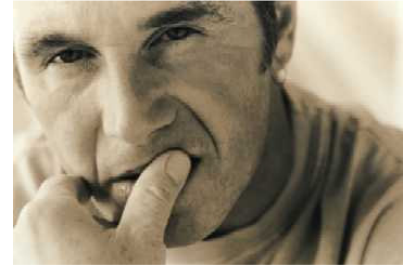


# Empire Ranch & Parkway Residents - Call to Action

## Make Your Voice Heard on REZONING for Mirabella Condos!

*Did you know that Elliott Homes has requested that the City of Folsom REZONE the property on the corner of Golf Links and East Natoma (across from Empire Oaks Elementary School) from Retail to Medium Density Multi Family?*



### Here's what you need to know:

#### 1.) Proposed Multi-Family ReZoning:

Elliot homes has proposed rezoning the property on the corner of Golf Links and East Natoma to allow construction of 154 two/three story Condominiums in middle of Empire Ranch and the Parkway. Their stated goal is to provide more affordable housing in Folsom, targeting pricing in the \$350K range for first time home buyers. While their goal is admirable, this development **DOES NOT FIT** in the middle of Empire Ranch and the Parkway. Our concerns are as follows:

- a.) **Extreme Housing Density** - 154 units on such a small parcel is too much!
- b.) **Overcrowded Schools** – school boundaries are already a hotly contested issue, imagine adding another 154 two – four bedroom homes directly across the street from Empire Oaks Elementary!
- c.) **Major Traffic Congestion** - this is the busiest intersection in the community!
- d.) **Privacy Issues for Parkway Residents living on Smith Way** – the condos will tower between 34 and 44 feet above the ground level of homes on Smith Way.
- e.) **Inadequate off-street parking and insufficient common areas** – the current plan has minimal off-street parking and no clubhouse or community pool.
- f.) **Potential negative impact on property appreciation to surrounding areas.**



For more information, please visit: [www.empireranch.calhomenet.com](http://www.empireranch.calhomenet.com)

## 2.) Current Zoning:

The current Empire Ranch Master Plan specifies that the property on the corner of East Natoma and Golf Links be used for Retail / Light Commercial. Most local residents envisioned the development of a “quality” community retail center that would become a part of the fabric of our community. We were hoping to create a warm, welcoming place that we could stroll to for a unique social experience and pleasurable shopping. With proper development, it could become a “town square”, where people stop for coffee, chat with friends, and meander through a mixture of interesting stores that offer a unique community atmosphere.



The shopping center would likely attract a mix of mom-and-pop retailers, cafes, boutiques and specialty stores. It would be an ideal location for a Day Care Center, Gourmet Coffee Shop, Specialty Meat Market, Florist, Doctors Office, just to name a few. Let’s face it; we already have a sea of houses in Empire Ranch and the Parkway. A community retail center would add to the diversity of our community and could also generate jobs for the community and our children.

## 3.) City of Folsom – Steps in the Proposed ReZoning Process

**Step 1 - Architectural Review Committee** – The ARC is responsible for maintaining consistency in the esthetics of the community while remaining flexible and open-minded to change. As residents of Empire Ranch and the Parkway, we need to work with the ARC to downsize this project. If condos are built on the corner, we would like no more than 50 single story Luxury Condos. The proposal must also address traffic and off-street parking issues and include amenities like a clubhouse and swimming pool. The next meeting of the ARC will likely occur on Oct. 13<sup>th</sup> or 27<sup>th</sup> 2005.

**Step 2 - Planning Commission** – The Commission is focused primarily on the use or development of land. They are required to review and make recommendations to the City Council regarding proposals to change any parts of the Zoning Ordinance. Our goal remains the same as described in Step 1. Once the plan from Elliott is in final format and ready to go to the City Council for a vote, the community needs to decide whether we will accept rezoning or oppose it.

**Step 3 – City Council Hearing** – The City Council listens to recommendations from the ARC, Planning Commission, Developers and local citizens and decides whether or not to rezone the property.

## 4.) What you need to do:

As residents of Empire Ranch and the Parkway, it’s important that you discuss this proposal with your neighbors and voice concerns with the Folsom ARC, Planning Commission and City Council.

- a.) **Stay Informed** – we have created a community website and blog, for discussion and to announce meeting dates and locations. Please visit [www.empireranch.calhomenet.com](http://www.empireranch.calhomenet.com)
- b.) **Get Involved** – attend as many meetings as possible (Community, ARC, Planning Commission and City Council). Once again, we will publish all meeting dates at the website listed above. Periodically, we could use some help distributing flyers throughout the community. If you would like to volunteer, call Patrick Warholc (916) 608-3948 or Jim Mc Ellis (916) 608-3947.
- c.) **Sign the Petition** - Download it from the community forum website above.

**Petition against Mirabella Condominiums at Empire Ranch**

**Petition to:** Folsom Mayor, City Council, Planning Commissioners, and Architectural Review Commissioners  
**Subject:** Reference Number PN05-188, Mirabella Condominiums at Empire Ranch

It is known that the applicant, Elliott Homes is requesting approval of a General Plan Amendment, Specific Plan Amendment, Tentative Subdivision map and Planned Development Permit to develop a 154-unit condominium project to be known as Mirabella at Empire Ranch. The proposed project, which is part of the Empire Ranch Specific Plan, is located on an 11.47-acre site located at the southwest corner of East Natoma Street and Golf Links Drive. The project is zoned SP92-3 and designated C-1 PD (Neighborhood Business, Planned Development District) within the Empire Ranch Specific Plan, and the General Plan land-use designation for the site is NC (Neighborhood Commercial). The applicant is proposing to change the General Plan land use designation to MMD (Multifamily Medium Density) and to change the specific plan designation to R-M PD (Residential Multifamily Dwelling District) within the Empire Ranch Specific Plan.

We, the undersigned registered voters, and residents of Folsom, California, are first and foremost **AGAINST** the proposed rezoning of this parcel of land and prefer to keep the current zoning in place. Secondly, if this rezoning somehow passes over our strong objections, we want to make sure that you know that having 154 three story or even 100 two story condominium units is **NOT acceptable** on this parcel. If Multifamily zoning is approved over our strong objections, the only condominium complex we would consider to have an acceptable compatibility with the surrounding residential areas is to have a maximum of 45 or 50 single story luxury condominiums, ranging from 2,000 to 3,000 square feet, with steep pitched roofs, multiple roof lines, dormers, all with a full compliment of upgrades available. This complex also to include a clubhouse and swimming pool with a shaded grass and picnic area.

<u>Signature</u>	<u>Name (printed)</u>	<u>Address</u>	<u>City</u>	<u>ST</u>
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