

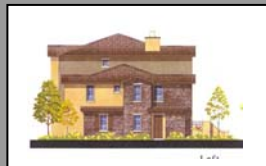


Proposed Mirabella Condos: 154 Unit 3 Story Buildings in middle of Empire Ranch “Targets first time home buyers”

September 05, 2005

Elliott Homes is in the process of requesting the City of Folsom to rezone the property on the corner of Golf Links and East Natoma Street in Empire Ranch from Retail to Medium Density Multi Family. The current zoning is based on the original Master Plan and now the builder, with City ARC Staff, wants to put in 154 units in three story condo buildings. Price Walker, Project Coordinator for Elliott Homes, said in his explanation of the Project at the Architectural Review Commission meeting at City Hall on August 25th, **“These units are aimed at first time home buyers and others who can not afford the \$500,000 plus homes in Empire Ranch”**. (Instead of the original neighborhood retail shopping center that was disclosed and promised to the residents when they all bought their homes.)

See reverse side for more details and visit our Community Forum Website for the latest updates:
www.empireranch.calhomenet.com



Proposed Mirabella Condominium Project Update



A Community Forum Website at:

www.empireranch.calhomenet.com has been set up specifically to communicate current ideas and information. It also provides a method for interested residents, who object to having our beautiful neighborhoods in Empire Ranch and the Parkway blighted by this monster project, to organize an effective public awareness campaign and get the NUMBERS of people together that are needed to stop this process in its tracks. With enough people, we CAN make a difference. This was most evident at the August 25th ARC meeting.

Approximately 20 to 25 vocal residents showed up at the 07:30 Architectural Review Commission (ARC) meeting. Eight people stepped to the center podium and spoke very firmly and clearly that we did not want three story condos on this parcel. At the end of the meeting, Price Walker reluctantly admitted to the Commissioners (and the general public) that he never in his 15 years of putting projects before the Folsom ARC or the Planning Commission has had to request a continuance. When the Acting Chairman of the ARC told him it was either a continuance or they deny the Project, he said he would request the continuance. **That folks is a HUGE WIN for the little guys!** Tomorrow however is another battle. We need each and every Empire Ranch and Parkway resident to stand up and be heard!

If you want to stop this Monster Project at the first gate, (ARC) then we must make a **unified** appeal to the Commissioners when they schedule the next ARC meeting. If we somehow later lose the rezoning fight, we must let the commissioners know now, by having large numbers attend the next ARC meeting, that having 154 condos in three story or even 100 units in two story buildings is **NOT acceptable**. More palatable would be 45 or 50 single story luxury units, ranging from 2,000 to 3,000 square feet, with steep pitched roofs, multiple roof lines, dormers, and all the upgrades that we are used to having in our homes today. A clubhouse with a nice swimming pool and a shaded grass and picnic area must be included.

Now, if we can get more people pushing this same idea, then one of two things will happen. We just might get it, or Elliott Homes will decide the hassle is not worth it and it will stay zoned commercial/retail. We CAN make a difference. The 20 or 25 of us at the ARC meeting proved that we can and will be heard. Just think what the impact will be if at the next meeting we have 200 or 250 people show up, all demanding SINGLE story luxury condos. Please keep yourself current and updated with all the latest events by checking into our Community Forum website at www.empireranch.calhomenet.com

Call to action:

- Print this out, make copies, and walk your neighborhoods door to door leaving a copy at each and every home in Empire Ranch and the Parkway. Take copies to the school. Hand out copies to the parents as they bring their children to the school in the morning or when they pick them up in the afternoon. Give them to everyone, even our close neighbors in Lexington Hills.
- Pass out the attached petition (download & print from Community Forum) and ask every registered voter in Folsom to sign it. Return the signed petitions to me at my office (address shown on Community Forum) and I will see to it that they get delivered to the proper authorities at the City.

Thank you all,
Patrick Warholic, Empire Ranch resident and concerned citizen
E-mail: pwarholic@calhomenet.com

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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Date: _____ Signatures collected by: _____