ELEMENT TO ACCOMMODATE THAT NEED BY INCOME LEVEL BECAUSE, WHILE THIS PROJECT REDUCES THE AVAILABLE LOWER-INCOME HOUSING INVENTORY BY 270 UNITS, THERE IS STILL A SURPLUS CAPACITY OF 231 LOWER-INCOME UNITS, BASED ON THE REMAINING AVAILABLE SITES IN THE HOUSING ELEMENT SITES INVENTORY AND THE RECENT APPROVAL OF LOWER-INCOME PROJECTS.

- AMENDMENT OF CONDITION NO. 41

PREPARE TRAFFIC CONTROL PLAN:

PRIOR TO CONSTRUCTION, A TRAFFIC CONTROL PLAN FOR ROADWAYS AND INTERSECTIONS AFFECTED BY CONSTRUCTION SHALL BE PREPARED. THE TRAFFIC CONTROL PLAN SHALL DESIGNATE HAUL ROUTES AND SITES AND COMPLY WITH REQUIREMENTS IN ENCROACHMENT PERMITS ISSUED BY THE CITY, IF APPLICABLE. THE TRAFFIC CONTROL PLAN TO BE PREPARED BY THE PROJECT CONSTRUCTION CONTRACTOR(S) SHALL, AT MINIMUM, INCLUDE THE FOLLOWING MEASURES:

- MAINTAINING THE MAXIMUM AMOUNT OF TRAVEL LANE CAPACITY DURING NONCONSTRUCTION PERIODS, POSSIBLE, AND ADVANCED NOTICE TO DRIVERS THROUGH THE PROVISION OF CONSTRUCTION SIGNAGE AND MINIMAL DISRUPTION TO THE PUBLIC.
- MAINTAINING ALTERNATE ONE-WAY TRAFFIC FLOW PAST THE LAY DOWN AREA AND SITE ACCESS WHEN FEASIBLE.
- HEAVY TRUCKS AND OTHER CONSTRUCTION TRANSPORT VEHICLES SHALL AVOID THE BUSIEST COMMUTE HOURS (7 A.M. TO 8 A.M. AND 5 P.M. TO 6 P.M. ON WEEKDAYS).

- A MINIMUM 72-HOUR ADVANCE NOTICE OF ACCESS RESTRICTIONS FOR RESIDENTS, BUSINESSES, AND LOCAL EMERGENCY RESPONSE AGENCIES. THIS SHALL INCLUDE THE IDENTIFICATION OF ALTERNATIVE ROUTES AND DETOURS TO ENABLE FOR THE AVOIDANCE OF THE IMMEDIATE CONSTRUCTION ZONE.
- A PHONE NUMBER AND COMMUNITY CONTACT FOR INQUIRIES ABOUT THE SCHEDULE OF THE CONSTRUCTION THROUGHOUT THE CONSTRUCTION PERIOD. THIS INFORMATION WILL BE POSTED ON THE PROJECT SITE AND WILL BE UPDATED ON A MONTHLY BASIS.

TIMING: G, I

RESPONSIBLE DEPARTMENT: CD(E)

COMMISSIONER ROMANELLI SECONDED THE MOTION.

AYES: WEST, MIKLOS, PEÑA, ROMANELLI, ORTEGA, REYNOLDS
 NOES: NONE
 RECUSED: HERRERA
 ABSENT: NONE

MOTION PASSED

PLANNING COMMISSION / PLANNING MANAGER REPORT

Planning Manager, Desmond Parrington, shared the following with the Commission:

- Since their terms have ended, the Planning Manager recognized and thanked both Commissioners Miklos and Peña for their outstanding service on the Commission.
- Since the last Special Meeting on October 30th, staff has handled the design review for 1 custom home, 3 residential additions, and 1 shed.
- The next meeting scheduled will be held on December 18, 2024.
- The City Manager's last day will be on December 18, 2024. (Correction: It is actually December 13, 2024.)
- An Interim City Manager will be appointed November 22, 2024.

ADJOURNMENT

There being no further business to come before the Folsom Planning Commission, Chair Eileen Reynolds adjourned the meeting at 9:36 p.m.

RESPECTFULLY SUBMITTED,


 Stephanie Hannum, ADMINISTRATIVE ASSISTANT

APPROVED:

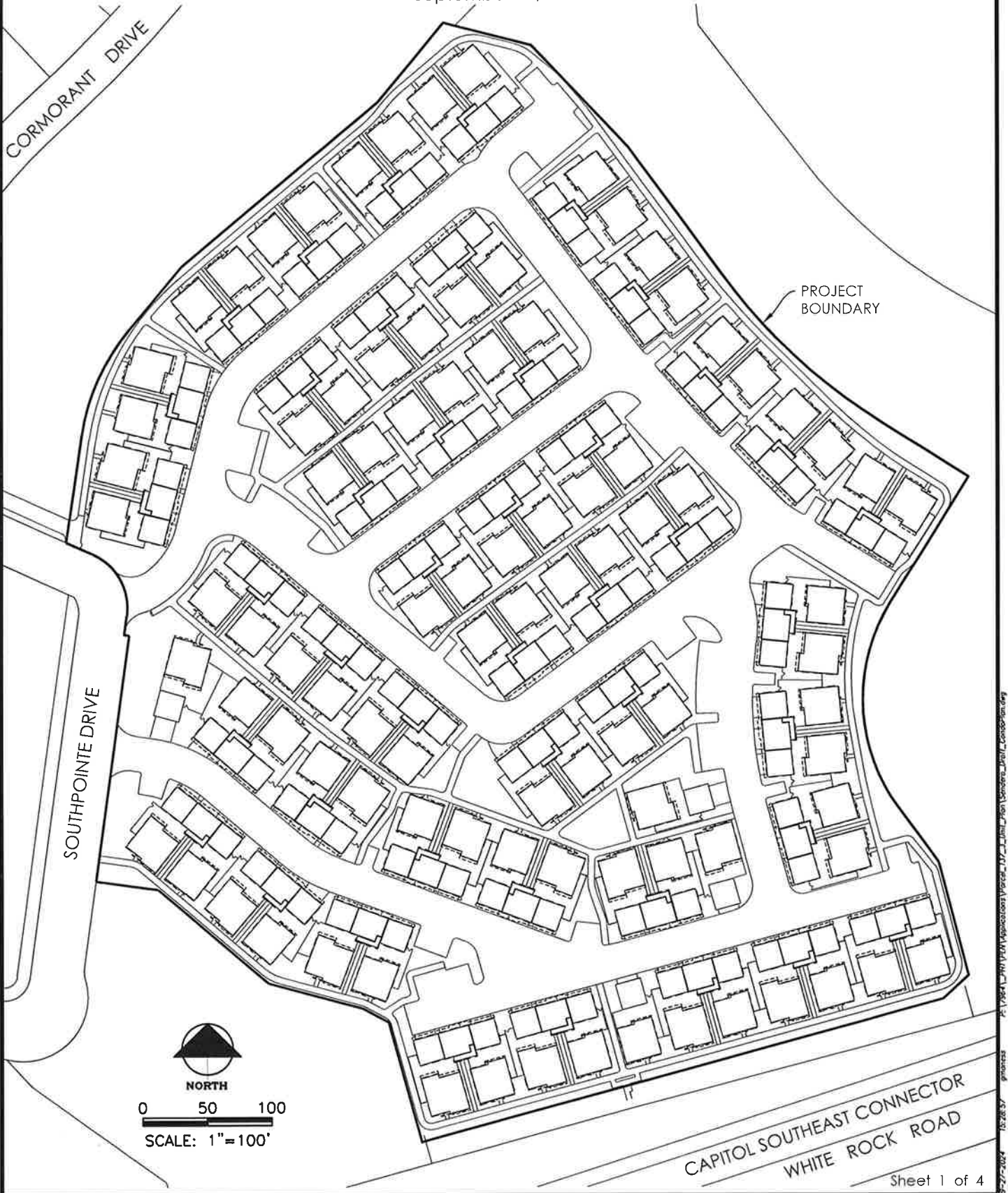

 Eileen Reynolds, CHAIR

ATTACHMENT 4

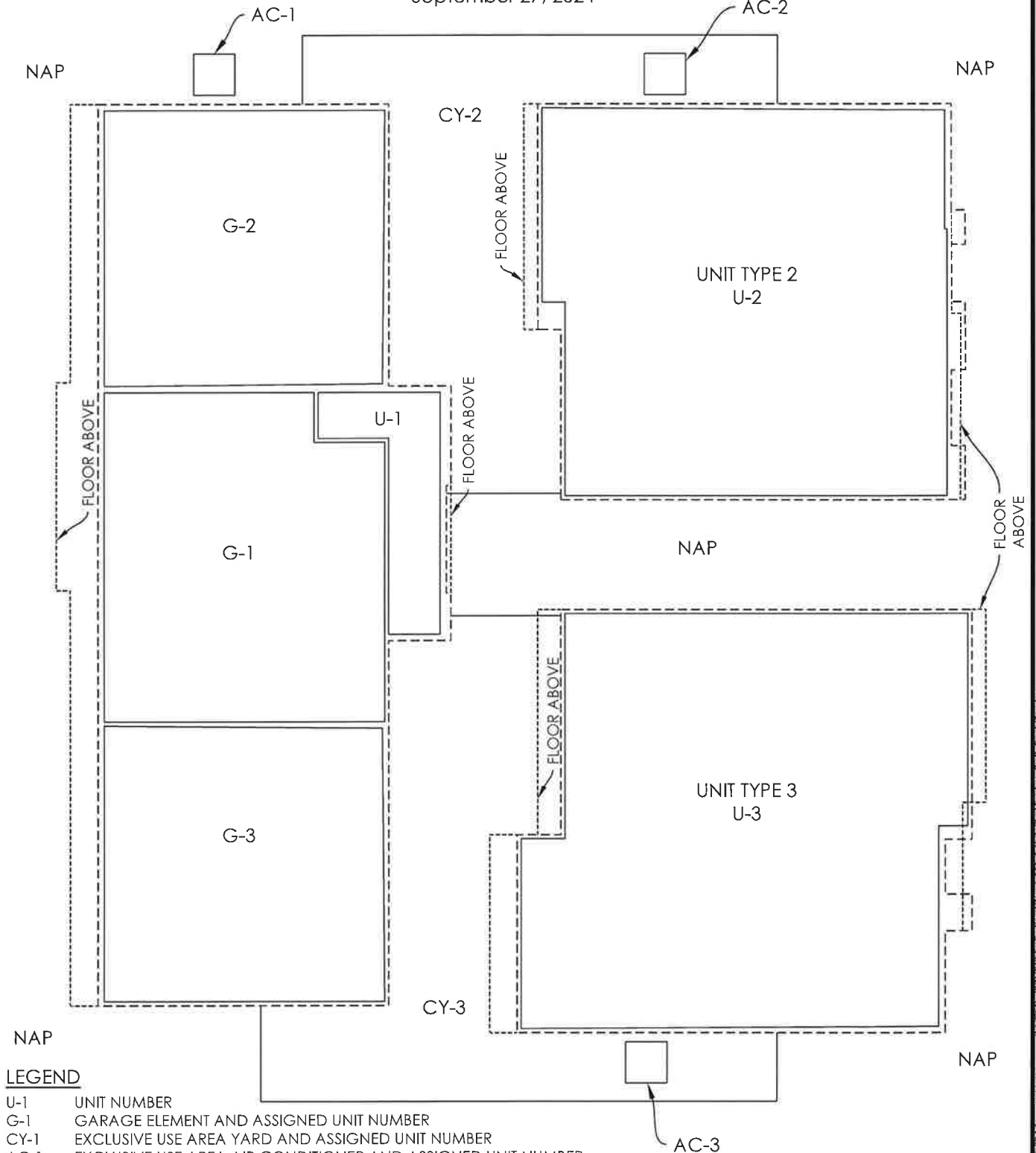
ATTACHMENT 5

SENDERO CONDOMINIUM PLAN

SITE PLAN
September 27, 2024



SCALE: 1"=10'
September 27, 2024



LEGEND

- | | |
|------|---|
| U-1 | UNIT NUMBER |
| G-1 | GARAGE ELEMENT AND ASSIGNED UNIT NUMBER |
| CY-1 | EXCLUSIVE USE AREA YARD AND ASSIGNED UNIT NUMBER |
| AC-1 | EXCLUSIVE USE AREA AIR CONDITIONER AND ASSIGNED UNIT NUMBER |
| NAP | NEIGHBORHOOD ASSOCIATION PROPERTY |
| ---- | BUILDING OUTLINE |
| ---- | UNIT OUTLINE |

SCALE: 1"=10'
September 27, 2024

SCALE: 1"=10'
September 27, 2024



SENDERO
CONDOMINIUM PLAN
CONDOMINIUM COMMON AREA DIAGRAM
September 27, 2024

NEIGHBORHOOD ASSOCIATION PROPERTY

CONDOMINIUM COMMON AREA

RESIDENTIAL AIR SPACE ELEMENT

RESIDENTIAL AIR SPACE ELEMENT

GARAGE AIR SPACE ELEMENT

FINISHED FLOOR ELEV.

FINISHED GRADE

NEIGHBORHOOD ASSOCIATION PROPERTY

TYPICAL SECTION
NOT TO SCALE

Sheet 4 of 4

ATTACHMENT 6

FINAL COAs – Approved by Planning Commission November 20, 2024

CONDITIONS OF APPROVAL FOR THE SENDERO LOT 14 PROJECT (MSTR24-00225) PARCEL MAP WAIVER, DESIGN REVIEW, AND MINOR ADMINISTRATIVE MODIFICATION				
Condition No.	Mitigation Measure	Condition of Approval	When Required	Responsible Department
GENERAL CONDITIONS				
1.		<p><i>Development Plan</i> The owner/applicant shall submit final site development plans to the Community Development Department that shall substantially conform to the exhibits referenced below:</p> <ol style="list-style-type: none"> 1. Preliminary Site Plan for Condominium Purposes, dated October 25, 2024 2. Preliminary Utility Plan, dated October 25, 2024 3. Preliminary Grading and Drainage Plan, dated October 25, 2024 4. Preliminary Landscape Plan and Details, dated August, 2024 5. Fencing Plan, dated September 25, 2024 6. Preliminary Lighting Plan, dated September 17, 2024 7. Pedestrian Access and Circulation Plan, dated September 13, 2024 8. Architectural Design Package, Dated October 22, 2024 9. Preliminary Exterior Color/Material Design Booklet, dated October 24, 2024 <p>The Design Review is approved for the development of a 136-unit residential project (Sendero - Mangini Lot 14). Implementation of the project shall be consistent with the above referenced items, the Folsom Plan Area Specific Plan (FPASP) as Amended, and these conditions of approval.</p>	G, I, B	CD (P)(E)

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2.	<p>Parcel Map Waiver The owner/applicant shall submit final site development Plans to the City Engineer for review and approval that shall substantially conform to the exhibits referenced below:</p> <ol style="list-style-type: none"> 1. Preliminary Site Plan for Condominium Purposes dated October 25, 2024 2. Draft Condominium Plan, dated September 27, 2024 3. Draft Covenants, Conditions, and Restrictions (CC&Rs) <p>The Parcel Map Waiver is approved for the development of a 136-unit residential condominium project (Sendero - Mangini Lot 14). Implementation of the project shall be consistent with the above referenced items, the Folsom Plan Area Specific Plan (FPASP) as amended, and these conditions of approval.</p>	I, B	CD (E)
2.	<p>Community Development Department Subsequent Review Building plans, and all civil engineering, improvement, landscape, and irrigation plans, shall be submitted to the Community Development Department for review and approval to ensure conformance with this approval and with relevant codes, policies, standards, and other requirements of the City of Folsom.</p>	G, I, B	CD (P)(E)(B)
3.	<p>Validity The project approvals granted under this staff report (Parcel Map Waiver, Design Review) shall remain in effect for two years from final date of approval (November 20, 2026). 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. The Minor Administrative Modification (MAM) does not have an expiration date.</p> <p>An extension to the identified time frame may be granted by the Planning Commission. If after approval of this project, a lawsuit is filed which seeks to invalidate any approval, building permit, or other construction permit or entitlement required in connection with any of the activities or construction authorized by the project approvals, or to enjoin the development contemplated herein, or to challenge the issuance by any governmental agency of any environmental document or exemption determination, the project approvals shall be tolled during the time that any litigation is pending, including any appeals.</p>	B	CD (P)

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4.	<p><i>Indemnity for City</i> The owner/applicant shall protect, 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, which claim, action or proceeding is brought within the time period provided therefore in Government Code Section 66499.37 or other applicable statutes of limitation. The City will promptly notify the owner/applicant of any such claim, action or proceeding, and will cooperate fully in the defense. The City may, within its unlimited discretion, participate in the defense of any such claim, action or proceeding if both of the following occur:</p> <ul style="list-style-type: none"> • The City bears its own attorney's fees and costs; and • The City defends the claim, action or proceeding in good faith <p>The owner/applicant shall not be required to pay or perform any settlement of such claim, action or proceeding unless the settlement is approved by the owner/applicant. The owner/applicant's obligations under this condition shall apply regardless of whether a Parcel Map is ultimately recorded with respect to this project.</p>	OG	CD (P)(E)(B) PW, PR, FD, PD
5.	<p><i>ARDA Compliance</i> The owner/applicant shall comply with all provisions of Amendments No. 1 and 2 to the First Amended and Restated Tier 1 Development Agreement and any approved amendments thereafter by and between the City and the owner/applicant of the project.</p>	B	CD (E)
6.	<p><i>Homeowners Association</i> A Homeowners Association shall be established to maintain the common areas of the community as defined in the community Conditions, Covenants, and Restrictions (CC&Rs).</p>	O	CD (P)

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7.	<p>Disclosures</p> <p>The owner/applicant shall disclose to the homeowners in the Community Conditions, Covenants, and Restrictions (CC&Rs) the following items. CC&Rs are to be reviewed and approved by the Community Development Department.</p> <ol style="list-style-type: none">1) Future public parks and public schools are in relatively close proximity to the proposed project site, and that the public parks may include facilities (basketball courts, a baseball field, softball fields, soccer fields, and playground equipment) that may generate noise impacts during various times, including but not limited to evening and nighttime hours. The owner/applicant shall also disclose that the existing public parks include nighttime sports lighting that may generate lighting impacts during evening and nighttime hours.2) The project site is located directly adjacent to White Rock Road where the Capital Southeast Connector roadway project is under construction. The owner/applicant shall disclose that the Capital Southeast Connector roadway may generate noise and lighting impacts associated with motor vehicle traffic during all hours of the day and night.3) The soil at the project site may contain naturally occurring asbestos and naturally occurring arsenic.4) The collecting, digging, or removal of any stone, artifact, or other prehistoric or historic object located in public or open space areas, and the disturbance of any archaeological site or historic property, is prohibited.5) The project site is located close to the Mather Airport flight path and overflight noise may be present at various times.6) The location of the fencing shall remain in perpetuity as shown and installed originally by the Applicant.	O	CD (P) PK
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		<p>7) Waste bins shall be collected and returned to the garage or other designated area (as determined by the Association) not later than twenty-four (24) hours after the collection day.</p> <p>8) That all properties located within one mile of an on- or off-site area zoned or used for agricultural use (including livestock grazing) shall be accompanied by written disclosure from the transferor, in a form approved by the City of Folsom, advising the owner/applicant and renters of the potential adverse odor impacts from surrounding agricultural operations, which disclosure shall direct the transferee to contact the County of Sacramento concerning any such property within the County zoned for agricultural uses within one mile of the subject property being transferred.</p>		
8.	✓	<p>Mangini Ranch Lot 14 Bungalows Mitigation Monitoring Reporting Program (MMRP). The owner/applicant shall implement all the applicable mitigation measures from the FPASP (May 2011) MMRP, as amended by the Revised Proposed Water Supply Facility Alternative (November 2012), the Folsom South of U.S. Highway 50 Backbone Infrastructure Mitigated Negative Declaration (December 2014), and the Westland Eagle Specific Plan Amendment (September 2015), and City of Folsom 2035 General Plan Amendments for Increased Residential Capacity Project (August 2024).</p>	I, G, B, OG	CD (E)(P), PW, FD, EWR, PD, PR
DEVELOPMENT COSTS AND FEE REQUIREMENTS				
9.		<p>Applicable Taxes, Fees, and Charges The owner/applicant shall pay all applicable taxes, fees, and charges for the project at the rate and amount required by the Public Facilities Financing Plan and Amendments No. 1 and No. 2 to the Amended and Restated Tier 1 Development Agreement.</p>	B	CD (P)(E)
10.		<p>Existing Assessments If applicable, the owner/applicant shall pay off any existing assessments against the property, or file necessary segregation request and pay applicable fees.</p>	B	CD (E)

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11.	<i>Use of Outside Legal Counsel and Consultants</i> 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 City shall provide notice to the owner/applicant of the outside counsel selected, the scope of work and hourly rates, and the owner/applicant shall reimburse the City for all outside legal fees and costs incurred and documented by the City for such services. The owner/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 owner/applicant shall be responsible for reimbursement to the City for the services regardless of whether a deposit is required.	OG	CD (P)(E)
12.	<i>Special Study Reimbursement</i> If the City utilizes the services of consultants to prepare special studies or provide specialized design review or inspection services for the project, the City shall provide notice to the owner/applicant of the outside consultant selected, the scope of work and hourly rates, and the owner/applicant shall reimburse the City for actual costs incurred and documented in utilizing these services, including administrative costs for City personnel. A deposit for these services shall be provided prior to initiating review of the Grading Plan, Parcel Map, improvement plans, or beginning inspection, whichever is applicable.	G, I, B	CD (P)(E)

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13.	<p>Development Impact Fees The owner/applicant shall be subject to all Folsom Plan Area Specific Plan Area development impact fees established at the time of approval consistent with the Public Facilities Financing Plan (PFFP), Development Agreement and amendments thereto, unless exempt by previous agreement. The owner/applicant shall be subject to all applicable Folsom Plan Area plan-wide development impact fees in effect at the time of approval at the rates in effect when a building permit is issued. These fees may include, but are not limited to, the Folsom Plan Area Specific Plan Fee, Specific Plan Infrastructure Fee (SPIF), Solid Waste Fee, Corporation Yard Fee, Transportation Management Fee, Transit Fee, Highway 50 Interchange Fee, General Park Equipment Fee, Housing Trust Fee, etc.</p> <p>Any protest to such for all fees, dedications, reservations, or other exactions imposed on this project will begin on the date of final approval, or otherwise shall be governed by the terms of Amendments No. 1 and 2 to ARDA. The fees shall be calculated at the fee rate set forth in the PFFP and the ARDA.</p>	B	CD (P), PW, PK
14.	<p>School District Fees The owner/applicant agrees to pay to the Folsom-Cordova Unified School District the maximum fee authorized by law for the construction and/or reconstruction of school facilities. The applicable fee shall be the fee established by the School District that is in effect at the time of the issuance of a building permit. Specifically, the owner/applicant agrees to pay any and all fees and charges and comply with any and all dedications or other requirements authorized under Section 17620 of the Education Code; Chapter 4.7 (commencing with Section 65970) of the Government Code; and Sections 65995, 65995.5 and 65995.7 of the Government Code.</p>	B	CD (P)
MAP REQUIREMENTS			
15.	<p>Digital Copy of Map The owner/applicant shall provide a digital copy of the recorded Parcel Map (in AutoCAD format) to the Community Development Department.</p>	M	CD (E)
16.	<p>Provide FCUSD Map The owner/applicant shall provide the Folsom-Cordova Unified School District with a copy of the recorded Parcel Map.</p>	M	CD (P)

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17.		Street Names The Applicant shall use street names as shown in the Folsom Plan Area Specific Plan, and in the case of unnamed streets, select street names from the City's approved list or subsequently approved by the Planning Commission for the recorded Parcel Map.	M	CD (P)(E)
18.		Private Easement Dedication The owner/applicant shall dedicate private easements for utilities, drainage, water, and sanitary sewer on the Parcel Map prior to issuance of a building permit.	B	CD (E)
19.		Reciprocal Access The owner/applicant shall dedicate a reciprocal access easement for common use of the project driveways on Street A and internal drive aisles.	M	CD (E)
20.		Public Utility Easements The owner/applicant shall dedicate public utility easements as follows: <ul style="list-style-type: none"> ✓ 12.5-foot-wide public utility easement along both sides of Street A. The public utility easement, which may be reduced in width upon approval by public utility companies, shall be shown on the Parcel Map. ✓ 40.5-foot-wide public right-of-way for the segment of Street A that corresponds to Section W-1. The 40.5-foot public right-of-way shall be shown on the Parcel Map. ✓ 36-foot-wide public right-of-way for the segment of Street A that corresponds to Section W-2. The 36-foot-wide public right-of-way shall be shown on the Parcel Map. 	M	CD (E)
21.		Lot Merger The owner/applicant shall complete and record a Lot Merger that combines the four parcels created by the Mangini Lot 14 Bungalows Tentative Parcel Map into one parcel prior to issuance of the first building permit.	M	CD (E)(P)
22.		Inclusionary Housing Agreement An Inclusionary Housing Agreement, consistent with the Inclusionary Housing Plan approved by the Planning Commission, and in a form acceptable to the City Attorney, shall be executed prior to recordation of the Certificate of Compliance for the Condominium Map Waiver for the Sendero (Mangini Ranch Lot 14) project.	M	CD (E), CA
GRADING PERMIT REQUIREMENTS				

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23.		<i>Mining Activity Remediation</i> 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 Engineer prior to approval of grading plans.	G	CD (E)
24.		<i>State and Federal Permits</i> The owner/applicant shall obtain all required State and Federal permits and provide evidence that said permits have been obtained, or that the permit is not required, subject to staff review prior to approval of any grading or improvement plan.	G, I	CD (P)(E)
25.		<i>Design Guidelines Compliance –Walls and Fencing</i> The final location, design, height, materials, and colors of the sound walls and fencing shall be subject to review and approval by the Community Development Department to ensure consistency with the Folsom Ranch Central District Design Guidelines. In addition, decorative pilasters are to be placed at all corners and shall also be placed approximately every 50 feet on center to break up the long expanse of the wall along the western and southern property boundary.	G, I, B	CD (P)(E), FD
26.		<i>Retaining Wall Review</i> The final location, design, height, materials, and colors of retaining walls be subject to review and approval by the Community Development Department.	G, I, B	CD (P)(E), FD
IMPROVEMENT PLAN REQUIREMENTS				
27.		<i>Improvement Plan Review</i> The improvement plans for the required public and private improvements necessary to serve the project shall be reviewed and approved by the Community Development Department prior to approval of a building permit for the project.	B	CD (E)

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28.	<p>Improvement Compliance 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 latest edition of the City of Folsom <u>Standard Construction Specifications and Details</u> and the <u>Design and Procedures Manual and Improvement Standards</u> and to the satisfaction of the City Engineer.</p>	I	CD (P)(E)
29.	<p>Site Modification Review Any modifications to the existing site shall be submitted for review and approval by the Community Development Department.</p> <p>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 latest edition of the City of Folsom Standard Construction Specifications and Details and the Design and Procedures Manual and Improvement Standards.</p>	I	CD (P)(E)
30.	<p>Improvement Completion Public and private improvements, including roadways, curbs, gutters, sidewalks, bicycle lanes and trails, streetlights, underground infrastructure, and all other improvements shall be completed prior to the first Certificate of Occupancy for the project, to the satisfaction of the City Engineer.</p>	O	CD (P)(E)
31.	<p>On-Site Water and Sewer The on-site water and sewer systems shall be privately owned and maintained. The fire protection system shall be separate from the domestic water system. The fire system shall be constructed to meet the National Fire Protection Association Standard 24. The domestic water and irrigation system shall be metered per City of Folsom <u>Standard Construction Specifications</u>.</p>	I	CD (E)

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32.	<p>Lighting Plan Review The owner/applicant of all project phases shall submit a lighting plan for the project to the Community Development Department. The lighting plan shall be consistent with the Folsom Ranch Central District Design Guidelines:</p> <ul style="list-style-type: none"> • Shield or screen lighting fixtures to direct the light downward and prevent light spill on adjacent properties; • Place and shield or screen flood and area lighting needed for construction activities, nighttime sporting activities, and/or security so as not to disturb adjacent residential areas and passing motorists; • For public lighting in residential neighborhoods, prohibit the use of light fixtures that are of unusually high intensity or that blink or flash unless for the purpose of safety; • Use appropriate building materials (such as low-glare glass, low-glare building glaze or finish, neutral, earth toned colored paint and roofing materials), shielded or screened lighting, and appropriate signage in the office/commercial areas to prevent light and glare from adversely affecting motorists on nearby roadways; and • Design exterior on-site lighting as an integral part of the building and landscaping design in the Specific Plan Area. Lighting fixtures shall be architecturally consistent with the overall site design. Lights used on signage should be directed to light only the sign face with no off-site glare. 	I	CD (P)
33.	<p>Utility Agency Coordination The owner/applicant shall coordinate the planning, development, and completion of this project with the various utility agencies (i.e., SMUD, PG&E, etc.). The owner/applicant shall provide the City with written confirmation of public utility service prior to approval of the parcel map.</p>	I	CD (P)(E)
34.	<p>Replacement of Damaged Facilities The owner/applicant shall be responsible for replacing any, and all damaged or hazardous public sidewalk, curb, and gutter, and/or bicycle trail facilities along the site frontage and/or boundaries, including pre-existing conditions and construction damage, to the satisfaction of the City Engineer.</p>	I, OG	CD (E)

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35.	<p>Powerlines Underground All future utility lines lower than 69 KV that are to be built within the project shall be placed underground within and along the perimeter of the project at the owner/applicant's cost. The owner/applicant shall dedicate to SMUD all necessary underground easements for the electrical facilities that will be necessary to service development of the project.</p>	I	CD (E)
36.	<p>Water Meters The owner/applicant shall pay for, furnish, and install all infrastructure associated with the water meter fixed network system for any City-owned and maintained water meter for the project.</p>	I	CD (E), EWR
37.	<p>Service Easements The owner/applicant shall provide sanitary sewer, water, and storm drainage improvements with corresponding easements, as necessary, in accordance with these studies and the latest edition of the City of Folsom <u>Standard Construction Specifications and Details</u>, and the <u>Design and Procedures Manual and Improvement Standards</u> and to the satisfaction of the City Engineer. The storm drainage design shall provide for no net increase in run-off under post-development conditions. The owner/applicant shall dedicate a public storm drain easement for the off-site hydromodification basin and any associated off-site infrastructure associated with the basin on the Parcel Map.</p>	G, I, B	CD(E), EWR, PW
38.	<p>Storm Drain Improvement Plans The storm drain improvement plans shall provide for "Best Management Practices" that meet the requirements of the water quality standards of the City's National Pollutant Discharge Elimination System Permit issued by the State Regional Water Quality Control Board.</p> <p>In addition to compliance with City ordinances, the owner/applicant shall prepare a Stormwater Pollution Prevention Plan (SWPPP) and implement Best Management Practices (BMPs) that comply with the General Construction Stormwater Permit from the Central Valley RWQCB, to reduce water quality effects during construction. Detailed information about the SWPPP and BMPs are provided in Chapter 3A.9, "Hydrology and Water Quality."</p>	G, I	CD (E)

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39.		<p><i>Litter Control</i> 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 official start of the rainy season (October 15).</p>	OG	CD (E)
40.		<p><i>Public Utility Easements</i> The owner/applicant shall dedicate public utility easements for underground facilities on properties adjacent to the public streets. A minimum of twelve and one-half-foot (12.5') wide Public Utility Easements for underground facilities (i.e., SMUD, Pacific Gas and Electric, cable television, telephone) shall be dedicated adjacent to all public rights-of-way. The owner/applicant shall dedicate additional width to accommodate extraordinary facilities as determined by the City. The width of the public utility easements adjacent to public right-of-way may be reduced with prior approval from public utility companies.</p>	I	CD (E)
41.		<p><i>Management of Tribal Cultural Resources</i> Should any indications of possible tribal cultural resources (TCRs), such as cultural features, unusual amounts of bone or shell, or cultural belongings be encountered during any construction activities, work shall be suspended in the vicinity of the find and the appropriate oversight agency(ies) shall be notified immediately. The appropriate oversight agency(ies) shall retain a tribal representative or Tribal Historic Preservation Officer (THPO) who shall assess the significance of the find by evaluating the resource to determine if it is a TCR as defined in Section 21074 of the Public Resources Code. If the resource is a TCR as defined in state law, and it would be subject to disturbance or destruction, the City shall consult with the THPO or their designee to determine the appropriate treatment before resuming construction activities at the TCR.</p>	DC	CD (P)(E)
ARCHITECTURE/SITE DESIGN REQUIREMENTS				

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42.	<p><i>Architecture and Design Requirements</i> The project shall comply with the following architecture and design requirements:</p> <ol style="list-style-type: none">1. The approval is for two 2-story bungalow plans, one carriage unit plan atop three 2-car garages (three building elevations with nine color and material options providing nine individual expressions per plan, for a total of 27 combinations). The applicant shall submit building plans that comply with this approval and the Architectural Design Package, dated October 22, 2024, and Preliminary Exterior Color/Material Design Booklet, October 24, 2024.2. The design, materials, and colors of the proposed project shall be consistent with the attached building elevations, materials samples, and color scheme to the satisfaction of the Community Development Department.3. Brick pavers or another type of colored masonry material (ADA compliant) shall be used to designate pedestrian crossings of Southpointe Drive and pedestrian crossing of drive aisles. Brick pavers or colored masonry material shall be incorporated as a design feature at the two driveway entrances on Southpointe Drive to the satisfaction of the Community Development Department.4. All mechanical equipment shall be ground-mounted and be shielded by landscaping or trellis-type features. Equipment shall be properly ventilated and accessible for maintenance.5. Decorative light fixtures, consistent with the Folsom Ranch Central District Design Guidelines and unique to each architectural design theme, shall be added to the front and rear building elevation of each Master Plan to the satisfaction of the Community Development Department and along the perimeter walkway on low bollards.6. Utility equipment such as transformers, electric and gas meters, electrical panels, and junction boxes shall be screened by walls and or	B	CD (P)(B)
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		landscaping.		
43.		<p><i>Trash and Recycling Collection Plan</i> A final Collection Plan shall be submitted to City Solid Waste and Recycling for review and approval that encompasses the following:</p> <ul style="list-style-type: none"> • CC&R language describing storage requirements for trash, organic waste, and recycling totes, time frames for setting totes out for collection and for their return to storage, and prohibitions against setting totes in prohibited locations for collection. • A site plan detailing proposed collection locations for all totes. <p>Occupancy of residential units shall not be granted until approval of the Collection Plan is obtained.</p>	O	PW
44.		<p><i>Monument Signage</i> The final location, height, size, and design of future monument sign be subject to review and approval by the Community Development Department to ensure consistency with the requirements of the <u>Folsom Municipal Code (FMC, Section 17.59.040 D)</u>. In addition, the owner/applicant shall obtain a sign permit prior to installation of the monument sign.</p>	B	CD (P)
LANDSCAPE/TREE PRESERVATION REQUIREMENTS				

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45.		<p><i>Final Landscape Plans by Registered Landscape Architect</i> Final landscape plans and specifications shall be prepared by a registered landscape architect and approved by the City prior to the approval of the first building permit. Said plans shall include all on-site landscape specifications and details including a tree planting exhibit demonstrating sufficient diversity and appropriate species selection to the satisfaction of the Community Development Department. The tree exhibit shall include all street trees, accent trees, parking lot shading trees, and mitigation trees proposed within the development. Said plans shall comply with all State and local rules, regulations, Governor's declarations, and restrictions pertaining to water conservation and outdoor landscaping.</p> <p>Landscaping shall meet shade requirements as outlined in the Folsom Plan Area Specific Plan where applicable. The landscape plans shall comply and implement water efficient requirements as adopted by the State of California (Assembly Bill 1881) (State Model Water Efficient Landscape Ordinance) until such time the City of Folsom adopts its own Water Efficient Landscape Ordinance at which time the owner/applicant shall comply with any new ordinance. Shade and ornamental trees shall be maintained according to the most current American National Standards for Tree Care Operations (ANSI A-300) by qualified tree care professionals. Tree topping for height reduction, view protection, light clearance or any other purpose shall not be allowed. Specialty-style pruning, such as pollarding, shall be specified within the approved landscape plans and shall be implemented during a 5-year establishment and training period. The owner/applicant shall comply with city-wide landscape rules or regulations on water usage. The owner/applicant shall comply with any state or local rules and regulations relating to landscape water usage and landscaping requirements necessitated to mitigate for drought conditions on all landscaping in the Sendero Lot 14 project.</p>	B	CD (P)(E)
46.		<p><i>Ongoing Landscape Maintenance</i> The owner/applicant shall be responsible for on-site landscape maintenance throughout the life of the project to the satisfaction of the Community Development Department. Vegetation or planting shall not be less than that depicted on the final landscape plan unless tree removal is approved by the Community Development Department because the spacing between trees will be too close on center as they mature.</p>	B, OG	CD (P)(E)

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47.	<p><i>Additional Planting in Adjacent Open Space</i> Owner/Applicant shall work with City Parks and Recreation staff and the City Arborist to develop landscape and irrigation plans for the offsite planting of native, drought tolerant trees in the adjacent open space parcels (APNs 072-3380-031 and -032) within a distance not to exceed 30 feet of the project site boundaries. The plan shall include planting, maintenance, and irrigation measures, and shall have a goal of planting at least one tree per building 'Pod' located along the interior edge of the project site boundary line. Said trees within the open space parcels shall be equipped with wire cages and trunk guards (or similar protective measures as approved by the City Arborist) to protect them from herbivory including grazing animals to include goats and sheep to the satisfaction of the city. The landscape and irrigation plans shall be reviewed and approved by Parks and Recreation and the City Arborist prior to the first Certificate of Occupancy of production homes. Installation of the trees, protective measures, and associated irrigation system shall be completed prior to the final Certificate of Occupancy of production homes. The project owner/applicant shall be responsible for maintaining the trees in a healthy condition in perpetuity. <i>[Modified by Planning Commission at hearing.]</i></p>	B, OG	CD (P), PR
TRAFFIC/ACCESS/CIRCULATION/PARKING REQUIREMENTS			

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48.		<p>Roadway and Pedestrian Improvements Based on the recommendations of the Access and Circulation Analysis dated April 20, 2021, prepared for the Mangini Ranch Lot 14 Bungalows, and to ensure safe travel within the project site, the following conditions of approval shall be implemented to the satisfaction of the Community Development Department:</p> <ul style="list-style-type: none"> • The owner/applicant shall restrict access into the right side of the southbound left turn lanes at the intersection of East Bidwell Street and Regency Parkway/Southpointe Drive to the satisfaction of the City Engineer to prevent trap movement at the merge lane for eastbound Southpointe Drive. • The south pedestrian crossing of Southpointe Drive shall be relocated to the north side of the south driveway to the satisfaction of the City Engineer. Appropriate sight distance triangles shall be provided at the two pedestrian crossings of Southpointe Drive, consistent with Exhibit 1 of the Access and Circulation Study and to the satisfaction of the Community Development Department. The owner/applicant shall also install enhanced pavement markings and advance warning signs, including a Rectangular Rapid Flashing Beacon (RRFB) crossing, at each of the pedestrian crossings of in of Southpointe Drive in a manner consistent with the current edition of the California Manual on Traffic Control Devices (CMUTCD) to the satisfaction of the City Engineer. • “Stop” signs and appropriate pavement markings shall be installed at the internal northbound approaches to the two project driveways located on Street A to the satisfaction of the Community Development Department. 	O	CD (E), PW, FD
49.		<p>Parking Restrictions A minimum of 328 on-site parking spaces and 12 on-street parking spaces shall be provided. Owner/applicant shall install No Parking signs on the west side of Southpointe Drive and north side of Hummingbird Circle adjacent to the project to the satisfaction of the Community Development Department. Owner/applicant shall require residents to use garage spaces for vehicle and bicycle parking only. Garage parking shall not be used for storage.</p>	I, O	CD (P)(E)

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50.		<i>Bicycle Parking</i> A minimum of 38 on-site bicycle parking spaces shall be provided for the project including 10 bicycle parking spaces that shall be located at the community clubhouse building (inside or outside) to serve residents of the community.	I, O	CD (P)(E)
NOISE REQUIREMENTS				
51.		<i>Noise Measures</i> Based on the recommendations of the Environmental Noise Analysis dated April 9, 2021, prepared for the Mangini Ranch Lot 14 Bungalows, the following conditions of approval shall be implemented to the satisfaction of the Community Development Department: <ul style="list-style-type: none"> • Solid noise barriers shall be constructed to reduce future White Rock Road traffic noise levels below the City of Folsom exterior criteria of 60 dB Ldn. The barrier locations and heights are indicated on Figure 2 [of Noise Analysis]. The barriers are specified relative to backyard elevation unless the backyard elevation is below the roadway elevation, in which case the barrier height is specified relative to roadway elevation. Suitable materials for the traffic noise barriers include masonry and precast concrete panels. Other materials may be acceptable but should be reviewed by an acoustical consultant before use and are subject to review and approval by the Community Development Department. • Mechanical ventilation (air conditioning) shall be provided for all units to allow the occupants to close doors and windows as desired to achieve compliance with the applicable interior noise level criteria. • All second and third floor windows of units adjacent to White Rock Road from which the roadway is visible shall have a minimum STC rating of 32. Figure 2 of Noise Analysis shows the specific units where this measure applies. 	B	CD (P)(B)
52.		<i>Construction Hours</i> Hours of construction operations shall be limited to 7:00 a.m. to 6:00 p.m. on weekdays and 8:00 a.m. to 5:00 p.m. on Saturdays with no construction permitted on Sundays or holidays.	B	CD (P)(B)
PARKS AND RECREATION REQUIREMENTS				

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53.		<p><i>Class I Trail</i> The owner/applicant shall be responsible for preparing the site work necessary for future construction of the Class I multi-purpose trail located directly north of the project site across Street A including but not limited to grading, retaining wall construction, and installation of post and cable fence.</p>	I, G	CD (P)(E), PR
54.		<p><i>Pedestrian Connection</i> The owner/applicant shall provide a pedestrian connection from the project site to the future Class I multi-purpose trail located on the north side of White Rock Road. The final location and design of the pedestrian connection be subject to review and approval by the City Engineer.</p>	I, G	CD (P)(E), PR
FIRE DEPARTMENT REQUIREMENTS				
55.		<p>The owner/applicant must comply with the following Fire Department requirements:</p> <ul style="list-style-type: none"> • All buildings shall have illuminated addresses visible from the street or drive fronting the property. Size and location of address identification shall be reviewed and approved by the Fire Marshal. • 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. • All fire protection devices shall be designed to be located on site: fire hydrants, fire department connections, post indicator valves, etc. cannot be used to serve the building. A water model analysis that proves the minimum fire flow will be required before any permits are issued. The fire sprinkler riser location shall be inside a Fire Control Room (5' X 7' minimum) with a full-sized 3'-0" door. This room can be a shared with other building utilities. The room shall only be accessible from the exterior. <p>All-weather emergency access roads and fire hydrants (tested and flushed) shall be provided before combustible material or vertical construction is allowed on site. All-weather access is defined as 6" of compacted AB from May 1 to September 30 and 2"AC over 6" AB from October 1 to April 30.</p>	G, I, B	CD (P), FD

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POLICE/SECURITY REQUIREMENT				
56.		<p>The owner/applicant shall consult with the Police Department to incorporate all reasonable crime prevention measures. The following security/safety measures shall be considered:</p> <ul style="list-style-type: none"> • A security guard on-duty at all times at the site or a six-foot security fence shall be constructed around the perimeter of construction areas. • Security measures for the safety of all construction equipment and unit appliances. <p>Landscaping shall not cover exterior doors or windows, block line-of-sight at intersections or screen overhead lighting.</p>	G, I, B	PD
MISCELLANEOUS REQUIREMENTS				
57.		<p><i>Transfer of Development Rights</i> Should there be a desire to transfer unused allocated residential dwelling units from the subject FPASP parcel to another FPASP parcel that meets the criteria of FPASP Section 13.3 – Administrative Procedures, a Minor Administrative Modification request shall be submitted to the Planning Division for review and approval prior to recordation of the Parcel Map Waiver.</p>	M	CD (P)
58.		<p><i>FPASP Updates</i> The owner/applicant shall update the Folsom Plan Area Specific Plan document to reflect any textural and graphic changes associated with the proposed project including but not limited to the Minor Administrative Modification changes to the satisfaction of the Community Development Department. In addition, the owner/applicant shall provide the City with an electronic copy of the updated FPASP Document.</p>	B	CD (P)

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RESPONSIBLE DEPARTMENT		WHEN REQUIRED	
CD	Community Development Department	I	Prior to approval of Improvement Plans
(P)	Planning Division	M	Prior to approval of Final Map
(E)	Engineering Division	B	Prior to issuance of first Building Permit
(B)	Building Division	O	Prior to approval of Occupancy Permit
(F)	Fire Division	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		

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and minimize paper use.*



CITY OF
FOLSOM
DISTINCTIVE BY NATURE