

Folsom City Council Staff Report



MEETING DATE:	11/14/2023
AGENDA SECTION:	Public Hearing
SUBJECT:	<p>1014 Sibley Street Subdivision</p> <p>Ordinance No. 1340 - An Uncodified Ordinance of the City of Folsom to Amend the Zoning Designation for the 0.87-Acre Project Site (APN: 071-0200-056-0000) from R-M PD (Residential Multifamily Dwelling District, Planned Development) and R-4 (General Apartment District) to R-1-M PD (Residential, Single-Family Dwelling, Small Lot District, Planned Development) for the 1014 Sibley Street Project (Introduction and First Reading)</p> <p>Resolution No. 11122 – A Resolution to Approve a Vesting Tentative Subdivision Map, Planned Development Permit, Design Review Application, Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Six-Lot 1014 Sibley Street Subdivision Project</p>
FROM:	Community Development Department

RECOMMENDATION / CITY COUNCIL ACTION

Staff forwards the Planning Commission’s recommendation that the City Council take the following actions:

1. Conduct a first reading and introduction of Ordinance No. 1340 to Amend the Zoning Designation for the 0.87-Acre Project Site (APN: 071-0200-056-0000) from R-M PD (Residential Multifamily Dwelling District, Planned Development) and R-4 (General Apartment District) to R-1-M PD (Residential, Single-Family Dwelling, Small Lot District, Planned Development) for the 1014 Sibley Street Project (Introduction and First Reading)

2. Approve Resolution No. 11122 for a Vesting Tentative Subdivision Map, Planned Development Permit, Design Review Application, Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Six-Lot 1014 Sibley Street Subdivision Project.

BACKGROUND / ISSUE

The applicant, David Storer, is requesting approval of a rezone of the existing 0.87-acre property located at 1014 Sibley Street, a Vesting Tentative Subdivision Map to divide the parcel into six separate lots and a Planned Development Permit and design review to develop six primary units and six accessory dwelling units (ADUs) on the parcels. The project site currently has split zoning (R-M PD- Residential Multifamily Dwelling District, Planned Development and R-4- General Apartment District) and is proposed to be rezoned to R-1-M PD (Residential, Single-Family Dwelling, Small Lot District). The vesting tentative subdivision map would split the parcel into six separate parcels ranging from 6,231 to 6,314 square feet in size. Under the Planned Development Permit, the applicant proposes to construct on each lot a two-story residential unit ranging in size from 2,762 to 3,044 sf, a two-car garage and a two-story, 999-sf detached ADU. All existing on-site structures are proposed to be demolished. Access to the project sites is proposed via three shared driveways from Sibley Street. A new sidewalk, curb and gutter are proposed along Sibley Street as well. All waste collection carts (trash, recycling and organics) will be brought curbside to Sibley Street for collection services. The project site has a General Plan designation of SFHD (Single-Family High Density). The Planning Commission considered this project at its regular meeting on October 18, 2023 and unanimously recommended City Council approval.

POLICY / RULE

The applicant is seeking to rezone the split-zoned property from R-M PD and R-4 to R-1-M PD to allow for the development of single-family residences. Folsom Municipal Code (FMC) Section 17.68.050 requires that applications for rezones be forwarded to the City Council for final action. City Council approval of a rezone occurs via ordinance.

FMC Section 17.06.030 requires that multifamily residential projects containing two or more units, single-family residential projects which are a part of a planned development or a tentative subdivision map, and proposed project design guidelines and standards and revisions to existing design guidelines and standards submit a Design Review Application for recommendation by the Planning Commission and final approval by City Council. Council is required to make the following Design Review findings:

- a) Project compliance with the general plan and any applicable specific plans and zoning ordinances;
- b) Conformance with any adopted city-wide design guidelines;
- c) Conformance with any project-specific design guidelines and standards approved through the planned development permit process or similar review process; and
- d) Compatibility of building materials, textures and colors with surrounding development and

consistency with the general design theme of the neighborhood.

The project also requires a Planned Development Permit to deviate from the development standards of the Zoning Code. FMC Section 17.38.010 states that Planned Development Permits shall be considered by the deciding body. Section 17.38.100 states that, in its review of Planned Developments, the deciding body shall be governed by the following criteria:

- a) The project's compliance with the intent and purposes of this chapter, the applicable ordinances of the city, and the general plan;
- b) The project's consistency with the objectives, policies and requirements of the development standards of the city. Minor modifications of such standards shall be permitted to encourage the efficient use of land and the creation of open space, provided the deciding body determines that such modifications will result in a development that is superior to that obtained by rigid application of the standards. Design considerations shall not result in a reduction in the allowed density of a multifamily residential project or render the development "infeasible" for housing for "very low", "low" and "moderate" income households, unless the deciding body makes findings as provided in Government Code Section 65589.5. The terms used herein are as defined in Government Code Section 65589.5;
- c) The physical, functional and visual compatibility between the proposed development and neighboring uses and neighborhood characteristics. The scope of compatibility for the PD permit shall be limited to project design considerations. Land use and density compatibility is evaluated separately, in conjunction with the zoning and general plan land use designation of the site;
- d) The availability of necessary public facilities including, but not limited to, water, sewage and drainage and the adequacy of the provision which the development makes for the furnishing of such facilities;
- e) The extent to which the proposed development causes adverse environmental impacts which have not been mitigated to an acceptable level;
- f) The requirement that the proposed development not cause unacceptable vehicular traffic levels on surrounding streets and that there be adequate internal traffic circulation, including ingress and egress;
- g) Adequate provision is made for the furnishing of sanitation services and emergency public safety services to the development;
- h) The proposed development will not be detrimental to health, safety and the general welfare of the persons or property within the vicinity of the proposed development and the city as a whole.

Tentative Subdivision Map review for the Planning Commission is covered by Chapter 16.16 of

the FMC. Tentative Map entitlements for five or more parcels require a recommendation by the Planning Commission and approval by City Council. Section 16.16.070 states that the deciding body shall make a finding that the proposed division of land is consistent with the General Plan, any applicable specific plan and all applicable provisions of the Zoning Code, as well as the Subdivision Map Act. The tentative map may be recommended for denial on the grounds provided by the Subdivision Map Act or the following findings from the Zoning Code:

- a) That the proposed map or the design or improvement of the proposed subdivision is inconsistent with the general plan, any applicable specific plan, or other applicable provisions of this code;
- b) That the site is not physically suitable for the type of development;
- c) That the site is not physically suitable for the proposed density of development;
- d) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. Notwithstanding the foregoing, the planning commission may approve such a tentative map if an EIR was prepared with respect to the project and a finding was made pursuant to Section 21081(b) of CEQA that specific economic, social or other considerations make infeasible the mitigation measures or project alternatives identified in the EIR;
- e) That the design of the subdivision or the type of improvements are likely to cause serious public health or safety problems;
- f) That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the planning commission may recommend for approval or approve a map if it finds that alternate easements, for access or for use, will be provided and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is granted to the planning commission to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision;
- g) Subject to Section 66474.4 of the Subdivision Map Act, that the land is subject to a contract entered into pursuant to the California Land Conservation Act of 1965 (commencing with Section 51200 of the Government Code) and that the resulting parcels following a subdivision of the land would be too small to sustain their agricultural use.

ANALYSIS

General Plan and Zoning Consistency

The General Plan land use designation for the project site is SFHD (Single-Family High-Density) and the current zoning classifications for the site are R-M PD (Residential, Multifamily Dwelling District, Planned Development District) and R-4 (General Apartment District). The applicant is

proposing a rezone to change the zoning designation from R-M PD and R-4 to R-1-M PD (Single-Family Small Lot, Planned Development District). The proposed R-1-M zone is consistent with the General Plan land use designation of SFHD. The project is consistent with the proposed Zoning designation for the site, as single-family residential development is identified as a permitted land use within the R-1-M zoning district (FMC Section 17.13). The SFHD General Plan land use designation is intended for single-family detached and attached homes and allows a density between 4 to 7 dwelling units per acre. The project proposes six single-family residences at an overall density of 6.9 dwelling units per acre, thereby meeting the requirements of the General Plan designation. While six additional ADUs are proposed as part of the project, FMC Section 17.105.010(B)(2) states that ADUs that meet the standards of FMC Chapter 17.105 shall not be deemed to exceed the allowable density for the parcel on which the ADU is located. As such, the ADUs do not cause the project to exceed the required maximum density of 7 units per acre. At the same time, the proposed project is maximizing the amount of housing to be developed on the site, consistent with policy direction from the State of California.

Rezone

The applicant is proposing that the project site, which currently has a split zoning of R-M PD and R-4, be rezoned to R-1-M PD. In evaluating the request for approval of a rezone, City staff took into consideration the compatibility of the proposed land use in relation to the existing land uses in the immediate project vicinity. As described previously, the project site is located on a partially developed parcel located on the southwest side of Sibley Street. The project site is bounded by the single-family Diamond Glen (formerly Suncountry) development, to the south and west (zoned R-M PD), a single-family residence to the north (zoned R-4), and Sibley Street to the northeast with multi-unit residential development (zoned R-4) beyond. Based on its location and the recent prevalence of single-family residential development in the immediate vicinity of the project site, staff has determined that the proposed project is compatible with existing land uses in the project area.

The General Plan density of the project site allows for up to six primary units to be built on the lot. However, the description for the existing SHFD General Plan designation states that it provides for “single-family detached homes and single-family attached homes that include duplexes, halfplexes, and zero-lot-line homes.” The proposed rezone to R-1-M PD would allow for the creation of six lots that accommodate single-family detached homes. Therefore, this zoning change would both remove the split zoning on the parcel and allow for six separate lots to be utilized for single-family residences. Furthermore, the applicant proposes six ADUs on these lots which may provide more affordable rental housing opportunities.

Recent changes to state law including but not limited to Government Code section 66300 limit the City’s ability to downzone residential property. Downzoning often results in reducing a site’s residential development capacity, so the policy behind these rules aims to increase the development of housing in general and to prevent the development of projects at lower densities by restricting downzoning. In this case, the rezone is technically a down zone of the subject property, particularly the change from R-4 to R-1-M. However, this proposed project is actually maximizing the residential development capacity on the project site given the General Plan designation that sets a maximum density of 7 dwelling units per acre. By rezoning the project site

to allow construction of six single family homes and six ADUs, this project allows greater density than would have occurred without the rezone and also facilitates the development of housing. Government Code section 66300(f) contains a carve-out for zoning changes that allow greater density, facilitate the development of housing, and further other policy goals. This project meets those criteria and as such the proposed rezone is permissible under state law.

Staff has determined that the proposed rezone is consistent with the existing General Plan designation. Because it is both compatible with the existing land uses in the project area and consistent with the existing General Plan designation, staff supports the proposed rezone.

Vesting Tentative Subdivision Map

As referenced earlier within this report, the applicant is requesting approval of a Vesting Tentative Subdivision Map (VTSM) to subdivide the existing 0.87-acre property located at 1014 Sibley Street into six individual parcels ranging between 6,231 and 6,314 square feet. The proposed VTSM is included as Attachment 8.

In reviewing the submitted VTSM, staff determined that all proposed parcels meet or exceed the minimum lot size standard for the proposed R-1-M zone, which is 6,000 square feet. In addition, as described in detail below, the applicant is seeking reduced lot width and setback standards as part of the Planned Development Permit, resulting building envelopes on the created lots would allow for development of structures with comparable sizes to those in the general vicinity.

The existing structures on the project site are all proposed to be demolished as part of the project. Staff has provided Condition No. 34, which states that all these structures be demolished prior to recordation of the Final Map. Condition No. 59 also states that a site assessment shall occur to determine whether any of the structures to be demolished contain hazardous materials and what the appropriate remediation measures are if such materials are found.

Staff has determined that the proposed parcels, which are located in an urbanized area within the City, have adequate provision in terms of access and parking. Access to the proposed residential lots is provided by an existing public street. Each of the lots will have a driveway that connects to Sibley Street.

Dry utilities (electrical, gas, cable, telephone, etc.) are accessible to the proposed parcels on Sibley Street. Staff has conditioned that future dry utility connection services for new buildings be placed underground at the project site (Condition No. 25). Staff has also provided Condition No. 32 which requires the owner/applicant to dedicate private easements for utilities, drainage, water, and sanitary sewer on the Vesting Tentative Subdivision Map and Condition No. 26, which requires that each parcel have an independent water and sanitary sewer service which does not encroach into any other parcel and connects directly to the right-of-way.

Staff notes that existing property lines extend to the center line of Sibley Street. Staff has required that curb, gutter, sidewalk and space for a future Class-II bicycle lane (per the City's Bikeway Master Plan for this location) be placed in the right-of-way. As Sibley Street is shown as a two-lane minor collector in the Folsom 2035 General Plan, there is no plan to further widen Sibley Street, and no additional right-of-way is needed in this location. Staff has provided Condition No. 31, which requires the applicant to dedicate the property required for the sidewalk, curb and gutter, Class II bike lane, and portions of Sibley Street as public rights-of-way to the City.

As stated previously, the proposed lots will be consistent with the General Plan density of the SHFD designation. The site is physically suitable for six single-family primary residences due to the presence of existing infrastructure and roadways. As shown in the attached IS/MND, as conditioned the project would not likely cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat and a preconstruction nesting bird survey is required as mitigation. The design of the subdivision is not anticipated to cause serious public health and safety problems, as all impacts related to air quality, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, public services, utilities and wildfire were analyzed in the IS/MND and were deemed less than significant or less than significant with mitigation incorporated. Finally, the subdivision would not conflict with any access easements, and the land is not subject to a contract entered into pursuant to the California Land Conservation Act of 1965. As a result, staff has determined that, as conditioned, the submitted VTSM meets all requirements as set forth in Chapter 16.16 (Tentative Subdivision Maps) of the FMC, as well as the requirements of the State Subdivision Map Act.

PLANNED DEVELOPMENT PERMIT

The purpose of the Planned Development Permit process is to allow greater flexibility in the design of integrated developments than otherwise possible through strict application of land use regulations. The Planned Development Permit process is also designed to encourage creative and efficient uses of land. The applicant's intent, in this particular case, is to provide six single-family primary residences that fall within the density allowances of the SFHD General Plan designation, as well as six ADUs. In reviewing the applicant's request for approval of a Planned Development Permit, staff considered a variety of factors including:

- development standards,
- architecture/design,
- landscaping and tree preservation,
- grading/drainage,
- noise,
- site traffic/access/circulation/parking, and
- General Plan conformance.

Development Standards

The applicant's intent with the subject application is to propose development standards that generally comply with the development standards established within the R-1-M zone while allowing for greater flexibility in setback and lot width standards to allow for six units and six ADUs to be developed. The proposed lots and building envelopes under these standards are provided in the site plan in Attachment 7. The following table outlines the standards for the R-1-M zone along with the proposed standards for the project:

Development Standards 1014 Sibley St. Subdivision								
	Lot Area	Lot Width	Building Coverage	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Building Height limit	Parking
R-1-M Designation	6,000 sf	60 ft.	35%	20 ft.	20 ft.	5 ft./11 ft.	35 ft. (2.5 stories)	2 spaces per primary dwelling, 1 space per ADU
Proposed Project	6,000 sf	43 ft.	35%	20 ft. (primary residences), 14 ft. (ADUs)	14 ft.	5 ft.	35 ft. (2.5 stories)	2 spaces per primary dwelling, 1 space per ADU

As shown on the development standards table, the proposed project meets the lot area, building coverage, building height limit, and parking development standards established for the R-1-M district but seeks to vary the lot width, rear setback, and side setback standards. The modifications to the lot widths are proposed to allow for the development of the six homes at a density of seven units per acre, as allowed in the SFHD General Plan designation on the site.

Reduced side setbacks are proposed to accommodate the narrower widths of the lots while still maintaining the five-foot setbacks from adjacent properties. Even though the primary residences are outside the required 20-foot rear yard setback, the applicant is also showing 14-foot rear setbacks as part of the building envelopes. The detached ADUs are subject to a standard 4-foot side and rear yard setbacks and must be separated from the primary structures by at least 6 feet. The ADUs shown on the project plans are located 14 feet from the rear property lines due to steep sloping conditions that occur along the rear of the site. Staff is supportive of the ADUs in their proposed locations, as pushing them further back towards the rear property line would require a large amount of fill, and given the two-story nature of the ADUs, would have a greater negative visual impact to the adjacent properties along the rear property lines. As such, staff has provided Condition No. 65 (subsection 4), which states that the rear setbacks for the primary residences shall be 20 feet and the rear setbacks for the ADUs shall be 14 feet.

Accessory Dwelling Units

FMC Chapter 17.105 institutes the applicable development standards regarding location, size, setbacks, height, and separation for ADUs. The following table shows how the proposed ADUs relate to the FMC zoning requirements:

	REQUIRED	PROPOSED
Minimum Lot Size	n/a	6,231 sf
Minimum Lot Width	n/a	50 feet
Maximum ADU Size	One bed: 850 sf Two+ beds: 1,000 sf	999 sf (two bed)
Front Setback	Does not break front plane of primary dwelling	100 feet, in back of primary dwelling

Rear Setbacks	4 feet	14 feet
Side Setbacks	4 feet	5 feet
Maximum Rear Yard Coverage	40% of rear yard	29% of rear yard
Parking Requirement	1 parking space	1 parking space (driveway)
Maximum Building Height	25 feet, or the height of the primary structure (whichever is less)	24-25 feet (primary structures are 26-29 feet tall)
Structure Separation	6 feet from the primary structure or other accessory structures on-site	16 feet

As shown in the above table (and on the site plan and elevations in Attachments 6 and 7), the proposed ADUs meet all applicable development standards of the FMC.

Because ADUs are allowed uses for the subject parcels, the use itself is not subject to Council approval. However, the design of the proposed structure is subject to review since this ADU exceeds the height standard (16 feet) established in FMC Section 17.105.060(B). All detached accessory dwelling units that are larger than 800 square feet or taller than 16 feet are subject to the design standards of FMC Section 17.105.150. The following table provides an analysis comparing the proposed ADUs and the standards of FMC Section 17.105.150 for two-story ADUs:

<u>STANDARD</u>	<u>ANALYSIS</u>
All exterior walls shall include at least two different materials, as well as either windows or projections or bays or recessed elements.	All exterior walls utilize two different materials (stucco and stone) along with windows.
The accessory dwelling unit shall have the same roof pitch as the primary dwelling with matching eave details but may vary by up to 2/12 more or 2/12 less than the roof pitch of the primary dwelling.	Roof pitches of primary dwellings are between 4/12 and 6/12. Primary roof pitch of the ADUs is 5/12.
Any second story wall facing an abutting property shall incorporate the following features: translucent glazed windows, transom windows, clerestory windows, false windows, or other similar design approach that achieves the same purpose.	All side and rear windows (facing neighbors) will be frosted /glazed.
The landing area of any external staircase shall be screened from the bottom of the landing to the top of the entry of the accessory dwelling unit to maintain the privacy of abutting properties. Materials used to screen the landing shall be of the same color and material as those used for the accessory dwelling unit.	No exterior staircase is proposed.

<p>Building massing shall be modified using one of the following methods:</p> <ol style="list-style-type: none"> 1. Use of at least two different building materials. 2. Use of recessed or projecting windows, doors, or parts of the wall to avoid flat monotonous facades. Recessed windows and doors shall project a minimum of six inches or shall be recessed a minimum of six inches. Any projection must be behind the parcel side or rear yard setback line. 3. Use of cantilevered areas so long as area does not extend beyond the side or rear yard setback. 4. Use of varied roof form such as a mix of different roof types (e.g., hipped, gabled, slant, etc.). 	<p>All exterior walls utilize two different materials (stucco and stone siding). Varied roof forms and projections have also been incorporated into the design to address massing.</p>
<p>No decks or balconies shall be allowed, except that one balcony no larger than twenty square feet shall be allowed on the front facade</p>	<p>20-square foot decks are proposed on the front elevations of all ADUs.</p>
<p>If any external staircase is necessary to access the unit, that staircase shall be located at the side or rear of the unit and shall be at least five feet from the adjacent property line.</p>	<p>No external staircases are proposed</p>

Because the proposed ADUs meet all the development and design requirements of the FMC, staff supports the ADUs as proposed.

Architecture and Design

The proposed project includes development of six two-story primary residences and six two-story ADUs. Proposed elevations of these structures are provided in Attachment 6. The structures contain many high-quality elements including varied roof forms and shapes, highly articulated facades, recessed entries, balconies, and decorative enhancements. Proposed building materials include stucco siding, stone veneer, stucco trim, decorative metal railings and concrete tile roofing. Primary colors reflect various earth tones with darker accent colors. Three distinct plans and three color palettes are included in the development and no lot will be adjacent to another lot with the same plan, color palette or garage door style. ADUs are proposed to match the colors and materials of their respective primary structures. As such, staff has concluded that appropriate architectural detail and variety has been provided for the proposed structures. Staff forwards the following design recommendations to Council for consideration:

1. This approval is for six single-family residences and six accessory dwelling units associated with the 1014 Sibley Street Subdivision project. The applicant shall submit building plans that comply with this approval, the attached site plan dated October 10, 2023 provided in Attachment 7 and building elevations, colors and materials dated July 30, 2023 provided in Attachment 6.
2. All exterior windows on the proposed primary residences and ADUs are required to be recessed, have window trim (foam trim or similar architectural element) or window frames that contrast in color with that of the exterior material to the satisfaction of the Community Development Department. Plans submitted for a building permit shall demonstrate how this requirement is being met on the building elevations page.
3. The final location, design, height, material, and colors for all retaining walls and fences shall be subject to review and approval by the Community Development Department.
4. Primary dwelling units shall maintain a minimum 20-foot rear setback. Accessory Dwelling Units shall maintain a minimum of 14 feet from rear property lines 14-foot rear setback.

These recommendations are included in the conditions of approval presented for consideration by Council (Condition No. 65).

In evaluating the architecture and design of the proposed project, staff also took into consideration the compatibility of the proposed project relative to the surrounding development. Surrounding development consists of one- and two-story residences. In reviewing the submitted building elevations and color and materials board, staff has determined that the massing, design, materials, and colors of the proposed subdivision are similar to and compatible with the surrounding development.

Grading and Drainage

Preliminary civil engineering plans are provided in Attachment 7. The project site will involve grading, including movement of soils (cutting, filling, and leveling) and compaction of said materials. The applicant will be required to provide a complete geotechnical report before the design of building foundations is finalized. Condition No. 67 is included to reflect this requirement.

Public storm drainage facilities are provided to accommodate runoff for the surrounding land uses, but limited information on existing infrastructure currently exists within the project site itself. Staff therefore recommends Condition No. 14, which states that a drainage report is required prior to the approval of improvement plans. The drainage study is required to demonstrate that peak flows leaving the site do not exceed pre-project levels and may involve metering of drainage flows and on-site retention. Staff also recommends the storm drain improvement plans 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. Conditions No. 36 and 38 are included to reflect this requirement.

Landscaping and Tree Preservation

The 0.87-acre project site, which has previously been disturbed by grading activities, is vegetated in patches primarily with non-native grasses and shrubs and contains several trees, including oaks,

pine, privets, cedar and fruit trees. In order to develop the project site, including the residences and infrastructure, sidewalk, curb and gutter, several of the trees will either have to be removed or will have root zones severely impacted by the development activities. The City has included Condition No. 40, which requires that an arborist report is provided to account for impacts related to all of these activities, that a tree permit and protection plan is provided to protect all trees that can be reasonably saved, and that appropriate mitigation, including on-site and funding of off-site planting or the payment of mitigation fees, is provided for all trees that cannot be reasonably saved.

Regarding landscaping, the applicant is required to provide landscaping plans as part of building permit submittals for each individual lot that are consistent with the State's Model Water Efficient Landscape Ordinance (MWELO). Staff has provided Condition No. 42 to reflect this requirement. Each lot is also required to plant a minimum of one street tree. All irrigation watering will be required to comply with the water conservation requirements established within the Folsom Municipal Code (FMC Chapter 13.26 - Water Conservation).

Noise

The noise analysis associated with the proposed project is based on the Noise section of the project's IS/MND, included in Attachment 10. In the vicinity of the project site, sensitive land uses include existing single-family residences located to the north, east, south, and west of the project site; and a mobile home park to the northwest of the project site.

During construction of the proposed project, heavy-duty equipment would be used for grading, excavation, paving, and building construction, which would result in temporary noise level increases. Noise would also be generated during the construction phase by increased truck traffic on area roadways. The City of Folsom establishes permissible hours of construction in Section 8.42.060 of the FMC. The ordinance restricts noise-producing construction activities to weekday hours between 7:00 AM and 6:00 PM Monday through Friday, and from 8:00 AM to 5:00 PM on Saturdays and Sundays. During the permissible hours, construction activities are conditionally exempt from the standards established by Section 8.42.040 of the FMC. Staff has included Conditions No. 62 and 63 to ensure that construction activities adhere to the City's Noise Ordinance in terms of permissible days and hours of operation, engine muffling, and other factors that affect construction noise generation and the associated effects on noise-sensitive land uses. Condition No. 64 has been included for the developer to designate a disturbance coordinator to receive and report all public complaints regarding construction noise disturbances. With these measures in place, staff has determined that construction activities would not result in significant noise or vibration impacts to surrounding uses.

Residences are not typically associated with the generation of substantial noise. Operation of the proposed project would include typical residential noise, which would be compatible with the adjacent existing residential uses. The proposed project is not anticipated to contribute a measurable operational noise level increase to the existing ambient noise environment at any sensitive receptor locations. Additionally, the project site is currently developed with a residence, and the proposed project is consistent with the site's current land use designation. Therefore, traffic noise level increases associated with single-family residences on the project site have been previously anticipated. Based on the above, operation of the proposed project would not result in the generation of a substantial permanent increase in ambient noise levels in the vicinity of the

project in excess of standards established in the City's General Plan and the Municipal Code. Furthermore, residents of the proposed project would not be subject to excessive noise levels due to the residential nature of the land uses in the vicinity.

Traffic/Access/Circulation/Parking

Traffic Impacts:

The traffic, access, and circulation analysis associated with the proposed project is based on the Transportation section of the project's IS/MND, included in Attachment 10. The IS/MND concluded that the anticipated trip generation for the project's six primary residences and six ADUs would conservatively be expected to generate an average of 101 trips per day. This falls below the Governor's Office of Planning and Research's significance threshold of 110 trips, and the project was determined to result in a less than significant CEQA impact with regards to vehicle miles traveled. Refer to the Conformance with Relevant General Plan Goals and Policies section below for discussion of Level of Service (LOS) impacts.

Project Access and On-Site Circulation

Primary site access would be provided by three 10-foot shared driveways that connect to Sibley Street. The driveways would be attached to new individual paved driveways between 22 and 32 feet in depth that lead to each proposed primary residence. Additionally, private garages would be located within each individual primary residential unit immediately abutting the paved surfaces. The improvements would be subject to compliance with all applicable roadway design standards. The proposed project would not alter the existing transportation network nor increase hazards due to a geometrical design feature.

Construction traffic associated with the proposed project would include heavy-duty vehicles which would share the area roadways with normal vehicle traffic, as well as transport of construction materials, and daily construction employee trips to and from the site. However, such heavy-duty truck traffic would only occur throughout the duration of construction activities and would cease upon buildout of the proposed subdivision.

Emergency vehicle access would be provided by the three new shared driveways off of Sibley Street. On-site circulation would be expected to function acceptably for emergency response personnel. As such, the proposed on-site vehicle circulation would allow for emergency vehicle access and would not impede current response times to the project site. Staff has provided Condition No. 56, which requires the applicant to prepare a Construction Traffic Control Plan. As stated in the IS/MND, implementation of this plan would ensure that access and on-site circulation impacts are less than significant.

Parking

FMC Section 17.13.100 states that the automobile parking requirement for the R-1-M zone is two covered parking spaces for each single-family detached dwelling unit. Required parking is to be provided outside required front yard and street side yard setbacks and must be directly accessible along a paved surface or similar hardscape. The applicant proposes to provide an attached two-car garage on each of the six parcels accessible via paved driveways from Sibley Street.

FMC Section 17.105.110(K) states that one off-street parking space is required for each detached ADU and that the space may be provided as tandem parking, including on a paved driveway. No parking shall be permitted in the front yard other than on the paved driveway. The parking must be located on site and accessible by a paved pathway. The project provides driveway space on each parcel that may be used to meet their ADU parking requirements. Based on this analysis, staff has determined that the project meets the parking requirements of the Folsom Municipal Code.

Conformance with Relevant General Plan Goals and Policies

The City of Folsom General Plan (2035) outlines a number of goals, policies, and implementation programs designed to guide the physical, economic, and environmental growth of the City. Staff has determined that the proposed project is consistent with the General Plan goals and policies as outlined and discussed below:

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 1.1.1 (Zoning Ordinance)

Ensure that the Folsom Zoning Ordinance is consistent with the policies and programs of the General Plan.

Analysis: The proposed project is consistent with this policy in that the project includes rezoning the project site from R-M PD and R-4 to R-1-M PD. The General Plan designation of SFHD allows for 4 to 7 dwelling units per acre. On the 0.87-acre project site, this equates to between 3.48 and 6.09 dwelling units. By subdividing the project site into six parcels and building six single-family residences on each parcel, the project would meet the density range for SFHD. Changing the zoning on the project site to R-1-M both cleans up the error of two zoning designations on one lot and allows for the type of use that is described in the SFHD designation (single-family detached and attached homes).

GP POLICY LU 1.1.6 (Compact Development Patterns)

Encourage compact development patterns that support walking, bicycling, transit usage, and more efficient use of land.

Analysis: The proposed project is consistent with this policy in that it will include a more compact use of the land versus what currently exists on the project site. The project will also include a sidewalk and space for a future bicycle lane.

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 which will enhance the overall character of the area including introducing new residential units with a traditional residential design

intended to compliment the design of existing residential buildings in the vicinity. Furthermore, the project would continue the sidewalk, curb and gutter from the south of the project site as well.

GP POLICY LU 1.1.12-2 (Infill Development)

Work with neighbors: Infill development requires neighborhood consultation to understand the concerns, goals, and needs of existing neighborhoods. Ensure the planning and design process provides proper avenues for neighborhood input while fulfilling the community's larger goals for walkability and compact development.

Analysis: The proposed project is consistent with this policy in that property within 300 feet of the project site were sent notices regarding the Planning Commission and Council hearings.

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 a variety of places where people can live (apartments, townhomes, condominiums, and single-family detached homes) and also 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 in order 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 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 six-unit single-family residential project developed at a density of 6.9 units per acre on

lots that range from 6,231 to 6,314 square feet in size. In addition, six ADUs are proposed as a part of the project adding to the housing to be constructed on the site. The proposed project design is also required to incorporate sustainable features that are consistent with California Green Building Standards Code (CALGreen). Furthermore, the proposed project includes cool surface paving materials consistent with CALGreen.

GP GOAL M 1.1

Provide a comprehensive, integrated, and connected network of transportation facilities and services for all modes of travel that also incorporates emerging transportation technologies and services to increase transportation system efficiency.

GP POLICY M 1.1.5 (Connected Neighborhoods)

Require the continuation of the street network between adjacent development projects to promote walkability and allow easier access for emergency vehicles.

Analysis: The project is consistent with this policy in that it will include a sidewalk and space for a future bicycle lane.

GP GOAL M 2.1

Maintain and expand facilities and programs that encourage people to walk and bike in safety and comfort, and support the lifestyle and amenities that Folsom residents value.

GP POLICY M 2.1.2 (New Sidewalks)

Sidewalks shall be built along all new arterial, collector, and local roads when ultimate street improvements are installed.

Analysis: The project is consistent with this policy in that it will include a sidewalk and space for a future bicycle lane.

GP POLICY M 2.1.3 (Pedestrian and Bicycle Linkages in New Development)

Require developers to provide a system of sidewalks, trails, and bikeways that link all land uses, provide accessibility to parks and schools, and connect to all existing or planned external street and trail facilities.

Analysis: The project is consistent with this policy in that it will include a sidewalk and space for a future bicycle lane.

GP POLICY M 2.1.4 (Sidewalk Network)

Strive to fill gaps in the city's existing sidewalk network.

Analysis: The project is consistent with this policy in that it will include a sidewalk.

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 as development proceeds. 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 nearby intersections. Intersections that operate at a deficient level-of-service during the PM peak hour or exceed the General Plan level-of-service policy after the addition of project traffic are not anticipated to have delay increase by over five seconds with the proposed project, and therefore these deficiencies are not significantly exacerbated by the project. In addition, as stated in the attached IS/MND, the proposed project would be expected to generate an average of 101 trips per day, thereby meeting screening criteria for the project to be considered to not conflict or be inconsistent with CEQA Guidelines Section 15064.3(b). Furthermore, the project site is located in close proximity to alternative forms of transportation, including bus routes and light rail at the Glenn station.

GP GOAL H-1 (Adequate Land Supply for 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 POLICY H-1.5 (Accessory Dwelling Units)

The City shall encourage the development of accessory dwelling units on single-family parcels.

Analysis: The proposed project is consistent with this policy in that the project is providing six single-family lots with six accessory dwelling units built on them.

GP POLICY H-1.8 (Large Lot Subdivisions)

The City shall work with property owners to help facilitate and expedite lot splits to subdivide large parcels into developable sites, consistent with allowed densities.

Analysis: The project is consistent with this policy in that the project will result in six lots with single-family residences on each lot. The project falls within the existing SFHD General Plan density allowance of 4 to 7 dwelling units per acre.

ENVIRONMENTAL REVIEW

Staff has prepared an Initial Study and Mitigated Negative Declaration (IS/MND) (Attachment 10) for the project in accordance with the California Environmental Quality Act (CEQA). Potentially significant environmental effects include biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, noise, transportation and tribal

cultural resources. Mitigation measures include the requirement for preparation of a nesting bird survey, tree preservation plan, geotechnical report, hazardous materials report and traffic control plan. Mitigation also includes the use of high-performance diesel in construction equipment, limitation of hours of construction, proper muffling of construction equipment, procedures for the unanticipated discovery of archeological and paleontological resources, human remains and tribal cultural resources, tribal cultural resource awareness training for the construction crew and tribal monitoring. Staff determined that with the proposed mitigation measures, the project will not have a significant effect on the environment. The Mitigated Negative Declaration has been prepared and noticed for public comment on the project, and mitigation measures have been included as Conditions of Approval.

A notice for the project and IS/MND was placed in the Sacramento Bee and mailed to property owners within 300 feet of the site prior to the Planning Commission hearing. Notices were also posted in the Folsom Telegraph and mailed to property owners within 300 feet of the project site prior to the City Council hearing.

Pursuant to AB 52, before the release of the IS/MND for this project, the City began the process of consultation with California Native American tribes traditionally and culturally affiliated with the geographic area of the proposed project. The consultation was concluded and no changes to the project were required as a result of the consultation process. Mitigation measures regarding tribal and cultural resources were created in consultation with the Wilton Rancheria tribe.

PLANNING COMMISSION HEARING

The Planning Commission held a hearing for the proposed project at its October 18th meeting. At the meeting, the following items were discussed:

1. Staff provided modifications to Conditions No. 3 and 10 regarding timing of the entitlement approvals to coincide with the City Council meeting rather than the Planning Commission recommendation date.
2. The Commission asked for clarification regarding the rear setbacks. Staff noted that the VTSM shows a rear setback of 14 feet but that the applicant did not intend to build the primary residence to the 14-foot rear setback line. Instead, the applicant intended to build the ADUs 14 feet from the rear property line and retain the 20-foot standard rear setback for the primary residences. Staff noted that the primary residences were conditioned to meet a 20-foot setback standard and the ADUs meet a 14-foot rear setback standard.
3. The Commission asked staff whether the sidewalk would be created before or after the map was finalized. Staff clarified that the project has been conditioned to finalize the map prior to the sidewalk being created since construction of the lots which could damage the sidewalk would occur after the map was created.
4. The Commission expressed concern regarding the view from the residences in the rear of

the project site that would be looking up into new two-story ADUs. Staff clarified that the ADUs are required to have small decks and privacy features on all windows facing adjacent properties. The applicant stated that only two adjacent properties would be exposed to ADUs, and based on steep slope of the land between the proposed ADUs and the adjacent properties, the line of signs would only be able to the tops of the ADUs.

5. The Commission expressed concern that the ADUs would not have their own parking spaces located outside of the driveways for the primary dwellings. Staff clarified that the Sibley Street frontage facing the project site does not allow parking. However, State law only allows jurisdictions to require one parking space per ADU, and such a space could be included in a driveway. Because the applicant has provided driveway space, they are meeting the State requirement for parking, and staff cannot require additional parking on-site. The applicant clarified that they had designed the site in accordance with State law and City ordinance, which only require that one parking space be provided in a driveway, which will be accommodated by the proposed driveways in front of the primary residences. The applicant also clarified that while an ADU is being requested for entitlement on each lot, every lot would not necessarily develop an ADU, thereby alleviating some parking demand.
6. A speaker (Brian Martell) commented in support of the project and stated that several neighbors he knew were also in support of it. He stated that the type of housing being presented is unique and would be an asset to the area. He also stated that there is space along Sibley Street just southeast of the project site where a number of cars may be able to park.
7. A speaker (Jason Harrison) stated that he lived across the street from the project site and was concerned about construction noise early in the morning, construction vehicles being parked in the right-of-way, and the safety of additional cars pulling onto Sibley Street long-term. He asked if the speed limit on this block of Sibley Street could change to 25 miles per hour. Staff clarified that construction hours would be limited to Monday through Friday from 7:00 a.m. to 6:00 p.m. and Saturday through Sunday from 8:00 a.m. to 5:00 p.m. per the City's Noise Ordinance and that construction vehicles all have to be parked outside of the right-of-way. Regarding cars pulling into Sibley Street, the Commission instructed staff to work with the applicant to create a condition of approval that would limit the height of landscaping in the front of the lots in order to ensure that site distances to drivers pulling out of driveways was relatively unobstructed. Staff has provided Condition No. 77 to reflect this direction. With regards to the speed of Sibley Street, staff clarified that the street is considered a minor residential collector with a speed limit of 35 miles per hour, and that if it is found that the speed on that street is leading to unsafe conditions, Public Works staff and the Traffic Safety Committee could recommend measures to address these issues, including potentially reducing the speed limit (subject to City Council approval).
8. The Commission expressed concern over what would happen if the developer wanted to

modify the appearance or form of the buildings. Staff clarified that the applicant would have the right to construct an ADU of 800 square feet and 16 feet in height without needing any discretionary approvals but that any visual changes to the primary residences would be subject to staff review. If staff determines that the changes are substantial, staff would bring the proposed modifications forward to the Commission for their approval. While some discussion occurred to determine whether it would be appropriate to include a condition that clarified when staff could have authority over these modifications rather than the Commission, the applicant stated that they wanted the residences built to-plan, and the Commission ultimately decided not to entertain an additional condition to address changes.

After deliberation, the Commission unanimously voted (6-0-1) to recommend that City Council adopt the IS/MND and approve the project as conditioned, with Conditions No. 3 and 10 modified as described above and direction to staff do develop another condition regarding maintaining line-of-sight over landscaping.

ATTACHMENTS

1. Ordinance No. 1340 - An Uncodified Ordinance of the City of Folsom to Amend the Zoning Designation for the 0.87-Acre Project Site (APN: 071-0200-056-0000) from R-M PD (Residential Multifamily Dwelling District, Planned Development) and R-4 (General Apartment District) to R-1-M PD (Residential, Single-Family Dwelling, Small Lot District, Planned Development) for the 1014 Sibley Street Project (Introduction and First Reading)
2. Resolution No. 11122 – A Resolution to Approve a Vesting Tentative Subdivision Map, Planned Development Permit, Design Review Application, Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Six-Lot 1014 Sibley Street Subdivision Project
3. Conditions of Approval
4. Applicant’s Project Narrative
5. Development Summary Statistics
6. Architectural Plans, dated July 30, 2023
7. Site Plan, dated October 10, 2023, Grading & Drainage Plan, dated October 4, 2023
8. Vesting Tentative Subdivision Map, dated October 4, 2023
9. Site Photographs
10. Sibley Street Residential Project Initial Study/Mitigated Negative Declaration, dated September 2023 (bound separately)

Submitted,

A handwritten signature in blue ink, appearing to read "Pam Johns", with a long horizontal flourish extending to the right.

PAM JOHNS
Community Development Director

Attachment 1

ORDINANCE NO. 1340

AN UNCODIFIED ORDINANCE OF THE CITY OF FOLSOM TO AMEND THE ZONING DESIGNATION FOR THE 0.87-ACRE PROJECT SITE (APN: 071-0200-056-0000) FROM R-M PD (RESIDENTIAL MULTIFAMILY DWELLING DISTRICT, PLANNED DEVELOPMENT) AND R-4 (GENERAL APARTMENT DISTRICT) TO R-1-M PD (RESIDENTIAL, SINGLE-FAMILY DWELLING, SMALL LOT DISTRICT, PLANNED DEVELOPMENT) FOR THE 1014 SIBLEY STREET PROJECT

The City Council of the City of Folsom hereby does ordain as follows:

SECTION 1. PURPOSE

The purpose of this Ordinance is to rezone a certain 0.87-acre property with split zoning (APN: 071-0200-056-0000), located at 1014 Sibley Street, from R-M PD (Residential Multifamily Dwelling District, Planned Development) and R-4 (General Apartment District) to R-1-M PD (Residential, Single-Family Dwelling, Small Lot District, Planned Development).

SECTION 2. FINDINGS

- A. The proposed rezoning is consistent with the objectives, goals and policies of the Folsom General Plan.
- B. The public necessity and convenience and the general welfare require the rezone in this case.
- C. A duly noticed public hearing was held before the Planning Commission on October 18, 2023.
- D. A Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program have been prepared for the project in accordance with the California Environmental Quality Act. The Initial Study, Negative Declaration, and the Mitigation Monitoring and Reporting Program are incorporated herein by reference.
- E. Notice of hearing before the City Council has been given in the form and in the manner required by State statute and Folsom City Code.

SECTION 3. CHANGE OF ZONING MAP DESIGNATION

The Zoning Map designations for the subject parcel are hereby amended from R-M PD (Residential Multifamily Dwelling District, Planned Development) and R-4 (General Apartment

District) to R-1-M PD (Residential, Single-Family Dwelling, Small Lot District, Planned Development), as set forth on Exhibit A.

SECTION 4. NO MANDATORY DUTY OF CARE

This Ordinance is not intended to and shall not be construed or given effect in a manner that imposes upon the City or any officer or employee thereof a mandatory duty of care toward persons or property within or without the City so as to provide a basis for civil liability for damages, except as otherwise imposed by law.

SECTION 5. SEVERABILITY

If any section, subsection, clause, phrase, or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance and each section, subsection, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more sections, subsections, clauses, phrases or portions be declared invalid or unconstitutional.

SECTION 6. EFFECTIVE DATE

This ordinance shall become effective thirty (30) days from and after its passage and adoption, provided it is published in full or in summary within twenty (20) days after its adoption in a newspaper of general circulation in the City.

This ordinance was introduced and the title thereof read at the regular meeting of the City Council on November 14, 2023 and the second reading occurred at the regular meeting of the City Council on XXXXX, 2023.

On a motion by Council Member _____ seconded by Council Member _____, the foregoing ordinance was passed and adopted by the City Council of the City of Folsom, State of California, this XX day of XXXX, 2023, by the following roll-call vote:

AYES: Councilmember(s):

NOES: Councilmember(s):

ABSTAIN: Councilmember(s):

ABSENT: Councilmember(s):

Rosario Rodriguez, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

Exhibit A

1014 Sibley Street - Rezone Exhibit











Existing Zoning Designation



Proposed Zoning Designation

Legend

- | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
|  Residential, Small Lot District, Planned Development (R-1-M PD) |  Light Industrial District (M-1) |
|  Residential, Multifamily District, Planned Development (R-M PD) |  Light Industrial District, Planned Development (M-1 PD) |
|  General Apartment District (R-4) |  Industrial District, Silverbrook Specific Plan Area (SP-INDUSTRIAL) |
|  General Apartment District, Planned Development (R-4 PD) |  Open Space District, Silverbrook Specific Plan Area (SP-OS) |



CITY OF
FOLSOM
ESTABLISHED BY CHARTER

Attachment 2

RESOLUTION NO. 11122

A RESOLUTION TO APPROVE A VESTING TENTATIVE SUBDIVISION MAP, PLANNED DEVELOPMENT PERMIT, DESIGN REVIEW APPLICATION, MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE SIX-LOT 1014 SIBLEY STREET SUBDIVISION PROJECT

WHEREAS, the Planning Commission on October 18, 2023, held a public hearing on the proposed Vesting Tentative Subdivision Map, considered public comment and based on the proposed configuration of the six single-family residential lots, determined the proposed subdivision complies with all City requirements, as well as with the requirements of the State Subdivision Map Act; and

WHEREAS, the Planning Commission on October 18, 2023, held a public hearing on the proposed Planned Development Permit, Design Review Application, and the associated Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, considered public comment and determined that the Project is consistent with the goals, policies, and objectives of the City of Folsom General Plan; and

WHEREAS notice has been given at the time and in the manner required by State Law and City Code; and

WHEREAS a Mitigated Negative Declaration has been prepared for the 1014 Sibley Street Subdivision project in accordance with the California Environmental Quality Act (CEQA).

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Folsom hereby adopts the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the 1014 Sibley Street Subdivision Project; and

BE IT FURTHER RESOLVED that the City Council of the City of Folsom hereby approves a Vesting Tentative Subdivision Map creating 6 single-family residential lots, as shown in Exhibit “A”; and

BE IT FURTHER RESOLVED that the City Council of the City of Folsom hereby approves a Planned Development Permit and Design Review for the development of 6 single-family residential units and 6 accessory dwelling units for the 1014 Sibley Street Subdivision project,

These approvals are all subject to the conditions of approval attached as Exhibit “B” and this Resolution is based on the following findings:

GENERAL FINDINGS

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

CEQA FINDINGS

- C. A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM HAVE BEEN PREPARED FOR THE PROJECT IN ACCORDANCE WITH CEQA.
- D. PURSUANT TO AB 52, BEFORE RELEASE OF THE MITIGATED NEGATIVE DECLARATION FOR THIS PROJECT, THE CITY CONTACTED ALL CALIFORNIA NATIVE AMERICAN TRIBES ON THE CITY'S AB 52 CONTACT LIST IN ASSOCIATION WITH THIS PROJECT.
- E. THE CITY RECEIVED ONE REQUEST FOR CONSULTATION FROM CALIFORNIA NATIVE AMERICAN TRIBES AND CONSULTATION WAS SUBSEQUENTLY CONCLUDED. NO CHANGES TO THE PROJECT WERE REQUIRED AS A RESULT OF THE CONSULTATION.
- F. THE PLANNING COMMISSION HAS CONSIDERED THE PROPOSED MITIGATED NEGATIVE DECLARATION, THE PROPOSED MITIGATION MONITORING AND REPORTING PROGRAM, AND ANY COMMENTS RECEIVED DURING THE PUBLIC REVIEW PROCESS BEFORE MAKING A DECISION REGARDING THE PROJECT.
- G. THE MITIGATED NEGATIVE DECLARATION AND THE MITIGATION MONITORING AND REPORTING PROGRAM REFLECTS THE INDEPENDENT JUDGMENT AND ANALYSIS OF THE CITY OF FOLSOM.
- H. THE MITIGATED NEGATIVE DECLARATION HAS DETERMINED THAT THE PROPOSED PROJECT WOULD NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT WITH THE REQUIRED MITIGATION MEASURES AND THE ASSOCIATED MITIGATION MONITORING AND REPORTING PROGRAM.
- I. ON THE BASIS OF THE WHOLE RECORD, THERE IS NO SUBSTANTIAL EVIDENCE THAT THE PROJECT WILL HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT WITH THE REQUIRED MITIGATION MEASURES.
- J. THE LOCATION AND CUSTODIAN OF THE DOCUMENTS WHICH CONSTITUTE THE RECORD OF PROCEEDINGS UPON WHICH THE DECISION IS BASED ARE:

VESTING TENTATIVE SUBDIVISION MAP FINDINGS

- K. THE PROPOSED VESTING TENTATIVE SUBDIVISION MAP IS CONSISTENT WITH THE CITY'S SUBDIVISION ORDINANCE 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.
- L. THE PROPOSED SUBDIVISION, TOGETHER WITH THE PROVISIONS FOR ITS DESIGN AND IMPROVEMENT, IS CONSISTENT WITH THE GENERAL PLAN AND ALL APPLICABLE PROVISIONS OF THE FOLSOM MUNICIPAL CODE.
- M. THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED TYPES OF DEVELOPMENT.
- N. THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT
- O. AS CONDITIONED, THE DESIGN OF THE VESTING TENTATIVE SUBDIVISION MAP AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIAL AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.
- P. THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH OR SAFETY PROBLEMS.
- Q. THE DESIGN OF THE SUBDIVISION AND THE TYPE OF IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS ACQUIRED BY THE PUBLIC AT LARGE FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.
- R. SUBJECT TO SECTION 66474.4 OF THE SUBDIVISION MAP ACT, THE LAND IS NOT SUBJECT TO A CONTRACT ENTERED INTO PURSUANT TO THE CALIFORNIA LAND CONSERVATION ACT OF 1965.

PLANNED DEVELOPMENT PERMIT FINDINGS

- S. THE PROPOSED PROJECT COMPLIES WITH THE INTENT AND PURPOSES OF CHAPTER 17.38 (PLANNED DEVELOPMENT DISTRICT) OF THE FOLSOM MUNICIPAL CODE AND OTHER APPLICABLE ORDINANCES OF THE CITY AND THE GENERAL PLAN.
- T. THE PROPOSED PROJECT IS CONSISTENT WITH THE OBJECTIVES, POLICIES

AND REQUIREMENTS OF THE DEVELOPMENT STANDARDS OF THE CITY. THE MINOR MODIFICATIONS OF SUCH STANDARDS PROPOSED AS A PART OF THIS PROJECT WILL RESULT IN A DEVELOPMENT THAT IS SUPERIOR TO THAT OBTAINED BY RIGID APPLICATION OF THE STANDARDS.

- U. THE PHYSICAL, FUNCTIONAL AND VISUAL COMPATIBILITY BETWEEN THE PROPOSED PROJECT AND EXISTING AND FUTURE ADJACENT USES AND AREA CHARACTERISTICS IS ACCEPTABLE.
- V. THERE ARE AVAILABLE NECESSARY PUBLIC FACILITIES INCLUDING, BUT NOT LIMITED TO, WATER, SEWER AND DRAINAGE TO ALLOW FOR THE DEVELOPMENT OF THE PROJECT SITE IN A MANNER CONSISTENT WITH THIS PROPOSAL AND THE PROPOSED PROJECT HAS MADE ADEQUATE PROVISION FOR THE FURNISHING OF THOSE FACILITIES.
- W. AS CONDITIONED, THE PROPOSED PROJECT WILL NOT CAUSE ADVERSE ENVIRONMENTAL IMPACTS THAT HAVE NOT BEEN MITIGATED TO AN ACCEPTABLE LEVEL.
- X. THE PROPOSED PROJECT WILL NOT CAUSE UNACCEPTABLE VEHICULAR TRAFFIC LEVELS ON SURROUNDING ROADWAYS, AND THE PROPOSED PROJECT WILL PROVIDE ADEQUATE INTERNAL CIRCULATION, INCLUDING INGRESS AND EGRESS.
- Y. THE PROPOSED PROJECT WILL NOT BE DETRIMENTAL TO THE HEALTH, SAFETY AND GENERAL WELFARE OF THE PERSONS OR PROPERTY WITHIN THE VICINITY OF THE PROJECT SITE, AND THE CITY AS A WHOLE.
- Z. ADEQUATE PROVISION IS MADE FOR THE FURNISHING OF SANITATION SERVICES AND EMERGENCY PUBLIC SAFETY SERVICES TO THE DEVELOPMENT.

DESIGN REVIEW FINDING

- AA. THE BUILDING MATERIALS, TEXTURES AND COLORS USED IN THE PROPOSED PROJECT ARE COMPATIBLE WITH SURROUNDING DEVELOPMENT AND ARE CONSISTENT WITH THE GENERAL DESIGN THEME OF THE NEIGHBORHOOD.

PASSED AND ADOPTED this 14th day of November 2023, by the following roll-call vote:

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

Rosario Rodriguez, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

Exhibit A

Vesting Tentative Subdivision Map

Exhibit B

Conditions of Approval

**CONDITIONS OF APPROVAL FOR
1014 SIBLEY STREET SUBDIVISION
(MSTR23-00007)**

Cond. No.	Mitigation Measure	GENERAL REQUIREMENTS	When Req'd.	Responsible Dept.
1.		<p>The applicant shall submit final site development plans to the Community Development Department that substantially conform to the exhibits referenced below:</p> <ul style="list-style-type: none"> • Architectural Plans, dated July 30, 2023 • Site Plan, dated October 10, 2023, Grading & Drainage Plan, dated October 4, 2023 • Vesting Tentative Subdivision Map, dated October 4, 2023 <p>The project is approved for a Rezone, Vesting Tentative Subdivision Map, Planned Development Permit and Design Review for the six-lot single-family 1014 Sibley Street Subdivision project. Implementation of the project shall be consistent with the above-referenced items as modified by these conditions of approval. The Grading & Drainage Plan and Utility Plan shall be updated for consistency with the Vesting Tentative Subdivision Map and Site Plan for permit submittals.</p>	B	CD (P)(E)
2.		<p>Building plans shall be submitted to the Community Development Department for review and approval to ensure conformance with this approval and with relevant codes, policies, standards and other requirements of the City of Folsom. The site plans submitted for permits shall be modified to reflect the property lines and easements shown on the Vesting Tentative Subdivision Map.</p>	B	CD (P)(E)(B)

3.		<p>The project approvals granted under this staff report (Rezone, Vesting Tentative Subdivision Map, Planned Development Permit and Design Review) shall remain in effect for two years from final date of approval (October 18, 2025). If a building permit is not issued within the identified time frame and/or the applicant has not demonstrated substantial progress towards the development of the project, this approval shall be considered null and void. 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)
4.		<p>The owner/applicant shall defend, indemnify, and hold harmless the City and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul any approval by the City or any of its agencies, departments, commissions, agents, officers, employees, or legislative body concerning the project. The City will promptly notify the owner/applicant of any such claim, action or proceeding, and will cooperate fully in the defense. The City may, within its unlimited discretion, participate in the defense of any such claim, action or proceeding if both of the following occur:</p> <ul style="list-style-type: none"> • The City bears its own attorney’s fees and costs; and • The City defends the claim, action or proceeding in good faith <p>The owner/applicant shall not be required to pay or perform any settlement of such claim, action or proceeding unless the settlement is approved by the owner/applicant.</p>	OG	CD (P)(E)(B) PW, PR, FD, PD
5.	✓	<p>The owner/applicant shall be required to participate in a mitigation monitoring and reporting program pursuant to City Council Resolution No. 2634 and Public Resources Code 21081.6. The mitigation monitoring and reporting measures identified in the Mitigated Negative Declaration prepared for this project have been incorporated into these conditions of approval in order to mitigate or avoid significant effects on the environment. These mitigation monitoring and reporting measures are identified with a check mark (ü) in the mitigation measure column.</p>	G, I	CD (P)(E)
DEVELOPMENT COSTS AND FEE REQUIREMENTS				
6.		<p>The owner/applicant shall pay all applicable taxes, fees and charges for the project at the rate and amount in effect at the time such taxes, fees and charges become due and payable.</p>	I, B	CD (P)(E)

7.		If applicable, the owner/applicant shall pay off any existing assessments against the property, or file necessary segregation request and pay applicable fees.	B	CD (E)
8.		The City, at its sole discretion, may utilize the services of outside legal counsel to assist in the implementation of this project, including, but not limited to, drafting, reviewing and/or revising agreements and/or other documentation for the project. If the City utilizes the services of such outside legal counsel, the applicant shall reimburse the City for all outside legal fees and costs incurred by the City for such services. The applicant may be required, at the sole discretion of the City Attorney, to submit a deposit to the City for these services prior to initiation of the services. The applicant shall be responsible for reimbursement to the City for the services regardless of whether a deposit is required.	I	CD (P)(E)
9.		If the City utilizes the services of consultants to prepare special studies or provide specialized design review or inspection services for the project, the applicant shall reimburse the City for actual costs it incurs in utilizing these services, including administrative costs for City personnel. A deposit for these services shall be provided prior to initiating review of the Final Map, improvement plans, or beginning inspection, whichever is applicable.	I, M, B	CD (P)(E)
10.		This project shall be subject to all applicable City-wide development impact fees, unless exempt by previous agreement. This project shall be subject to all applicable City-wide development impact fees in effect at such time that a building permit is issued. These fees may include, but are not limited to, fees for fire protection, park facilities, park equipment, Humbug-Willow Creek Parkway, Light Rail, TSM, capital facilities and traffic impacts. The 90-day protest period for all fees, dedications, reservations or other exactions imposed on this project will begin on the date of final approval (October 18, 2023). The fees shall be calculated at the fee rate in effect at the time of building permit issuance.	B	CD (P)(E), PW, PR
11.		The owner/applicant agrees to pay to the Folsom-Cordova Unified School District the maximum fee authorized by law for the construction and/or reconstruction of school facilities. The applicable fee shall be the fee established by the School District that is in effect at the time of the issuance of a building permit. Specifically, the owner/applicant agrees to pay any and all fees and charges and comply with any and all dedications or other requirements authorized under Section 17620 of the Education Code; Chapter 4.7 (commencing with Section 65970) of the Government Code; and Sections 65995, 65995.5 and 65995.7 of the Government Code.	B	CD (P)
SITE DEVELOPMENT REQUIREMENTS				

12.		Prior to the issuance of any grading and/or building permit, the owner/applicant shall have a geotechnical report prepared by an appropriately licensed engineer that includes an analysis of site suitability, proposed foundation design for all proposed structures, and roadway and pavement design.	G, B	CD (E)
13.		Public and private improvements, including roadways, curbs, gutters, sidewalks, bicycle lanes and trails, streetlights, underground infrastructure and all other improvements shall be provided in accordance with the current edition of the City of Folsom <i>Standard Construction Specifications</i> and the <i>Design and Procedures Manual and Improvement Standards</i> .	I, B	CD (P)(E)
14.		The owner/applicant shall submit water, sewer and drainage studies to the satisfaction of the Community Development Department and provide sanitary sewer, water and storm drainage improvements with corresponding easements, as necessary, in accordance with these studies and the current edition of the City of Folsom <i>Standard Construction Specifications</i> and the <i>Design and Procedures Manual and Improvement Standards</i> .	I	CD (E)
15.		The improvement plans for the required public and private subdivision improvements, including but not limited to street and frontage improvements on Sibley Street, shall be reviewed and approved by the Community Development Department prior to approval of the Final Map.	M	CD (E)
16.		All required public and private subdivision improvements, including but not limited to street and frontage improvements on Sibley Street, shall be completed prior to issuance of the first Certificate of Occupancy for the subdivision.	O	CD (E)
17.		Any reimbursement for public improvements constructed by the applicant shall be in accordance with a formal reimbursement agreement entered into between the City and the owner/applicant prior to approval of the improvement plans.	I	CD (E)
18.		Final lot and building configurations may be modified to allow for overland release of storm events greater than the capacity of the underground system.	M, B	CD (E)
19.		The owner/applicant shall coordinate the planning, development and completion of this project with the various utility agencies (i.e., SMUD, PG&E, etc.).	I	CD (P)(E)
20.		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 Community Development Department.	O	CD (E)
21.		For any improvements constructed on private property that are not under ownership or control of the owner/applicant, a right-of-entry, and if necessary, a permanent easement shall be obtained and provided to the City prior to issuance of a grading permit and/or approval of improvement plans.	G, I	CD (E)

22.		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 <i>Standard Construction Specifications</i> .	I	CD (E)
23.		Any reimbursement for public improvements constructed by the applicant shall be in accordance with a formal reimbursement agreement entered into between the City and the owner/applicant prior to approval of the improvement plans.	I	CD (E)
24.		Final exterior building and site lighting plans shall be submitted for review and approval by the Community Development Department for location, height, aesthetics, level of illumination, glare and trespass prior to the issuance of any building permits. All lighting, including but not limited to free-standing parking area lights, landscape/walkway lights, and building-attached lights shall be designed to be screened, shielded, and directed downward onto the project site and away from adjacent properties and public rights-of-way. The final design of the building-attached lights shall be subject to review and approval by the Community Development Department. Lighting shall be equipped with a timer or photo condenser. In addition, pole-mounted parking lot lights shall utilize a low-intensity, energy efficient lighting method.	I, B	CD (P)
25.		Future dry utility connection services (electrical, gas, telephone, etc.) for new buildings shall be placed underground at the project site.	B	CD (E)
26.		Each parcel shall have an independent water and sanitary sewer service which does not encroach into any other parcel and connects directly to the right-of-way. Prior to the issuance of building permits, any existing sanitary sewer or water service which encroaches into another parcel shall be relocated in accordance with the City of Folsom <i>Standard Construction Specifications</i> and the <i>Design and Procedures Manual and Improvement Standards</i> .	I,G,B	CD (E)
27.		All proposed driveway and walking surface improvements shall be constructed with Portland cement concrete (PCC).	I, B,G,O	CD (E)(B)
MAP REQUIREMENTS				
28.		The owner/applicant shall provide a digital copy of the recorded Subdivision Map (in AutoCAD format) to the Community Development Department substantially consistent with the Vesting Tentative Subdivision Map included in Attachment 8 of this staff report.	M	CD (E)
29.		The owner/applicant shall provide the Folsom-Cordova Unified School District with a copy of the recorded Subdivision Map.	M	CD (P)

30.		Prior to the recording of the Final Map, the owner/applicant shall enter into a subdivision improvement agreement with the City, identifying improvements, if any, to be constructed. The owner/applicant shall provide security acceptable to the City, guaranteeing construction of the improvements.	M	CD (E)
31.		The owner/applicant shall dedicate from the back of the attached sidewalk curb & gutter, Class II bike lane, and portions of Sibley Street as public rights-of-way to the City, consistent with the VTSM. If a detached sidewalk is proposed, , the owner/applicant shall dedicate a pedestrian easement from the back of the detached sidewalk to the right-of-way line, which shall be at the back of the curb.	M	CD (E)
32.		The owner/applicant shall dedicate public utility easements for underground facilities on properties adjacent to the public and private 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.	M	CD (E)
33.		The owner/applicant shall attempt to acquire any off-site rights-of-way and easements necessary for improvements required for the Final Map prior to submittal of the map. If the owner/applicant is unsuccessful in acquiring said rights-of-way and easements, the owner/applicant shall submit evidence to the City that a "good faith" effort was made in attempting to acquire said rights-of-way and easements prior to the City's approval of the Final Map. The owner/applicant shall be responsible for all costs associated with rights-of-way, right-of-way abandonment, and easement acquisition, including any costs the City incurs in attempting to acquire or abandon any rights-of-ways and/or easements.	M	CD (E)
34.		All on-site structures shall be demolished prior to recordation of the Final Map. A Demolition Permit shall be obtained to demolish these structures.	M	CD (E)
STORM WATER POLLUTION/CLEAN WATER ACT REQUIREMENTS				
35.		The owner/applicant shall be responsible for litter control and sweeping of all paved surfaces in accordance with City standards. All on-site storm drains shall be cleaned immediately before the commencement of the rainy season (October 15).	G, I, B	CD (E)
36.		The storm drain swale or onsite 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.	G, I, B, O	CD (E)

37.		Erosion and sedimentation control measures shall be incorporated into construction plans. These measures shall conform to the City of Folsom requirements and the County of Sacramento <u>Erosion and Sedimentation Control Standards and Specifications</u> -current edition and as directed by the Community Development Department.	G, I	CD (E)
38.		Prior to issuance of grading permits, the owner/applicant shall submit erosion control plans and other monitoring programs for the construction and operational phases of the proposed project for review by the City. The plan shall include Best Management Practices (BMP) to minimize and control the level of pollutants in stormwater runoff, and in runoff released to off-site receiving waters. Specific techniques may be based on geotechnical reports or the Erosion and Sediment Control Handbook of the California Department of Conservation, and shall comply with current City standards, including the Sacramento Region Stormwater Quality Design Manual.	G, I	CD (E), PW
39.		Prior to issuance of grading permits, the owner/applicant shall obtain coverage under the State Water Resources Control Board General Permit for Discharges of Storm Water Associated with Construction Activity (Order 2009-0009-DWQ), including preparation and submittal of a project-specific Storm Water Pollution Prevention Plan (SWPPP) at the time the Notice of Intent (NOI) is filed. The project applicant shall also prepare and submit any other necessary erosion and sediment control and engineering plans and specifications for pollution prevention and control to the City of Folsom.	G, I	CD (E), PW

LANDSCAPE/TREE PRESERVATION REQUIREMENTS

40.		<p>Tree permits with associated tree protection and mitigation plans in accordance with Folsom Municipal Code 12.16 shall be required to protect existing oak trees to be retained and account for tree impacts from the proposed development activities. Tree permit submittals shall be reviewed and approved by the CDD and all associated mitigation in-lieu fees resolved prior to the issuance of permits for site work or construction activities.</p> <p>Upon the completion of all site improvements and building construction of each parcel, requests by the owner/applicant for tree preservation credits shall be considered with the following stipulations:</p> <ol style="list-style-type: none"> 1. A tree protection plan shall be reviewed and approved by the CDD for the regulated activities on the subject parcel and included in all associated plan sets for the site work and construction activities on the subject parcel. Any oak to be considered for tree preservation credit shall be evaluated, included in the tree protection plan, and shall have been found to be rated 3, 4, or 5 by an arborist based on Table 12.16-10 as shown in Folsom Municipal Code Section 12.16.140. 2. A project arborist shall be retained by the owner/applicant to monitor trees throughout the duration of the site work and construction activities and to ensure compliance with the tree protection plan. 3. A final arborist report shall be submitted at the time of final building inspection attesting compliance with the tree permit conditions and demonstrating the qualifying trees (as described in Folsom Municipal Code 12.16.150 have not declined in health or structure during the development activities. 	B, I, G, OG	CD (A)(E)
41.		<p>Consistent with Folsom Municipal Code Section 10.20.470(C), each property shall have a minimum of one street tree of an approved species on the Folsom Master Tree List and be maintained with a minimum of 40% of the front yard setback as landscape area or other pervious surface.</p>	B, O	CD(A)(E)

42.		<p>Pursuant to the state’s Model Water Efficient Landscape Ordinance (MWELO), the owner/applicant shall submit a landscape permit application and documentation package for the front yard landscape of each lot to the CDD for review and approval. Said plans shall include all landscape specifications and details and shall be approved prior to issuance of building permits.</p> <p>Projects with an aggregate front yard landscape area of 2,500 square feet or less may comply with either the Performance Approach requirements or the Prescriptive Approach requirements of the MWELO.</p> <p>Projects with an aggregate front yard landscape area of more than 2,500 square feet shall comply with the Performance Approach Requirements of the MWELO.</p> <p>The City-approved landscape plan shall be installed at the time of the final inspection for the building permit, prior to Certificate of Occupancy of the main structure of each parcel.</p> <p>For purposes of this condition of approval, “landscape area” means all the irrigated planting areas, irrigated turf areas, and water features in a landscape design plan or preliminary landscape plan. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, other pervious or non-pervious hardscapes, and other non-irrigated areas designated for non-development (e.g., open spaces and existing native vegetation).</p>	B,I,G, OG	CD (A)(E)
BIOLOGICAL RESOURCE REQUIREMENTS				
43.	✓	<p>A qualified biologist shall conduct a preconstruction nesting bird survey of all areas associated with construction activities, and a 100-foot buffer around these areas, within 14 days prior to commencement of construction if construction occurs during the nesting season (February 1 through August 31). The results of the preconstruction nesting bird survey shall be submitted to the City of Folsom. If nests are not found during the survey, further measures shall not be required. If active nests are found, a no-disturbance buffer around the nest shall be established. The buffer distance shall be established by a qualified biologist in consultation with the CDFW. The buffer shall be maintained until the fledglings are capable of flight and become independent of the nest, to be determined by a qualified biologist. Once the young are independent of the nest, further measures are not necessary. (Mitigation Measure IV-1)</p>	G,B,I	CD (E)(P)

44.	✓	Prior to the removal of any protected trees, a Tree Removal Permit shall be obtained from the City of Folsom, and the project applicant shall comply with all applicable requirements included in the Folsom Municipal Code. If the project applicant determines that one or more of the protected trees may be retained, a Tree Preservation Plan shall be prepared for the proposed project identifying all protection and mitigation measures to be taken. The measures shall remain in place for the duration of the construction activities at the project site. The Tree Preservation Plan shall be submitted to and approved by the City of Folsom Community Development Department. (Mitigation Measure IV-2)	G,B,I	CD (A)(P)
TRIBAL AND CULTURAL RESOURCES REQUIREMENTS				
45.	✓	<p>If historic or archeological resources are encountered during subsurface excavation activities, all construction activities within a 100-foot radius of the resource shall cease until a qualified archaeologist determines whether the resource requires further study. The City shall require that the applicant include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. Any previously undiscovered resources found during construction shall be recorded on appropriate California Department of Parks and Recreation forms and evaluated for significance in terms of California Environmental Quality Act (CEQA) criteria by a qualified archaeologist. Potentially significant cultural resources consist of, but are not limited to, stone, bone, fossils, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites.</p> <p>If the resource is determined to be significant under CEQA, the City and a qualified archaeologist shall determine whether preservation in place is feasible. Such preservation in place is the preferred mitigation. If such preservation is infeasible, the qualified archaeologist shall prepare and implement a research design and archaeological data recovery plan for the resource. The archaeologist shall also conduct appropriate technical analyses, prepare a comprehensive written report and file it with the appropriate information center (California Historical Resources Information System), and provide for the permanent curation of the recovered materials. (Mitigation Measure V-1)</p>	DC	CD (P)(E)

46.	✓	<p>If human remains, or remains that are potentially human, are found during construction, a professional archeologist shall ensure reasonable protection measures are taken to protect the discovery from disturbance, all such work shall be halted immediately within 100 feet and the developer shall immediately notify the Community Development Department and the appropriate Federal and State agencies of the discovery. The archaeologist shall notify the City of Folsom Community Development Department and the Sacramento County Coroner (per §7050.5 of the State Health and Safety Code). The provisions of §7050.5 of the California Health and Safety Code, §5097.98 of the California Public Resources Code, and Assembly Bill 2641 will be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, then the Coroner will notify the Native American Heritage Commission (NAHC), which then will designate a Native American Most Likely Descendant (MLD) for the project (§5097.98 of the Public Resources Code). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the applicant does not agree with the recommendations of the MLD, the NAHC can mediate (§5097.94 of the Public Resources Code). If an agreement is not reached, the qualified archaeologist or most likely descendent must rebury the remains where they will not be further disturbed (§5097.98 of the Public Resources Code). This will also include either recording the site with the NAHC or the appropriate Information Center, using an open space or conservation zoning designation or easement, or recording a reinternment document with the county in which the property is located (AB 2641). Work cannot resume within the no-work radius until the Folsom Community Development Department, through consultation as appropriate, determines that the treatment measures have been completed to their satisfaction. (Mitigation Measure V-2)</p>	DC	CD (P)(E)
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47.	✓	<p>Prior to initiation of construction, all construction crew members, consultants, and other personnel involved in project implementation shall receive project-specific tribal cultural resource awareness training. The training shall be conducted in coordination with qualified cultural resource specialists and representatives from the Wilton Rancheria. The training will emphasize the requirement for confidentiality and culturally appropriate, respectful treatment of any find of significance to the Wilton Rancheria. All personnel required to receive the training shall also be required to sign a form that acknowledges receipt of the training, which shall be submitted to the City of Folsom Community Development Department for review and approval.</p> <p>As a component of the training, a brochure will be distributed to all personnel associated with project implementation. At a minimum the brochure shall discuss the following topics in clear and straightforward language:</p> <ul style="list-style-type: none"> • Field indicators of potential archaeological or cultural resources (i.e., what to look for; for example: archaeological artifacts, exotic or non-native rock, unusually large amounts of shell or bone, significant soil color variation, etc.); • Regulations governing archaeological resources and tribal cultural resources; • Consequences of disregarding or violating laws protecting archaeological or tribal cultural resources; and • Steps to take if a worker encounters a possible resource. <p>The training shall include project-specific guidance for on-site personnel including agreed upon protocols for resource avoidance, when to stop work, and who to contact if potential archaeological or tribal cultural resources are identified. The training shall also direct work to stop, and contact with the County Coroner and the NAHC to occur immediately, in the event that potential human remains are identified. NAHC will assign a Most Likely Descendant if the remains are determined by the Coroner to be Native American in origin. (Mitigation Measure XVIII-1)</p>	G, I, B	CD (P)(E)
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48.	✓	<p>The following language shall be noted on project Improvement Plans, subject to review and approval by the City of Folsom Community Development Department, and shall be implemented during project construction:</p> <p>If potential tribal cultural resources, archaeological resources, other cultural resources, articulated, or disarticulated human remains are discovered during construction activities, all work shall cease within 100 feet of the find (based on the apparent distribution of cultural resources). Examples of potential cultural materials include midden soil, artifacts, chipped stone, exotic (non-native) rock, or unusual amounts of baked clay, shell, or bone.</p> <p>A qualified cultural resources specialist and Native American Representative from the Wilton Rancheria will assess the significance of the find and make recommendations for further evaluation and treatment as necessary. Culturally appropriate treatment that preserves or restores the cultural character and integrity of a tribal cultural resource may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, construction monitoring of further construction activities by Tribal representatives of the Wilton Rancheria, and/or returning objects to a location within the project area where they will not be subject to future impacts. The Wilton Rancheria does not consider curation of tribal cultural resources to be appropriate or respectful and requests that materials not be permanently curated, unless specifically requested by the Tribe.</p> <p>If articulated or disarticulated human remains are discovered during construction activities, the County Coroner and Native American Heritage Commission shall be contacted immediately. Upon determination by the County Coroner that the find is Native American in origin, the Native American Heritage Commission will assign the Most Likely Descendant(s) who will work with the project proponent to define appropriate treatment and disposition of the burials.</p> <p>Following a review of the find and consultation with appropriate experts, the authority to proceed may be accompanied by the addition of development requirements which provide for protection of the site and/or additional measures necessary to address the unique or sensitive nature of the site. The treatment recommendations made by the cultural resource specialist and the Native American Representative will be documented in the project record. Any recommendations made by these experts that are not implemented must be documented and explained in the project record. Work in</p>	G, I, B, DC	CD (P)(E)
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		the area(s) of the cultural resource discovery may only proceed after authorization is granted by the City of Folsom Community Development Department following coordination with cultural resources experts and tribal representatives as appropriate. (Mitigation Measure XVIII-2)		
49.	✓	<p>The following language shall be noted on project Improvement Plans, subject to review and approval by the City of Folsom Community Development Department, and shall be implemented during project construction:</p> <p>The City shall give the Wilton Rancheria at least one (1) week’s notice prior to initiating ground-disturbing activities within the project site. The purpose of the notification will be to allow the Wilton Rancheria the opportunity to conduct monitoring. In the event that the Wilton Rancheria does not respond, or a tribal monitor does not report to the job site at the scheduled time, construction activities may proceed without monitoring, as long as the required notice was provided and documented.</p> <p>Tribal monitoring shall be limited to times when active soil disturbance is occurring, and the monitoring shall be curtailed once the project site has been disturbed (with associated tribal monitoring) to a depth of at least two feet, and the tribal monitor determines there is a low potential for tribal cultural resources to be discovered.</p> <p>The tribal monitor shall have the authority to temporarily pause ground disturbance within 100 feet of a discovery for a duration long enough to examine the resource. If no resources are identified, then construction activities shall proceed, and no agency notifications are required. In the event that a tribal cultural resource is identified, the tribal monitor shall flag off the discovery location and notify the City immediately to coordinate regarding appropriate and respectful treatment pursuant to State law.</p> <p>The tribal monitor shall wear appropriate construction safety equipment including steel-toed boots, construction vest, and hard hat.</p> <p>The tribal monitor shall be indemnified by the property owner. (Mitigation Measure XVIII-3)</p>	G, I, B, DC	CD (P)(E)

AIR QUALITY REQUIREMENTS

50.		In compliance with Rule 201 of the Sacramento Metropolitan Air Quality Management District (SMAQMD), the applicant/developer of the project shall verify with SMAQMD if a permit is required before equipment capable of releasing emissions to the atmosphere are used at the project site. The applicant/developer shall comply with the approved permit or provide evidence that a permit is not required.	G, I, B	CD (P)(E)(B)
51.		In compliance with Rule 442 of SMAQMD, the applicant/developer of the project shall use architectural coatings that comply with the volatile organic compound content limits specified in the general rule.	G, I, B	CD (P)(E)(B)
52.		Dust generated on the project site shall be controlled by selective watering of exposed areas, especially during clearing and grading operations. All unpaved areas of the project site that are being graded, excavated or used as construction haul roadways shall be sprayed with water as often as is necessary to assure that fugitive dust does not impact nearby properties. Stockpiles of soil or other fine materials being left for periods in excess of one day during site construction shall be sprayed and track walked after stockpiling is complete.	I, B	CD (P)(E)(B)
53.		Paving shall be completed as soon as is practicable to reduce the time that bare surfaces and soils are exposed. In areas where construction is delayed for an extended period of time, the ground shall be revegetated to minimize the generation of dust.	G, I, B	CD (P)(E)(B)
54.		Street sweeping shall be conducted to control dust and dirt tracked from the project site onto any of the surrounding roadways. Construction equipment access shall be restricted to defined entry and exit points to control the amount of soil deposition.	G, I, B	CD (P)(E)(B)

55.		<p>Control of fugitive dust is required by District Rule 403 and enforced by SMAQMD staff. The owner/applicant shall implement the following measures as identified by the SMAQMD:</p> <ul style="list-style-type: none"> • Water all exposed surfaces two times daily. Exposed surfaces include, but are not limited to soil piles, graded areas, unpaved parking areas, staging areas, and access roads. • Cover or maintain at least two feet of free board space on haul trucks transporting soil, sand, or other loose material on the site. Any haul trucks that would be traveling along freeways or major roadways should be covered. • Use wet power vacuum street sweepers to remove any visible trackout mud or dirt onto adjacent public roads at least once a day. Use of dry power sweeping is prohibited. • Limit vehicle speeds on unpaved roads to 15 miles per hour (mph). • All roadways, driveways, sidewalks, parking lots to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used. • Minimize idling time either by shutting equipment off when not in use or reducing the time of idling to 5 minutes [required by California Code of Regulations, Title 13, sections 2449(d)(3) and 2485]. Provide clear signage that posts this requirement for workers at the entrances to the site. • Provide current certificate(s) of compliance for the California Air Resources Board's (CARB's) In-Use Off-Road Diesel-Fueled Fleets Regulation [CCR, Title 13, sections 2449 and 2449.1] • Maintain all construction equipment in proper working condition according to manufacturer's specifications. The equipment must be checked by a certified mechanic and determine to be running in proper condition before it is operated. 	G, I, B	CD (P)(E)(B)
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TRANSPORTATION AND TRAFFIC REQUIREMENTS

56.	✓	<p>Prior to initiation of construction activities, the project applicant shall prepare a Construction Traffic Control Plan for review and approval by the City Engineer. The plan shall include the following:</p> <ul style="list-style-type: none"> • A project staging plan to maximize on-site storage of construction materials and equipment; • A set of comprehensive traffic control measures, including scheduling of major truck trips and deliveries to avoid peak hours; lane closure proceedings; signs, cones and other warning devices for drivers; and designation of construction access routes; • Provisions for maintaining adequate emergency access to the project site; • Permitted construction hours; • Designated locations for construction staging areas; • Identification of parking areas for construction employees, site visitors, and inspectors, including on-site locations; • Provisions for street sweeping to remove construction-related debris on public streets; and • Provisions to ensure that access to the preschool north of the project site is provided during off-site construction activities on 3rd Street. <p>A copy of the Construction Traffic Control Plan shall be submitted to local emergency response agencies, and the agencies shall be notified at least 14 days prior to the commencement of construction that would partially or fully obstruct roadways. (Mitigation Measure XVII-1)</p>	G, I, B	CD (P)(E)
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GREENHOUSE GAS EMISSIONS REQUIREMENTS

57.	✓	<p>Prior to the start of construction activities, the project applicant shall submit a construction equipment inventory list to the City Engineer demonstrating that all construction equipment for the proposed project would use high-performance diesel (also known as Diesel-HPR or Reg-9000/RHD). Proof of compliance shall be submitted to the City’s Community Development Department for review and approval.</p>	G, I, B	CD (P)(E)(B)
58.		<p>The project shall comply with California Green Building Standards Code (CALGreen)</p>	B	CD (B)

HAZARDOUS MATERIALS REQUIREMENTS

59.	✓	<p>Prior to issuance of a demolition permit by the City for any on-site structures, the project applicant shall provide a site assessment that determines whether any structures to be demolished contain lead-based paint (LBP), asbestos, mercury, or polychlorinated biphenyl caulk. Sampling shall be conducted in accordance with the California Department of Toxic Substances Control's 2006 Interim Guidance Evaluation of School Sites with Potential Contamination from Lead based Paint, Termiticides, and Electrical Transformers. If structures do not contain the aforementioned chemicals, further mitigation is not required; however, if LBP is found, all loose and peeling paint shall be removed and disposed of by a licensed and certified lead paint removal contractor, in accordance with CARB recommendations and OSHA requirements. If asbestos is found, all construction activities shall comply with all requirements and regulations promulgated through the National Emission Standards for Hazardous Air Pollutants (NESHAP) enforced by SMAQMD local district Rule 902 Asbestos. The demolition contractor shall be informed that all paint on the buildings shall be considered as containing lead and/or asbestos. The contractor shall follow all work practice standards set forth in the Asbestos National Emission Standards for Hazardous Air Pollutants (Asbestos NESHAP, 40 CFR, Part 61, Subpart M) regulations, as well as Section V, Chapter 3 of the OSHA Technical Manual. Should mercury or polychlorinated biphenyl caulk be detected, the removal, demolition, and disposal of such chemicals shall be conducted in compliance with California environmental regulations and policies. Work practice standards generally include appropriate precautions to protect construction workers and the surrounding community, and appropriate disposal methods for construction waste containing lead paint or asbestos in accordance with federal, State, and local regulations subject to approval by the City Engineer. (Mitigation Measure IX-1)</p>	B	CD (P)(E)(B)
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ENVIRONMENTAL & WATER RESOURCES REQUIREMENTS

60.		<p>Sewer cleanouts shall be located outside of the concrete driveways. A lower lateral cleanout shall be installed within the Public Utility Easement (PUE) to differentiate private and public ownership of the sewer.</p>	I, O	CD (P)(E)
61.		<p>The owner/applicant shall be subject to all requirements established by <u>Folsom Municipal Code (FMC, Chapter 13.26, Water Conservation)</u> relative to water conservation.</p>	I, OG	EWR, CD (E)

NOISE REQUIREMENTS

62.	✓	<p>Construction activities shall comply with the City of Folsom Noise Ordinance and shall be limited to the hours set forth below:</p> <p align="center"> Monday-Friday 7:00 AM to 6:00 PM Saturday and Sunday 8:00 AM to 5:00 PM </p> <p>The above criteria shall be included in the grading plan submitted by the applicant/developer for review and approval of the Public Works Department prior to issuance of grading permits. Exceptions to allow expanded construction activities shall be reviewed on a case-by-case basis as determined by the Chief Building Official and/or City Engineer pursuant to Section 8.42.060 of the <u>FMC</u>. (Mitigation Measure XIII-1)</p>	DC	CD (E)
63.	✓	<p>Construction activities shall adhere to the requirements of the City of Folsom with respect to hours of operation, muffling of internal combustion engines, and other factors that affect construction noise generation and the associated effects on noise-sensitive land uses. Prior to issuance of grading permits, these criteria shall be included in the grading plan submitted by the applicant/developer for the review and approval of the Public Works Department. (Mitigation Measure XIII-2)</p>	G, DC	CD (E)
64.	✓	<p>During construction, the applicant/developer shall designate a disturbance coordinator and conspicuously post the person's contact information around the project site and in adjacent public spaces. The disturbance coordinator will receive all public complaints about construction noise disturbances and will be responsible for determining the cause of the complaint, and implement feasible measures to be taken to alleviate the problem. The disturbance coordinator shall report all complaints and corrective measures taken to the Community Development Director. (Mitigation Measure XIII-3)</p>	DC	CD (E)

ARCHITECTURE/SITE DESIGN REQUIREMENTS

65.		<p>The project shall comply with the following architecture and design requirements:</p> <ol style="list-style-type: none"> 1. This approval is for six single-family residences and six accessory dwelling units associated with the 1014 Sibley Street Subdivision project. The applicant shall submit building plans that comply with this approval, the attached site plan dated October 10, 2023 provided in Attachment 7 and building elevations, colors and materials dated July 30, 2023 provided in Attachment 6. 2. All exterior windows on the proposed primary residences and ADUs are required to be recessed, have window trim (foam trim or similar architectural element) or window frames that contrast in color with that of the exterior material to the satisfaction of the Community Development Department. Plans submitted for a building permit shall demonstrate how this requirement is being met on the building elevations page. 3. The final location, design, height, material, and colors for all retaining walls and fences shall be subject to review and approval by the Community Development Department. 4. Primary dwelling units shall maintain a minimum 20-foot rear setback. Accessory Dwelling Units shall maintain a minimum 14-foot rear setback. 	B	CD (P)
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GEOLOGY AND SOILS REQUIREMENT

66.	✓	<p>Should construction or grading activities result in the discovery of unique paleontological resources, all work within 100 feet of the discovery shall cease. The Community Development Department shall be notified, and the resources shall be examined by a qualified archaeologist, paleontologist, or historian, at the developer's expense, for the purpose of recording, protecting, or curating the discovery as appropriate. The archaeologist, paleontologist, or historian shall submit to the Community Development Department for review and approval a report of the findings and method of curation or protection of the resources. Work may only resume in the area of discovery when the preceding work has occurred. (Mitigation Measure VII-1(2))</p>	DC	CD (E)(P)
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67.	✓	<p>Prior to approval of any grading permits, a design-level Geotechnical Analysis shall be conducted by a California Registered Civil Engineer or Geotechnical Engineer to characterize the subsurface conditions of the project site. The report shall address and make recommendations on the following:</p> <ul style="list-style-type: none"> • Road, pavement, and parking area design; • Structural foundations, including retaining wall design (if applicable); • Grading practices; • Erosion/winterization; • Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils, etc.); and • Slope stability. <p>All grading and foundation plans for the development shall be designed by a Civil and Structural Engineer and reviewed and approved by the Director of Public Works/City Engineer, Chief Building Official, and a qualified Geotechnical Engineer prior to issuance of grading and building permits to ensure that all geotechnical recommendations specified in the Geotechnical Analysis are properly incorporated and utilized in the project design. (Mitigation Measure VII-1)</p>	G	CD (E)
HAZARDS AND HAZARDOUS MATERIAL REQUIREMENT				
68.		<p>Prior to the first occupancy permit, the project applicant shall conduct site-specific radon testing to confirm that radon levels on-site are at acceptable levels for habitation on-site. Should results of the radon testing indicate that radon levels exceed State standards for habitation, the project applicant shall follow recommended remediation procedures per the testing report prior to issuance of an occupancy permit by the City. Results from this testing shall be submitted to the City of Folsom.</p>	O	CD (E)
69.		<p>This project is located in a geologic unit within the boundaries of the City of Folsom, which is likely to contain naturally occurring asbestos. The owner/applicant shall be required to obtain approval from the Sacramento Metropolitan Air Quality Management District (SMAQMD) prior to approval of any grading and/or construction on the project site. The owner/applicant shall provide to the Community Development Department a copy of the written approval from SMAQMD prior to approval of grading and/or site improvement plans.</p>	G, I, B	CD (P)(E)(B)

POLICE/SECURITY REQUIREMENT

70.		The owner/applicant shall consult with the Police Department in order to incorporate all reasonable crime prevention measures. The following security/safety measures shall be required: <ul style="list-style-type: none"> • Security measures for the safety of all construction equipment and unit appliances shall be employed. • Landscaping shall not cover exterior doors or windows, block line-of-sight at intersections or screen overhead lighting. 	G, I, B	PD
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FIRE DEPARTMENT REQUIREMENTS

71.		Prior to the issuance of any improvement plans or building permits, the Community Development and Fire Departments shall review and approve all detailed design plans for accessibility of emergency fire equipment, fire hydrant flow location, and other construction features.	I, B	FD
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MISCELLANEOUS REQUIREMENTS

72.		The owner/applicant shall obtain all required State and Federal permits and provide evidence that said permits have been obtained, or that the permit is not required, subject to staff review and approval of any grading or improvement plan.	G, I	CD (P)(E)
73.		The Owner/Applicant shall pay parkland dedication in-lieu fees (Quimby) for 0.0876 acres for the 1014 Sibley Street Project and in accordance with <u>FMC</u> Section 16.32.040. In-lieu fee payment shall be made on a lot-by-lot basis prior to the issuance of any building permit. Per <u>FMC</u> Section 16.32.020, the fair market value shall be determined based upon a written appraisal prepared by an appraiser who is acceptable to both the city and the subdivider. The appraisal shall be based upon the fair market value of the land having final subdivision or parcel map status. The cost of the appraisal shall be borne by the subdivider	B	CD (P), PR
74.		The owner/applicant shall obtain permission (permit, letter, agreement, etc.) from all applicable public utility companies (SMUD, PG&E, WAPA, etc.) in a form acceptable to the Community Development Department for construction-related activities proposed within the existing public utility easements.	I	CD (P)
75.		All waste collection carts (trash, recycling and organics) shall be brought curbside to Sibley Street for collection services.	OG	PW
76.		Approval of the proposed project shall be contingent on the passage and adoption of the rezone ordinance by the City Council.	M	CD (P)
77.		To ensure a clear line of sight for motorists exiting the new driveways, landscaping in the front six feet of the properties, apart from required street trees shall be limited to 36 inches in height.	OG	CD (P) (A)

CONDITIONS KEY

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

Attachment 3

CONDITIONS OF APPROVAL FOR 1014 SIBLEY STREET SUBDIVISION (MSTR23-00007)				
Cond. No.	Mitigation Measure	GENERAL REQUIREMENTS	When Required	Responsible Department
1.		<p>The applicant shall submit final site development plans to the Community Development Department that substantially conform to the exhibits referenced below:</p> <ul style="list-style-type: none"> • Architectural Plans, dated July 30, 2023 • Site Plan, dated October 10, 2023, Grading & Drainage Plan, dated October 4, 2023 • Vesting Tentative Subdivision Map, dated October 4, 2023 <p>The project is approved for a Rezone, Vesting Tentative Subdivision Map, Planned Development Permit and Design Review for the six-lot single-family 1014 Sibley Street Subdivision project. Implementation of the project shall be consistent with the above-referenced items as modified by these conditions of approval. The Grading & Drainage Plan and Utility Plan shall be updated for consistency with the Vesting Tentative Subdivision Map and Site Plan for permit submittals.</p>	B	CD (P)(E)
2.		<p>Building plans shall be submitted to the Community Development Department for review and approval to ensure conformance with this approval and with relevant codes, policies, standards and other requirements of the City of Folsom. The site plans submitted for permits shall be modified to reflect the property lines and easements shown on the Vesting Tentative Subdivision Map.</p>	B	CD (P)(E)(B)
3.		<p>The project approvals granted under this staff report (Rezone, Vesting Tentative Subdivision Map, Planned Development Permit and Design Review) shall remain in effect for two years from final date of approval (October 18, 2025). If a building permit is not issued within the identified time frame and/or the applicant has not demonstrated substantial progress towards the development of the project, this approval shall be considered null and void. 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)

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

9.		If the City utilizes the services of consultants to prepare special studies or provide specialized design review or inspection services for the project, the applicant shall reimburse the City for actual costs it incurs in utilizing these services, including administrative costs for City personnel. A deposit for these services shall be provided prior to initiating review of the Final Map, improvement plans, or beginning inspection, whichever is applicable.	I, M, B	CD (P)(E)
10.		This project shall be subject to all applicable City-wide development impact fees, unless exempt by previous agreement. This project shall be subject to all applicable City-wide development impact fees in effect at such time that a building permit is issued. These fees may include, but are not limited to, fees for fire protection, park facilities, park equipment, Humbug-Willow Creek Parkway, Light Rail, TSM, capital facilities and traffic impacts. The 90-day protest period for all fees, dedications, reservations or other exactions imposed on this project will begin on the date of final approval (October 18, 2023). The fees shall be calculated at the fee rate in effect at the time of building permit issuance.	B	CD (P)(E), PW, PR
11.		The owner/applicant agrees to pay to the Folsom-Cordova Unified School District the maximum fee authorized by law for the construction and/or reconstruction of school facilities. The applicable fee shall be the fee established by the School District that is in effect at the time of the issuance of a building permit. Specifically, the owner/applicant agrees to pay any and all fees and charges and comply with any and all dedications or other requirements authorized under Section 17620 of the Education Code; Chapter 4.7 (commencing with Section 65970) of the Government Code; and Sections 65995, 65995.5 and 65995.7 of the Government Code.	B	CD (P)
SITE DEVELOPMENT REQUIREMENTS				
12.		Prior to the issuance of any grading and/or building permit, the owner/applicant shall have a geotechnical report prepared by an appropriately licensed engineer that includes an analysis of site suitability, proposed foundation design for all proposed structures, and roadway and pavement design.	G, B	CD (E)
13.		Public and private improvements, including roadways, curbs, gutters, sidewalks, bicycle lanes and trails, streetlights, underground infrastructure and all other improvements shall be provided in accordance with the current edition of the City of Folsom <u>Standard Construction Specifications</u> and the <u>Design and Procedures Manual and Improvement Standards</u> .	I, B	CD (P)(E)
14.		The owner/applicant shall submit water, sewer and drainage studies to the satisfaction of the Community Development Department and provide sanitary sewer, water and storm drainage improvements with corresponding easements, as necessary, in accordance with these studies and the current edition of the City of Folsom <u>Standard Construction Specifications</u> and the <u>Design and Procedures Manual and Improvement Standards</u> .	I	CD (E)

15.		The improvement plans for the required public and private subdivision improvements, including but not limited to street and frontage improvements on Sibley Street, shall be reviewed and approved by the Community Development Department prior to approval of the Final Map.	M	CD (E)
16.		All required public and private subdivision improvements, including but not limited to street and frontage improvements on Sibley Street, shall be completed prior to issuance of the first Certificate of Occupancy for the subdivision.	O	CD (E)
17.		Any reimbursement for public improvements constructed by the applicant shall be in accordance with a formal reimbursement agreement entered into between the City and the owner/applicant prior to approval of the improvement plans.	I	CD (E)
18.		Final lot and building configurations may be modified to allow for overland release of storm events greater than the capacity of the underground system.	M, B	CD (E)
19.		The owner/applicant shall coordinate the planning, development and completion of this project with the various utility agencies (i.e., SMUD, PG&E, etc.).	I	CD (P)(E)
20.		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 Community Development Department.	O	CD (E)
21.		For any improvements constructed on private property that are not under ownership or control of the owner/applicant, a right-of-entry, and if necessary, a permanent easement shall be obtained and provided to the City prior to issuance of a grading permit and/or approval of improvement plans.	G, I	CD (E)
22.		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 Standard Construction Specifications.	I	CD (E)
23.		Any reimbursement for public improvements constructed by the applicant shall be in accordance with a formal reimbursement agreement entered into between the City and the owner/applicant prior to approval of the improvement plans.	I	CD (E)

24.		Final exterior building and site lighting plans shall be submitted for review and approval by the Community Development Department for location, height, aesthetics, level of illumination, glare and trespass prior to the issuance of any building permits. All lighting, including but not limited to free-standing parking area lights, landscape/walkway lights, and building-attached lights shall be designed to be screened, shielded, and directed downward onto the project site and away from adjacent properties and public rights-of-way. The final design of the building-attached lights shall be subject to review and approval by the Community Development Department. Lighting shall be equipped with a timer or photo condenser. In addition, pole-mounted parking lot lights shall utilize a low-intensity, energy efficient lighting method.	I, B	CD (P)
25.		Future dry utility connection services (electrical, gas, telephone, etc.) for new buildings shall be placed underground at the project site.	B	CD (E)
26.		Each parcel shall have an independent water and sanitary sewer service which does not encroach into any other parcel and connects directly to the right-of-way. Prior to the issuance of building permits, any existing sanitary sewer or water service which encroaches into another parcel shall be relocated in accordance with the City of Folsom <u>Standard Construction Specifications</u> and the <u>Design and Procedures Manual and Improvement Standards</u> .	I,G,B	CD (E)
27.		All proposed driveway and walking surface improvements shall be constructed with Portland cement concrete (PCC).	I, B,G,O	CD (E)(B)
MAP REQUIREMENTS				
28.		The owner/applicant shall provide a digital copy of the recorded Subdivision Map (in AutoCAD format) to the Community Development Department substantially consistent with the Vesting Tentative Subdivision Map included in Attachment 8 of this staff report.	M	CD (E)
29.		The owner/applicant shall provide the Folsom-Cordova Unified School District with a copy of the recorded Subdivision Map.	M	CD (P)
30.		Prior to the recording of the Final Map, the owner/applicant shall enter into a subdivision improvement agreement with the City, identifying improvements, if any, to be constructed. The owner/applicant shall provide security acceptable to the City, guaranteeing construction of the improvements.	M	CD (E)
31.		The owner/applicant shall dedicate from the back of the attached sidewalk curb & gutter, Class II bike lane, and portions of Sibley Street as public rights-of-way to the City, consistent with the VTSM. If a detached sidewalk is proposed, , the owner/applicant shall dedicate a pedestrian easement from the back of the detached sidewalk to the right-of-way line, which shall be at the back of the curb.	M	CD (E)

32.		The owner/applicant shall dedicate public utility easements for underground facilities on properties adjacent to the public and private 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.	M	CD (E)
33.		The owner/applicant shall attempt to acquire any off-site rights-of-way and easements necessary for improvements required for the Final Map prior to submittal of the map. If the owner/applicant is unsuccessful in acquiring said rights-of-way and easements, the owner/applicant shall submit evidence to the City that a good faith effort was made in attempting to acquire said rights -of-way and easements prior to the City's approval of the Final Map. The owner/applicant shall be responsible for all costs associated with rights-of-way, right-of-way abandonment, and easement acquisition, including any costs the City incurs in attempting to acquire or abandon any rights-of-ways and/or easements.	M	CD (E)
34.		All on-site structures shall be demolished prior to recordation of the Final Map. A Demolition Permit shall be obtained to demolish these structures.	M	CD (E)
STORM WATER POLLUTION/CLEAN WATER ACT REQUIREMENTS				
35.		The owner/applicant shall be responsible for litter control and sweeping of all paved surfaces in accordance with City standards. All on-site storm drains shall be cleaned immediately before the commencement of the rainy season (October 15).	G, I, B	CD (E)
36.		The storm drain swale or onsite 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.	G, I, B, O	CD (E)
37.		Erosion and sedimentation control measures shall be incorporated into construction plans. These measures shall conform to the City of Folsom requirements and the County of Sacramento <u>Erosion and Sedimentation Control Standards and Specifications</u> -current edition and as directed by the Community Development Department.	G, I	CD (E)
38.		Prior to issuance of grading permits, the owner/applicant shall submit erosion control plans and other monitoring programs for the construction and operational phases of the proposed project for review by the City. The plan shall include Best Management Practices (BMP) to minimize and control the level of pollutants in stormwater runoff, and in runoff released to off-site receiving waters. Specific techniques may be based on geotechnical reports or the Erosion and Sediment Control Handbook of the California Department of Conservation, and shall comply with current City standards, including the Sacramento Region Stormwater Quality Design Manual.	G, I	CD (E), PW

39.		Prior to issuance of grading permits, the owner/applicant shall obtain coverage under the State Water Resources Control Board General Permit for Discharges of Storm Water Associated with Construction Activity (Order 2009-0009-DWQ), including preparation and submittal of a project-specific Storm Water Pollution Prevention Plan (SWPPP) at the time the Notice of Intent (NOI) is filed. The project applicant shall also prepare and submit any other necessary erosion and sediment control and engineering plans and specifications for pollution prevention and control to the City of Folsom.	G, I	CD (E), PW
LANDSCAPE/TREE PRESERVATION REQUIREMENTS				
40.		<p>Tree permits with associated tree protection and mitigation plans in accordance with Folsom Municipal Code 12.16 shall be required to protect existing oak trees to be retained and account for tree impacts from the proposed development activities. Tree permit submittals shall be reviewed and approved by the CDD and all associated mitigation in-lieu fees resolved prior to the issuance of permits for site work or construction activities.</p> <p>Upon the completion of all site improvements and building construction of each parcel, requests by the owner/applicant for tree preservation credits shall be considered with the following stipulations:</p> <ol style="list-style-type: none"> 1. A tree protection plan shall be reviewed and approved by the CDD for the regulated activities on the subject parcel and included in all associated plan sets for the site work and construction activities on the subject parcel. Any oak to be considered for tree preservation credit shall be evaluated, included in the tree protection plan, and shall have been found to be rated 3, 4, or 5 by an arborist based on Table 12.16-10 as shown in Folsom Municipal Code Section 12.16.140. 2. A project arborist shall be retained by the owner/applicant to monitor trees throughout the duration of the site work and construction activities and to ensure compliance with the tree protection plan. 3. A final arborist report shall be submitted at the time of final building inspection attesting compliance with the tree permit conditions and demonstrating the qualifying trees (as described in Folsom Municipal Code 12.16.150 have not declined in health or structure during the development activities. 	B, I, G, OG	CD (A)(E)
41.		Consistent with Folsom Municipal Code Section 10.20.470(C), each property shall have a minimum of one street tree of an approved species on the Folsom Master Tree List and be maintained with a minimum of 40% of the front yard setback as landscape area or other pervious surface.	B, O	CD(A)(E)

42.		<p>Pursuant to the state's Model Water Efficient Landscape Ordinance (MWELo), the owner/applicant shall submit a landscape permit application and documentation package for the front yard landscape of each lot to the CDD for review and approval. Said plans shall include all landscape specifications and details and shall be approved prior to issuance of building permits.</p> <p>Projects with an aggregate front yard landscape area of 2,500 square feet or less may comply with either the Performance Approach requirements or the Prescriptive Approach requirements of the MWELo.</p> <p>Projects with an aggregate front yard landscape area of more than 2,500 square feet shall comply with the Performance Approach Requirements of the MWELo.</p> <p>The City-approved landscape plan shall be installed at the time of the final inspection for the building permit, prior to Certificate of Occupancy of the main structure of each parcel.</p> <p>For purposes of this condition of approval, landscape area means all the irrigated planting areas, irrigated turf areas, and water features in a landscape design plan or preliminary landscape plan. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, other pervious or non-pervious hardscapes, and other non-irrigated areas designated for non-development (e.g., open spaces and existing native vegetation).</p>	B,I,G, OG	CD (A)(E)
BIOLOGICAL RESOURCE REQUIREMENTS				
43.	✓	<p>A qualified biologist shall conduct a preconstruction nesting bird survey of all areas associated with construction activities, and a 100-foot buffer around these areas, within 14 days prior to commencement of construction if construction occurs during the nesting season (February 1 through August 31). The results of the preconstruction nesting bird survey shall be submitted to the City of Folsom. If nests are not found during the survey, further measures shall not be required. If active nests are found, a no-disturbance buffer around the nest shall be established. The buffer distance shall be established by a qualified biologist in consultation with the CDFW. The buffer shall be maintained until the fledglings are capable of flight and become independent of the nest, to be determined by a qualified biologist. Once the young are independent of the nest, further measures are not necessary. (Mitigation Measure IV-1)</p>	G,B,I	CD (E)(P)

44.	✓	<p>Prior to the removal of any protected trees, a Tree Removal Permit shall be obtained from the City of Folsom, and the project applicant shall comply with all applicable requirements included in the Folsom Municipal Code. If the project applicant determines that one or more of the protected trees may be retained, a Tree Preservation Plan shall be prepared for the proposed project identifying all protection and mitigation measures to be taken. The measures shall remain in place for the duration of the construction activities at the project site. The Tree Preservation Plan shall be submitted to and approved by the City of Folsom Community Development Department. (Mitigation Measure IV-2)</p>	G,B,I	CD (A)(P)
TRIBAL AND CULTURAL RESOURCES REQUIREMENTS				
45.	✓	<p>If historic or archeological resources are encountered during subsurface excavation activities, all construction activities within a 100-foot radius of the resource shall cease until a qualified archaeologist determines whether the resource requires further study. The City shall require that the applicant include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. Any previously undiscovered resources found during construction shall be recorded on appropriate California Department of Parks and Recreation forms and evaluated for significance in terms of California Environmental Quality Act (CEQA) criteria by a qualified archaeologist. Potentially significant cultural resources consist of, but are not limited to, stone, bone, fossils, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites.</p> <p>If the resource is determined to be significant under CEQA, the City and a qualified archaeologist shall determine whether preservation in place is feasible. Such preservation in place is the preferred mitigation. If such preservation is infeasible, the qualified archaeologist shall prepare and implement a research design and archaeological data recovery plan for the resource. The archaeologist shall also conduct appropriate technical analyses, prepare a comprehensive written report and file it with the appropriate information center (California Historical Resources Information System), and provide for the permanent curation of the recovered materials. (Mitigation Measure V-1)</p>	DC	CD (P)(E)

46.	✓	<p>If human remains, or remains that are potentially human, are found during construction, a professional archeologist shall ensure reasonable protection measures are taken to protect the discovery from disturbance, all such work shall be halted immediately within 100 feet and the developer shall immediately notify the Community Development Department and the appropriate Federal and State agencies of the discovery. The archaeologist shall notify the City of Folsom Community Development Department and the Sacramento County Coroner (per §7050.5 of the State Health and Safety Code). The provisions of §7050.5 of the California Health and Safety Code, §5097.98 of the California Public Resources Code, and Assembly Bill 2641 will be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, then the Coroner will notify the Native American Heritage Commission (NAHC), which then will designate a Native American Most Likely Descendant (MLD) for the project (§5097.98 of the Public Resources Code). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the applicant does not agree with the recommendations of the MLD, the NAHC can mediate (§5097.94 of the Public Resources Code). If an agreement is not reached, the qualified archaeologist or most likely descendent must rebury the remains where they will not be further disturbed (§5097.98 of the Public Resources Code). This will also include either recording the site with the NAHC or the appropriate Information Center, using an open space or conservation zoning designation or easement, or recording a reinternment document with the county in which the property is located (AB 2641). Work cannot resume within the no-work radius until the Folsom Community Development Department, through consultation as appropriate, determines that the treatment measures have been completed to their satisfaction. (Mitigation Measure V-2)</p>	DC	CD (P)(E)
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47.	✓	<p>Prior to initiation of construction, all construction crew members, consultants, and other personnel involved in project implementation shall receive project-specific tribal cultural resource awareness training. The training shall be conducted in coordination with qualified cultural resource specialists and representatives from the Wilton Rancheria. The training will emphasize the requirement for confidentiality and culturally appropriate, respectful treatment of any find of significance to the Wilton Rancheria. All personnel required to receive the training shall also be required to sign a form that acknowledges receipt of the training, which shall be submitted to the City of Folsom Community Development Department for review and approval.</p> <p>As a component of the training, a brochure will be distributed to all personnel associated with project implementation. At a minimum the brochure shall discuss the following topics in clear and straightforward language:</p> <ul style="list-style-type: none"> • Field indicators of potential archaeological or cultural resources (i.e., what to look for; for example: archaeological artifacts, exotic or non-native rock, unusually large amounts of shell or bone, significant soil color variation, etc.); • Regulations governing archaeological resources and tribal cultural resources; • Consequences of disregarding or violating laws protecting archaeological or tribal cultural resources; and • Steps to take if a worker encounters a possible resource. <p>The training shall include project-specific guidance for on-site personnel including agreed upon protocols for resource avoidance, when to stop work, and who to contact if potential archaeological or tribal cultural resources are identified. The training shall also direct work to stop, and contact with the County Coroner and the NAHC to occur immediately, in the event that potential human remains are identified. NAHC will assign a Most Likely Descendant if the remains are determined by the Coroner to be Native American in origin. (Mitigation Measure XVIII-1)</p>	G, I, B	CD (P)(E)
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48.	✓	<p>The following language shall be noted on project Improvement Plans, subject to review and approval by the City of Folsom Community Development Department, and shall be implemented during project construction:</p> <p>If potential tribal cultural resources, archaeological resources, other cultural resources, articulated, or disarticulated human remains are discovered during construction activities, all work shall cease within 100 feet of the find (based on the apparent distribution of cultural resources). Examples of potential cultural materials include midden soil, artifacts, chipped stone, exotic (non-native) rock, or unusual amounts of baked clay, shell, or bone.</p> <p>A qualified cultural resources specialist and Native American Representative from the Wilton Rancheria will assess the significance of the find and make recommendations for further evaluation and treatment as necessary. Culturally appropriate treatment that preserves or restores the cultural character and integrity of a tribal cultural resource may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, construction monitoring of further construction activities by Tribal representatives of the Wilton Rancheria, and/or returning objects to a location within the project area where they will not be subject to future impacts. The Wilton Rancheria does not consider curation of tribal cultural resources to be appropriate or respectful and requests that materials not be permanently curated, unless specifically requested by the Tribe.</p> <p>If articulated or disarticulated human remains are discovered during construction activities, the County Coroner and Native American Heritage Commission shall be contacted immediately. Upon determination by the County Coroner that the find is Native American in origin, the Native American Heritage Commission will assign the Most Likely Descendant(s) who will work with the project proponent to define appropriate treatment and disposition of the burials.</p> <p>Following a review of the find and consultation with appropriate experts, the authority to proceed may be accompanied by the addition of development requirements which provide for protection of the site and/or additional measures necessary to address the unique or sensitive nature of the site. The treatment recommendations made by the cultural resource specialist and the Native American Representative will be documented in the project record. Any recommendations made by these experts that are not implemented must be documented and explained in the project record. Work in the area(s) of the cultural resource discovery may only proceed after</p>	G, I, B, DC	CD (P)(E)
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		<p>authorization is granted by the City of Folsom Community Development Department following coordination with cultural resources experts and tribal representatives as appropriate. (Mitigation Measure XVIII-2)</p>		
49.	✓	<p>The following language shall be noted on project Improvement Plans, subject to review and approval by the City of Folsom Community Development Department, and shall be implemented during project construction:</p> <p>The City shall give the Wilton Rancheria at least one (1) week's notice prior to initiating ground - disturbing activities within the project site. The purpose of the notification will be to allow the Wilton Rancheria the opportunity to conduct monitoring. In the event that the Wilton Rancheria does not respond, or a tribal monitor does not report to the job site at the scheduled time, construction activities may proceed without monitoring, as long as the required notice was provided and documented.</p> <p>Tribal monitoring shall be limited to times when active soil disturbance is occurring, and the monitoring shall be curtailed once the project site has been disturbed (with associated tribal monitoring) to a depth of at least two feet, and the tribal monitor determines there is a low potential for tribal cultural resources to be discovered.</p> <p>The tribal monitor shall have the authority to temporarily pause ground disturbance within 100 feet of a discovery for a duration long enough to examine the resource. If no resources are identified, then construction activities shall proceed, and no agency notifications are required. In the event that a tribal cultural resource is identified, the tribal monitor shall flag off the discovery location and notify the City immediately to coordinate regarding appropriate and respectful treatment pursuant to State law.</p> <p>The tribal monitor shall wear appropriate construction safety equipment including steel-toed boots, construction vest, and hard hat.</p> <p>The tribal monitor shall be indemnified by the property owner. (Mitigation Measure XVIII-3)</p>	G, I, B, DC	CD (P)(E)

AIR QUALITY REQUIREMENTS

50.		In compliance with Rule 201 of the Sacramento Metropolitan Air Quality Management District (SMAQMD), the applicant/developer of the project shall verify with SMAQMD if a permit is required before equipment capable of releasing emissions to the atmosphere are used at the project site. The applicant/developer shall comply with the approved permit or provide evidence that a permit is not required.	G, I, B	CD (P)(E)(B)
51.		In compliance with Rule 442 of SMAQMD, the applicant/developer of the project shall use architectural coatings that comply with the volatile organic compound content limits specified in the general rule.	G, I, B	CD (P)(E)(B)
52.		Dust generated on the project site shall be controlled by selective watering of exposed areas, especially during clearing and grading operations. All unpaved areas of the project site that are being graded, excavated or used as construction haul roadways shall be sprayed with water as often as is necessary to assure that fugitive dust does not impact nearby properties. Stockpiles of soil or other fine materials being left for periods in excess of one day during site construction shall be sprayed and track walked after stockpiling is complete.	I, B	CD (P)(E)(B)
53.		Paving shall be completed as soon as is practicable to reduce the time that bare surfaces and soils are exposed. In areas where construction is delayed for an extended period of time, the ground shall be revegetated to minimize the generation of dust.	G, I, B	CD (P)(E)(B)
54.		Street sweeping shall be conducted to control dust and dirt tracked from the project site onto any of the surrounding roadways. Construction equipment access shall be restricted to defined entry and exit points to control the amount of soil deposition.	G, I, B	CD (P)(E)(B)

55.		<p>Control of fugitive dust is required by District Rule 403 and enforced by SMAQMD staff. The owner/applicant shall implement the following measures as identified by the SMAQMD:</p> <ul style="list-style-type: none"> • Water all exposed surfaces two times daily. Exposed surfaces include, but are not limited to soil piles, graded areas, unpaved parking areas, staging areas, and access roads. • Cover or maintain at least two feet of free board space on haul trucks transporting soil, sand, or other loose material on the site. Any haul trucks that would be traveling along freeways or major roadways should be covered. • Use wet power vacuum street sweepers to remove any visible trackout mud or dirt onto adjacent public roads at least once a day. Use of dry power sweeping is prohibited. • Limit vehicle speeds on unpaved roads to 15 miles per hour (mph). • All roadways, driveways, sidewalks, parking lots to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used. • Minimize idling time either by shutting equipment off when not in use or reducing the time of idling to 5 minutes [required by California Code of Regulations, Title 13, sections 2449(d)(3) and 2485]. Provide clear signage that posts this requirement for workers at the entrances to the site. • Provide current certificate(s) of compliance for the California Air Resources Board's (CARB's) In-Use Off-Road Diesel-Fueled Fleets Regulation [CCR, Title 13, sections 2449 and 2449.1] • Maintain all construction equipment in proper working condition according to manufacturer's specifications. The equipment must be checked by a certified mechanic and determine to be running in proper condition before it is operated. 	G, I, B	CD (P)(E)(B)
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TRANSPORTATION AND TRAFFIC REQUIREMENTS

56.	✓	<p>Prior to initiation of construction activities, the project applicant shall prepare a Construction Traffic Control Plan for review and approval by the City Engineer. The plan shall include the following:</p> <ul style="list-style-type: none"> • A project staging plan to maximize on-site storage of construction materials and equipment; • A set of comprehensive traffic control measures, including scheduling of major truck trips and deliveries to avoid peak hours; lane closure proceedings; signs, cones and other warning devices for drivers; and designation of construction access routes; • Provisions for maintaining adequate emergency access to the project site; • Permitted construction hours; • Designated locations for construction staging areas; • Identification of parking areas for construction employees, site visitors, and inspectors, including on-site locations; • Provisions for street sweeping to remove construction-related debris on public streets; and • Provisions to ensure that access to the preschool north of the project site is provided during off-site construction activities on 3rd Street. <p>A copy of the Construction Traffic Control Plan shall be submitted to local emergency response agencies, and the agencies shall be notified at least 14 days prior to the commencement of construction that would partially or fully obstruct roadways. (Mitigation Measure XVII-1)</p>	G, I, B	CD (P)(E)
GREENHOUSE GAS EMISSIONS REQUIREMENTS				
57.	✓	<p>Prior to the start of construction activities, the project applicant shall submit a construction equipment inventory list to the City Engineer demonstrating that all construction equipment for the proposed project would use high-performance diesel (also known as Diesel-HPR or Reg-9000/RHD). Proof of compliance shall be submitted to the City's Community Development Department for review and approval.</p>	G, I, B	CD (P)(E)(B)
58.		<p>The project shall comply with California Green Building Standards Code (CALGreen)</p>	B	CD (B)

HAZARDOUS MATERIALS REQUIREMENTS

59.	✓	<p>Prior to issuance of a demolition permit by the City for any on-site structures, the project applicant shall provide a site assessment that determines whether any structures to be demolished contain lead-based paint (LBP), asbestos, mercury, or polychlorinated biphenyl caulk. Sampling shall be conducted in accordance with the California Department of Toxic Substances Control's 2006 Interim Guidance Evaluation of School Sites with Potential Contamination from Lead based Paint, Termiticides, and Electrical Transformers. If structures do not contain the aforementioned chemicals, further mitigation is not required; however, if LBP is found, all loose and peeling paint shall be removed and disposed of by a licensed and certified lead paint removal contractor, in accordance with CARB recommendations and OSHA requirements. If asbestos is found, all construction activities shall comply with all requirements and regulations promulgated through the National Emission Standards for Hazardous Air Pollutants (NESHAP) enforced by SMAQMD local district Rule 902 Asbestos. The demolition contractor shall be informed that all paint on the buildings shall be considered as containing lead and/or asbestos. The contractor shall follow all work practice standards set forth in the Asbestos National Emission Standards for Hazardous Air Pollutants (Asbestos NESHAP, 40 CFR, Part 61, Subpart M) regulations, as well as Section V, Chapter 3 of the OSHA Technical Manual. Should mercury or polychlorinated biphenyl caulk be detected, the removal, demolition, and disposal of such chemicals shall be conducted in compliance with California environmental regulations and policies. Work practice standards generally include appropriate precautions to protect construction workers and the surrounding community, and appropriate disposal methods for construction waste containing lead paint or asbestos in accordance with federal, State, and local regulations subject to approval by the City Engineer. (Mitigation Measure IX-1)</p>	B	CD (P)(E)(B)
ENVIRONMENTAL & WATER RESOURCES REQUIREMENTS				
60.		<p>Sewer cleanouts shall be located outside of the concrete driveways. A lower lateral cleanout shall be installed within the Public Utility Easement (PUE) to differentiate private and public ownership of the sewer.</p>	I, O	CD (P)(E)
61.		<p>The owner/applicant shall be subject to all requirements established by <u>Folsom Municipal Code (FMC, Chapter 13.26, Water Conservation)</u> relative to water conservation.</p>	I, OG	EWR, CD (E)

NOISE REQUIREMENTS				
62.	✓	<p>Construction activities shall comply with the City of Folsom Noise Ordinance and shall be limited to the hours set forth below:</p> <p style="text-align: center;"> Monday-Friday 7:00 AM to 6:00 PM Saturday and Sunday 8:00 AM to 5:00 PM </p> <p>The above criteria shall be included in the grading plan submitted by the applicant/developer for review and approval of the Public Works Department prior to issuance of grading permits. Exceptions to allow expanded construction activities shall be reviewed on a case-by-case basis as determined by the Chief Building Official and/or City Engineer pursuant to Section 8.42.060 of the FMC. (Mitigation Measure XIII-1)</p>	DC	CD (E)
63.	✓	<p>Construction activities shall adhere to the requirements of the City of Folsom with respect to hours of operation, muffling of internal combustion engines, and other factors that affect construction noise generation and the associated effects on noise-sensitive land uses. Prior to issuance of grading permits, these criteria shall be included in the grading plan submitted by the applicant/developer for the review and approval of the Public Works Department. (Mitigation Measure XIII-2)</p>	G, DC	CD (E)
64.	✓	<p>During construction, the applicant/developer shall designate a disturbance coordinator and conspicuously post the person's contact information around the project site and in adjacent public spaces. The disturbance coordinator will receive all public complaints about construction noise disturbances and will be responsible for determining the cause of the complaint, and implement feasible measures to be taken to alleviate the problem. The disturbance coordinator shall report all complaints and corrective measures taken to the Community Development Director. (Mitigation Measure XIII-3)</p>	DC	CD (E)

ARCHITECTURE/SITE DESIGN REQUIREMENTS				
65.		<p>The project shall comply with the following architecture and design requirements:</p> <ol style="list-style-type: none"> 1. This approval is for six single-family residences and six accessory dwelling units associated with the 1014 Sibley Street Subdivision project. The applicant shall submit building plans that comply with this approval, the attached site plan dated October 10, 2023 provided in Attachment 7 and building elevations, colors and materials dated July 30, 2023 provided in Attachment 6. 2. All exterior windows on the proposed primary residences and ADUs are required to be recessed, have window trim (foam trim or similar architectural element) or window frames that contrast in color with that of the exterior material to the satisfaction of the Community Development Department. Plans submitted for a building permit shall demonstrate how this requirement is being met on the building elevations page. 3. The final location, design, height, material, and colors for all retaining walls and fences shall be subject to review and approval by the Community Development Department. 4. Primary dwelling units shall maintain a minimum 20-foot rear setback. Accessory Dwelling Units shall maintain a minimum 14-foot rear setback. 	B	CD (P)
GEOLOGY AND SOILS REQUIREMENT				
66.	✓	<p>Should construction or grading activities result in the discovery of unique paleontological resources, all work within 100 feet of the discovery shall cease. The Community Development Department shall be notified, and the resources shall be examined by a qualified archaeologist, paleontologist, or historian, at the developer's expense, for the purpose of recording, protecting, or curating the discovery as appropriate. The archaeologist, paleontologist, or historian shall submit to the Community Development Department for review and approval a report of the findings and method of curation or protection of the resources. Work may only resume in the area of discovery when the preceding work has occurred. (Mitigation Measure VII-1(2))</p>	DC	CD (E)(P)

67.	✓	<p>Prior to approval of any grading permits, a design-level Geotechnical Analysis shall be conducted by a California Registered Civil Engineer or Geotechnical Engineer to characterize the subsurface conditions of the project site. The report shall address and make recommendations on the following:</p> <ul style="list-style-type: none"> • Road, pavement, and parking area design; • Structural foundations, including retaining wall design (if applicable); • Grading practices; • Erosion/winterization; • Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils, etc.); and • Slope stability. <p>All grading and foundation plans for the development shall be designed by a Civil and Structural Engineer and reviewed and approved by the Director of Public Works/City Engineer, Chief Building Official, and a qualified Geotechnical Engineer prior to issuance of grading and building permits to ensure that all geotechnical recommendations specified in the Geotechnical Analysis are properly incorporated and utilized in the project design. (Mitigation Measure VII-1)</p>	G	CD (E)
HAZARDS AND HAZARDOUS MATERIAL REQUIREMENT				
68.		<p>Prior to the first occupancy permit, the project applicant shall conduct site-specific radon testing to confirm that radon levels on-site are at acceptable levels for habitation on-site. Should results of the radon testing indicate that radon levels exceed State standards for habitation, the project applicant shall follow recommended remediation procedures per the testing report prior to issuance of an occupancy permit by the City. Results from this testing shall be submitted to the City of Folsom.</p>	O	CD (E)
69.		<p>This project is located in a geologic unit within the boundaries of the City of Folsom, which is likely to contain naturally occurring asbestos. The owner/applicant shall be required to obtain approval from the Sacramento Metropolitan Air Quality Management District (SMAQMD) prior to approval of any grading and/or construction on the project site. The owner/applicant shall provide to the Community Development Department a copy of the written approval from SMAQMD prior to approval of grading and/or site improvement plans.</p>	G, I, B	CD (P)(E)(B)

POLICE/SECURITY REQUIREMENT				
70.		The owner/applicant shall consult with the Police Department in order to incorporate all reasonable crime prevention measures. The following security/safety measures shall be required: <ul style="list-style-type: none"> • Security measures for the safety of all construction equipment and unit appliances shall be employed. • Landscaping shall not cover exterior doors or windows, block line-of-sight at intersections or screen overhead lighting. 	G, I, B	PD
FIRE DEPARTMENT REQUIREMENTS				
71.		Prior to the issuance of any improvement plans or building permits, the Community Development and Fire Departments shall review and approve all detailed design plans for accessibility of emergency fire equipment, fire hydrant flow location, and other construction features.	I, B	FD
MISCELLANEOUS REQUIREMENTS				
72.		The owner/applicant shall obtain all required State and Federal permits and provide evidence that said permits have been obtained, or that the permit is not required, subject to staff review and approval of any grading or improvement plan.	G, I	CD (P)(E)
73.		The Owner/Applicant shall pay parkland dedication in-lieu fees (Quimby) for 0.0876 acres for the 1014 Sibley Street Project and in accordance with <u>FMC</u> Section 16.32.040. In-lieu fee payment shall be made on a lot-by-lot basis prior to the issuance of any building permit. Per <u>FMC</u> Section 16.32.020, the fair market value shall be determined based upon a written appraisal prepared by an appraiser who is acceptable to both the city and the subdivider. The appraisal shall be based upon the fair market value of the land having final subdivision or parcel map status. The cost of the appraisal shall be borne by the subdivider	B	CD (P), PR
74.		The owner/applicant shall obtain permission (permit, letter, agreement, etc.) from all applicable public utility companies (SMUD, PG&E, WAPA, etc.) in a form acceptable to the Community Development Department for construction-related activities proposed within the existing public utility easements.	I	CD (P)
75.		All waste collection carts (trash, recycling and organics) shall be brought curbside to Sibley Street for collection services.	OG	PW
76.		Approval of the proposed project shall be contingent on the passage and adoption of the rezone ordinance by the City Council.	M	CD (P)
77.		To ensure a clear line of sight for motorists exiting the new driveways, landscaping in the front six feet of the properties, apart from required street trees shall be limited to 36 inches in height.	OG	CD (P) (A)

CONDITIONS KEY

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

Attachment 4

Project Narrative for Sibley Residences

Sibley Residences is a six-lot single family subdivision located on a 0.89 acre parcel of property on the west side of Sibley Street located between Glenn Drive and Lembi Drive in Folsom, California. The site currently has an unoccupied detached one-story single family residence upon it surrounded by several varieties of trees (oaks and non-oaks) and two outbuildings. Single family and multifamily residential uses are adjacent and nearby and the Diamond Glen subdivision is adjacent to the west. The site is located just under a half mile away as the crow flies from the Glenn Drive light rail station on Folsom Boulevard.

The lots range in size from 6,231 sqft to 6,314 sqft with three attached 2-story residential units ranging from 2,044 sqft to 2,089 sqft. All of the lots will have 999 sqft ADU's upon them.

Access to the six lots is via Sibley Street which will have three shared driveways to the resultant six properties.

The property will be rezoned to R-1-M(PD) from its current dual zoning districts on the property of R-M-PD and R-4.

Attachment 5

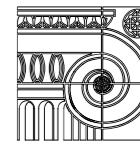
SIBLEY ESTATES

Development Summary Statistics

	LOT AREA	MAXIMUM COVERAGE	PLAN A 2835	PLAN B 3044	PLAN C 2762	REMANENCE (sq. ft.)	ADU (rear yard)	MAXIMUM COVERAGE	ADU (sq. ft.)	REMANENCE (sq. ft.)
LOT 1	6,314	2,210			2,085	125	2,575	1,030	999	31
LOT 2	6,270	2,195	2,089			106	2,563	1,025	999	26
LOT 3	6,260	2,191		2,044		147	2,546	1,018	999	19
LOT 4	6,250	2,188			2,085	103	2,544	1,018	999	19
LOT 5	6,241	2,184		2,044		140	2,526	1,010	999	11
LOT 6	6,231	2,181	2,089			92	2,522 *1	1,009	999	10

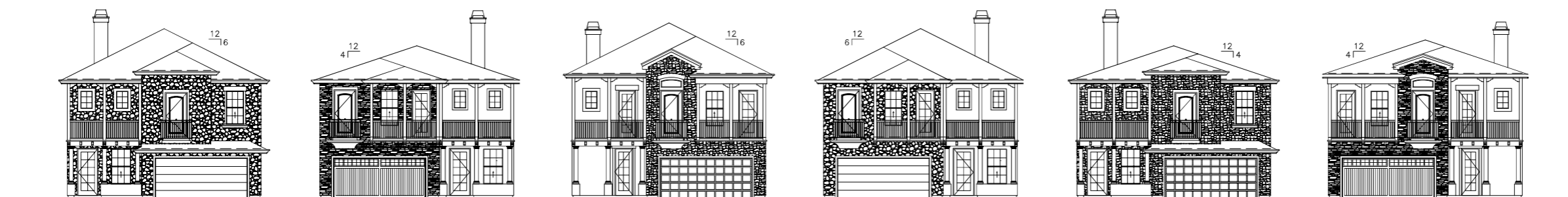
Note 1: This square footage reflects the smallest rear yard area of all Sibley Estates lots

Attachment 6



DESIGN-TECH
RESIDENTIAL DESIGN AND PLANNING
P.O. Box 11-1000, San Jose, Costa Rica
Phone +506 8818 2208 FComposi@Yahoo.com

1014 SIBLEY STREET



PLAN A

COLOR PALLET LOT 6

-  **A** EXTERIOR PLASTER
PAINTED: GLIDDEN
COLOR: "TOASTED ALMOND"
PPG1097-3
-  **B** TRIM
PAINTED: GLIDDEN
COLOR: "HORSERADISH"
PPG1086-1
-  **C** STONE VENEER
COLOR: EL DORADO STONE
"RIVER ROCK OLD
STATION"
-  **D** ROOF - CONCRETE TILE
EAGLE TILE
COLOR: "MALIBU"
2698 KONA RED RANGE


PLAN B

COLOR PALLET LOT 5

-  **E** EXTERIOR PLASTER
PAINTED: GLIDDEN
COLOR: "GRAY STONE"
PPG1009-4
-  **F** TRIM
PAINTED: GLIDDEN
COLOR: "PEREGRINE"
PPG0993-1
-  **G** STONE VENEER
COLOR: EL DORADO STONE
"RUSTIC LEDGE
SARATOGA"
-  **H** ROOF - CONCRETE TILE
EAGLE TILE
COLOR: "GOLDEN EAGLE"
1699 CHARCOAL RANGE

PLAN C

COLOR PALLET LOT 4

-  **J** EXTERIOR PLASTER
PAINTED: GLIDDEN
COLOR: "WARM UP"
PPG1067-6
-  **K** TRIM
PAINTED: GLIDDEN
COLOR: "HEAVY CREAM"
PPG1098-2
-  **L** STONE VENEER
COLOR: EL DORADO STONE
"LIMESTONE NEW
HAVEN"
-  **M** ROOF - CONCRETE TILE
EAGLE TILE
COLOR: "MALIBU"
2645 SUNRISE BLEND


PLAN B

COLOR PALLET LOT 3

-  **A** EXTERIOR PLASTER
PAINTED: GLIDDEN
COLOR: "TOASTED ALMOND"
PPG1097-3
-  **B** TRIM
PAINTED: GLIDDEN
COLOR: "HORSERADISH"
PPG1086-1
-  **C** STONE VENEER
COLOR: EL DORADO STONE
"RIVER ROCK OLD
STATION"
-  **D** ROOF - CONCRETE TILE
EAGLE TILE
COLOR: "MALIBU"
2698 KONA RED RANGE

PLAN A

COLOR PALLET LOT 2

-  **J** EXTERIOR PLASTER
PAINTED: GLIDDEN
COLOR: "WARM UP"
PPG1067-6
-  **K** TRIM
PAINTED: GLIDDEN
COLOR: "HEAVY CREAM"
PPG1098-2
-  **L** STONE VENEER
COLOR: EL DORADO STONE
"LIMESTONE NEW
HAVEN"
-  **M** ROOF - CONCRETE TILE
EAGLE TILE
COLOR: "MALIBU"
2645 SUNRISE BLEND

PLAN C

COLOR PALLET LOT 1

-  **E** EXTERIOR PLASTER
PAINTED: GLIDDEN
COLOR: "GRAY STONE"
PPG1009-4
-  **F** TRIM
PAINTED: GLIDDEN
COLOR: "PEREGRINE"
PPG0993-1
-  **G** STONE VENEER
COLOR: EL DORADO STONE
"RUSTIC LEDGE
SARATOGA"
-  **H** ROOF - CONCRETE TILE
EAGLE TILE
COLOR: "GOLDEN EAGLE"
1699 CHARCOAL RANGE

PROPOSED RESIDENTIAL:

1014 SIBLEY STREET

FOLSOM, CA 95630

PROJECT NUMBER
N/A

FILENAME
1014 SIBLEY ST.

DRAWN BY
GM & PR

DESIGNED BY
FCII

CHECKED BY

REVISIONS

ISSUE DATE
7-30-23

SHEET TITLE

**STREET VIEW
&
COLOR BOARD**

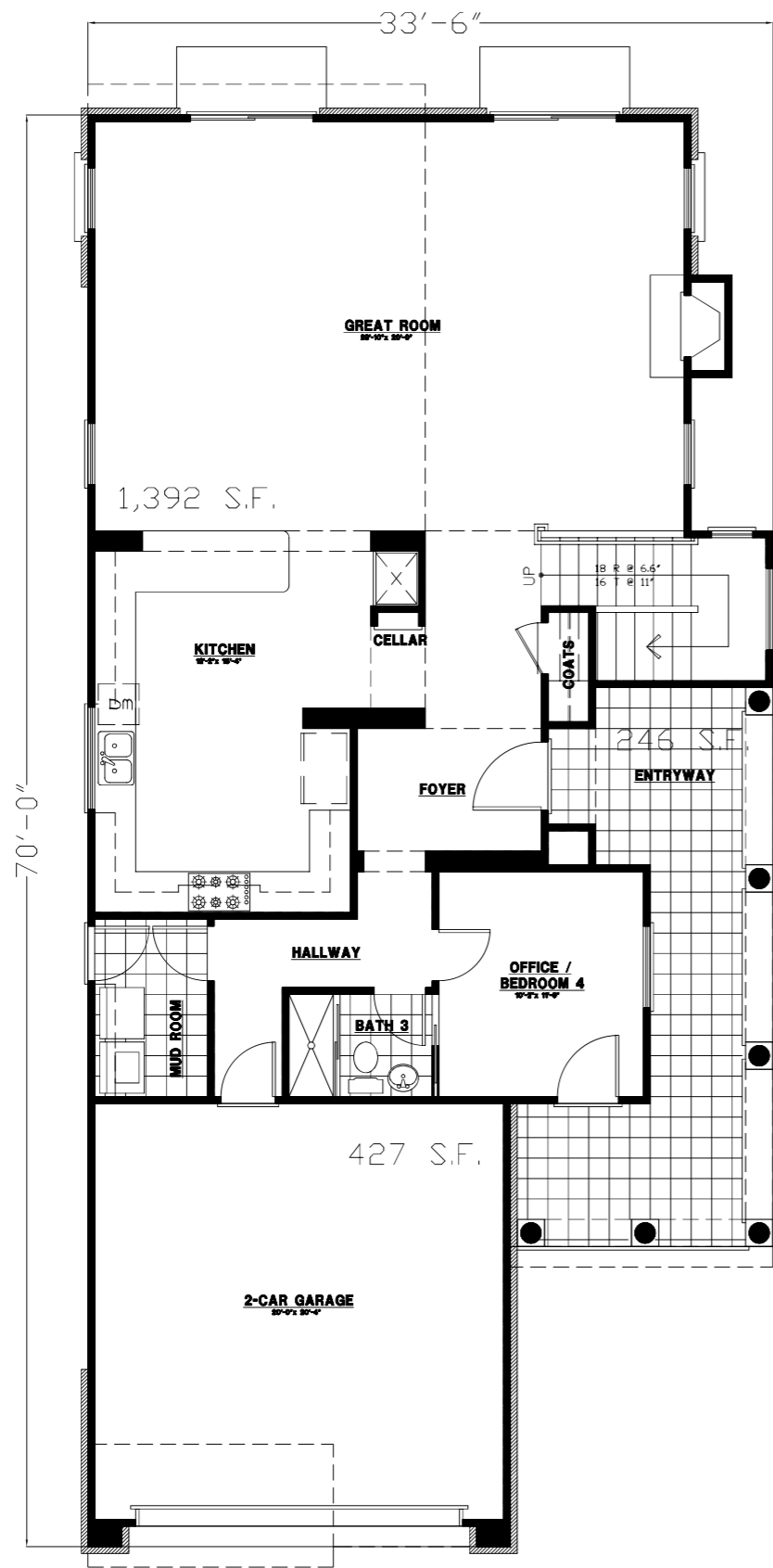
SHEET NUMBER

1

1 OF 22

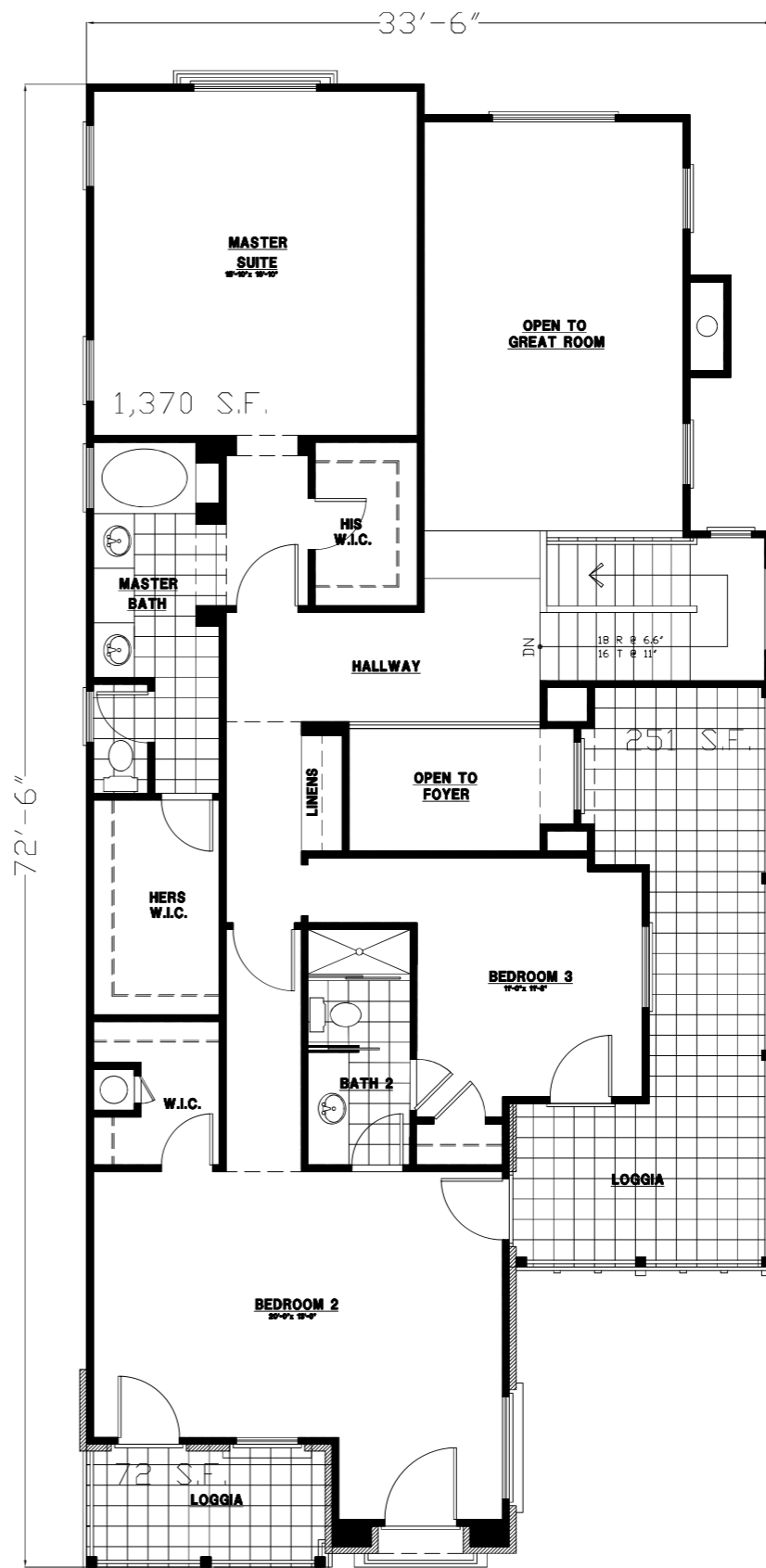
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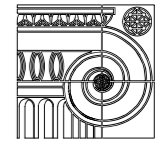
PLAN C (2762 S.F. - Lot 1)

LOWER LEVEL (1,392 S.F.)
SCALE: 1/4"=1'-0"



PLAN C (2762 S.F. - Lot 1)

UPPER LEVEL (1,370 S.F.)
SCALE: 1/4"=1'-0"



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ISSUE DATE
7-30-23

SHEET TITLE

PLAN C
LOT 1
FLOOR PLANS

SHEET NUMBER

2

1 OF 22

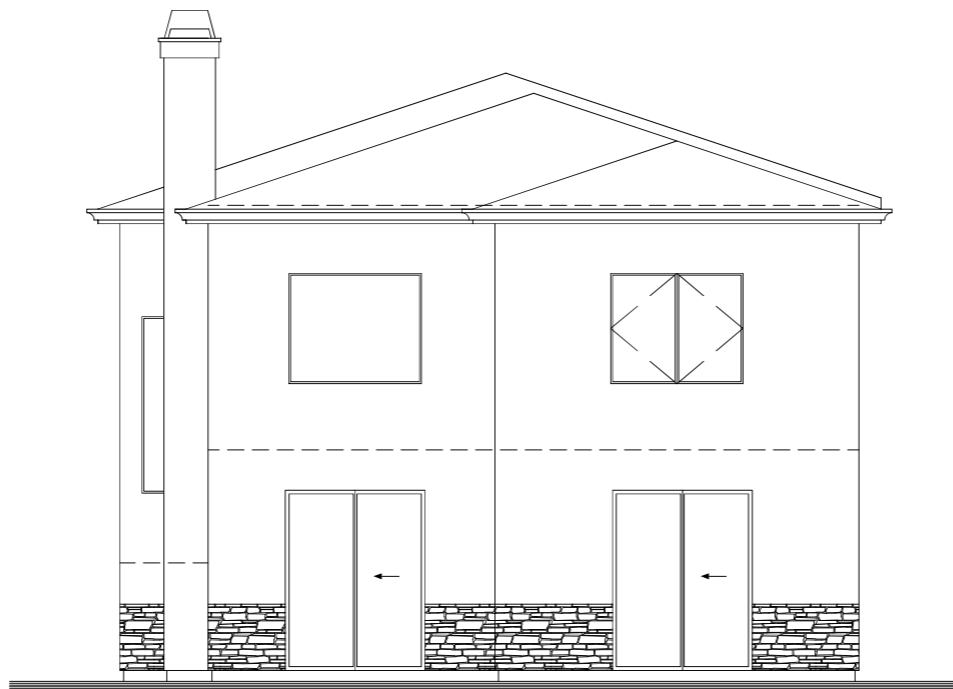
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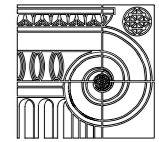
EAST ELEVATION

PLAN C - LOT 1
SCALE: 1/4"=1'-0"



WEST ELEVATION

PLAN C - LOT 1
SCALE: 1/4"=1'-0"



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1014 SIBLEY STREET

FOLSOM, CA 95630

PROPOSED RESIDENTIAL:

PROJECT NUMBER

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FILENAME

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SHEET TITLE

PLAN C
LOT 1
ELEVATIONS

SHEET NUMBER

3

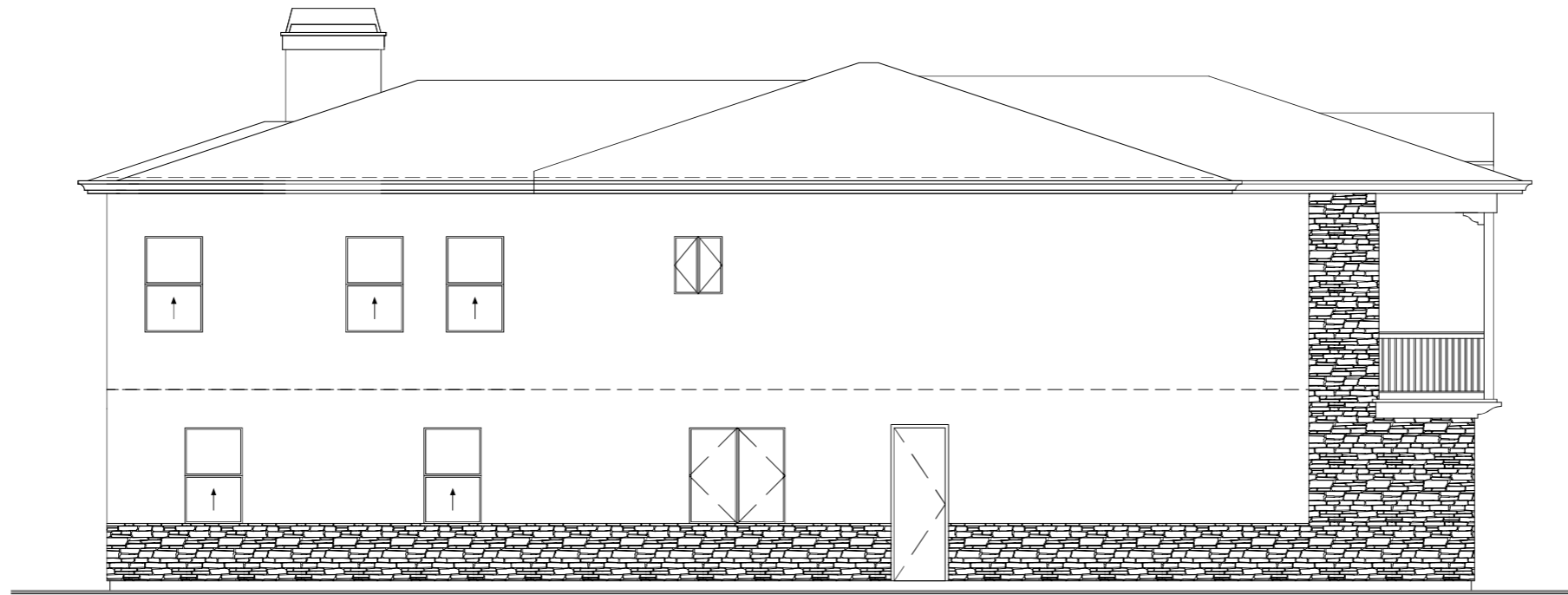
3 OF 22

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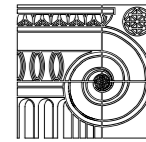
NORTH ELEVATION

PLAN C - LOT 1
SCALE: 1/4"=1'-0"



SOUTH ELEVATION

PLAN C - LOT 1
SCALE: 1/4"=1'-0"



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1014 SIBLEY STREET

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PROJECT NUMBER

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FILENAME

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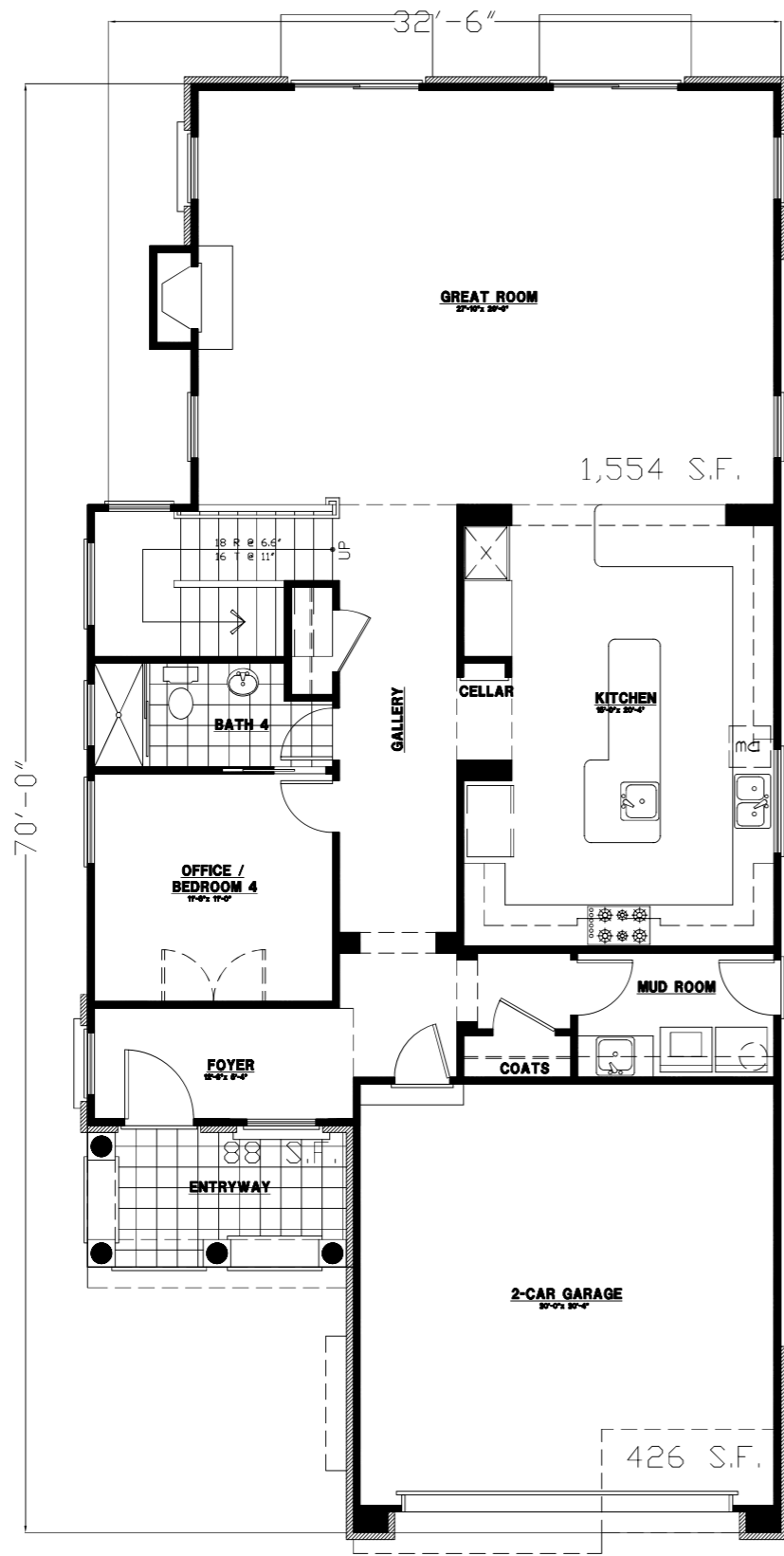
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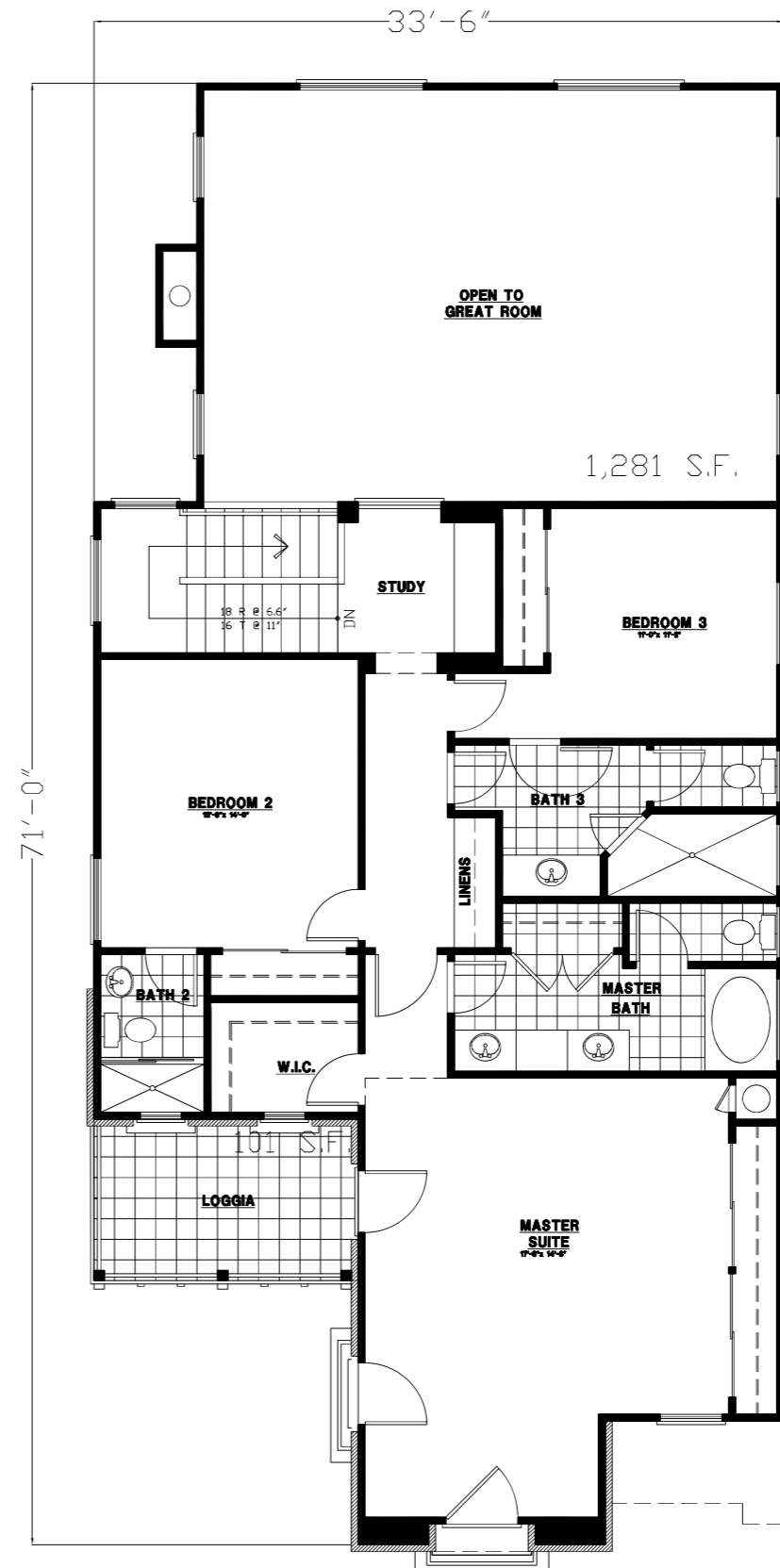
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4 OF 22

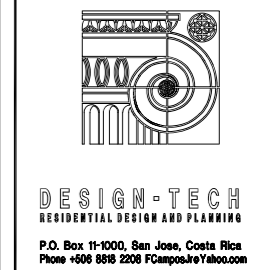
PLOTTING DATE: 7-30-23 © 2023



PLAN A (2835 S.F. - Lots 2)
LOWER LEVEL (1,554 S.F.)
 SCALE: 1/4"=1'-0"



PLAN A (2835 S.F. - Lot 2)
UPPER LEVEL (1,281 S.F.)
 SCALE: 1/4"=1'-0"



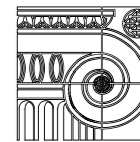
PROPOSED RESIDENTIAL:
1014 SIBLEY STREET
 FOLSOM, CA 95630

PROJECT NUMBER	N/A
FILENAME	1014 SIBLEY ST.
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ISSUE DATE	7-30-23
SHEET TITLE	

PLAN A
LOT 2
FLOOR PLANS

SHEET NUMBER
5
 5 OF 22

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1014 SIBLEY STREET

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PROJECT NUMBER

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FILENAME

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ISSUE DATE

7-30-23

SHEET TITLE

**PLAN A
LOT 2
ELEVATIONS**

SHEET NUMBER

6

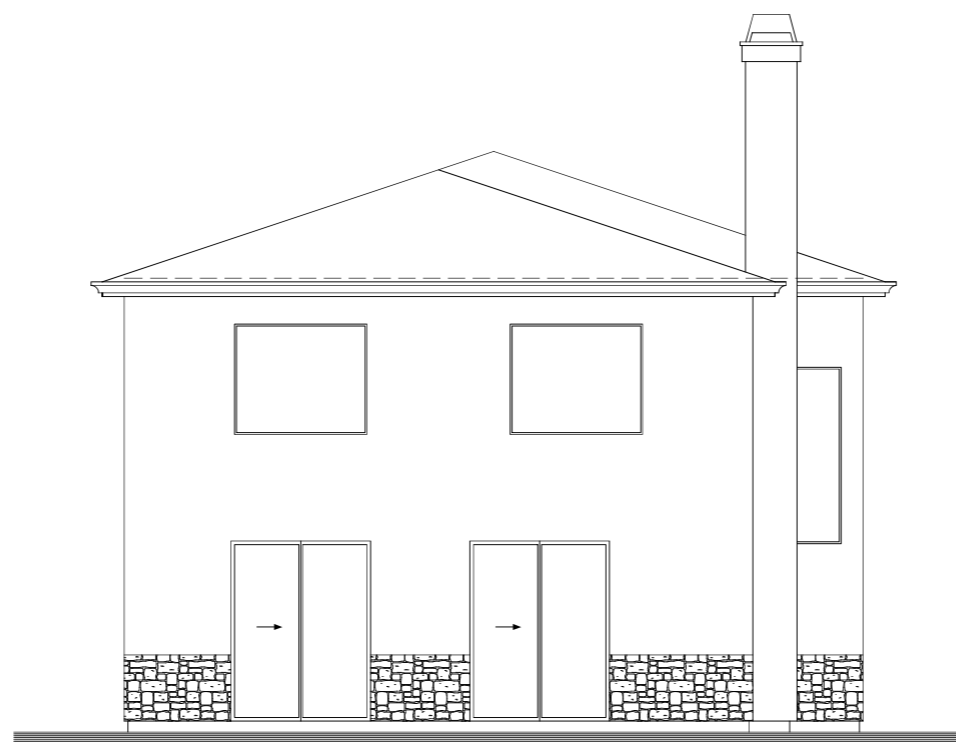
6 OF 22

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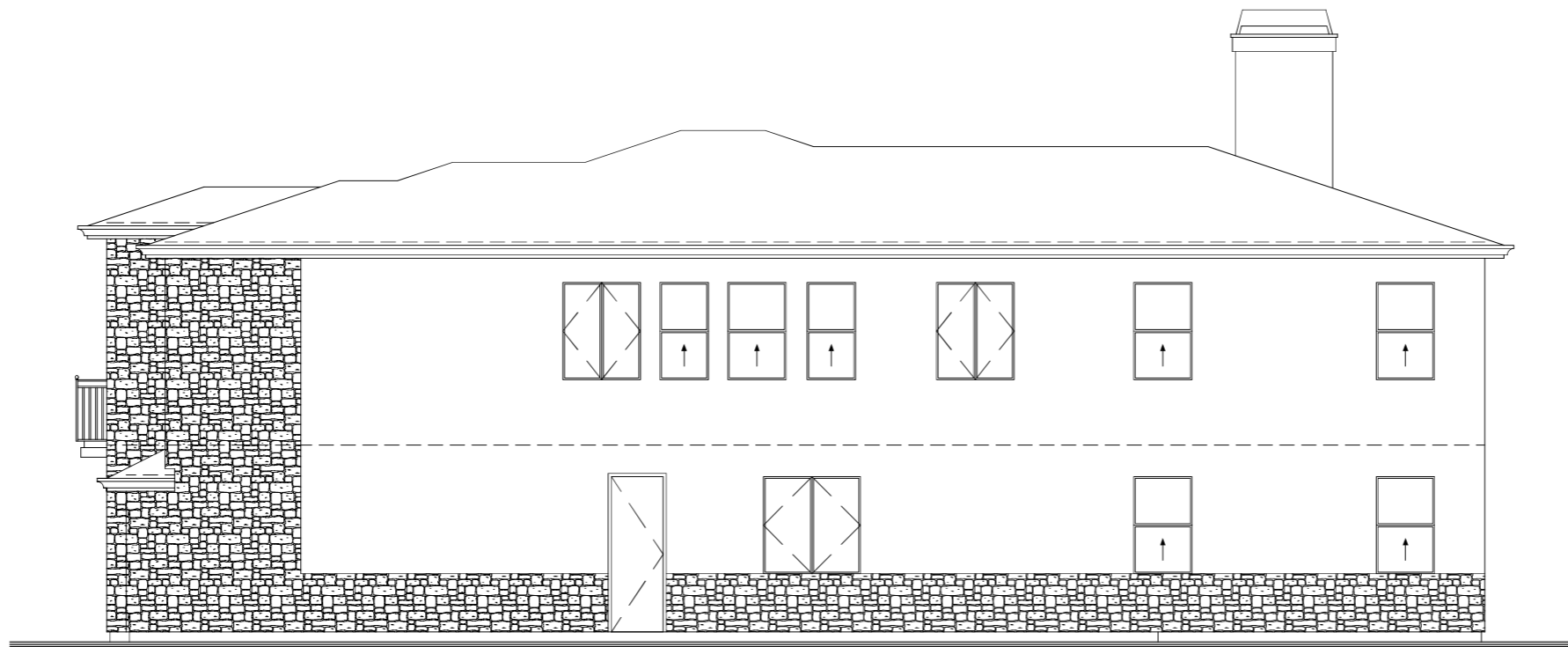
EAST ELEVATION

**PLAN A - LOT 2
SCALE: 1/4"=1'-0"**



WEST ELEVATION

**PLAN A - LOT 2
SCALE: 1/4"=1'-0"**



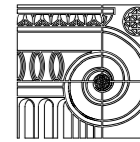
NORTH ELEVATION

PLAN A - LOT 2
SCALE: 1/4"=1'-0"



SOUTH ELEVATION

PLAN A - LOT 2
SCALE: 1/4"=1'-0"



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SHEET TITLE

**PLAN A
LOT 2
ELEVATIONS**

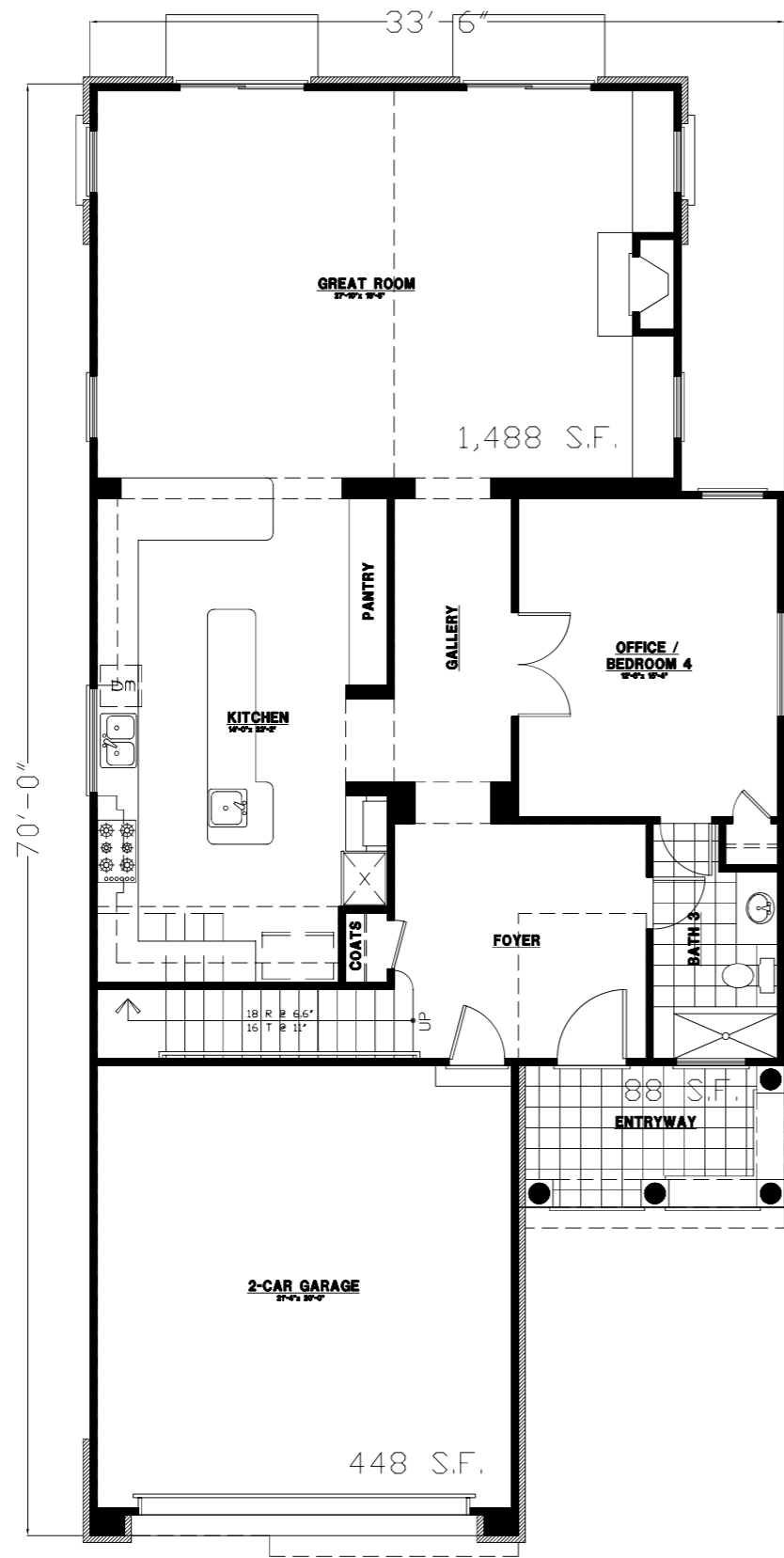
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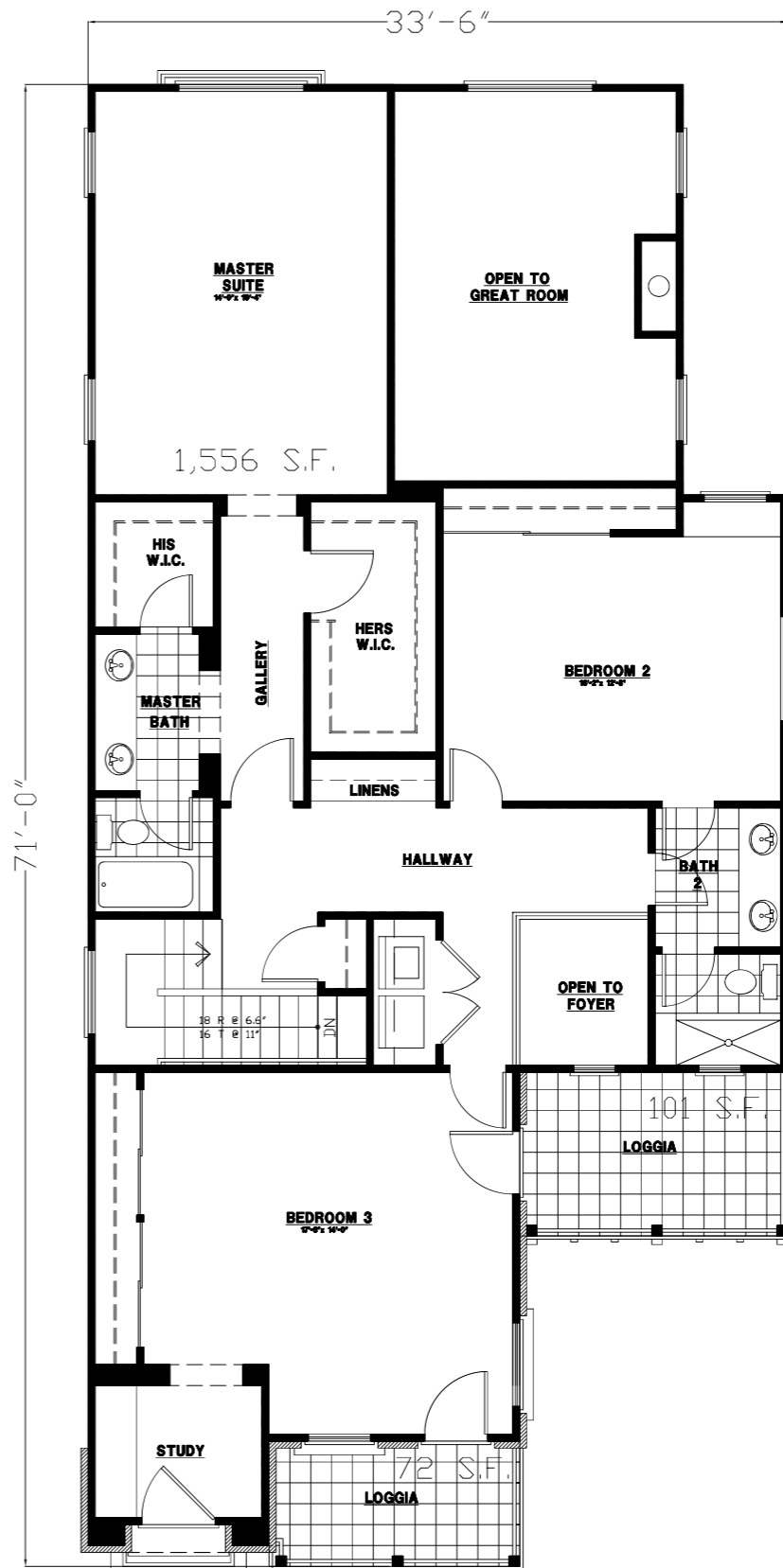
7 OF 22

PLOTTING DATE: 7-30-23

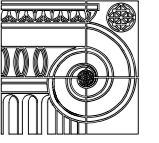
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PLAN B (3044 S.F. - Lot 3)
LOWER LEVEL (1,488 S.F.)
 SCALE: 1/4"=1'-0"



PLAN B (3044 S.F. - Lot 3)
UPPER LEVEL (1,556 S.F.)
 SCALE: 1/4"=1'-0"



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1014 SIBLEY STREET

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FILENAME	1014 SIBLEY ST.
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ISSUE DATE	7-30-23
SHEET TITLE	

**PLAN B
 LOT 3
 FLOOR PLANS**

SHEET NUMBER
8
 8 OF 22

XREFS:



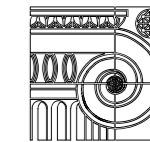
EAST ELEVATION

PLAN B - LOT 3
SCALE: 1/4"=1'-0"



WEST ELEVATION

PLAN B - LOT 3
SCALE: 1/4"=1'-0"



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PROJECT NUMBER

N/A

FILENAME

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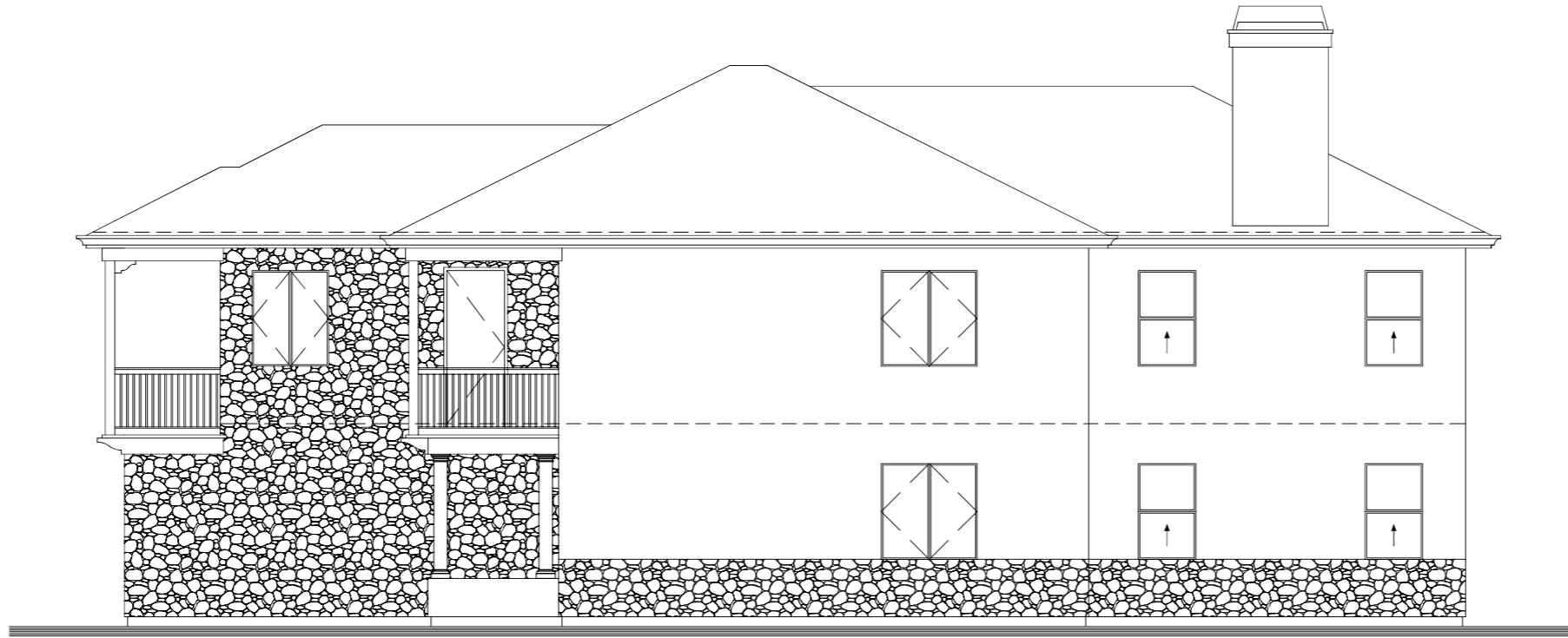
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PLAN B
LOT 3
ELEVATIONS

SHEET NUMBER

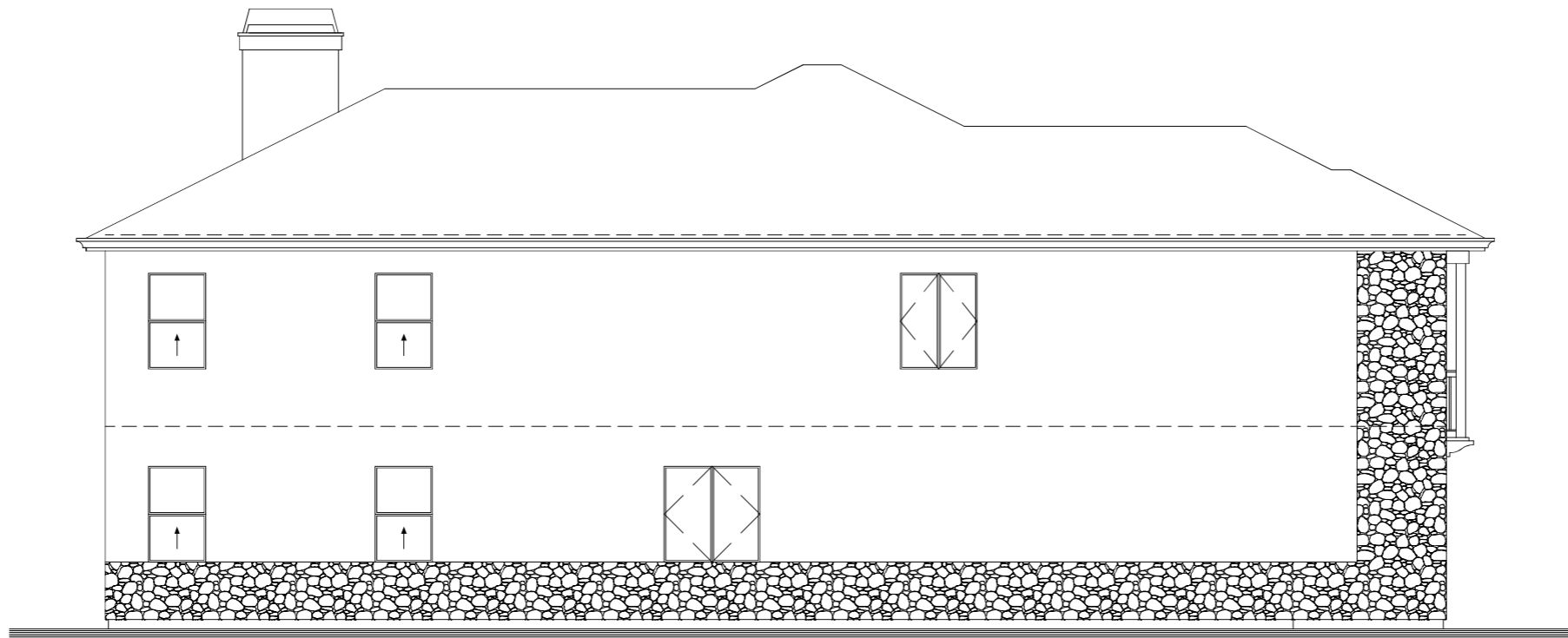
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9 OF 22



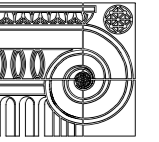
NORTH ELEVATION

PLAN B - LOT 3
SCALE: 1/4"=1'-0"



SOUTH ELEVATION

PLAN B - LOT 3
SCALE: 1/4"=1'-0"



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1014 SIBLEY STREET

PROPOSED RESIDENTIAL:

FOLSOM, CA 95630

PROJECT NUMBER

N/A

FILENAME

1014 SIBLEY ST.

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SHEET TITLE

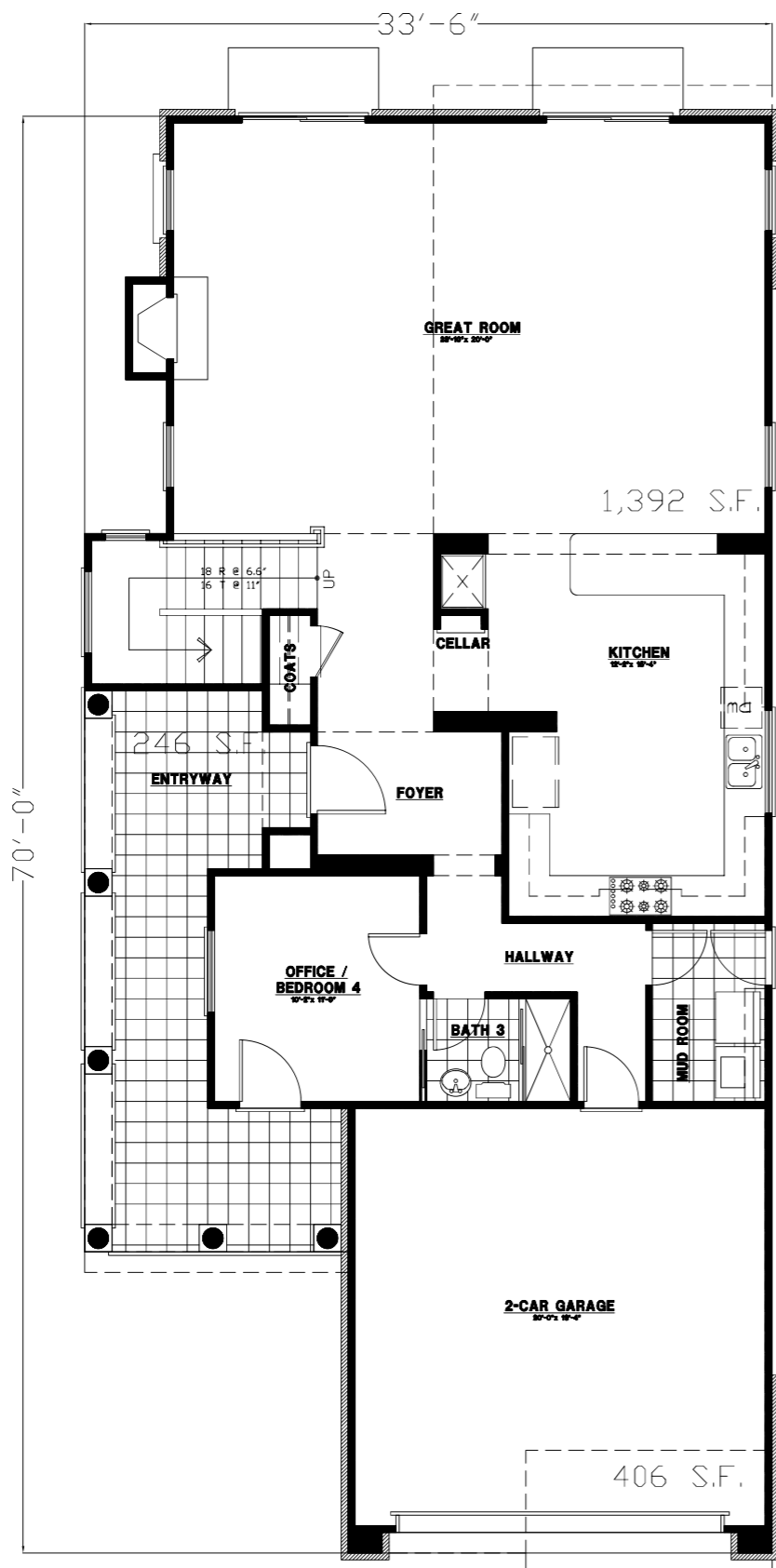
**PLAN B
 LOT 3
 ELEVATIONS**

SHEET NUMBER

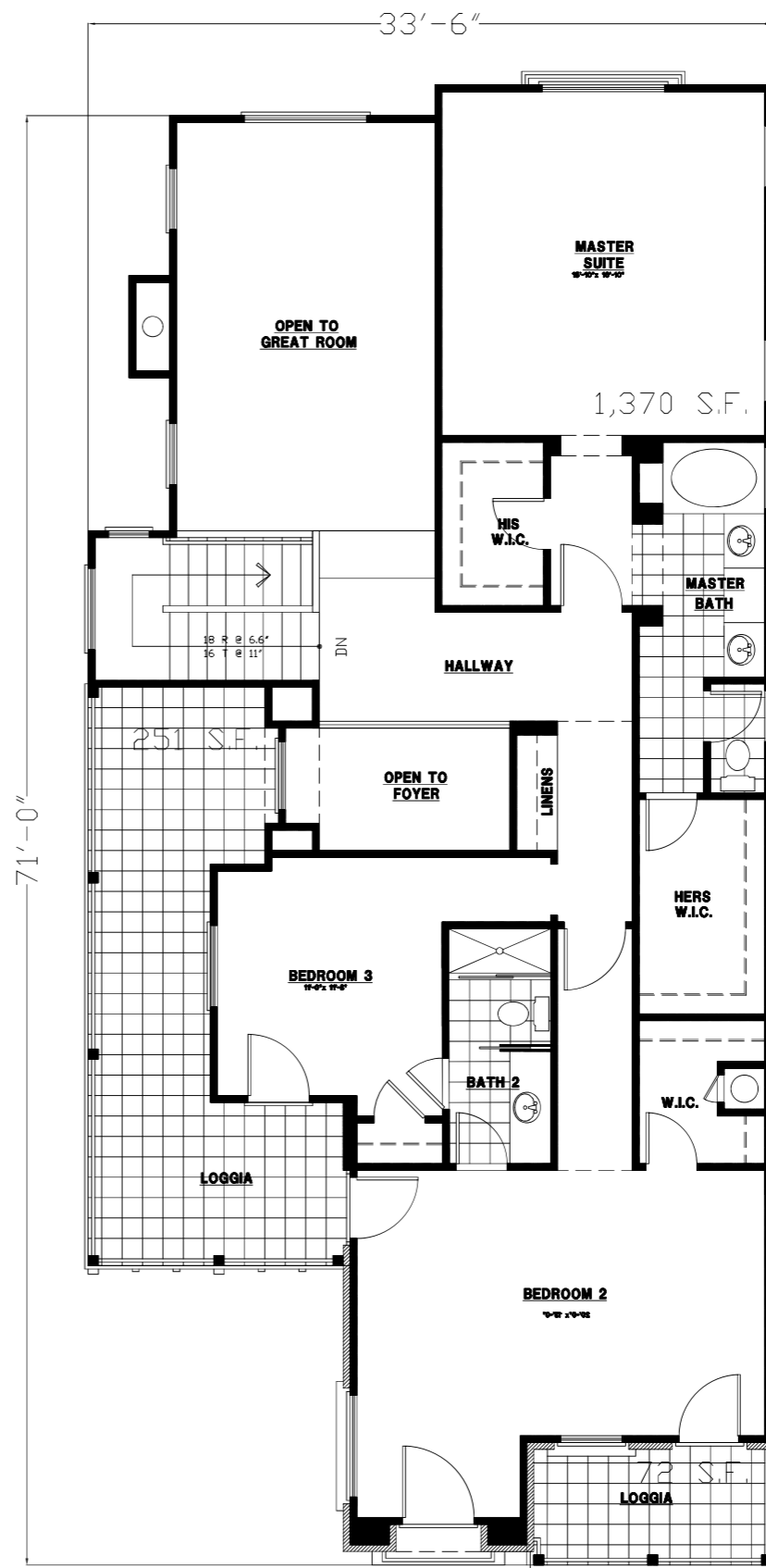
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PLOTTING DATE: 7-30-23

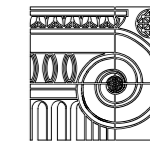
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PLAN C (2762 S.F. - Lot 4)
LOWER LEVEL (1,392 S.F.)
 SCALE: 1/4"=1'-0"



PLAN C (2762 S.F. - Lot 4)
UPPER LEVEL (1,370 S.F.)
 SCALE: 1/4"=1'-0"



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1014 SIBLEY STREET

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PROJECT NUMBER

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FILENAME

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7-30-23

SHEET TITLE

PLAN C
 LOT 4
 FLOOR PLANS

SHEET NUMBER

11

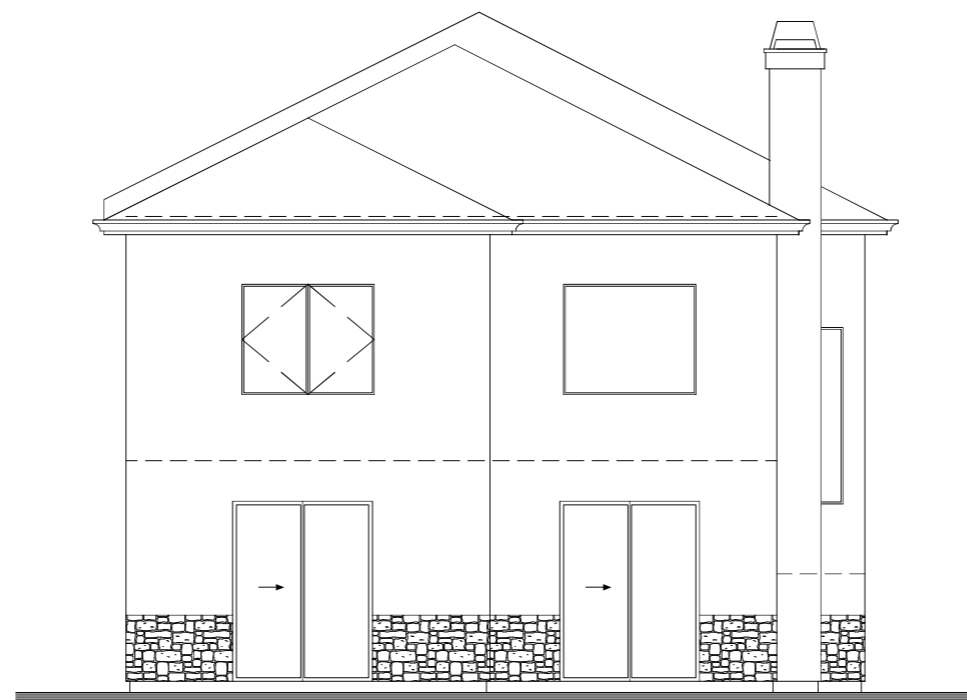
11 OF 22

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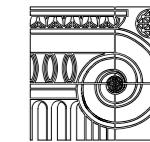
EAST ELEVATION

PLAN C - LOT 4
SCALE: 1/4"=1'-0"



WEST ELEVATION

PLAN C - LOT 4
SCALE: 1/4"=1'-0"



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FOLSOM, CA 95630

PROJECT NUMBER

~~PROJECT~~-NUMBER

FILENAME

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SHEET TITLE

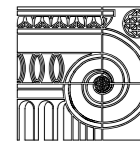
**PLAN C
 LOT 4
 ELEVATIONS**

SHEET NUMBER

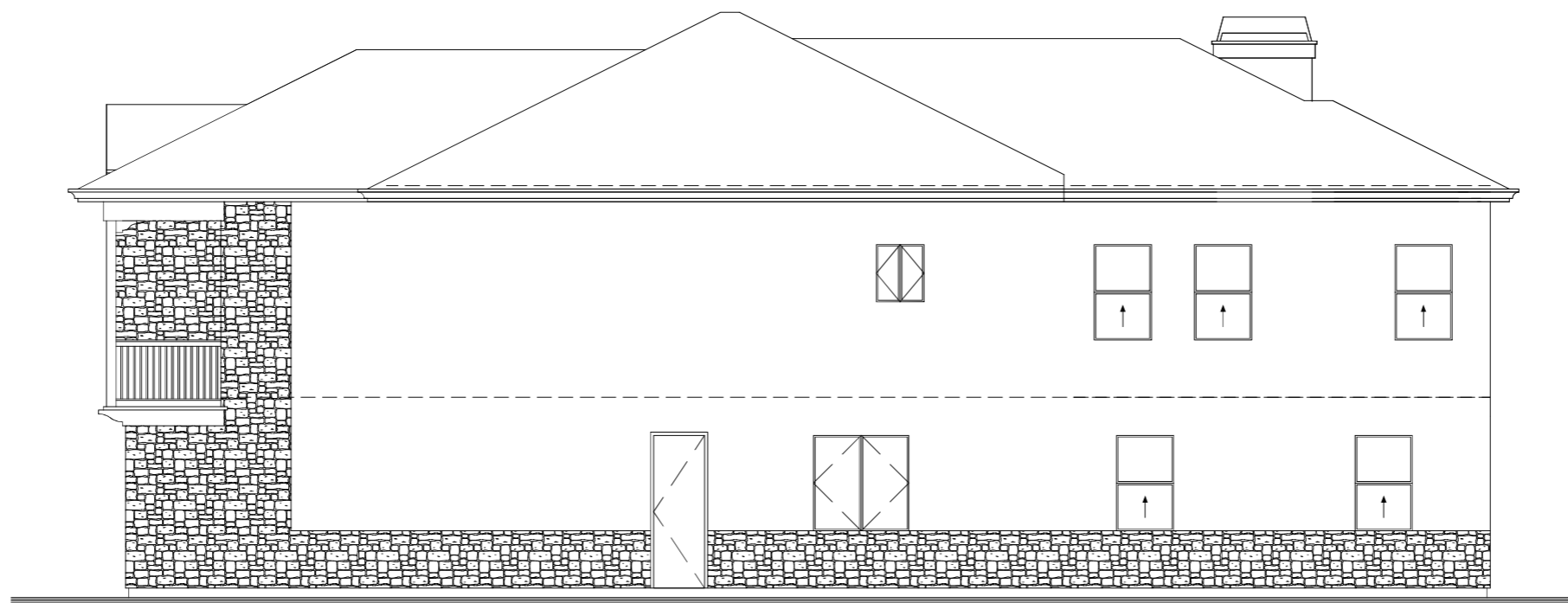
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12 OF 22

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NORTH ELEVATION

PLAN C - LOT 4
SCALE: 1/4"=1'-0"



SOUTH ELEVATION

PLAN C - LOT 4
SCALE: 1/4"=1'-0"

PROPOSED RESIDENTIAL:

1014 SIBLEY STREET

FOLSOM, CA 95630

PROJECT NUMBER

N/A

FILENAME

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SHEET TITLE

**PLAN C
LOT 4
ELEVATIONS**

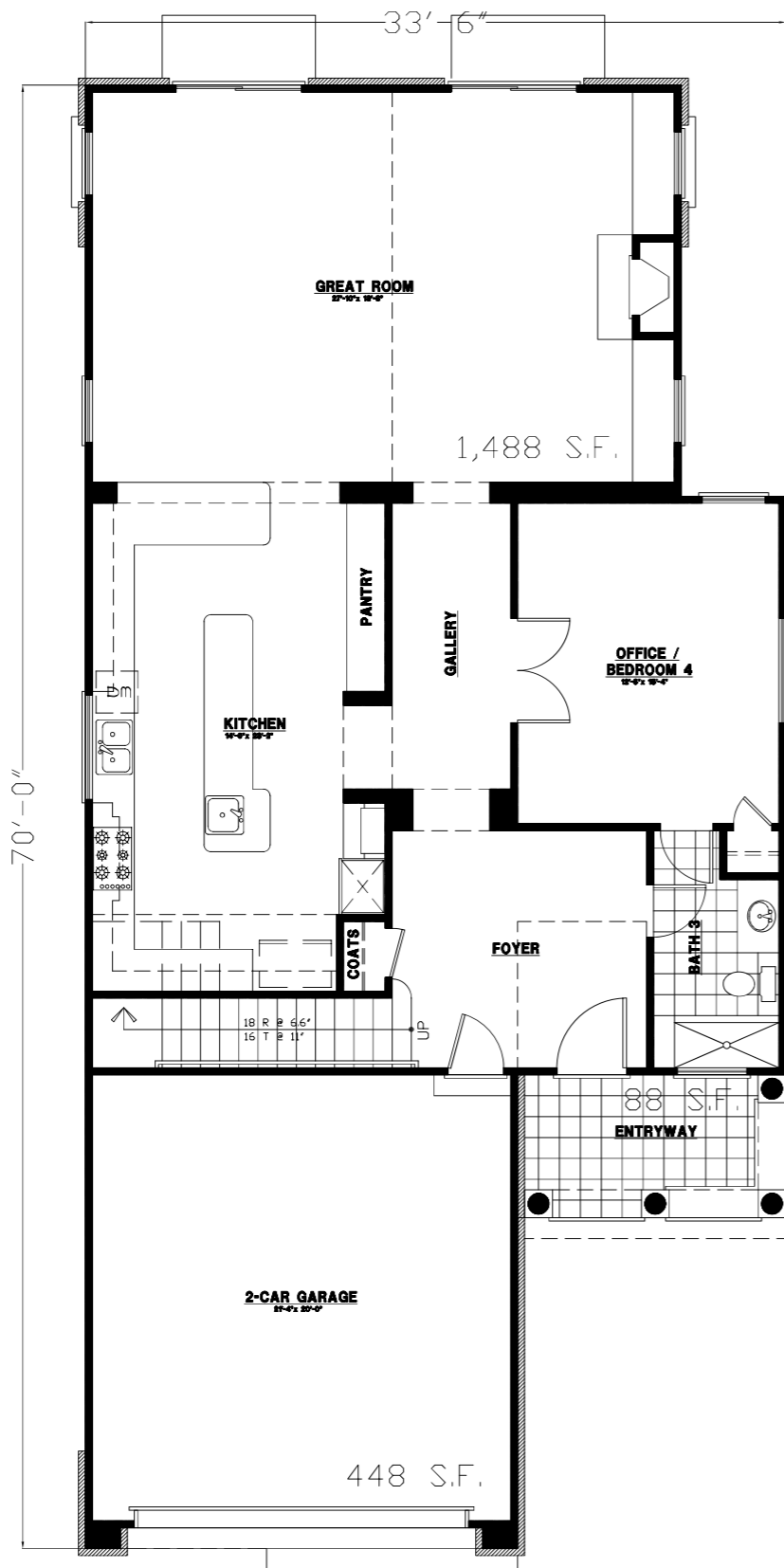
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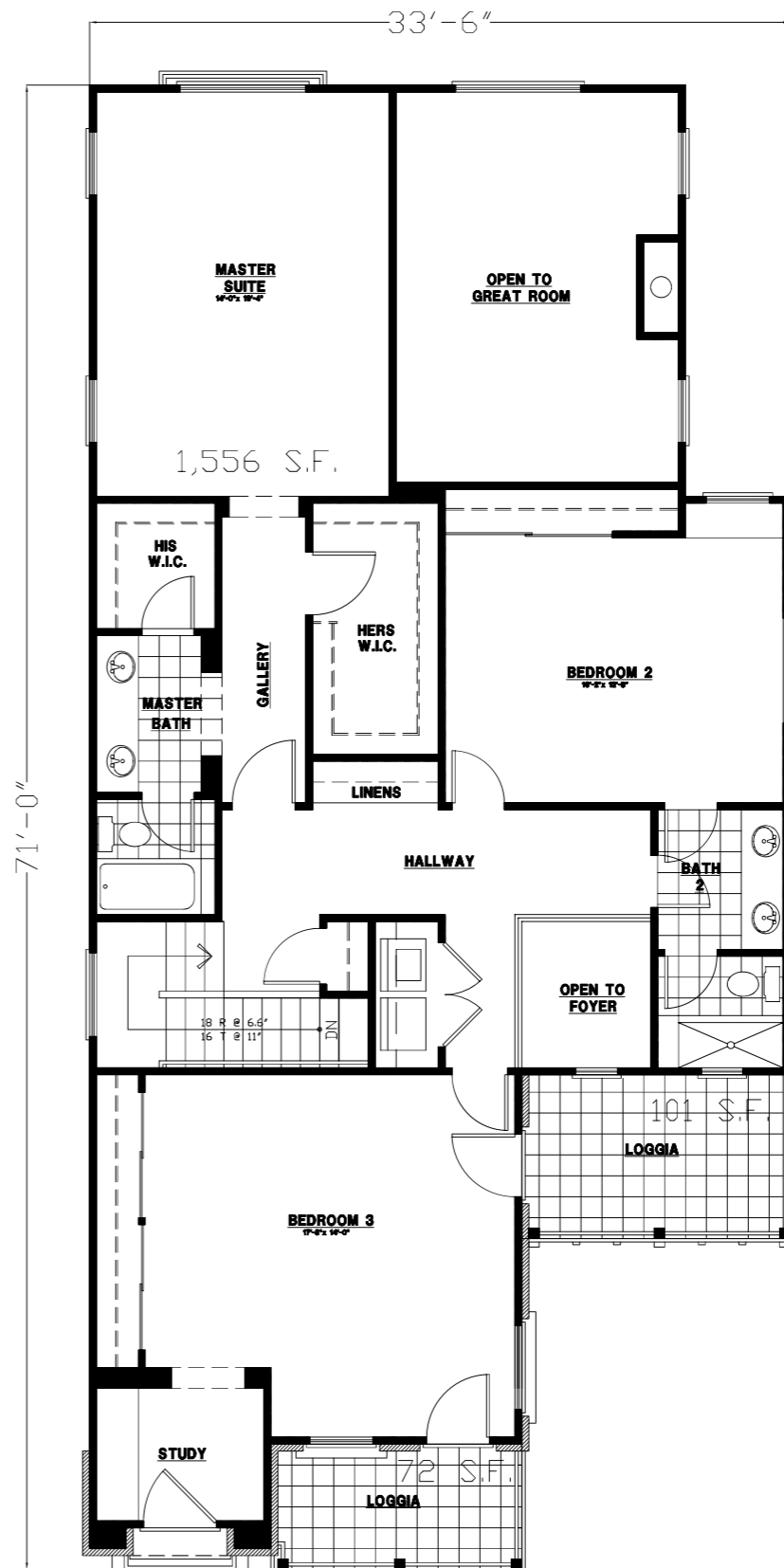
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PLOTTING DATE: 7-30-23

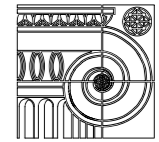
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PLAN B (3044 S.F. - Lot 5)
LOWER LEVEL (1,488 S.F.)
SCALE: 1/4"=1'-0"



PLAN B (3044 S.F. - Lot 5)
UPPER LEVEL (1,556 S.F.)
SCALE: 1/4"=1'-0"



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1014 SIBLEY STREET

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PROJECT NUMBER
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FILENAME
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SHEET TITLE

PLAN B
LOT 5
FLOOR PLANS

SHEET NUMBER

14

14 OF 22

PLOTTING DATE: 7-30-23 © 2023

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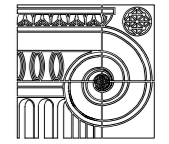
EAST ELEVATION

PLAN B - LOT 5
SCALE: 1/4"=1'-0"



WEST ELEVATION

PLAN B - LOT 5
SCALE: 1/4"=1'-0"



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PROJECT NUMBER

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SHEET TITLE

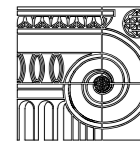
**PLAN B
 LOT 5
 ELEVATIONS**

SHEET NUMBER

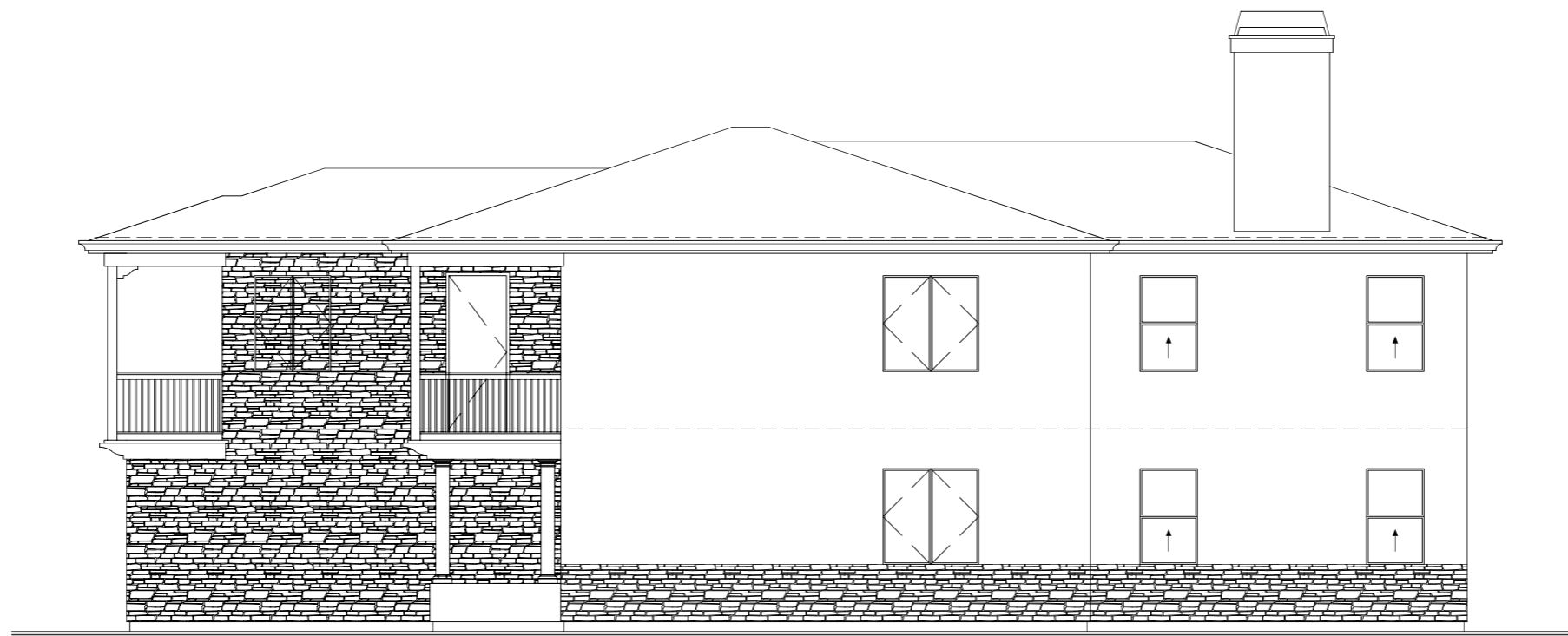
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15 OF 22

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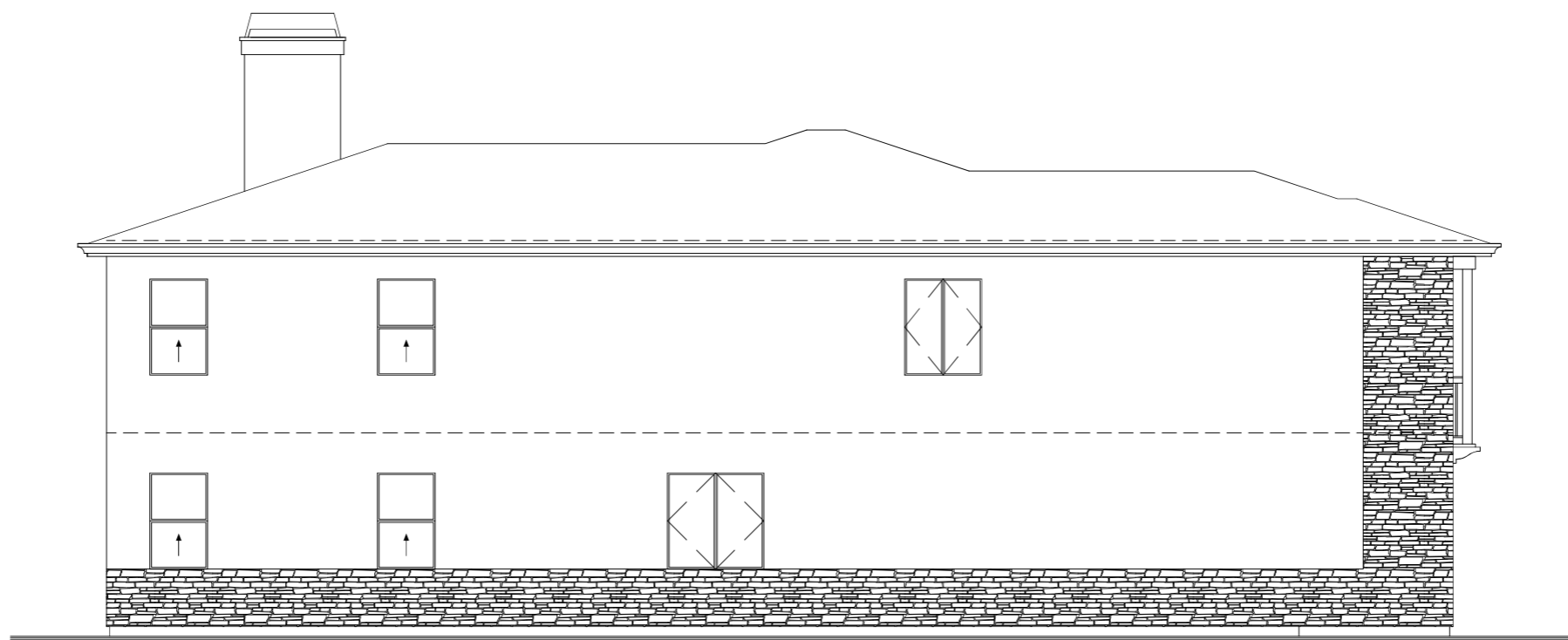


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NORTH ELEVATION

PLAN B - LOT 5
SCALE: 1/4"=1'-0"



SOUTH ELEVATION

PLAN B - LOT 5
SCALE: 1/4"=1'-0"

PROPOSED RESIDENTIAL:

1014 SIBLEY STREET

FOLSOM, CA 95630

PROJECT NUMBER

N/A

FILENAME

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6-6-23

SHEET TITLE

**PLAN B
LOT 5
ELEVATIONS**

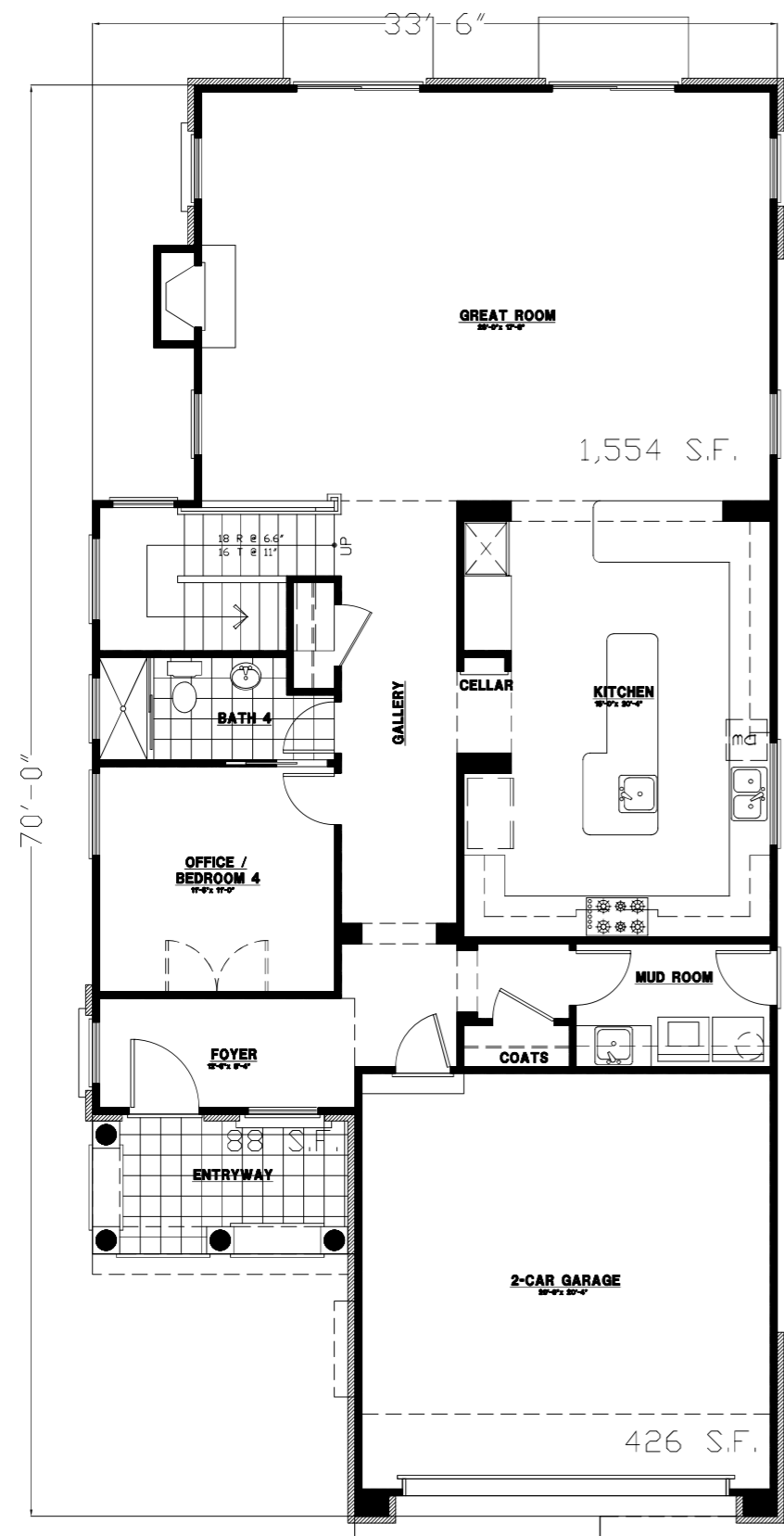
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16

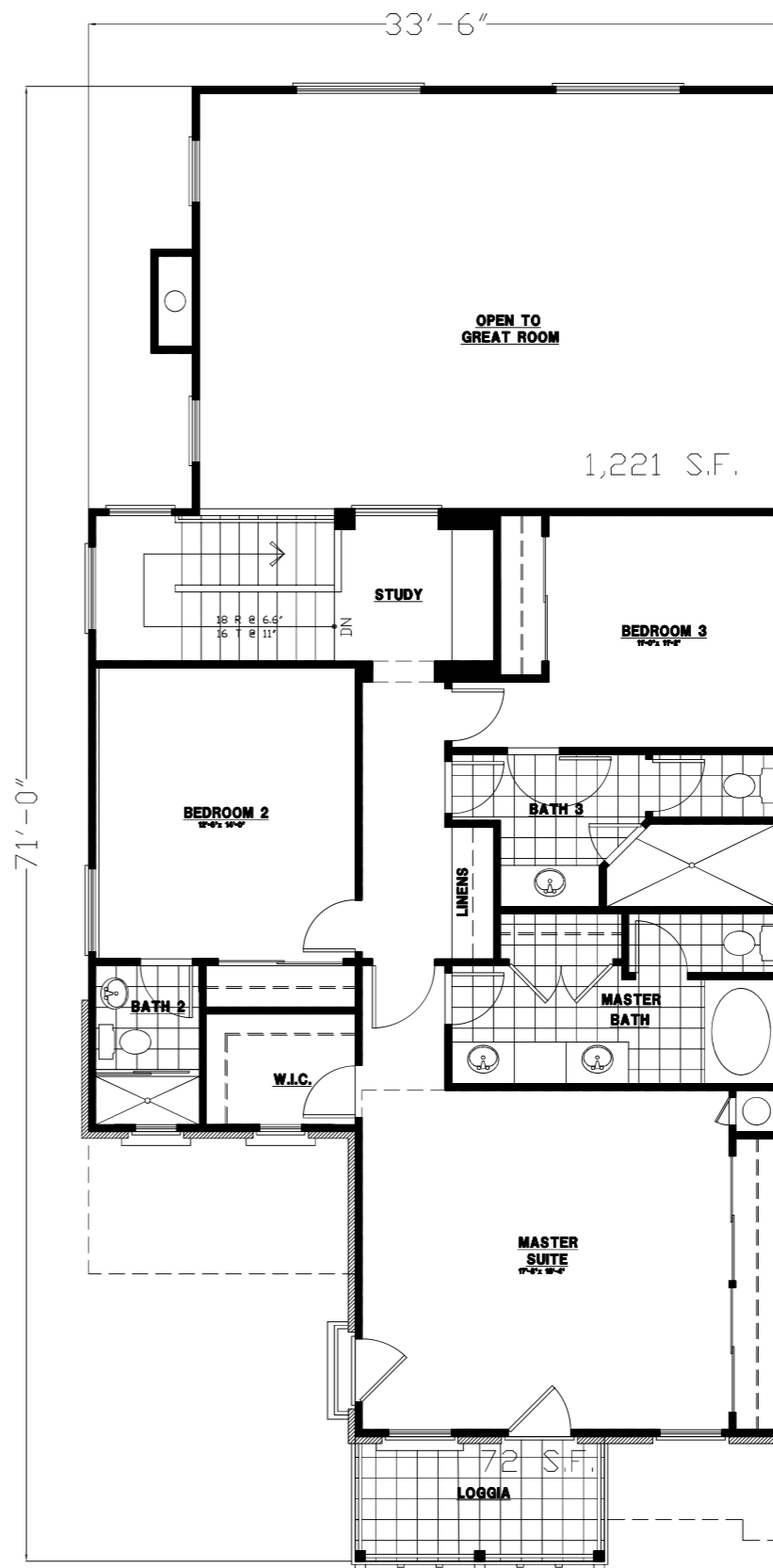
16 OF 22

PLOTTING DATE: 7-30-23

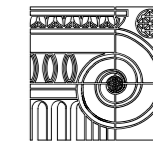
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PLAN C (2775 S.F. - Lot 6)
LOWER LEVEL (1,554 S.F.)
 SCALE: 1/4"=1'-0"



PLAN C (2775 S.F. - Lot 6)
UPPER LEVEL (1,221 S.F.)
 SCALE: 1/4"=1'-0"



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FOLSOM, CA 95630

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PROJECT NUMBER
N/A

FILENAME
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7-30-23

SHEET TITLE

**PLAN C
 LOT 6
 FLOOR PLANS**

SHEET NUMBER

17

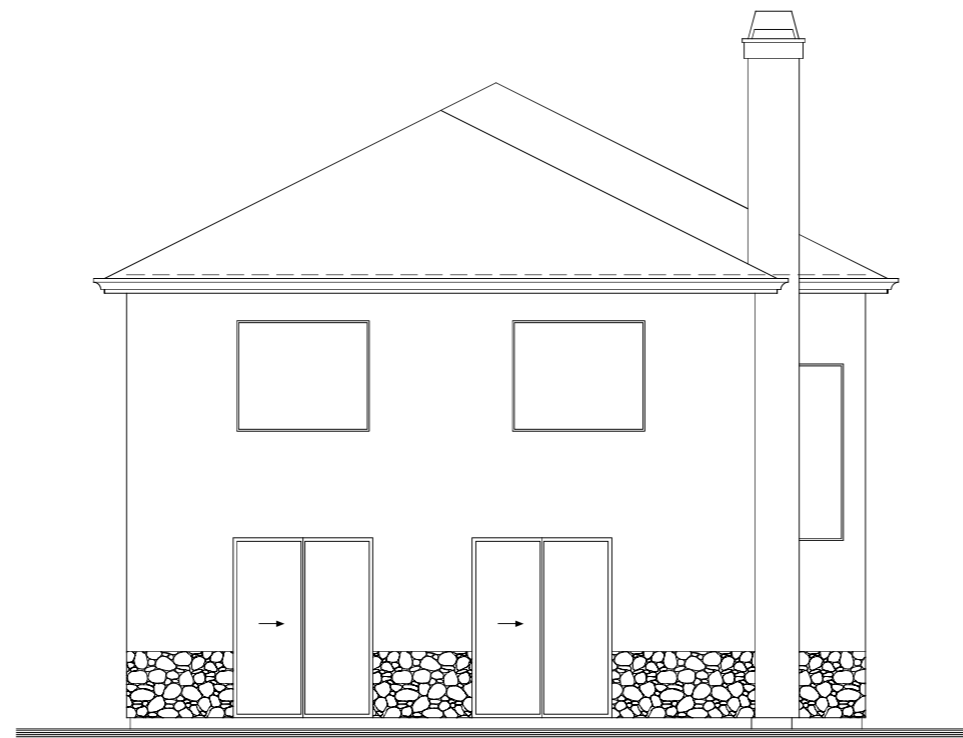
17 OF 22

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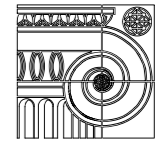
EAST ELEVATION

PLAN A - LOT 6
SCALE: 1/4"=1'-0"



WEST ELEVATION

PLAN A - LOT 6
SCALE: 1/4"=1'-0"



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PROPOSED RESIDENTIAL:

PROJECT NUMBER

N/A

FILENAME

1014 SIBLEY ST.

DRAWN BY

DESIGNED BY

GM & PR

FCII

CHECKED BY

REVISIONS

ISSUE DATE

6-6-23

SHEET TITLE

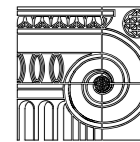
PLAN C
LOT 6
ELEVATIONS

SHEET NUMBER

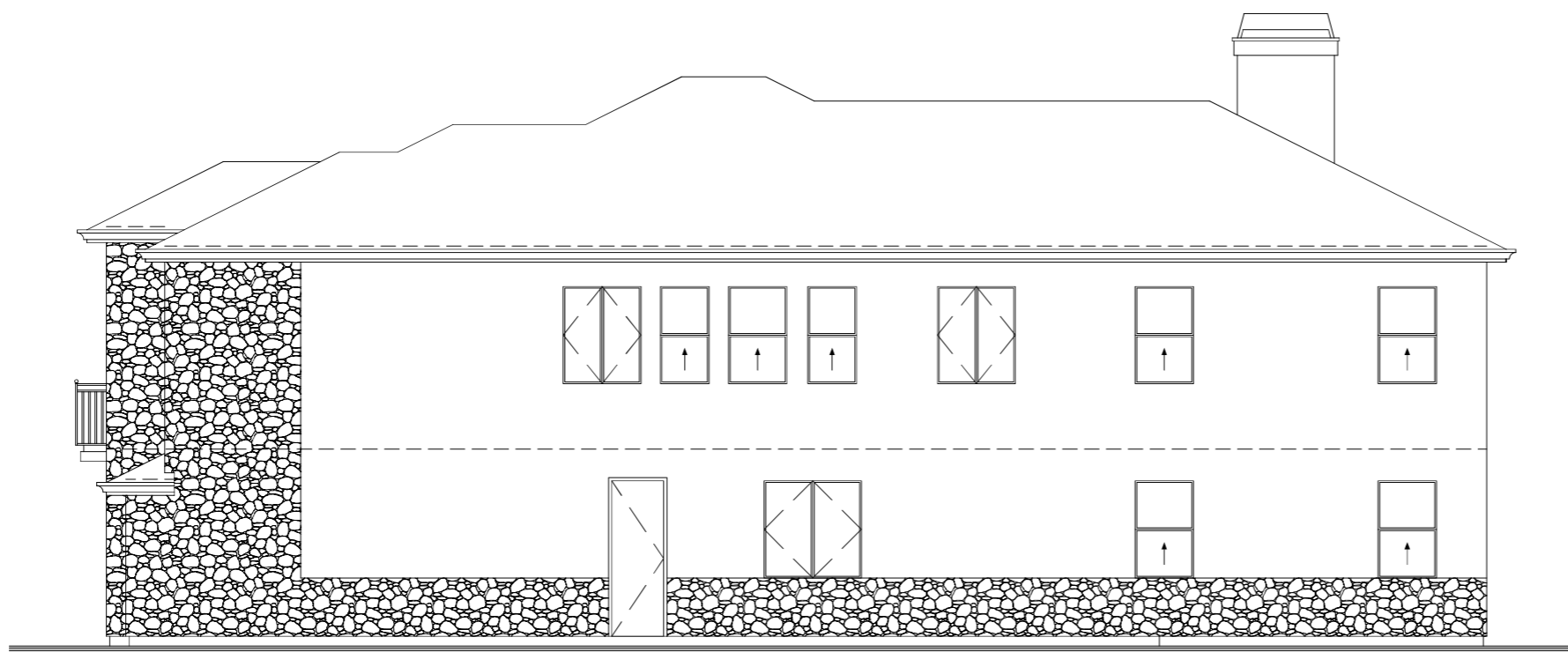
18

18 OF 22

PLOTTING DATE: 7-30-23 © 2023

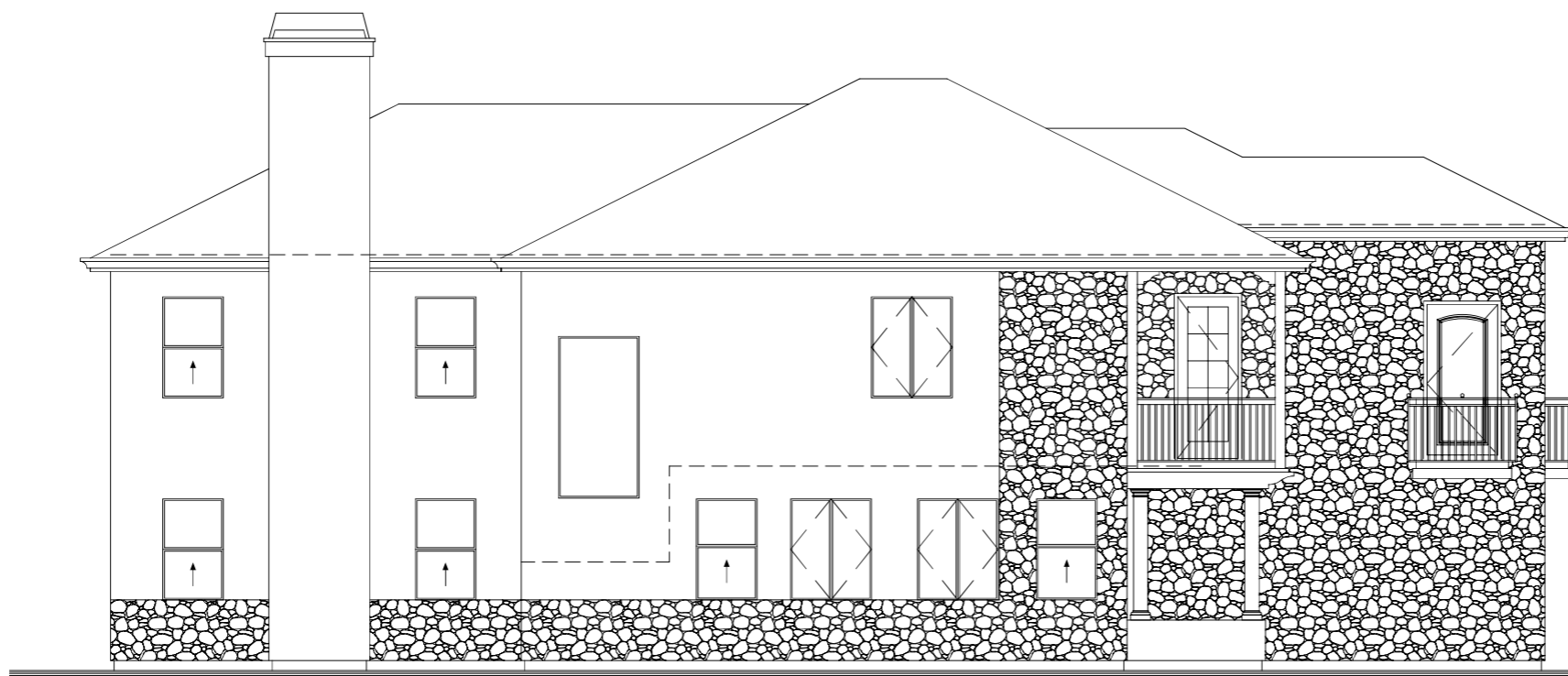


DESIGN-TECH
RESIDENTIAL DESIGN AND PLANNING
P.O. Box 11-1000, San Jose, Costa Rica
Phone +506 8898 2208 FCampos@Yahoo.com



NORTH ELEVATION

PLAN A - LOT 6
SCALE: 1/4"=1'-0"



SOUTH ELEVATION

PLAN A - LOT 6
SCALE: 1/4"=1'-0"

PROPOSED RESIDENTIAL:

1014 SIBLEY STREET

FOLSOM, CA 95630

PROJECT NUMBER

N/A

FILENAME

1014 SIBLEY ST.

DRAWN BY

DESIGNED BY

GM & PR

FCII

CHECKED BY

REVISIONS

ISSUE DATE

7-30-23

SHEET TITLE

PLAN C
LOT 6
ELEVATIONS

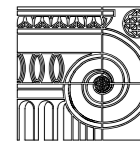
SHEET NUMBER

19

19 OF 22

PLOTTING DATE: 7-30-23

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1014 SIBLEY STREET

FOLSOM, CA 95630

PROPOSED RESIDENTIAL:

PROJECT NUMBER

N/A

FILENAME

1014 SIBLEY ST.

DRAWN BY

DESIGNED BY

GM & PR

FCII

CHECKED BY

REVISIONS

ISSUE DATE

7-30-23

SHEET TITLE

**COTTAGE ONE
LOTS 1-6
FLOOR PLANS**

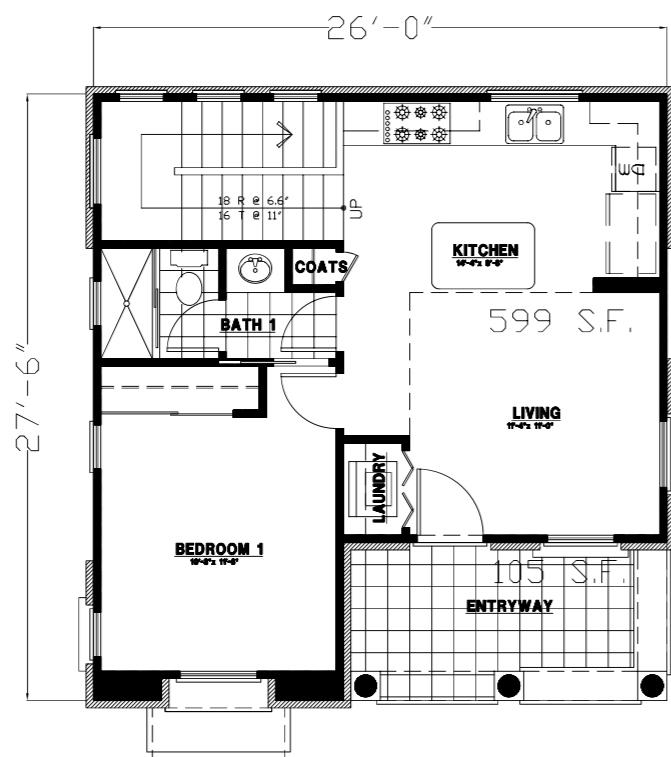
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20 OF 22

PLOTTING DATE: 7-30-23

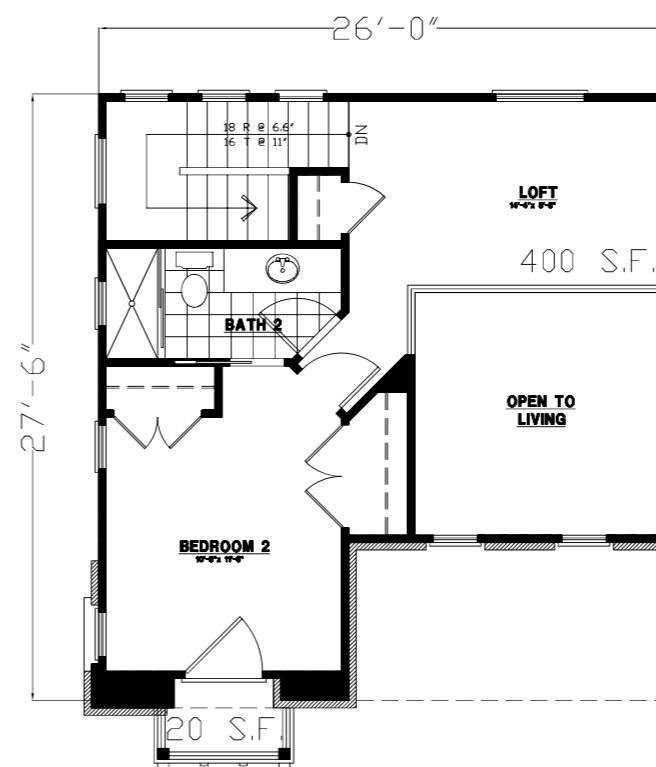
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COTTAGE (999 S.F. - Lots 1-6)

LOWER LEVEL (599 S.F.)

SCALE: 1/4"=1'-0"



COTTAGE (999 S.F. - Lots 1-6)

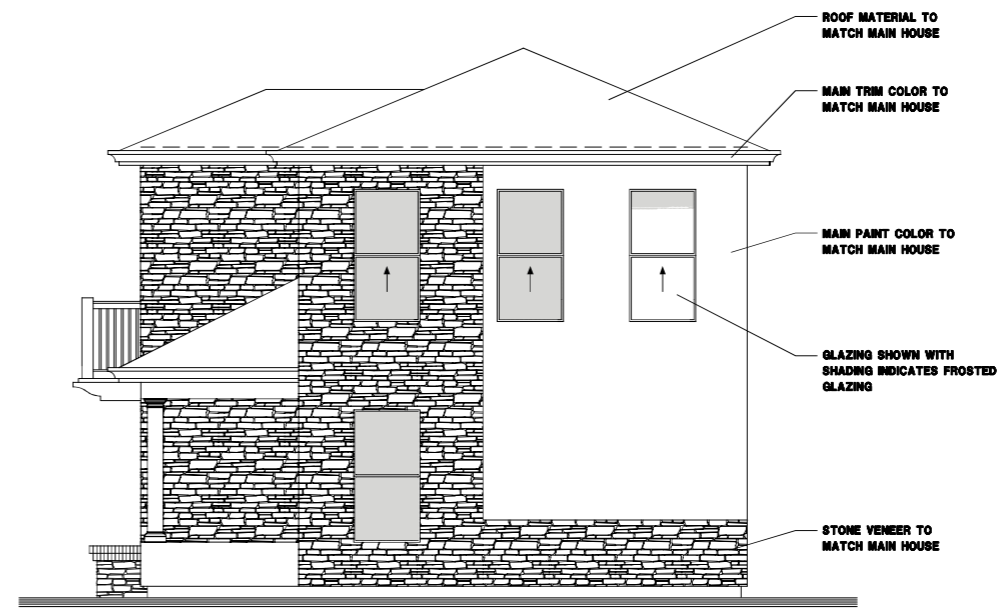
UPPER LEVEL (400 S.F.)

SCALE: 1/4"=1'-0"



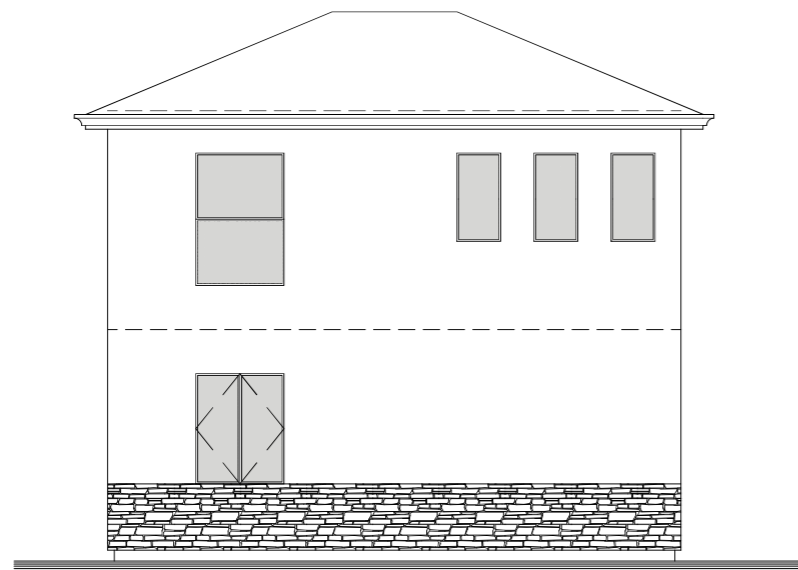
EAST ELEVATION

COTTAGE ONE - LOTS 3.4 & 6
SCALE: 1/4"=1'-0"



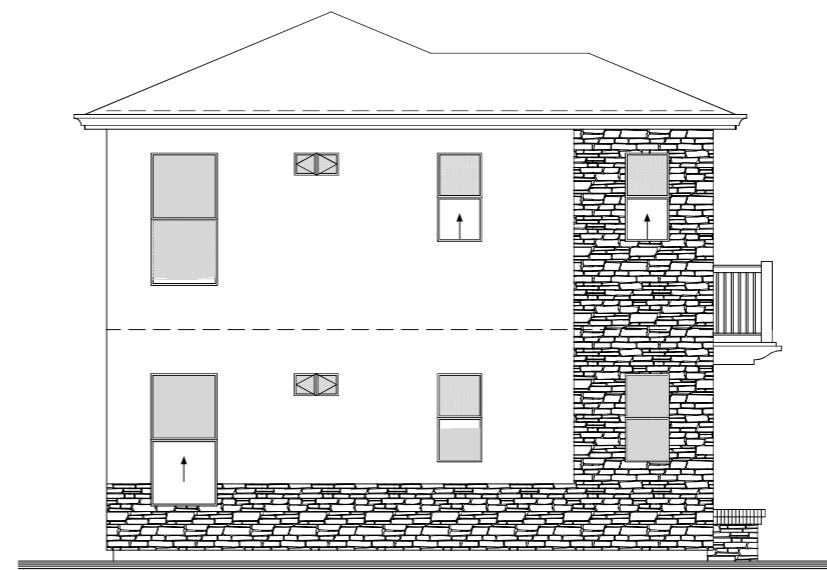
NORTH ELEVATION

COTTAGE ONE - LOTS 3.4 & 6
SCALE: 1/4"=1'-0"



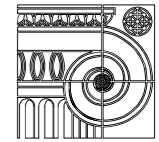
WEST ELEVATION

COTTAGE ONE - LOTS 3.4 & 6
SCALE: 1/4"=1'-0"



SOUTH ELEVATION

COTTAGE ONE - LOTS 3.4 & 6
SCALE: 1/4"=1'-0"



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RESIDENTIAL DESIGN AND PLANNING
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Phone +506 8818 2208 FCompos.1r@yahoo.com

1014 SIBLEY STREET

PROPOSED RESIDENTIAL:

FOLSOM, CA 95630

PROJECT NUMBER

N/A

FILENAME

1014 SIBLEY ST.

DRAWN BY

GM & PR

DESIGNED BY

FCII

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REVISIONS

ISSUE DATE

7-30-23

SHEET TITLE

SHEET NUMBER

21

21 OF 21

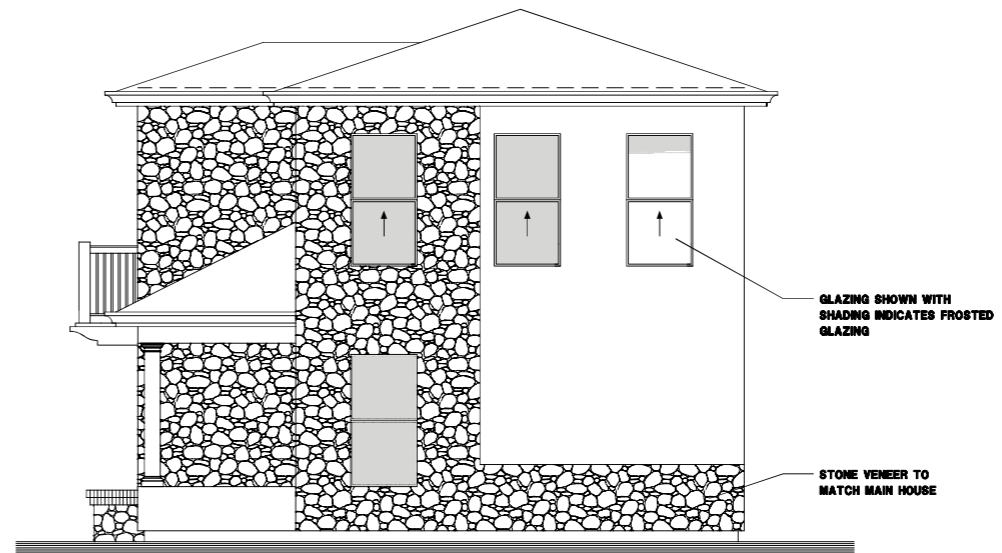
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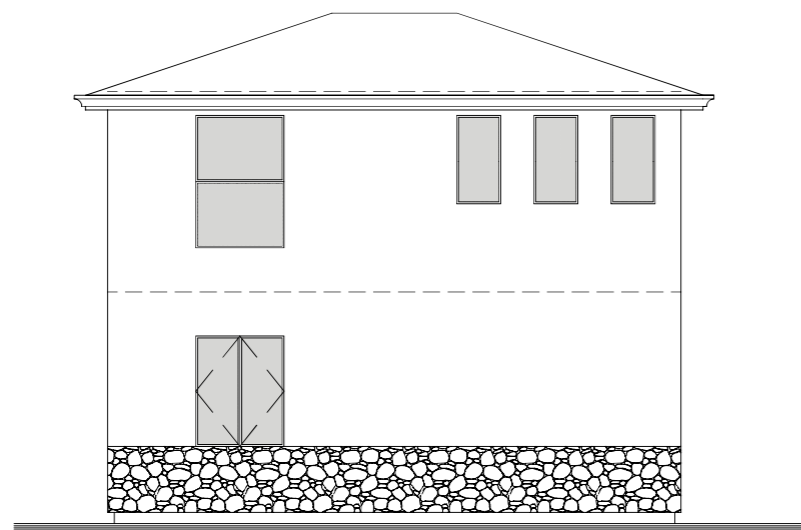
EAST ELEVATION

COTTAGE ONE - LOTS 1,2 & 5
SCALE: 1/4"=1'-0"



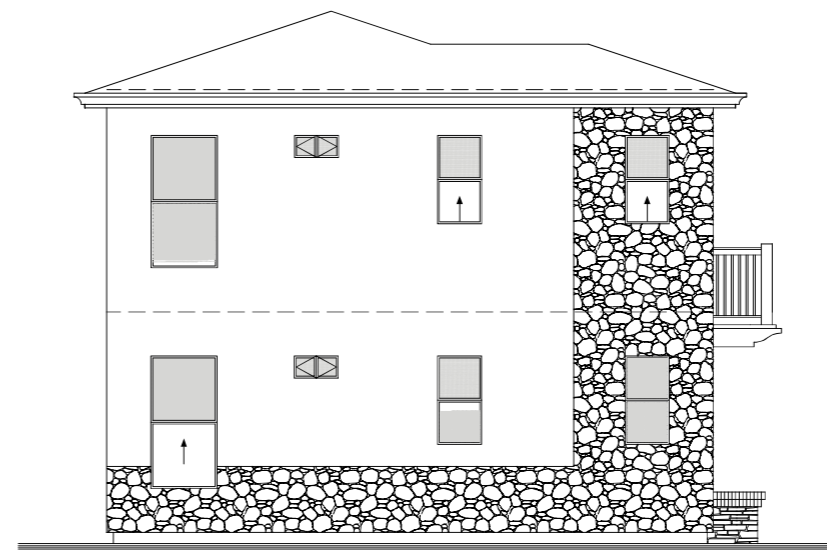
NORTH ELEVATION

COTTAGE ONE - LOTS 1,2 & 5
SCALE: 1/4"=1'-0"



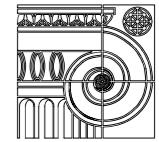
WEST ELEVATION

COTTAGE ONE - LOTS 1,2 & 5
SCALE: 1/4"=1'-0"



SOUTH ELEVATION

COTTAGE ONE - LOTS 1,2 & 5
SCALE: 1/4"=1'-0"



DESIGN-TECH
RESIDENTIAL DESIGN AND PLANNING
P.O. Box 11-1000, San Jose, Costa Rica
Phone +506 8818 2208 FCampos@reYahoo.com

PROPOSED RESIDENTIAL:
1014 SIBLEY STREET
FOLSOM, CA 95630

PROJECT NUMBER

N/A

FILENAME

1014 SIBLEY ST.

DRAWN BY

GM & PR

DESIGNED BY

FCII

CHECKED BY

REVISIONS

ISSUE DATE

7-30-23

SHEET TITLE

COTTAGE TWO
LOT 1,2, & 5
ELEVATIONS

SHEET NUMBER

22

22 OF 22

PLOTTING DATE: 7-30-23 © 2023

Attachment 7

SHEET LEGEND

- BOUNDARY LINE
- SETBACK LINE
- RIGHT-OF-WAY
- PUBLIC UTILITY EASEMENT (P.U.E.)
- AC PAVEMENT
- CONCRETE
- BUILDING AREA
- PORCH AREA
- GARAGE
- LANDSCAPING
- CONTROL POINTS



NO.	DATE	BY	REVISION
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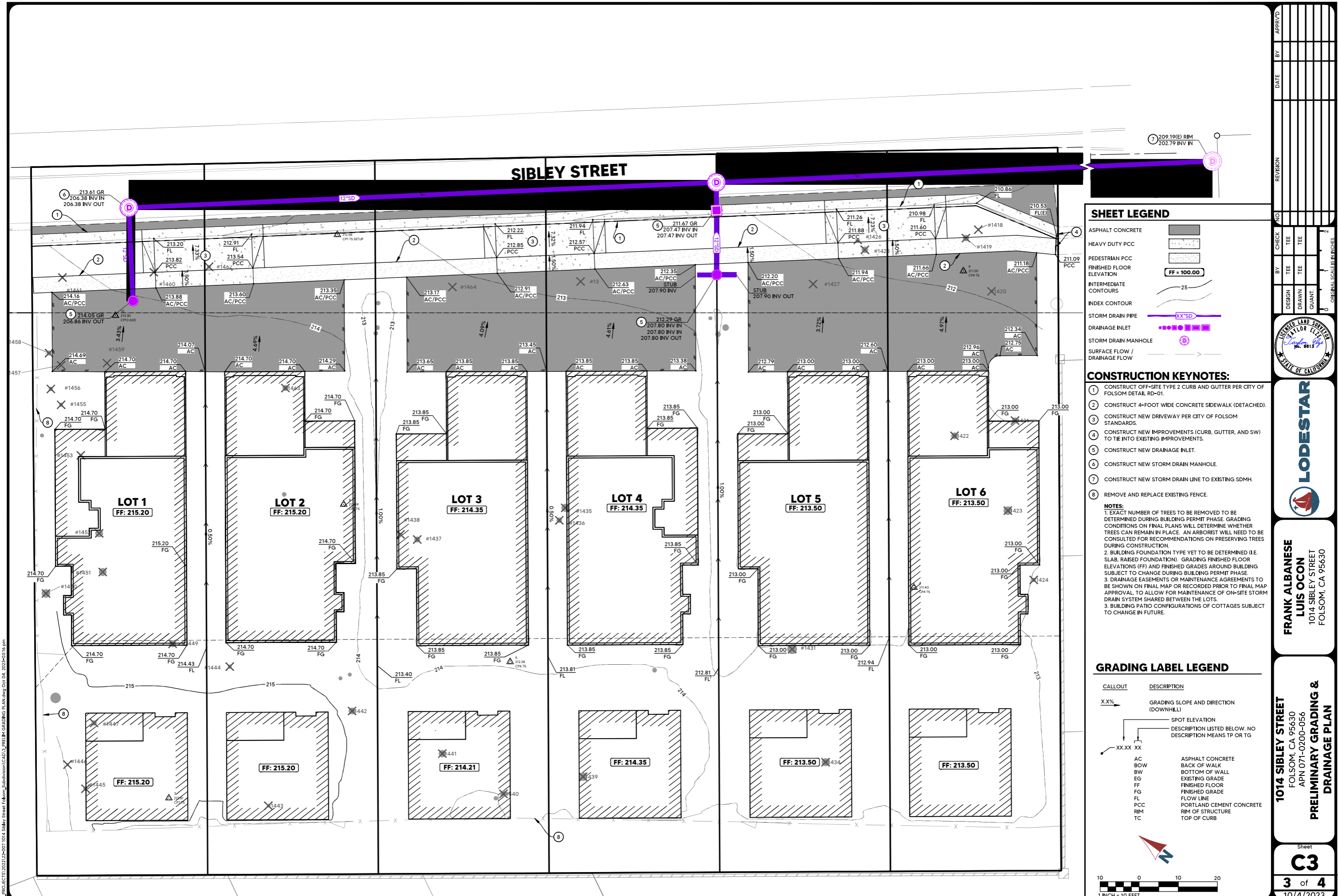


FRANK ALBANESE
LUIS OCON
 1014 SIBLEY STREET
 FOLSOM, CA 95630

1014 SIBLEY STREET
 FOLSOM, CA 95630
 APN 071-0200-056
PRELIMINARY SITE PLAN

L:\PROJECTS\2023\10-07-1014 Sibley Street Preliminary Site Plan.dwg Oct 10, 2023 4:52 pm

SIBLEY STREET



SHEET LEGEND

ASPHALT CONCRETE	[Symbol]
HEAVY DUTY PCC	[Symbol]
PEDESTRIAN PCC	[Symbol]
FINISHED FLOOR ELEVATION	FF = 100.00
INTERMEDIATE CONTOURS	[Symbol]
INDEX CONTOUR	[Symbol]
STORM DRAIN PIPE	XX"SD
DRAINAGE INLET	[Symbol]
STORM DRAIN MANHOLE	[Symbol]
SURFACE FLOW / DRAINAGE FLOW	[Symbol]

CONSTRUCTION KEYNOTES:

- CONSTRUCT OFF-SITE TYPE 2 CURB AND GUTTER PER CITY OF FOLSOM DETAIL RD-01.
- CONSTRUCT 4-FOOT WIDE CONCRETE SIDEWALK (DETACHED).
- CONSTRUCT NEW DRIVEWAY PER CITY OF FOLSOM STANDARDS.
- CONSTRUCT NEW IMPROVEMENTS (CURB, GUTTER, AND SW) TO TIE INTO EXISTING IMPROVEMENTS.
- CONSTRUCT NEW DRAINAGE INLET.
- CONSTRUCT NEW STORM DRAIN MANHOLE.
- CONSTRUCT NEW STORM DRAIN LINE TO EXISTING SDMH.
- REMOVE AND REPLACE EXISTING FENCE.

NOTES:
 1. EXACT NUMBER OF TREES TO BE REMOVED TO BE DETERMINED DURING BUILDING PERMIT PHASE. GRADING CONDITIONS ON FINAL PLANS WILL DETERMINE WHETHER TREES CAN REMAIN IN PLACE. AN ARBORIST WILL NEED TO BE CONSULTED FOR RECOMMENDATIONS ON PRESERVING TREES DURING CONSTRUCTION.
 2. BUILDING FOUNDATION TYPE YET TO BE DETERMINED (I.E. SLAB, RAISED FOUNDATION). GRADING FINISHED FLOOR ELEVATIONS (FF) AND FINISHED GRADES AROUND BUILDING SUBJECT TO CHANGE DURING BUILDING PERMIT PHASE.
 3. DRAINAGE EASEMENTS OR MAINTENANCE AGREEMENTS TO BE SHOWN ON FINAL MAP OR RECORDED PRIOR TO FINAL MAP APPROVAL, TO ALLOW FOR MAINTENANCE OF ON-SITE STORM DRAIN SYSTEM SHARED BETWEEN THE LOTS.
 3. BUILDING PATIO CONFIGURATIONS OF COTTAGES SUBJECT TO CHANGE IN FUTURE.

GRADING LABEL LEGEND

CALLOUT	DESCRIPTION
X.X%	GRADING SLOPE AND DIRECTION (DOWNHILL)
XX.XX XX	SPOT ELEVATION DESCRIPTION LISTED BELOW. NO DESCRIPTION MEANS TP OR TG
AC	ASPHALT CONCRETE
BOW	BACK OF WALK
BW	BOTTOM OF WALL
EG	EXISTING GRADE
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOW LINE
PCC	PORTLAND CEMENT CONCRETE
RIM	RIM OF STRUCTURE
TC	TOP OF CURB

BY	CHECK	AND	DATE	BY	APPROVED
DESIGN	TEE	TEE	DATE	DESIGN	DATE
DRAWN	TEE	TEE	DATE	DRAWN	DATE
QUANT.	TEE	TEE	DATE	QUANT.	DATE

ORIGINAL SCALE IS IN INCHES

10/4/2023

3 of 4

10/4/2023

LODESTAR

FRANK ALBANESE
LUIS OCON
1014 SIBLEY STREET
FOLSOM, CA 95630

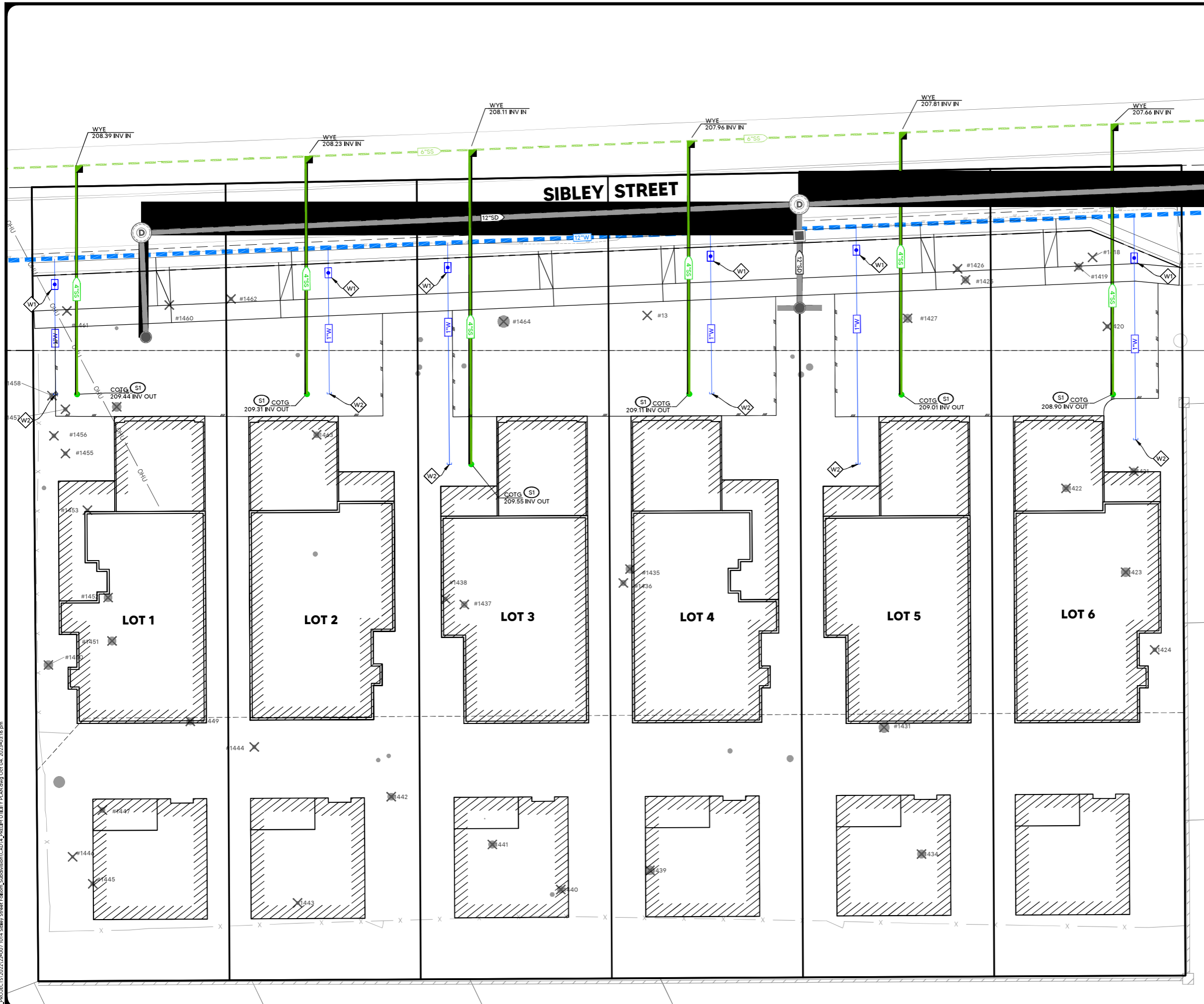
1014 SIBLEY STREET
FOLSOM, CA 95630
APN 071-0200-056
PRELIMINARY GRADING & DRAINAGE PLAN

Sheet
C3

PROJECT #22-007 - 1014 SIBLEY STREET, FOLSOM, CA 95630

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I:\PROJECTS\2022\22-007 1014 Sibley Street Folsom Subdivision\CAD\4 PRELIM UTILITY PLAN.dwg, Oct 04, 2023 03:16 pm



SHEET LEGEND

	STORM DRAIN
	SANITARY SEWER
	WATER
	SSMH
	COTG (SS)
	WATER METER (WM)
	BACKFLOW PREVENTER / RP DEVICE (RP)

SANITARY SEWER KEYNOTES:

S1 CONSTRUCT 4" SANITARY SEWER (SS) SERVICE LATERAL PER CITY OF FOLSOM STANDARDS. CONSTRUCT CLEANOUT-TO-GRADE (COTG) 5 FEET FROM NEW BUILDING.

WATER KEYNOTES:

W1 CONSTRUCT 1" DOMESTIC WATER SERVICE WITH 1" WATER METER PER CITY OF FOLSOM STANDARDS.

W2 DOMESTIC WATER POINT OF CONNECTION (P.O.C.).

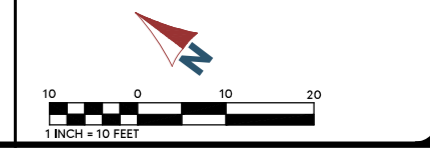
BY	DATE	REVISION	CHECK	DATE



FRANK ALBANESE
LUIS OCON
 1014 SIBLEY STREET
 FOLSOM, CA 95630

1014 SIBLEY STREET
 FOLSOM, CA 95630
 APN 071-0200-056
PRELIMINARY UTILITY PLAN

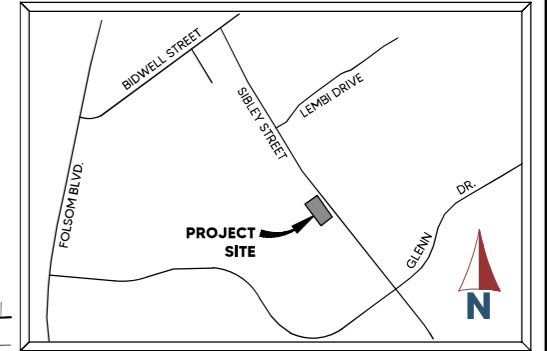
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C4
 4 of 4
 10/4/2023



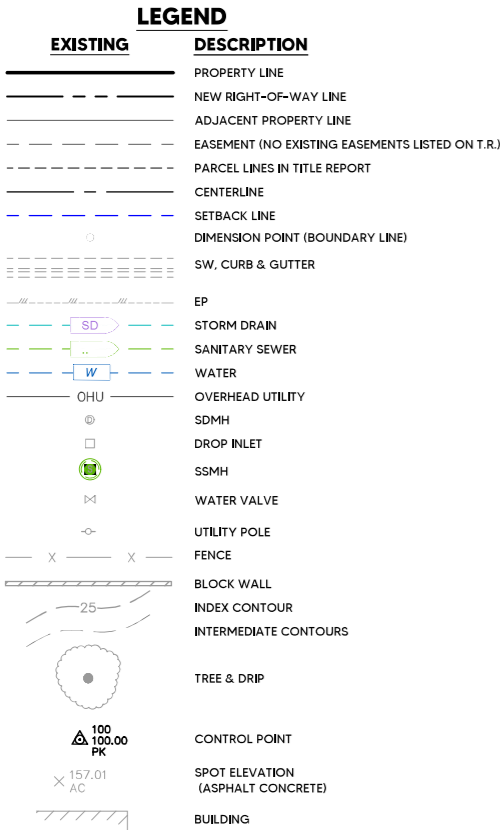
PROJECT #22-007 - 1014 SIBLEY STREET, FOLSOM, CA 95630

Attachment 8

VESTING TENTATIVE SUBDIVISION MAP
1014 SIBLEY STREET
FOLSOM, CA 95630
APN: 071-0200-056

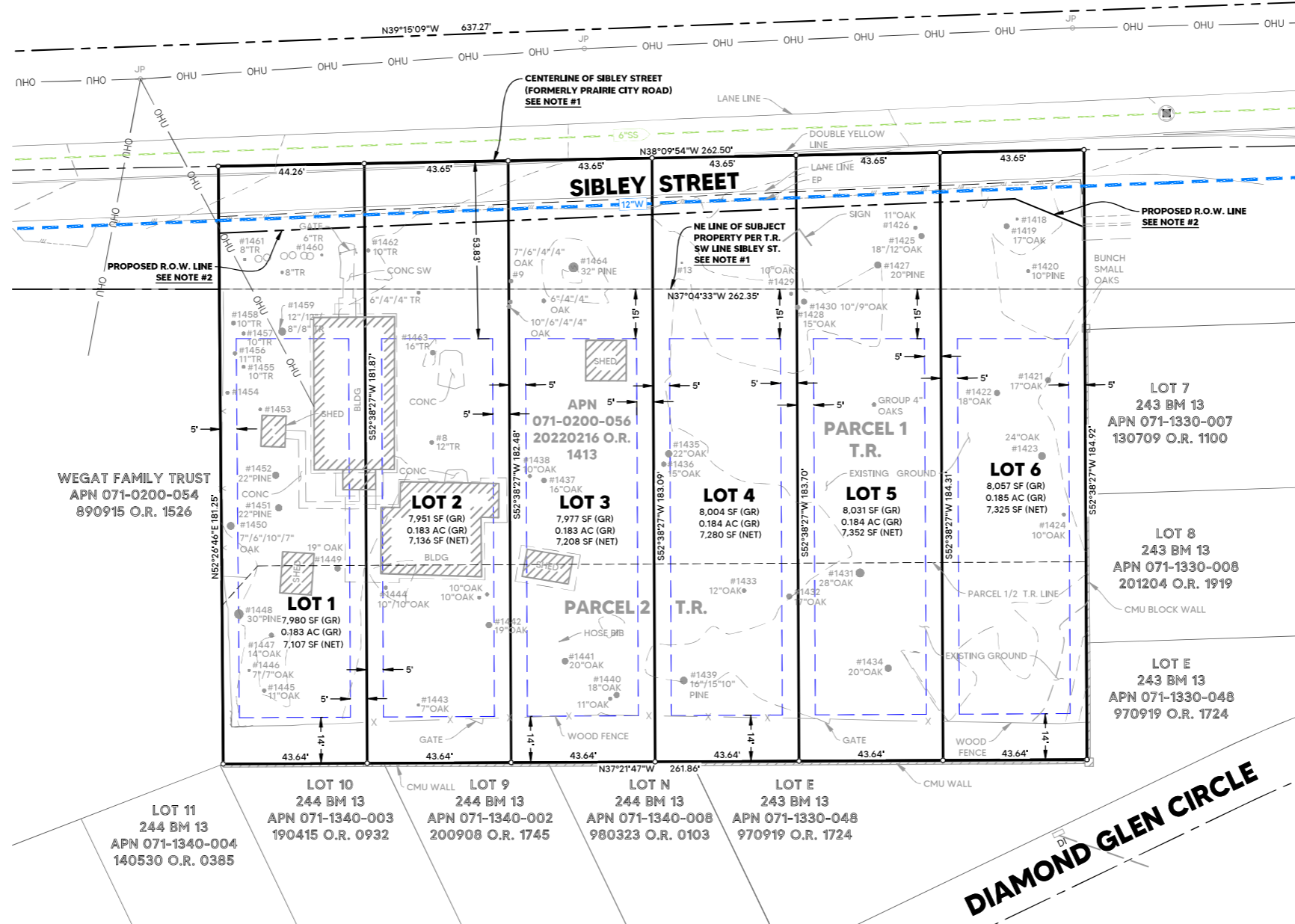


VICINITY MAP
NOT TO SCALE



ABBREVIATIONS:

AC	ASPHALT CONCRETE
BCR	BEGIN CURVE RETURN
BLDG	BUILDING
CONC	CONCRETE
C&G	CURB & GUTTER
CG&S	CURB, GUTTER & SIDEWALK
C	CENTERLINE
DI	DRAIN / DROP INLET
(E)	EXISTING
EP	EDGE OF PAVEMENT
GR	GROSS
INV	INVERT
I.E.	INVERT ELEVATION
JP	JOINT POLE
MH	MAINTENANCE HOLE
NE	NORTHEAST
NW	NORTHWEST
OHU	OVERHEAD UTILITIES
PL	PROPERTY LINE
R.O.W.	RIGHT-OF-WAY
SDMH	STORM DRAIN MANHOLE
SD	STORM DRAIN
SE	SOUTHEAST
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
SW	SIDEWALK OR SOUTHWEST
TR	TREE
T.R.	TITLE REPORT
W	WATER
WV	WATER VALVE
VIF	VERIFY-IN-FIELD



WEGAT FAMILY TRUST
APN 071-0200-054
890915 O.R. 1526

APN 071-0200-056
20220216 O.R. 1413

LOT 7
243 BM 13
APN 071-1330-007
130709 O.R. 1100

LOT 6
8,057 SF (GR)
0.185 AC (GR)
7,325 SF (NET)

LOT 8
243 BM 13
APN 071-1330-008
201204 O.R. 1919

LOT E
243 BM 13
APN 071-1330-048
970919 O.R. 1724

LOT 11
244 BM 13
APN 071-1340-004
140530 O.R. 0385

LOT 10
244 BM 13
APN 071-1340-003
190415 O.R. 0932

LOT 9
244 BM 13
APN 071-1340-002
200908 O.R. 1745

LOT N
244 BM 13
APN 071-1340-008
980323 O.R. 0103

LOT E
243 BM 13
APN 071-1330-048
970919 O.R. 1724

SHEET INDEX:

- 1 OF 4 TSM VESTING TENTATIVE SUBDIVISION MAP
- 2 OF 4 C1 PRELIMINARY SITE PLAN
- 3 OF 4 C2 PRELIMINARY GRADING PLAN
- 4 OF 4 C3 PRELIMINARY UTILITY PLAN

TOPOGRAPHIC & BOUNDARY SURVEY:

LODESTAR ENGINEERING AND SURVEYING, INC.
FIELD SURVEY DATED: 4-05 AND 4-06-2022, AND 10-03-23.

BASIS OF BEARINGS:

ALL BEARINGS SHOWN HEREON ARE REFERENCED TO THE ORIGINAL SUBDIVISION MAP ENTITLED "SUNCOASTRY FOLSOM UNIT NO. 1" FILED IN BOOK 243 OF SUBDIVISIONS, AT PAGE 13, AND THE FOUND MONUMENTS THEREON. BASIS OF BEARING FROM SAID RECORDED MAP IS THE SOUTHWESTERLY LINE OF SIBLEY STREET FROM FOUND 1" STEEL PIN SOUTHEASTERLY, SAID BEARING BEING N 37°04'33" W.

BENCHMARK:

CITY OF FOLSOM BENCHMARK B.M. 18
ELEV SURVEYED = 219.46 (NAVD 88)
ELEV. PUBLISHED = 217.08 (NO DATUM LISTED)

CONTROL POINT ELEVATIONS SHOWN HEREON ARE BASED UPON THE CALIFORNIA SURVEYING AND DRAFTING SUPPLY VSN CONTROL NETWORK, WHICH IS ON THE NAVD 88 VERTICAL DATUM.

JURISDICTION:

CITY OF FOLSOM

ZONING FOR ALL PARCELS:

R-4 GENERAL APARTMENT DISTRICT
R-M RESIDENTIAL, MULTI FAMILY DWELLING DISTRICT

FLOOD PLAIN:

SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X", REDUCED FLOOD ZONE DUE TO LEVEE. AREAS WITHIN ZONE "X" ARE DETERMINED TO BE OUTSIDE THE 0.2 ANNUAL CHANCE FLOOD PLAIN AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM. FLOOD INSURANCE RATE MAP COMMUNITY
PANEL NO: 06067C0116H
DATED: 08-16-2012

TITLE REPORT:

OLD REPUBLIC TITLE COMPANY
POLICY NUMBER A04286-FTYA-203812

PROPERTY OWNER / DEVELOPER:

FRANK ALBANESE
(916) 939-6561
LUIS OCON
(650) 520-6226

MAP NOTES:

- 1. THE NORTHEASTERLY LINE OF THE SUBJECT PARCEL IS ALSO THE SOUTHWESTERLY LINE OF SIBLEY STREET (FORMERLY PRAIRIE CITY ROAD) PER THE TITLE REPORT. THE CITY SURVEYOR HAS DEEMED THE OWNERSHIP OF SAID ROADWAY (PER LETTER DATED 9-22-2023) TO BE THE OWNER OF THE SUBJECT PROPERTY UNDER CALIFORNIA CIVIL CODE 831. THEREFORE, THE OVERALL PARCEL BOUNDARY IS SHOWN TO THE CENTERLINE OF SIBLEY STREET.
- 2. THE RIGHT-OF-WAY LINE SHOWN IS PROPOSED WITH THIS PARCEL MAP. THE EXACT AREA OF THE RIGHT-OF-WAY TO BE DETERMINED AT A LATER DATE BY THE CITY. THE MAP SHOWS THE RIGHT-OF-WAY LINE AT THE PROPOSED BACK OF CURB.
- 3. GROSS (GR) LOT AREAS ARE TO THE CENTERLINE OF SIBLEY STREET AS SHOWN. NET LOT AREAS OMIT THE PORTION OF THE LOT FROM THE RIGHT-OF-WAY LINE SHOWN TO THE CENTERLINE OF SIBLEY STREET.

NOTICE TO CONTRACTOR - ORDER OF WORK:

PRIOR TO THE START OF ANY CIVIL WORK, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES BY POT-HOLING AT ALL POINTS OF POTENTIAL CONFLICT WITH PROPOSED UTILITIES OR PROPOSED POINTS OF CONNECTION WITH EXISTING UTILITIES. IF THE ACTUAL LOCATIONS OF THE EXISTING UTILITIES FOUND IN THE FIELD ARE DIFFERENT FROM WHAT IS SHOWN ON THESE PLANS, THE CONTRACTOR SHALL CONTACT LODESTAR ENGINEERING AND SURVEYING, INC. IMMEDIATELY AND PROVIDE THE ACTUAL LOCATION INFORMATION. LODESTAR ENGINEERING AND SURVEYING, INC. WILL VERIFY IF THERE ARE ANY CONFLICTS WITH THE IMPROVEMENTS AND WILL PROVIDE MODIFICATIONS TO THE DESIGN TO MITIGATE THE CONFLICTS IF ANY CONFLICTS EXIST.

UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



BY: APPROVD
DATE: TEE
REVISION: TEE
CHECK: TEE
BY: TEE
DESIGN: TEE
DRAWN: TEE
QUANT.: TEE

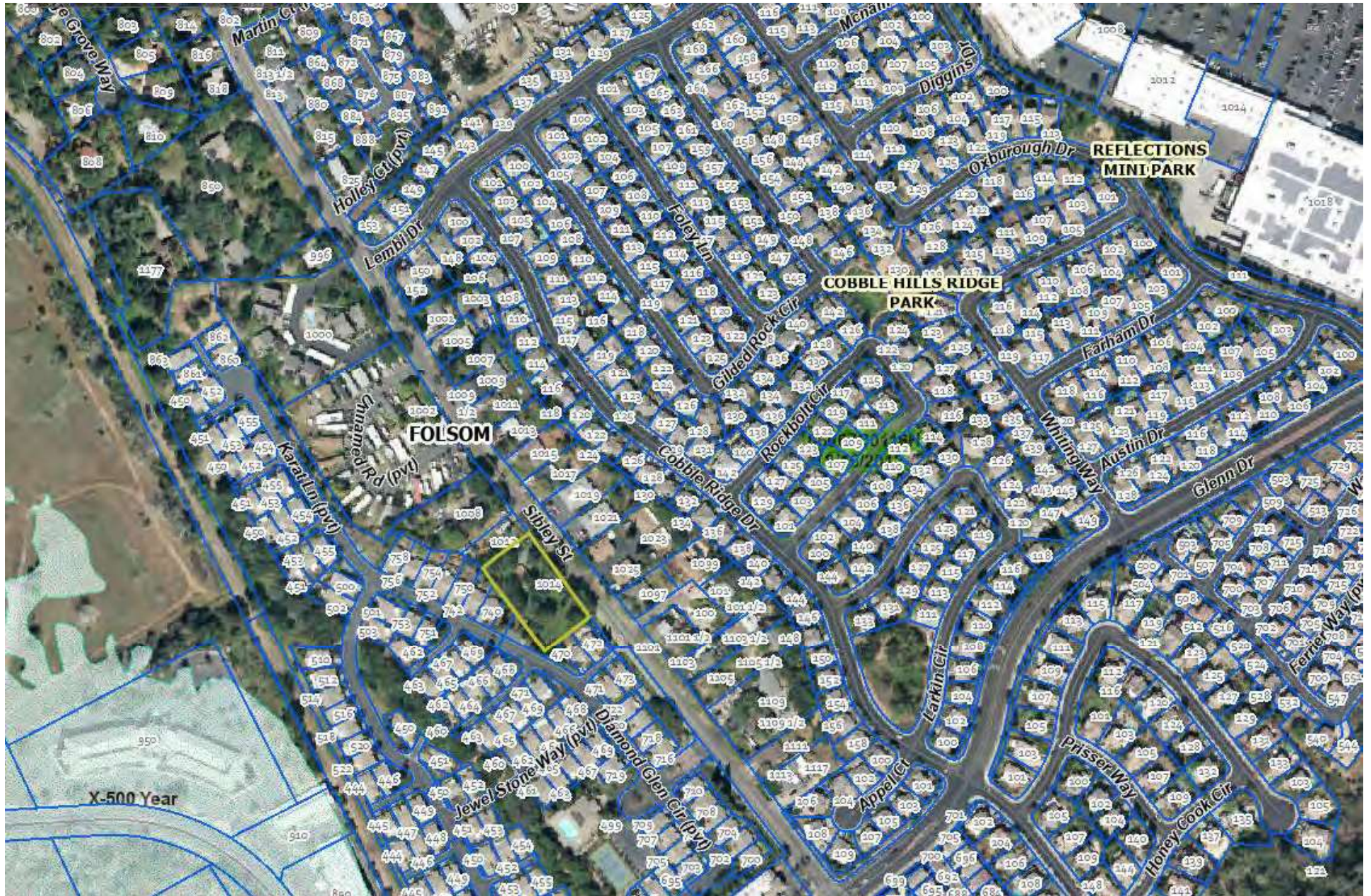
LODESTAR
FRANK ALBANESE
LUIS OCON
1014 SIBLEY STREET
FOLSOM, CA 95630

1014 SIBLEY STREET
FOLSOM, CA 95630
APN 071-0200-056
VESTING TENTATIVE
SUBDIVISION MAP

Sheet
TSM
1 of 4
10/4/2023

PROJECT #22-007 - 1014 SIBLEY STREET, FOLSOM, CA 95630

Attachment 9













Attachment 10

Planning Commission
1014 Sibley Street Subdivision (MSTR23-00007)
October 18, 2023

The Initial Study/Mitigated Negative Declaration and appendices prepared for the project is located in physical form at the Community Development Department in City Hall (50 Natoma St.) and digitally at the following link (under the 1014 Sibley St. Subdivision project tab):

<https://www.folsom.ca.us/government/community-development/planning-services/current-project-information>