

PLANNING COMMISSION AGENDA
September 20, 2023
CITY COUNCIL CHAMBERS
6:30 p.m.
50 Natoma Street
Folsom, California 95630

CALL TO ORDER PLANNING COMMISSION: James Ortega, Mathew Herrera, Daniel West, Bill Miklos, Ralph Peña, Bill Romanelli, Eileen Reynolds

The Planning Commission has a policy that no new item will begin after 10:30 p.m. Therefore, if you are here for an item that has not been heard by 10:30 p.m., you may leave, as the item will be continued to a future Planning Commission Meeting.

Any documents produced by the City and distributed to the Planning Commission regarding any item on this agenda will be made available upon request at the Community Development Counter at City Hall located at 50 Natoma Street, Folsom, California. The meeting is available to view via webcast on the City's website the day after the meeting.

PLEDGE OF ALLEGIANCE

CITIZEN COMMUNICATION: The Planning Commission welcomes and encourages participation in City Planning Commission meetings and will allow up to five minutes for expression on a non-agenda item. Matters under the jurisdiction of the Commission, and not on the posted agenda, may be addressed by the public, however, California law prohibits the Commission from taking action on any matter which is not on the posted agenda unless it is determined to be an emergency by the Commission.

MINUTES

The minutes of the July 19, 2023 meeting will be presented for approval.

NEW BUSINESS

1. MSTR23-00028: StorQuest Self-Storage Facility Planned Development Permit Modification and Conditional Use Permit and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from Plan Steward, Inc. for approval of a Planned Development Permit Modification and Conditional Use Permit application for a four-story StorQuest self-storage facility located at 1775 Cavitt Drive. For zoning, the site is subject to the Broadstone Unit No. 3 Specific Plan and has a C-2 (Community Commercial) specific plan designation. The General Plan land use designation of the site is RCC (Regional Commercial Center), within the East Bidwell Corridor (EBC) overlay. The project is exempt from the California Environmental Quality Act in accordance with Section 15332 of the CEQA Guidelines. **(Project Planner: Josh Kinkade/Applicant: Plan Steward, Inc.)**

2. USPT23-00095: L'Academy Preschool Conditional Use Permit and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from Zhen Zhen Li for approval of a Conditional Use Permit application for the operation of a childcare center and K-1 private school (L'Academy Language Immersion Preschool) at 1815 Prairie City Road. The project site is zoned C-1 PD (Neighborhood Business Zone, Planned Development). The General Plan designation of GC (General Commercial). The project is exempt from the California Environmental Quality Act in accordance with Section 15301 of the CEQA Guidelines. **(Project Planner: Nathan Stroud/Applicant: Zhen Zhen Li)**

3. DRCL 23-00086: Mangini Ranch Phase 1C South Village 4 Design Review and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Lennar Homes for approval of a Residential Design Review application for 115 single-family residential units located within Village 4 of the previously approved 833-unit Mangini Ranch Phase 1 Subdivision project. The General Plan Land Use designation for the project site is SP-MLD (Specific Plan – Multifamily Low Density), while the Specific Plan land use designation is SP-MLD-PD (Specific Plan – Multifamily Low Density-Planned Development). The project is exempt from the California Environmental Quality Act as provided by Government Code section 65457 and CEQA Guidelines section 15182. **(Project Planner: Steve Banks/Applicant: Lennar Homes)**

PLANNING COMMISSION / PLANNING MANAGER REPORT

The next Planning Commission meeting is scheduled for **October 18, 2023**. Additional non-public hearing items may be added to the agenda; any such additions will be posted on the bulletin board in the foyer at City Hall at least 72 hours prior to the meeting.

Persons having questions on any of these items can visit the Community Development Department during normal business hours (8:00 a.m. to 5:00 p.m.) at City Hall, 2nd Floor, 50 Natoma Street, Folsom, California, prior to the meeting. The phone number is (916) 461-6200 and FAX number is (916) 355-7274.

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in the meeting, please contact the Community Development Department at (916) 461-6200, (916) 355-7274 (fax) or ckelley@folsom.ca.us. Requests must be made as early as possible and at least two full business days before the start of the meeting.

NOTICE REGARDING CHALLENGES TO DECISIONS

The appeal period for Planning Commission Action: Any appeal of a Planning Commission action must be filed, in writing with the City Clerk's Office no later than ten (10) days from the date of the action pursuant to Resolution No. 8081. Pursuant to all applicable laws and regulations, including without limitation, California Government Code Section 65009 and or California Public Resources Code Section 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the City at, or prior to, the public hearing



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

**PLANNING COMMISSION MINUTES
JULY 19, 2023
CITY COUNCIL CHAMBERS
6:30 P.M.
50 Natoma Street
Folsom, CA 95630**

CALL TO ORDER PLANNING COMMISSION:

The regular Planning Commission Meeting was called to order at 6:30 p.m. with Chair Eileen Reynolds presiding.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

ROLL CALL:

Commissioners Present: Bill Romanelli, Commissioner
James Ortega, Commissioner
Mathew Herrera, Commissioner
Bill Miklos, Commissioner
Eileen Reynolds, Chair

Commissioners Absent: Daniel West, Vice Chair
Ralph Peña, Commissioner

CITIZEN COMMUNICATION: NONE

MINUTES: The minutes of the April 19, 2023 Regular Meeting were approved as submitted.

NEW BUSINESS

1. USPT23-00038, 1227 School Street Accessory Structure Conditional Use Permit and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from John MacLachlan for approval of a Conditional Use Permit for a 796-square-foot accessory structure at 1227 School Street. The project site is zoned Single Family Small Lot District (R-1-M). The General Plan designation of Single Family (SF). The project is exempt from the California Environmental Quality Act in accordance with Section 15303 of the CEQA Guidelines. **(Project Planner: Josh Kinkade/Applicant: John MacLachlan)**

COMMISSIONER MIKLOS MOVED TO APPROVE THE 1227 SCHOOL STREET ACCESSORY STRUCTURE CONDITIONAL USE PERMIT (USPT23-00038), BASED ON THE FINDINGS INCLUDED IN THIS REPORT (FINDINGS A-F) AND SUBJECT TO THE ATTACHED CONDITIONS OF APPROVAL (CONDITIONS 1-11).

COMMISSIONER ORTEGA SECONDED THE MOTION.

AYES: ROMANELLI, ORTEGA, HERRERA, MIKLOS, REYNOLDS
NOES: NONE

RECUSED: NONE
ABSENT: WEST, PEÑA

MOTION PASSED

2. PDEV 23-057: Broadstone Crossing Sign Criteria and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from Broadstone Crossing, LLC for approval of a Planned Development Permit Modification to establish a Sign Criteria for the previously approved 257-unit Broadstone Villas apartment project located at 1565 Cavitt Drive within the Broadstone Unit No. 3 Specific Plan Area. The General Plan land use designation for the project site is Community Commercial (CC), while the Specific Plan land use designation is Broadstone No. 3 Specific Plan (SP 95-1). The project is categorically exempt under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Steve Banks/Applicant: Broadstone Crossing LLC)**

COMMISSIONER ROMANELLI MOVED TO APPROVE A PLANNED DEVELOPMENT PERMIT MODIFICATION FOR THE BROADSTONE VILLAS SIGN CRITERIA PROJECT (PDEV23-057), BASED ON THE FINDINGS (FINDINGS A-J) AND SUBJECT TO THE CONDITIONS OF APPROVAL (CONDITIONS 1-9) ATTACHED TO THIS REPORT.

COMMISSIONER HERRERA SECONDED THE MOTION.

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

MOTION PASSED

3. PN 22-153: Southpointe at Folsom Ranch Commercial Center and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from APRR Management, LLC for approval of a Tentative Parcel Map, Tentative Condominium Map, and Planned Development Permit for development of a 90,460-square-foot commercial center (Southpointe at Folsom Ranch) on a 11.71-acre site located at the northeast corner of the intersection of East Bidwell Street and White Rock Road in the Folsom Plan Area. The General Plan land use designation for the project site is Community Commercial (CC), while the Specific Plan land use designation is Specific Plan Community Commercial with a Planned Development overlay (SP-CC-PD). The project is exempt from the California Environmental Quality Act as provided by Public Resources Code section 21083.3 and CEQA Guidelines section 15183. **(Project Planner: Steve Banks/Applicant: APRR Management, LLC)**

COMMISSIONER REYNOLDS MOVED TO APPROVE A VESTING TENTATIVE PARCEL MAP, VESTING TENTATIVE CONDOMINIUM MAP, AND PLANNED DEVELOPMENT PERMIT FOR THE SOUTHPOINTE AT FOLSOM RANCH COMMERCIAL CENTER PROJECT AS ILLUSTRATED ON ATTACHMENTS 6-14. THIS APPROVAL IS BASED ON THE FINDINGS (FINDINGS A-Z) AND SUBJECT TO THE CONDITIONS OF APPROVAL (CONDITIONS 1-102) ATTACHED TO THIS REPORT.

COMMISSIONER MIKLOS SECONDED THE MOTION.

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

MOTION PASSED

PLANNING COMMISSION / PLANNING MANAGER REPORT

The next Planning Commission meeting is scheduled for August 16, 2023.

ADJOURNMENT

There being no further business to come before the Folsom Planning Commission, Chair Eileen Reynolds adjourned the meeting at 7:36 p.m.

RESPECTFULLY SUBMITTED,

Christina Kelley, ADMINISTRATIVE ASSISTANT

APPROVED:

Eileen Reynolds, CHAIR



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 1
Type: Public Hearing
Date: September 20, 2023

Planning Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: StorQuest Self-Storage Facility
File #: MSTR23-00028
Request: Planned Development Permit Modification and Conditional Use Permit
Location: 1775 Cavitt Drive
Parcel(s): 072-3090-005
Staff Contact: Josh Kinkade, Associate Planner, 916-461-6209,
jkinkade@folsom.ca.us

Property Owner

Name: Elliott Alta Vista, LLC
Address: 340 Palladio Parkway, #521
Folsom, CA 95630

Applicant

Name: Plan Steward, Inc.
Representing William Warren Group
Address: 5716 Folsom Boulevard #339
Sacramento CA 95819

Recommendation: Conduct a public hearing and upon conclusion approve the Planned Development Permit Modification and Conditional Use Permit Application for a four-story StorQuest self-storage facility located at 1775 Cavitt Drive (MSTR23-00028) based on the findings included in this report (Findings A-U) and subject to the attached conditions of approval (Conditions 1-61).

Project Summary: The proposed project consists of a Planned Development Permit Modification and Conditional Use Permit for development and operation of a four-story self-storage facility (StorQuest) on a 1.61-acre parcel (APN 072-3090-005) located within the Broadstone Crossing Shopping Center. The project also includes modified building signage as well as additional site improvements such as site lighting and site landscaping.

Table of Contents/Attachments:

1. Description/Summary Analysis
2. Detailed Analysis
3. Conditions of Approval
4. Vicinity Map
5. Applicant's Project Narrative
6. Plan Set

7. Proposed Signage
8. Trip Generation and Internal Circulation Review, dated June 13, 2023
9. Broadstone Crossing Parcel 1 Planned Development Guidelines
10. Conditions of Approval for Broadstone Crossing Parcel 1 (PN 07-161) Specific Plan Amendment, Vesting Tentative Parcel Map, and Planned Development Permit
11. SMUD Conditions of Approval, dated March 23, 2023

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 DESCRIPTION/SUMMARY ANALYSIS

APPLICANT'S PROPOSAL

The applicant, Plan Steward, Inc. Representing William Warren Group, is requesting approval of a Planned Development Permit Modification and Conditional Use Permit to construct and operate a 78,316-square foot, four story self-storage facility on a 1.61-acre site located at 1775 Cavitt Drive, within the existing 11.1-acre Broadstone Crossing Shopping Center. The building is proposed to have a height of 45 feet for the main roofline with towers extending up to 52 feet. An extended parapet is provided along the flat roof line to screen rooftop mechanical equipment from view. The applicant is also proposing larger building signage than what is allowed under the Broadstone Crossing Parcel 1 sign criteria. Additional site improvements include site lighting and site landscaping.

The building is proposed to include approximately 766 storage units ranging in size from 25 to 250 sf and a 957-sf leasing office. Automobile, boat, and recreational vehicle outdoor storage are not proposed. The project does not include an on-site manager's residence. On the north elevation, a covered entry area would allow customer access to the building for loading and unloading. Three employees are proposed to work at the StorQuest facility, and one would be on-site during business hours. The leasing office is proposed to be open from 9:00 am to 6:00 pm daily. Customers would have access to their storage units daily from 6:00 am to 10:00 pm with personal codes. Other security measures include secured building access, 24-hour video surveillance, and advanced monitoring and digital security systems. Existing waste bins north of the proposed self-storage facility would be utilized for employees with trash generated from customers being hauled off individually. A black open-view wrought iron fence exists on the southwest property line adjacent to Costco's driveway.

Vehicles access the site from two existing driveways on Cavitt Drive and travel through the parking lot via existing shared access easements. Customer and employee parking will be north of the building in 28 existing striped parking spaces. No vehicle circulation is planned on the building's southwest and southeast sides. An 8-inch sewer line, 6-inch water line, and 12-inch storm drain are stubbed on the site. A 48-inch storm drain runs east-west and intersects an 18-inch storm drain on the west side of the site.

The existing Planned Development Permit for the Broadstone Crossing Shopping Center assumed that the subject parcel would be built at a 7,650-square-foot 150-seat restaurant. The proposed project requires a Planned Development Permit modification to:

1. Build a 78,316-square-foot four story mini-storage facility instead of the restaurant.
2. Build the facility closer than 20 feet to the interior side property line, which is the minimum side setback called out in the Broadstone Crossing Planned Development Guidelines for commercial uses.
3. Allow for 208.5 square feet of wall signage, which is greater than the 150 square

foot standard of the Broadstone Crossing Parcel 1 sign criteria.

SUMMARY ANALYSIS

As described in the detailed analysis in Attachment 2 below, the proposed project is seeking to modify the previously approved Broadstone Crossing Parcel 1 Planned Development Permit to allow for a 78,316-square-foot, four-story self-storage facility (instead of the previously approved 7,650 square-foot restaurant). The requested Planned Development Permit modifications also include a reduced side yard setback and increased building signage. The proposed project requires a Conditional Use Permit to operate as well. Staff determined that the proposed use and hours of operation are compatible with surrounding commercial uses.

Regarding the Planned Development Permit Modification, staff determined that the project meets all existing development standards except for the 20-foot side yard setback, but that the reduced setback will result in improved design of the development and will permit desirable arrangements of structures in relation to parking area.

Architecturally, staff determined that the proposed project will be compatible with existing buildings within the shopping center. Staff found that the proposed project incorporates several unique design elements recommended in the Broadstone Crossing Parcel 1 Design Guidelines, creates significant visual interest using multiple building materials, and the proposed color scheme blends well with the color scheme of existing buildings within Broadstone Crossing Parcel 1. Staff found that the height and massing of the building would be compatible with existing buildings within the commercial center. Staff also found that the proposed additional wall signage was appropriate for the building given its distance from major roadways and visibility along multiple streets.

Construction of the building is limited to the hours, construction equipment, and truck haul routes as required in the 2007 Planned Development approval for Broadstone Crossing Parcel 1. Staff is requiring that drainage and geotechnical reports be provided to demonstrate that runoff does not exceed pre-project levels and that proposed grading activities are safe. Lighting is required to be shielded and directed downward onto the project site and away from adjacent properties and public rights-of-way. New retaining walls are required to match existing walls in the commercial center.

Based on the Trip Generation and Internal Circulation Review prepared for the project, there will be fewer vehicle trips resulting from the proposed self-storage use than with the previously approved restaurant use at this location. No modifications to the existing driveway accesses or existing and proposed pedestrian facilities were recommended in the transportation study. Parking for the building is accommodated by the existing 28 parking spaces on site, including required ADA spaces and spaces set up for electric vehicle charging and additional bicycle parking. Staff is proposing Condition No. 34, which

states that existing underperforming parking lot shade trees are replaced with more robust trees. The applicant also proposes to add additional landscaping around the new building, subject to review and approval by the City Arborist for all State and local landscaping and water conservation requirements.

Staff determined that the project was eligible for categorical exemption under Section 15332 In-Fill Development of the California Environmental Quality Act (CEQA). Staff found that the project was consistent with all relevant General Plan goals and policies regarding infill development, growth principles, vehicle miles traveled, and electric vehicle parking, and the Zoning/Specific Plan designations and regulations. As part of this determination, staff also found that the project was substantially surrounded by urban land uses, has no habitat for endangered, rare, or threatened species, would not result in any significant effects relating to traffic, noise, air quality, or water quality, and would be served adequately by all required utilities and public services.

Staff recommends that the Commission approve the proposed Planned Development Permit Modification and Conditional Use Permit as conditioned. Staff also recommends that the Commission finds that the project is exempt from CEQA under Section 15332 Infill Development.

ATTACHMENT 2 DETAILED ANALYSIS

BACKGROUND

On October 23, 2007, the City Council approved a Specific Plan Amendment, Vesting Tentative Parcel Map, and Planned Development Permit for development of a 208,482-square-foot retail-commercial shopping center (Broadstone Crossing) on an 11.1-acre site located at the southwest corner of the intersection of Iron Point Road and Cavitt Drive. On May 6, 2015, the Planning Commission approved a request for Commercial Design Review approval for development of a Fairfield Inn & Suites Hotel on a 1.1-acre parcel located at 1755 Cavitt Drive. This building was subsequently constructed and is in operation. The proposed project site for the StorQuest self-storage facility has the following characteristics:

GENERAL PLAN DESIGNATION RCC (Regional Commercial Center), within East Bidwell Mixed Use Overlay

ZONING C-2 (SP 95-1) (Community Commercial, Broadstone Specific Plan) with a Specific Plan Designation of C-2 (Commercial)

ADJACENT LAND USES/ZONING

North: Hotels with Iron Point Road and undeveloped commercial land beyond (SP 95-1)

South: Placerville Road with the Folsom Pointe Shopping Center (C-3 PD) beyond

East: Cavitt Drive with commercial land beyond (SP 95-1)

West: Folsom Pointe Shopping Center (C-3 PD) with East Bidwell Street beyond

SITE CHARACTERISTICS

The site is vacant and rough-graded. The south portion of the site is vegetated with patches of native grasses, and the north is paved and striped with 28 vehicle parking spaces, parking lot landscaping, and lighting. Mature landscaping is southwest of the site adjacent to the Placerville Sacramento Valley Railroad corridor. An existing rockery retaining wall and landscaping wrap around the south part of the site to the Cavitt Drive frontage. A black open-

view fence is on the southeast property line adjacent to Costco's driveway.

APPLICABLE CODES

FMC Chapter 17.22, Commercial Land Use Zones

FMC Chapter 17.37, Specific Plan District

FMC Chapter 17.38, Planned Development District

FMC Chapter 17.59 Signs

FMC Chapter 17.60; Use Permits

POLICY/RULE

The project site is located within the Broadstone Crossing Planned Development area. Folsom Municipal Code (FMC) Section 17.38.010 states that Planned Development Permits shall be considered by the Planning Commission. Section 17.38.100 states that, in its review of Planned Developments, the Planning Commission 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 commission 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 commission 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 P.D. 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.

Section 17.59.050 (F) of the FMC states that the Planning Commission shall, in granting a Planned Development Permit, specify and establish the size, location, number and conditions of signs to be erected and maintained in conjunction with the proposed project. Any signage proposed beyond what is allowed by Section 17.59.040 of the FMC requires approval by the Planning Commission and any modification to the sign program to allow for additional signage, height or square footage also requires Planning Commission approval.

Section 17.60.010 of the FMC states that the Planning Commission shall have final authority relating to the issuance of Conditional Use Permits for any of the uses or purposes for which such permits are required or permitted by the terms of this title. FMC 17.60.020 states that application for a use permit shall be made to the Community Development Department in writing, on a form prescribed by the department, and shall be accompanied by plans and elevations necessary to show details of the proposed land use activities on the subject property. FMC 17.60.040 states that the Commission's findings shall be that the establishment, maintenance or operation of the use or building applied for will or will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood, or to the general welfare of the city.

When Broadstone Crossing Parcel 1 was approved by the Planning Commission in 2007, architectural guidelines were established to ensure high quality design, materials, and colors throughout the development over time. The proposed project is subject to these guidelines.

General Plan and Zoning Consistency

The General Plan land use designation of the site is RCC (Regional Commercial Center), within the East Bidwell Corridor (EBC) overlay. The proposed project is consistent with the General Plan land use designation which calls for highway-oriented, large-scale

regional retail, entertainment, business, lodging, and public uses to serve the region. The EBC overlay calls for a Floor Area Ratio (FAR) of 0.5-1.5. The proposed project will result in a FAR of 1.1 on the parcel. As such, development of the proposed self-storage facility would meet current FAR standards.

The zoning classification for the site is SP 95-1 (Broadstone Unit No. 3 Specific Plan) with an underlying land use designation of C-2 (Community Commercial), which is similar to the City's C-2 (Central Business District) zoning district. The Broadstone Unit No. 3 Specific Plan states that the C-2 designation is intended to serve as a neighborhood shopping center offering a variety of commercial goods and services, dining and entertainment. The C-2 section of the Specific Plan states that higher-intensity general retail and commercial services such as building material and hardware stores, wholesale stores, auto service stations, movie theaters and veterinary hospitals require a conditional use permit to operate. However, self-storage facilities are not called out specifically in the Specific Plan either as an allowed or conditionally permitted use. The Specific Plan states that, where standards are not specifically stated in the plan, those normally applicable in the Folsom Municipal Code shall apply. The Folsom Municipal Code states that mini-storage is allowed upon approval of a conditional use permit by the Planning Commission in the C-1, C-2 and C-3 zones. As such, the proposed self-storage facility requires a Conditional Use Permit.

Land Use Compatibility/Site Considerations

The project is within the 11.1-acre Broadstone Crossing Shopping Center project developed with a three-story Marriott Fairfield Inn & Suites and four-story Staybridge Suites hotels adjacent to Cavitt Drive. The remaining center includes parking, landscaping, frontage improvements on Cavitt Drive, and two undeveloped restaurant pads south and west of the hotels.

In reviewing the proposed project with respect to land use compatibility, City staff took into consideration existing land uses in the project vicinity. A carwash and oil change center are located across Cavitt Drive to the northeast. Costco Wholesale and a City-owned open space parcel are also located across from Cavitt Drive to the east. Additional hotels, an auto repair center, restaurants and a gas station sit across from Placerville Road to the southwest. The closest residential use is a single-family neighborhood in the Broadstone community north of Iron Point Road, approximately 700 feet from the project site. The StorQuest self-storage facility would blend into the commercial nature of the project area and has a height compatible with surrounding hotel and warehouse retail uses. Based on the existing land uses present in the project vicinity and taking into consideration the intent of the EBC overlay (creation of a mix of retail, restaurant, service, office, and residential uses), staff has determined that the proposed project is compatible with existing land uses in the project vicinity.

Conditional Use Permit

In order to approve a request for a Conditional Use Permit, the Commission must find that the “establishment, maintenance, or operation of the use or building applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood, or to the general welfare of the City” (FMC, Section 17.60.040).

In reviewing this request for a Conditional Use Permit, staff took into consideration the proposed use and the compatibility of the proposed business in relation to surrounding land uses and businesses. Proposed hours of operation in which StorQuest would be open to the public (Monday through Sunday, 6:00 a.m. to 10:00 p.m.) are compatible with those of existing businesses in the area, which are generally open every day between 7:00 a.m. to 9:00 p.m. for commercial uses and 24 hours for hotel uses.

Based on the commercial nature of the project area and the operational characteristics of StorQuest, staff has determined that the proposed use is compatible with the surrounding land uses and businesses and would not result in any additional impacts to nearby uses beyond any other business allowed by right in the C-2 Specific Plan designation. Existing and prior self-storage businesses in Folsom have not generated any significant impacts to nearby properties as conditioned based on the absence of Code Enforcement cases associated with these uses in recent years.

Pursuant to Section 17.60.050 of the Folsom Municipal Code, in any case where the conditions to the granting of a Use Permit have not been, or are not, complied with, the Planning Commission may revoke the permit after a public hearing on the matter. Therefore, the StorQuest Conditional Use Permit is subject to ongoing review by the Community Development Department to ensure that it does not result in adverse impacts to the community. If the Community Development Director finds evidence that conditions of approval for the StorQuest business have not been fulfilled or that the use has resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property or have a substantial adverse impact on public facilities or services or the general welfare of the City, the Director will refer the Use Permit to the Planning Commission for review. If, upon such review, the Planning Commission finds that any of the above-stated results have occurred, the Commission may modify or revoke the Conditional Use Permit following a hearing on the matter. Condition No. 57 is included to reflect this requirement.

PLANNED DEVELOPMENT PERMIT MODIFICATION

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 case, is to provide a self-storage use that compliments the existing surrounding hotel and retail uses

with height variations that blend in with Broadstone Crossing’s skyline. In reviewing the applicant’s request for approval of a Planned Development Permit modification, staff considered a variety of factors including:

- development standards,
- architecture/design,
- grading/drainage,
- site lighting,
- walls/fencing,
- trash/recycling/organic waste,
- signage,
- noise,
- site traffic/access/circulation,
- parking requirements,
- landscaping, and
- General Plan conformance

Development Standards

The applicant’s intent with the subject application is to propose development standards that will comply with the development standards established within the Broadstone Crossing Parcel 1 Planned Development Guidelines. The following table outlines the existing and proposed development standards for the StorQuest Self-Storage project:

Development Standards StorQuest Self-Storage							
	Lot Area	Lot Width	Building Coverage	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Building Height limit
Broadstone Crossing Parcel 1 Development Standards	n/a	n/a	50%	30 feet	20 feet	20 feet	60 feet (four stories), with architectural features up to 20 feet above height limit
Proposed Project	69,696 sqft	266 to 322 feet	30%	30 feet	76 feet	20 feet and 3 feet	45 feet (four stories), with architectural features up to 52 feet

As shown on the development standards table, the proposed project meets or exceeds all existing development standards established for the C-2 (Community Commercial) Specific Plan designation within the Broadstone Crossing Parcel 1 Planned Development except for the side setback requirement on one side. The applicant is requesting one 3-foot side setback under their Planned Development Permit Modification request. While

the building will be 20 to 30 feet away from the nearest rights-of-way, it would be as close as 3 feet from an interior property line. This property line runs along an existing driveway within the Broadstone Crossing parking lot. The closest structure to this property line is the Fairfield Inn & Suites, which sits over 150 feet away. As such, while a portion of the building would be 3 feet from an interior property line, the minimum of 40 feet between buildings which would otherwise occur under two lots with 20-foot side setbacks would be retained because of the existing driveway and the existing 20-foot setback for the other property. This will result in improved design of the development and will permit desirable arrangements of structures in relation to parking areas. As such, staff supports this setback modification under the Planned Development Permit.

Architecture and Design

The applicant is proposing to develop a 78,316-square foot, four story self-storage facility. The architecture consists of a modern design with rectilinear features and vertical and horizontal changes in building material and color. The base of the building is bronze colored concrete masonry, and the upper floors consist of insulated standing seam metal panels with metal trim. The building body will be bronze, brownstone, and beige with crimson bands at the building entry and loading door. The metal panels are scored and contrasted with horizontal bands and color variations.

Street-facing corners feature glazing with views to crimson doorways inside the building, and storefront glazing marks the ground floor office and building entry. Crimson metal canopies will cover the building's entry and the loading area on the north elevation. The building is designed with four-sided architecture. The roofline is flat, with a height of 45 feet for the main roofline with towers extending up to 52 feet. An extended parapet is provided along the flat roof line to screen rooftop mechanical equipment from view.

When the Broadstone Crossing Shopping Center was approved by the Planning Commission in 2007, architectural guidelines (Broadstone Crossing Parcel 1 Design Guidelines) were established to ensure high quality design, materials, and colors throughout the development over time. These guidelines were specifically for the two hotels that were built and not for the remainder of the development on the site. However, the Broadstone Unit No. 3 Specific Plan, which includes Broadstone Crossing Parcel 1 also includes design guidelines. The general guidelines created to guide development within the commercial areas of Broadstone Unit No. 3 include the following:

- The architectural theme and building forms should be reflective of an urban character blending with the site and approved by the Design Review Committee.
- The architectural design of buildings should consider the site, relationship to other structures, streetscapes, and climatic orientations.
- Structures with long uninterrupted exterior walls should be avoided, where possible. Walls should have varied forms to create shadows and provide relief that "softens" the architecture.

- Natural materials such as stone, wood, granite, marble, and masonry will be encouraged. Materials such as textured or patterned concretes are compatible building accents.
- The character of commercial buildings should be compatible with adjoining structures. Buildings and structures should accentuate and promote an "urban plaza" character through consistent use of materials, color, and detailing.
- Buildings along major arterials should provide a variety of elevations with differing setbacks and varied orientations.
- Openings in buildings should be accentuated architecturally through indentation and roof variations.
- Architectural screens, fences, and structures should be compatible in materials, color, and texture to the main building. All service areas should be screened from major streets and adjacent residential areas.

In reviewing the architecture and design of the proposed building, City staff determined that the proposed project incorporates a significant number of the unique design elements as recommended by the Design Guidelines including: the use of different forms and shapes to break up the massing of the building; distinguished entry features; large windows and design elements on the upper level that create visual interest; and the use of multiple roof heights. Staff also determined that the proposed project will create significant visual interest through the use of multiple building materials. Lastly, staff determined that the proposed color scheme, which creates an earthtone appearance with red accents, blends well with the color scheme of existing buildings within Broadstone Crossing Parcel 1. The applicant had initially proposed two levels of windows with exposed red doors to be visible from the corner of the building, but staff concluded that this would lead to too many of the red doors being visible. The applicant would not repaint these doors due to corporate coloring standards. As such, the applicant redesigned the opening so that only one floor of storage would be exposed on the upper level. Staff is supportive of this modification.

Overall, staff has determined that the proposed project will be compatible with existing buildings within the shopping center through the use of common design elements, similar building materials, and a complimentary color scheme. As a result, staff recommends approval of the applicant's building design with the following conditions:

1. This approval is for a four-story, 78,316-square-foot self-storage building and associated site work associated for the StorQuest Self-Storage Facility project. The applicant shall submit building plans that comply with this approval, including the attached site plans and building elevations included in Attachment 6.

2. The design, materials, and colors of the proposed building shall be consistent with the building elevations, color renderings, materials samples, and color board provided in Attachment 6, to the satisfaction of the Community Development Department.
3. Roof-mounted mechanical equipment, including satellite dish antennas, shall not be visible above the height of the parapet walls and shall be screened from view from the adjacent public rights-of-way to the satisfaction of the Community Development Department. Ground-mounted mechanical equipment shall be shielded by landscaping or trellis type features.
4. Utility equipment such as transformers, electric and gas meters, electrical panels, and junction boxes shall be screened by walls and or landscaping.
5. The final design of the building-attached light fixtures shall be subject to review and approval by the Community Development Department to ensure architectural consistency with the hotel building.
6. The final location, design, height, material, and colors for any walls and/or fences shall be subject to review and approval by the Community Development Department.

These recommendations are included in the conditions of approval (Condition No. 43) presented for consideration by the Planning Commission.

With regards to the Planned Development Permit Modification, the original Planned Development for Broadstone Crossing Parcel 1 assumed that the subject parcel would be built at a 7,650-square-foot 150-seat restaurant. The project applicant is now proposing a 78,316-square foot, four-story, 45-foot-tall building (with towers extending up to 52 feet). The Broadstone Crossing Design Standards were previously modified to allow for buildings up to four stories and 60 feet in height. Despite the buildings size compared to the original plan for a restaurant at this location, the proposed self-storage facility would meet these standards. Furthermore, there are two 3- and 4-story hotels that range between 50,000 and 90,000 square feet in area in the Broadstone Crossing center. As such, the massing of the proposed self-storage facility is compatible with the character of the existing buildings of the center.

As a result of the factor discussed above, staff concludes that the project complies with the intent and purpose of the Planned Development chapter to allow greater flexibility in the design of integrated developments than otherwise possible through strict application of land use regulations and to encourage the creative and efficient use of land. Staff concludes that the proposed design results in development that is superior to that

obtained by rigid application of the standards and that the project is physically, functionally, and visually compatible with the surrounding Broadstone Crossing Parcel 1 and other surrounding uses.

Finally, staff concludes that 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. Staff therefore supports the proposed Planned Development Permit Modification as conditioned.

Signage

The project is subject to the requirements established by the Folsom Municipal Code (FMC Section 17.59, Signs) and the Broadstone Crossing Parcel 1 sign criteria, which allows for up to 150 square feet of wall signage. Under the Planned Development Permit Modification, the applicant is seeking additional signage. As shown in Attachment 7, the applicant is proposing a 75-square-foot wall sign on the north elevation and a 124-square-foot sign on the west elevation. The 75-square-foot sign would be visible from Cavitt Drive and the 124-square-foot sign would be visible from Placerville Road. While neither of these signs individually exceed the 150-square-foot maximum, they exceed it when added together.

Staff found that the 75 square feet of signage facing Cavitt Drive is in scale with the building frontage and similar signage in the center. The 124-square-foot sign facing Placerville Road, while much larger than the first sign, is also in scale with the 101-foot frontage and four-story massing of the building. Given the 70-foot rail corridor between the proposed building and Placerville Road and the approximately 800 feet between the building and the nearest major roadway (East Bidwell Street), staff has determined that the additional square footage for the sign is warranted in this case. An additional 9.5-square-foot wall sign identifying the leasing office is also proposed. Staff found that this sign is in scale with the frontage on which it is proposed and is necessary to identify the location of the leasing office. As such, staff supports the proposed signage. Staff has provided Condition No. 44, which requires the applicant to obtain a sign permit and that all signage associated with proposed project be in substantial compliance with the signage provided in Attachment 7 of this staff report.

Grading and Drainage

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 are finalized. Condition No. 12 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 has therefore recommended Condition No. 14, which states that a drainage report is required prior to the issuance of improvement plans. The drainage

study is required to demonstrate that peak flows leaving the site do not exceed pre-project levels.

Site Lighting

The existing project site includes several pole-mounted parking lot lights. In addition, the applicant is proposing to use building-attached sconces. All proposed lighting would be designed to minimize light/glare impacts to the adjacent properties by ensuring that all exterior lighting is shielded and directed downward. Staff recommends that the final exterior building and new site lighting plans be submitted for review and approval by Community Development Department for location, height, aesthetics, level of illumination, glare and trespass prior to the issuance of any building permits. In addition, staff recommends that all new lighting is designed to be shielded and directed downward onto the project site and away from adjacent properties and public rights-of-way. Condition No. 22 is included to reflect these requirements.

Walls/Fencing

As shown on the preliminary plan provided in Attachment 6, the site contains an existing black open-view fence on the southeast property line as well as existing rockery retaining walls on the eastern property line. The applicant proposes an additional rockery wall up to 2.5 feet in height adjacent to the existing wall to retain soil near the proposed building. Staff recommends that the new retaining walls substantially match the materials of the existing retaining walls and that the final location, design, height, materials, and colors of all walls and fencing be subject to review and approval by the Community Development Department. Condition No. 43 subsection 6 is included to reflect this requirement.

As shown on the preliminary site plan provided in Attachment 6, the site contains an existing black open-view fence on the southeast property line. No additional fencing is proposed. While most self-storage facilities are fully fenced in for safety purposes, the proposed facility's storage units will be located entirely within the building, which will be locked after business hours (with customers allowed to access units with a code between 6:00 am to 10:00 pm). Other security measures include secured building access, 24-hour video surveillance, and advanced monitoring and digital security systems. As such, staff concluded that additional fencing is not necessary.

Trash/Recycling/Organic Waste

As shown on the Site Plan (within Attachment 6), the proposed project does not include any new trash, recycling or organic waste bins. Existing waste bins north of the proposed self-storage facility would be utilized for waste generated by normal use of the building by customers and the one to three employees on-site. Waste generated from customers either leaving belongings behind or abandoning their storage unit is hauled off individually. Staff has provided Condition No. 61 to ensure that such a program is implemented for this type of waste and that the applicant utilizes either the City or a private hauler approved by the City to perform this service. With implementation of this condition, the project would not have a substantial impact on the existing waste bins and no additional bins would be required.

Noise

According to Folsom Municipal Code Section 8.42.060, noise sources associated with construction of the project which are conducted between the hours of 7:00 a.m. and 6:00 p.m., on Monday through Friday, and between 8:00 a.m. and 5:00 p.m. on Saturday and Sunday, are exempt from the City noise standard. Continued enforcement of Condition No. 52 of the Broadstone Crossing Parcel 1 project (PN 07-161) requires construction, delivery of materials or equipment and truck traffic to and from the site to be limited from 7:00 a.m. to 6:00 p.m. on weekdays and 8:00 a.m. to 5:00 p.m. on Saturdays. Staff concluded that implementation of this condition would adequately address construction noise impacts.

The 2007 Broadstone Crossing Parcel 1 Specific Plan Amendment, Vesting Tentative Parcel Map and Planned Development Permit evaluated the noise impacts associated with a sit-down restaurant on the project site and concluded that there were no significant noise impacts with implementation of conditions that address construction hours, construction equipment, and truck haul routes. These measures (included in the 2007 staff report as Conditions 52-54) are carried forward in the proposed project's conditions as required by Condition No. 5. The nearest sensitive receptors (the residential subdivision 700 feet to the north) was already in existence at the time of the 2007 study. Given the limited trips and indoor nature of the proposed self-storage project, it is not anticipated to result in any new or significant effects relating to noise beyond the previously studied restaurant use, and implementation of the noise conditions required by the Broadstone Crossing Parcel 1 staff report would remain adequate for the proposed project.

Traffic/Access/Circulation

The building entry will be adjacent to Cavitt Drive and an at-grade loading area is planned on the north side. An existing driveway southeast of the Fairfield Inn & Suites building provides direct access to Cavitt Drive and the local roadway network. Based on the Trip Generation and Internal Circulation Review report prepared by Kimley Horn for the proposed project (and provided in Attachment 8), the proposed project would reduce the number of vehicle trips generated compared to the previously proposed Broadstone Crossing development by 637 daily trips (including 66 fewer AM peak-hour trips and 22 fewer PM peak-hour trips). Because the revised project generates fewer trips than the original project, no traffic improvements were recommended in the study for the StorQuest project beyond those analyzed and recommended in the 2007 Broadstone Crossing project.

The project site is southwest of the Iron Point Road and Cavitt Drive intersection in the Broadstone community. Placerville Road and East Bidwell Street are southwest of the site, and U.S. Highway 50 is immediately south of the site. Cavitt Drive, a two lane collector roadway, extends south from Iron Point Road and terminates in the Costco parking lot adjacent to the project site. Two existing driveways from Cavitt Drive serve Broadstone Crossing, and the project site is south of the southerly driveway. Vehicles

entering the Broadstone Crossing site will travel south to the storage facility and parking area. The two Cavitt Drive driveways were located to serve the entire Broadstone Crossing project, including the project site. No modifications to the Cavitt Drive vehicular access points were recommended in the transportation study.

Sidewalks are located on both sides of Cavitt Drive adjacent to the project. Pedestrians can walk between Cavitt Drive and the project site via the Cavitt Drive sidewalk and the paved walk that extends from the Cavitt Drive driveway southwest to the building entry. Additional pedestrian walkways planned northwest and southwest of the building will connect to a pedestrian pathway on the west edge of Broadstone Crossing. The project's sidewalks do not directly connect to the Placerville Road trail west of the site because of the significant elevation difference between the project and the trail. No modifications were recommended to the site's existing and proposed pedestrian facilities in the study.

Parking

The project site contains 28 existing on-site parking spaces. The City of Folsom's Zoning Code does not address a parking standard for self-storage uses either specifically or generally. Warehousing is the closest use addressed in the Zoning Code, which requires a parking ratio of one space per 2,000 sf of building area. However, self-storage facilities generate a far lower demand in parking per square feet of building area due to the use being a comparatively low generator of customer and employee trips.

Section 17.57.040(39) of the Folsom Municipal Code states that for uses for which parking requirements are not specified shall be provided at a ratio determined by the Planning Director. The applicant provided information in their project narrative (included in Attachment 5) regarding the industry parking standards for self-storage facilities as well as parking for existing StorQuest facilities in the region. As noted in the applicant's narrative, the most recent edition of the Institute of Transportation Engineers (ITE) Parking Generation Manual (the document most widely utilized to determine parking demand), mini-storage has an average parking demand rate of 0.1 spaces per 1,000 sf of building space. Using this standard, the project would generate a demand of eight spaces.

Based on the applicant's narrative, the industry standard is approximately one space per 7,500 square feet of storage space. The five StorQuest locations in the vicinity have parking between one space per 5,070 sf and one space per 13,645 sf (between 3 and 20 spaces for facilities between 21,920 sf and 114,000 sf). The project proposes 28 parking spaces for its 78,316 sf of building area, putting it at a ratio of one space per 2,797 sf. This puts it both well within the industry standard and the standard for other StorQuest locations in the vicinity. Furthermore, staff reports for recent self-storage facilities in Folsom have shown that the use has generated a peak parking demand of 0.000058 spaces per square foot, which would lead to a parking demand of 4.5 spaces for the proposed facility. As such, the Director has determined that the applicant has met the parking requirement for the proposed use.

In accordance with the California Green Building Standards Code (2022 CalGreen), the project shall provide two electric vehicle charging stations based on the 28 parking spaces provided. The City of Folsom General Plan Goal M.4.2.4, encourages the installation of electric vehicle charging stations in parking spaces throughout the City. The site plan shows two electric vehicle charging spaces on the project site. By installing these electric vehicle charging stations, the applicant will be consistent with Goal M. 4.2.4 and GHG Reduction Measure T-8 of the General Plan.

The Folsom Municipal Code requires that commercial projects provide five bicycle parking spaces for up to 25 required vehicle parking spaces. An additional bicycle parking space is required for every 10 additional vehicle parking spaces required or portion thereof. In accordance with the City General Plan GHG Reduction Measure T-3, the project also needs to provide a minimum of 5 percent more bicycle parking than required in the FMC. The applicant is proposing to provide eight bicycle parking spaces near the building entry, thereby meeting these requirements.

Landscaping

The south portion of the site is vegetated with patches of native grasses, and the north is paved and striped with 28 vehicle parking spaces, parking lot landscaping, and lighting. Several trees within landscape planters in the parking lot will remain with the project. Cavitt Drive frontage improvements, including streetscape landscaping, have been constructed. The applicant proposes a mix of shrub and groundcover landscaping around the building itself. Staff recommends that the final landscape plans be reviewed and approved by the Community Development Department. Condition No. 31 is included to reflect this requirement.

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) and all state water conservation regulations pertaining to water conservation and outdoor landscaping. Condition No. 54 is included to reflect this requirement.

Construction of the existing parking lot as part of the Broadstone Crossing Parcel 1 project included planters with parking lot shade trees. However, the City Arborist noted that some trees are in poor health or have not grown to the size anticipated in the original landscape plan. As such, staff has provided Condition No. 34, which states that landscape planters within the project parcel shall be replenished with new parking lot shading trees where existing trees have died or are in poor health as determined by the City Arborist. Implementation of this condition will result in more robust trees that will increase the tree shade within the parking lot.

Conformance with Relevant General Plan Goals and Policies

The City of Folsom General Plan (2035) outlines 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:

APPLICABLE GENERAL PLAN GOALS AND POLICIES

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

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

GP POLICY LU 1.1.12-1 (Infill Development)

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

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 a new self-storage facility intended to compliment the design of existing commercial buildings in the vicinity.

GP GOAL NCR 3.1

Improve the air quality in Folsom by meeting the State and Federal standards, minimizing public exposure to hazardous air pollutants, reducing particulate matter in the atmosphere, and minimizing odors.

GP POLICY M 4.1.3 (Reduce Vehicle Miles Traveled)

Encourage efforts to reduce the amount of vehicle miles traveled (VMT). These efforts could include encouraging mixed-use development promoting a jobs/housing balance, and encouraging alternative transportation such as walking, cycling, and public transit.

The project is located less than a quarter mile from existing residential development and would be the closest self-storage facility to most residents south of Highway 50. As such, it is anticipated that the VMT travelled for self-storage uses within the Broadstone area would be reduced with the project in its proposed location. Furthermore, the facility is required to provide bicycle parking and it is approximately 0.25 miles from existing bus stops.

GP GOAL M 4.2 (Vehicle Traffic and Parking)

Provide and manage a balanced approach to parking that meets economic development and sustainability goals.

GP POLICY M 4.2.4 (Electric Vehicle Charging Stations)

Encourage the installation of electric vehicle charging stations in parking spaces throughout the city, prioritizing installations at multi-family residential units.

The proposed project is consistent with this policy in that the project includes two electric vehicle charging stations on the project site. The number of proposed electric vehicle

charging stations is consistent with the California Green Building Standards Code's provisions for commercial development.

ENVIRONMENTAL REVIEW

In reviewing the submitted development application, City staff determined that the proposed project was eligible for categorical exemption under Section 15332 In-Fill Development of the California Environmental Quality Act (CEQA) Guidelines. In order to be eligible for this particular exemption, a project must satisfy five specific criteria established within Section 15332. The first criterion is that the project must be consistent with the General Plan land use designation, applicable General Plan policies, the Zoning/Specific Plan designation, and the Specific Plan Regulations. As discussed within the General Plan and Zoning Consistency section of this staff report, the proposed project is consistent with the existing General Plan land use designation and Zoning/Specific Plan designation. The proposed project also meets all zoning regulations and standards established for the subject property through the Planned Development Permit Modification process. In addition, the proposed project is consistent with all applicable General Plan policies.

The second criterion is that the proposed project must be located within the City limits with no more than five acres of land and substantially surrounded by urban land uses. The proposed project is located on a 1.6-acre site located within the City of Folsom. The project site is surrounded by urban development with hotels adjacent to Cavitt Drive, parking, landscaping, frontage improvements and undeveloped restaurant pads.

The third criterion states that the proposed development has no habitat for endangered, rare, or threatened species. The south portion of the site is vegetated with patches of native grasses, and the north is paved and striped with 28 vehicle parking spaces, parking lot landscaping, and lighting. Mature landscaping is southwest of the site adjacent to the Placerville Sacramento Valley Railroad corridor. An existing rockery retaining wall and landscaping wrap around the south part of the site to the Cavitt Drive frontage. A black open-view fence is on the southeast property line adjacent to Costco's driveway. The project site was previously graded and is not known to provide habitat for endangered, rare, or threatened species. In the 2007 Initial Study/Mitigated Negative Declaration (IS/MND) prepared for the overall Broadstone Crossing Parcel 1 project (PN07-161), it was determined that the project site had previously been rough graded, that there were no known wetland habitats or vernal pools on the site, and that the project would not conflict with any habitat conservation plans. These conditions remain within the proposed project, as it is within the footprint of the previously analyzed Broadstone Crossing Parcel 1.

The fourth criterion requires that the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

- Traffic: As described within the traffic section of this staff report, a Trip Generation and Internal Circulation Review prepared by Kimley-Horn on June 13, 2023

concluded that the proposed project would not have a significant impact relative to traffic operations, project access, and on-site circulation.

- **Noise:** The 2007 Broadstone Crossing Parcel 1 Specific Plan Amendment, Vesting Tentative Parcel Map and Planned Development Permit evaluated the noise impacts associated with a sit-down restaurant on the project site and concluded that there were no significant noise impacts with implementation of conditions that address construction hours, construction equipment, and truck haul routes. These measures (included in the 2007 staff report as conditions 52-54) are carried forward in the proposed project's conditions as required by Condition No. 5. The nearest sensitive receptors (the residential subdivision 700 feet to the north) was already in existence at the time of the 2007 study. Given the limited trips and indoor nature of the proposed self-storage project, it is not anticipated to result in any new or significant effects relating to noise beyond the previously studied restaurant use, and implementation of the noise conditions required by the Broadstone Crossing Parcel 1 staff report would remain adequate for the proposed project.
- **Air Quality:** Air quality effects due to the project would be in the form of vehicle emissions during operation of the project, and fugitive dust, odors, and construction equipment emissions during construction of the project. Vehicular traffic associated with the project would result in pollutant emissions. The 2007 Broadstone Crossing Parcel 1 Specific Plan Amendment, Vesting Tentative Parcel Map and Planned Development Permit evaluated the air quality impacts associated with a sit-down restaurant on the project site and concluded that there were no significant air quality impacts with implementation of standard air quality construction conditions required by the Sacramento Metropolitan Air Quality Management District (SMAQMD) related to paving, street sweeping, dust control, and construction equipment. These conditions are carried forward in the proposed project's conditions (Conditions 35-40). The applicant is also required, per the recommendation of SMAQMD (as shown in Attachment 11), to utilize cool paving and cool roofing to reduce the impacts of the heat island effect (Conditions No. 41-42). Landscape planters within the project parcel are also required to be replenished with new parking lot shading trees where existing trees have died or are in poor health to reduce the heat island effect (condition No. 34). The self-storage project will not result in any new or significant effects relating to air quality.
- **Water Quality:** The stormwater quality facilities for the Broadstone Crossing PD project have been sized to accommodate development of the project site. Most of the project site is paved with a parking lot and the remaining portion has been rough graded. The storage project will not result in any new or significant effects relating to water quality.

The fifth criterion is that the project site can adequately be served by all required utilities and public services. The proposed project is situated in an urban area already served by necessary municipal utilities (i.e., water, wastewater, stormwater, solid waste) and public

services (i.e., fire, police, schools). The Broadstone Crossing PD project assumed the StorQuest project site (Parcel 5/Pad C) would develop as a 7,650 sf, 150-seat restaurant. The StorQuest project will require a Planned Development Permit Modification to the Broadstone Crossing PD to change the Parcel 5 use from a restaurant (7,660 sf, single story) to mini-storage (78,316 sf, four stories). Utilities and public services planned in the Broadstone Crossing PD project for the restaurant site are available to serve the proposed storage use.

In reviewing the submitted development application, City staff also evaluated whether any of the exceptions to the use of a categorical exemption (location, cumulative impacts, unusual circumstances, scenic highways, hazardous waste sites, and historic resources) identified within Section 15300.2 of the California Environmental Quality Act (CEQA) Guidelines are applicable to the proposed project. Upon review of the proposed project, staff determined that none of the exceptions in Section 15300.2 of the CEQA Guidelines apply to the use of the categorical exemption in this case.

RECOMMENDATION

Staff recommends that the Planning Commission approve the Planned Development Permit Modification and Conditional Use Permit application for the proposed project (MSTR23-00028) located at 1775 Cavitt Drive, based on the below findings (Findings A-U) and subject to the attached conditions of approval (Conditions 1-61).

PLANNING COMMISSION ACTION

Move to approve the Planned Development Permit Modification and Conditional Use Permit application for the proposed project (MSTR23-00028) located at 1775 Cavitt Drive, based on the below findings (Findings A-U) and subject to the attached conditions of approval (Conditions 1-61).

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 GENERALLY CONSISTENT WITH THE GENERAL PLAN, THE APPLICABLE DEVELOPMENT STANDARDS AND ASSOCIATED REQUIREMENTS IN THE ZONING CODE AND THE SPECIFIC PLAN, AND THE BROADSTONE CROSSING PARCEL 1 DESIGN GUIDELINES.
- C. THE PROPOSED MODIFICATIONS TO THE APPLICABLE DEVELOPMENT STANDARDS ARE NOT INCONSISTENT WITH THE INTENT AND PURPOSES OF THE GENERAL PLAN, THE FOLSOM MUNICIPAL CODE, THE APPLICABLE SPECIFIC PLAN, OR THE BROADSTONE CROSSING PARCEL 1 DESIGN GUIDELINES.

CEQA FINDINGS

- D. THE PROJECT IS CONSISTENT WITH THE APPLICABLE GENERAL PLAN DESIGNATION AND ALL APPLICABLE GENERAL PLAN POLICIES AS WELL AS WITH APPLICABLE ZONING DESIGNATION AND REGULATIONS.
- E. THE PROPOSED DEVELOPMENT OCCURS WITHIN CITY LIMITS ON A PROJECT SITE OF NO MORE THAN FIVE ACRES SUBSTANTIALLY SURROUNDED BY URBAN USES.
- F. THE PROJECT SITE HAS NO VALUE AS HABITAT FOR ENDANGERED, RARE, OR THREATENED SPECIES.
- G. APPROVAL OF THE PROJECT WOULD NOT RESULT IN ANY SIGNIFICANT EFFECTS RELATING TO TRAFFIC, NOISE, AIR QUALITY, OR WATER QUALITY.
- H. THE SITE CAN BE ADEQUATELY SERVED BY ALL REQUIRED UTILITIES AND PUBLIC SERVICES.
- I. THE PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW UNDER SECTION 15332 OF THE CEQA GUIDELINES, IN-FILL DEVELOPMENT PROJECTS.

CONDITIONAL USE PERMIT FINDING

- J. AS CONDITIONED, THE ESTABLISHMENT, MAINTENANCE OR OPERATION OF THE USE APPLIED FOR WILL NOT, UNDER THE CIRCUMSTANCES OF THIS PARTICULAR CASE, BE DETRIMENTAL TO THE HEALTH, SAFETY, PEACE, MORALS, COMFORT, AND GENERAL WELFARE OF PERSONS RESIDING OR WORKING IN THE NEIGHBORHOOD, OR BE DETRIMENTAL OR INJURIOUS TO PROPERTY AND IMPROVEMENTS IN THE NEIGHBORHOOD OR TO THE GENERAL WELFARE OF THE CITY.

PLANNED DEVELOPMENT PERMIT MODIFICATION FINDINGS

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

THE CITY. THE MODIFICATIONS TO THE PREVIOUSLY APPROVED DEVELOPMENT STANDARDS PROPOSED AS A PART OF THIS PROJECT WILL RESULT IN A DEVELOPMENT THAT IS SUPERIOR TO THAT WHICH WOULD BE OBTAINED BY RIGID APPLICATION OF THE STANDARDS.

- M. THE PHYSICAL, FUNCTIONAL AND VISUAL COMPATIBILITY BETWEEN THE PROPOSED PROJECT AND EXISTING AND FUTURE ADJACENT USES AND AREA CHARACTERISTICS IS ACCEPTABLE.
- N. 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.
- O. AS A PROJECT SUBJECT TO A CATEGORICAL EXEMPTION, THE PROPOSED PROJECT WILL NOT CAUSE ADVERSE ENVIRONMENTAL IMPACTS .
- P. THE PROPOSED PROJECT WILL NOT CAUSE UNACCEPTABLE VEHICULAR TRAFFIC LEVELS ON SURROUNDING ROADWAYS, AND THE PROPOSED PROJECT WILL PROVIDE ADEQUATE INTERNAL TRAFFIC CIRCULATION, INCLUDING INGRESS AND EGRESS.
- Q. 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.
- R. ADEQUATE PROVISION IS MADE FOR THE FURNISHING OF SANITATION SERVICES AND EMERGENCY PUBLIC SAFETY SERVICES TO THE DEVELOPMENT.

DESIGN REVIEW FINDINGS

- S. THE PROJECT COMPLIES WITH THE GENERAL PLAN, THE APPLICABLE SPECIFIC PLAN, AND APPLICABLE REQUIREMENTS IN THE ZONING CODE.
- T. THE PROJECT GENERALLY CONFORMS TO THE BROADSTONE CROSSING PARCEL 1 DESIGN GUIDELINES AND APPLICABLE STANDARDS PREVIOUSLY APPROVED THROUGH THE PLANNED DEVELOPMENT PERMIT PROCESS. THE MODIFICATIONS TO THOSE STANDARDS PROPOSED AS A PART OF THIS PROJECT ARE NOT INCONSISTENT WITH THE INTENT AND PURPOSES OF THOSE DOCUMENTS FROM A DESIGN PERSPECTIVE

- U. 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.

ATTACHMENT 3

Conditions of Approval

**CONDITIONS OF APPROVAL FOR
 STORQUEST SELF-STORAGE FACILITY
 (MSTR23-00028)**

GENERAL REQUIREMENTS				
Cond. No.	Mitigation Measure		When Reqd.	Responsible Department
1.		<p>The applicant shall submit final site development plans to the Community Development Department that shall substantially conform to the exhibits referenced below:</p> <ol style="list-style-type: none"> 1. Proposed Elevations, dated May 11, 2023 (as provided in Attachment 6) 2. Preliminary Site Plan dated June 2, 2023 (as provided in Attachment 6) 3. Landscape Plan, dated April 11, 2023 (as provided in Attachment 6) 4. Preliminary Utility & Fire Access Plan, dated February 17, 2023 (as provided in Attachment 6) 5. Preliminary Grading Plan, dated February 17, 2023 (as provided in Attachment 6) <p>The project is approved for a Planned Development Permit Modification and Conditional Use Permit application for a four-story StorQuest self-storage facility located at 1775 Cavitt Drive. Implementation of the project shall be consistent with the above-referenced items as modified by these conditions of approval.</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.</p>	B	CD (P)(E)(B)

3.		<p>The project approvals granted under this staff report (Conditional Use Permit and Planned Development Permit Modification) shall remain in effect for two years from final date of approval (July 19, 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>All applicable conditions of the Broadstone Crossing Parcel 1 Specific Plan Amendment, Vesting Tentative Parcel Map and Planned Development Permit (PN 07-161) (as modified by the conditions of this staff report), are hereby incorporated by reference.</p>	OG	CD (P)(E)(B) PW, PR, FD, PD
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 (September 20, 2023). The fees shall be calculated at the fee rate in effect at the time of building permit issuance.	B	CD (P)(E), PW, PK
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 and quit claims, 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 improvements shall be reviewed and approved by the Community Development Department prior to issuance of a building permit for the project.	B	CD (E)
16.		Final lot and building configurations may be modified to allow for overland release of storm events greater than the capacity of the underground system.	B	CD (E)
17.		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)
18.		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)

19.		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)
20.		The on-site water and sewer systems shall be privately owned and maintained. The fire protection system shall be separate from the domestic water system. The fire system shall be constructed to meet the National Fire Protection Association Standard 24. The domestic water and irrigation system shall be metered per City of Folsom <u>Standard Construction Specifications</u> .	I	CD (E)
21.		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)
22.		Final exterior building and site lighting plans shall be submitted for review and approval by Community Development Department for location, height, aesthetics, level of illumination, glare and trespass prior to the issuance of any building permits. All proposed lighting, including but not limited to 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.	I, B	CD (P)
23.		Future dry utility connection services (electrical, gas, telephone, etc.) for new buildings shall be placed underground at the project site.	B	CD (E)
24.		The project is required to demonstrate that all existing backflow devices are RPPA (Reduced Pressure Detector Assembly) and USC certified for domestic water and that all fire backflows are RPDA (Reduced Pressure Principle Assembly) and USC certified.	B	CD (E)
25.		The project is required to demonstrate compliance with the Sacramento Stormwater Quality Partnership's Stormwater Quality Design Manual with respect to treatment controls including full trash capture control.	B, OG	CD (E)

26.		Prior to the issuance of a building permit, the owner shall contact the Regional Sanitation Permit Services Unit to determine if sewer impact fees are due. Fees are to be paid prior to the issuance of building permits.	B	CD (E)
STORM WATER POLLUTION/CLEAN WATER ACT REQUIREMENTS				
27.		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)
28.		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)
29.		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)
30.		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				
31.		The owner/applicant shall be responsible for on-site landscape maintenance throughout the life of the project to the satisfaction of the Community Development Department. Vegetation or planting shall not be less than that depicted on the final landscape plan, unless tree removal is approved by the Community Development Department because the spacing between trees will be too close on center as they mature. The final landscape plans shall be updated to incorporate more native species trees, plants, shrubs, and groundcover to the satisfaction of the Community Development Department.	B, OG	CD (P)(E)

32.		<p>Final landscape plans and specifications shall be prepared by a registered landscape architect and approved by the City prior to the approval of the first building permit. Said plans shall include all on-site landscape specifications and details including a tree planting exhibit demonstrating sufficient diversity and appropriate species selection to the satisfaction of the Community Development Department. The tree exhibit shall include all street trees, accent trees, parking lot shading trees, and mitigation trees proposed within the development. Said plans shall comply with all State and local rules, regulations, Governor's declarations and restrictions pertaining to water conservation and outdoor landscaping.</p> <p>The landscape plans shall comply and implement water efficient requirements as adopted by the State of California (Assembly Bill 1881) (State Model Water Efficient Landscape Ordinance) until such time the City of Folsom adopts its own Water Efficient Landscape Ordinance at which time the owner/applicant shall comply with any new ordinance. Shade and ornamental trees shall be maintained according to the most current American National Standards for Tree Care Operations (ANSI A-300) by qualified tree care professionals. Tree topping for height reduction, view protection, light clearance or any other purpose shall not be allowed. Specialty-style pruning, such as pollarding, shall be specified within the approved landscape plans and shall be implemented during a 5-year establishment and training period. The owner/applicant shall comply with city-wide landscape rules or regulations on water usage. The owner/applicant shall comply with any state or local rules and regulations relating to landscape water usage and landscaping requirements necessitated to mitigate for drought conditions on all landscaping for the project.</p>	B, I	CD (E)
33.		<p>The final tree planting design shall incorporate appropriate species selection and placement to avoid infrastructure conflicts and monocultural issues to the satisfaction of the City Arborist.</p> <p>All irrigation and plant material shall be maintained in accordance with the approved as-built plans in perpetuity. Any requests by the property owner or manager to alter the approved landscape installation shall be subject to review and approval by the City Arborist.</p>	B, I	CD (E)

34.		Landscape planters within the project parcel shall be replenished with new parking lot shading trees where existing trees have died or are in poor health as determined by the City Arborist. Replacement tree species and container size shall be shown in the landscape plans, subject to review and approval by the Community Development Department. Appropriate tree permits shall be required for all direct and indirect impacts to protected trees as part of the proposed regulated activities.	B, I	CD (E)
AIR QUALITY REQUIREMENTS				
35.		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)
36.		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)
37.		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)
38.		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)
39.		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)

40.		<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. • Maintain all construction equipment in proper working condition according to manufacturer's specifications. The equipment must be checked by a certified mechanic and determined to be running in proper condition before it is operated. 	G, I, B	CD (P)(E)(B)
41.		<p>All new structures shall utilize certified cool roofs. The California Energy Commission's Title 24, Part 6, suggests an aged solar reflectance of at least 0.63 for low-sloped roofs and at least 0.20 for steep-sloped roofs, and a minimum thermal emittance of 0.75.</p>		
42.		<p>All new pavements shall have an albedo of at least 0.25-0.5.</p>		

ARCHITECTURE/SITE DESIGN REQUIREMENTS

43.		<p>The project shall comply with the following architecture and design requirements:</p> <ol style="list-style-type: none"> 1. This approval is for a four-story, 78,316-square-foot self-storage building and associated site work associated for the StorQuest Self-Storage Facility project. The applicant shall submit building plans that comply with this approval, including the attached site plans and building elevations included in Attachment 6. 2. The design, materials, and colors of the proposed building shall be consistent with the building elevations, color renderings, materials samples, and color board provided in Attachment 6, to the satisfaction of the Community Development Department. 3. Roof-mounted mechanical equipment, including satellite dish antennas, shall not be visible above the height of the parapet walls and shall be screened from view from the adjacent public rights-of-way to the satisfaction of the Community Development Department. Ground-mounted mechanical equipment shall be shielded by landscaping or trellis type features. 4. Utility equipment such as transformers, electric and gas meters, electrical panels, and junction boxes shall be screened by walls and or landscaping. 5. The final design of the building-attached light fixtures shall be subject to review and approval by the Community Development Department to ensure architectural consistency with the hotel building. 6. The final location, design, height, material, and colors for any walls and/or fences shall be subject to review and approval by the Community Development Department. New retaining walls shall substantially match the materials of the existing retaining walls on the project site to the satisfaction of the Community Development Department. 	B	CD (P)
44.		<p>The owner/applicant shall obtain a sign permit for all proposed signage. Signage shall substantially match the sign provided in Attachment 7 of this staff report to the satisfaction of the Community Development Department.</p>	OG	CD (P)

GEOLOGY AND SOILS REQUIREMENT

45.		If any archaeological, cultural, or historical resources or artifacts, or other features are discovered during the course of construction anywhere on the project site, work shall be suspended in that location until a qualified professional archaeologist assesses the significance of the discovery and provides recommendations to the City. The City shall determine and require implementation of the appropriate mitigation as recommended by the consulting archaeologist. The City may also consult with individuals that meet the Secretary of the Interior’s Professional Qualifications Standards before implementation of any recommendation. If agreement cannot be reached between the project applicant and the City, the Planning Commission shall determine the appropriate implementation method.	G, I, B	CD (P)(E)(B)
46.		In the event human remains are discovered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the county coroner has made the necessary findings as to the origin and disposition pursuant to Public Resources Code 5097.98. If the coroner determines that no investigation of the cause of death is required and if the remains are of Native American Origin, the coroner will notify the Native American Heritage Commission, which in turn will inform a most likely decedent. The decedent will then recommend to the landowner or landowner’s representative appropriate disposition of the remains and any grave goods.	G, I, B	CD (P)(E)(B)
HAZARDS AND HAZARDOUS MATERIAL REQUIREMENT				
47.		Discovery of unknown contaminated soils during construction. If during construction, currently unknown contaminated soils are discovered (i.e., discolored soils, odorous, other indications), construction within the area shall be halted, the extent and type of contamination shall be characterized, and a clean-up plan shall be prepared and executed. The plan shall require remediation of contaminated soils. The plan shall be subject to the review and approval of SCEMD, RWQCB, the City of Folsom, or other agencies, as appropriate. Remediation can include in-situ treatment, disposal at an approved landfill, or other disposal methods, as approved. Construction can proceed within the subject area upon approval of and in accordance with the plan.	G, I, B	CD (P)(E)(B)

48.		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.	G, I, B	CD (P)(E)(B)
POLICE/SECURITY REQUIREMENT				
49.		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"> • A security guard shall be on-duty at all times at the site or a six-foot security fence shall be constructed around the perimeter of construction areas. (This requirement shall be included on the approved construction drawings) • 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				
50.		The building shall have an illuminated address visible from the street or drive fronting the property. Size and location of address identification shall be reviewed and approved by the Fire Marshal.	I	FD
51.		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
52.		All fire protection devices shall be designed to be located on site: fire hydrants, fire department connections, post indicator valves, etc. off-site devices cannot be used to serve the building. A water model analysis that proves the minimum fire flow will be required before any permits are issued. The fire sprinkler riser location shall be inside a Fire Control Room (5' X 7' minimum) with a full-sized 3'-0" door. This room can be shared with other building utilities. The room shall only be accessible from the exterior.	I, B	FD

53.		All-weather emergency access roads and fire hydrants (tested and flushed) shall be provided before combustible material or vertical construction is allowed on site. All-weather access is defined as 6" of compacted AB from May 1 to September 30 and 2"AC over 6" AB from October 1 to April 30.	I, B	FD
ENVIRONMENTAL AND WATER RESOURCE REQUIREMENTS				
54.		The owner/applicant shall be subject to all requirements established by <u>Folsom Municipal Code (FMC, Chapter 13.26, Water Conservation)</u> and all state water conservation regulations pertaining to water conservation and outdoor landscaping.	I, OG	EWR, CD (E)
SMUD REQUIREMENTS				
55.		The project shall comply with conditions 1-13 of the attached letter from SMUD dated March 23, 2023 provided in Attachment 11.	B, I, OG	CD (P)(E)
CONDITIONAL USE PERMIT REQUIREMENTS				
56.		Any intensification or expansion of the use approved and conditioned herein will require a Use Permit modification approval by the Planning Commission.	B, OG	FD NS (B)
57.		If the Community Development Director finds evidence that conditions of approval for the Conditional Use Permit have not been complied with or that the use has resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or has a substantial adverse impact on public facilities or services, the Director will refer the use permit to the Planning Commission for review. If, upon such review, the Planning Commission finds that any of the above-stated results have occurred, the Commission may modify or revoke the Conditional Use Permit.	OG	CD (P)
58.		This Conditional Use Permit shall be deemed revoked without further action by the Planning Commission if the operation of the facility in the manner described in the Conditional Use Permit ceases for any consecutive period of six (6) months.	OG	CD (P)
MISCELLANEOUS REQUIREMENTS				
59.		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)

60.		The owner/applicant shall obtain permission (permit, letter, agreement, etc.) from all applicable public utility companies (SMUD, PG&E, etc.) in a form acceptable to the Community Development Department for construction-related activities proposed within the existing public utility easements.	I	CD (P)
61.		Waste generated from customers either leaving belongings behind or abandoning their storage unit shall be hauled off individually. This waste shall not be disposed of in the waste bins located adjacent to the project site. The applicant shall either use the City of Folsom or one of the City's approved private haulers for this service.	OG	CD (P)

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

Attachment 4 Vicinity Map



Attachment 5

Applicant's Project Narrative

StorQuest Storage – Folsom

Project Description

March 2023

The William Warren Group proposes to develop a 1.61± acre site at 1775 Cavitt Drive with a StorQuest self-storage facility. The project will include a 78,316± square foot (sf) four-story building, surface parking, and landscaping.

Site. The 1.6± acre project site is in the 11.1-acre commercial/retail area known as the Broadstone Crossing Parcel 1 Planned Development (Broadstone Crossing PD) project. Broadstone Crossing PD is generally southwest of the Iron Point Road and Cavitt Drive intersection. Placerville Road and East Bidwell Street are southwest of the site, and U.S. Highway 50 is to the south. The site is south of two hotels and west of a Costco store. The site address is 1775 Cavitt Drive and consists of APN 072-3090-0005. Elliott Alta Vista, LLC owns the property.

The site is an irregular inverted L-shaped parcel that is vacant and rough-graded. The south portion of the site is vegetated with patches of native grasses, and the north is paved and striped with 29 vehicle parking spaces, parking lot landscaping, and lighting. Mature landscaping is southwest of the site adjacent to the Placerville Sacramento Valley Railroad corridor. An existing rockery retaining wall and landscaping wrap around the south part of the site to the Cavitt Drive frontage. A black open-view fence is on the southeast property line adjacent to Costco's driveway.

Access to the site is from two existing driveways on Cavitt Drive, a two-lane collector. Cavitt Drive frontage improvements, including streetscape landscaping, have been constructed. There is no direct vehicular access to the site from Placerville Road. An 8-inch sewer line, 6-inch water line, and 12-inch storm drain are stubbed on the site. A 48-inch storm drain runs east-west and intersects an 18-inch storm drain on the west side of the site.

Surrounding Uses. The project is within the 11.1-acre Broadstone Crossing PD project developed with a three-story Marriott Fairfield Inn & Suites and four-story Staybridge Suites hotels adjacent to Cavitt Drive. The remaining Broadstone Crossing PD project includes parking, landscaping, frontage improvements on Cavitt Drive, and three undeveloped restaurant pads south and west of the hotels. The project site is a restaurant pad (Pad C/Parcel 5) on the south side of Broadstone Crossing PD.

A 148,000 sf Costco store is east of the project site at the terminus of Cavitt Drive. A Quick Quack Car Wash is to the east across Cavitt Drive, and LifeTime Fitness, Green Acres Nursery, and multi-family residential communities are further east. Hotels, commercial uses, services, and restaurants are south and west near the East Bidwell Street/Highway 50 interchange. Single-family residential neighborhoods in the Broadstone community are north of Iron Point Road.

Proposed Project.

Proposed Use. The William Warren Group proposes to develop the site with a StorQuest self-storage facility. The project will include a 78,316± gross sf four-story building, surface parking, and landscaping. Each floor will be approximately 19,579 sf.

The climate-controlled building will include approximately 766 storage units ranging in size from 25 to 250 sf. A 957 sf leasing office will be near the building's northeast entry. Automobile, boat, and recreational vehicle outdoor storage are not proposed. The project does not include an on-site's manager's residence. On the north elevation, a covered entry area will allow customer access to the building for loading and unloading.

Access. Vehicles will access the site from two existing driveways on Cavitt Drive and travel through the parking lot. Customer and employee parking will be north of the building in 28 existing striped parking spaces. No vehicle circulation is planned on the building's southwest and southeast sides.

Vehicle Parking. The Folsom Municipal Code (FMC) does not specifically address parking requirements for self-storage facilities. In the event that parking requirements for a land use are not specified within the Folsom Municipal Code, the number of required parking spaces shall be determined by the Folsom Community Development Director.

The Zoning Code does not identify an off-street parking standard for mini-storage uses. The most similar use is Warehouses and Storage, an industrial use that requires one parking space for every 2,000 sf of gross floor area. The Warehouses and Storage standard overstates the parking demand for mini-storage because conventional warehousing and storage uses are industrial and employee intense. In contrast, mini-storage is a low-traffic generator with minimal employees. In a mini-storage use, customer visits are brief and sporadic, and customers load and unload their belongings.

The ITE Parking Generation Manual (5th Edition, 2019) includes parking required for self-storage use. Parking demand rates are based on studies of mini-storage uses during the weekday pm peak hour. The average parking demand rate for self-storage is 0.1 parking space per 1,000 sf. Application of the ITE average parking demand rate to the proposed project requires eight parking spaces (78,316 sf/1,000 x 0.1). Storage is a relatively low traffic generator.

The industry standard for self-storage facilities is approximately one parking space per 7,500 sf of storage area. StorQuest has five existing projects in the Sacramento market of which one (Sacramento) is a multi-level building format similar to the project proposed on Cavitt Drive. The other four StorQuest projects consist of multiple buildings with units accessed by vehicle. In the Sacramento market, the parking ratio of StorQuest projects ranges from 0.073 to 0.175 parking space per 1,000 sf. The proposed Cavitt Drive project would have 0.357 space per 1,000 sf, which is greater than any other StorQuest project in the region.

Location	Jurisdiction	Building Size	Parking Spaces Provided	Parking Ratio Spaces/1,000 sf
Multi-Level Building				
StorQuest Self Storage [Project] 1775 Cavitt Drive	Folsom	78,316 sf	28	0.357 = 1 space/2,797 sf
StorQuest Self Storage 2415 Third Street	Sacramento	114,000 sf	20	0.175 = 1 space/5,700 sf
Drive-Up Storage Buildings				
StorQuest Self Storage 1315 National Drive	Sacramento	54,558 sf	7	0.128 = 1 space/7,794 sf
StorQuest Self Storage 3005 Ramco Street	West Sacramento	54,578 sf	4	0.073 = 1 space/13,645 sf
StorQuest Self Storage 2060 Wyda Way	Sacramento County	21,920 sf	3	0.137 = 1 space/7,306 sf
StorQuest Self Storage 8671 Folsom Boulevard	Sacramento County	30,420 sf	6	0.197 = 1 space/5,070 sf

The project includes 28 parking spaces, including one accessible space, which is sufficient to serve the project's demands. In addition to the on-site parking spaces, the project will have a reciprocal parking arrangement with adjacent parcels and access to adjacent parking in the Broadstone Crossing project.

Bicycle Parking. For office and retail commercial uses, a minimum of five bicycle parking spaces are required for up to 25 required vehicle parking spaces. An additional parking space is required for every ten vehicle parking spaces. The project provides eight bicycle parking spaces near the building entry.

Fencing. A black open-view is on the southwest property line adjacent to Costco's driveway.

Architecture. The architecture consists of a modern design with rectilinear features and vertical and horizontal changes in building material and color. The base of the building is bronze-colored concrete masonry, and the upper floors consist of insulated standing seam metal panels with metal trim. The building body will be bronze, brownstone, and beige with crimson bands at the building entry and loading door. The metal panels are scored and contrasted with horizontal bands and color variations.

Street-facing corners feature glazing with views to crimson doorways inside the building, and storefront glazing marks the ground floor office and building entry. Crimson metal canopies will cover

the building entry and the loading area on the north elevation. The building is designed with four-sided architecture. The roofline is flat, with heights ranging from 45 to 52 feet. An extended parapet is provided along the flat roof line to screen rooftop mechanical equipment from view.

Operations. Three employees will work at the StorQuest facility, and one will be on-site during business hours. The leasing office will be open from 9 am to 6 pm daily. Customers will have access to their storage units daily from 6 am to 10 pm with personal codes. The code allows StorQuest to monitor customer activities. Other security measures will include secured building access, 24-hour video surveillance, and advanced monitoring and digital security systems.

StorQuest Storage. The William Warren Group, Inc. owns and operates StorQuest Self Storage, a thriving network of modern, innovative self-storage properties across the United States. There are five StorQuest Self Storage facilities in the Sacramento region.

General Plan, Specific Plan, Zoning, and Planned Development.

General Plan. The Folsom General Plan 2035 land use designation for the site is Regional Commercial Center (RCC). The RCC designation provides for highway-oriented, large-scale regional retail, entertainment, business, lodging, and public uses that serve the region. The proposed project is consistent with the General Plan designation.

Specific Plan. The site is within the Broadstone Unit No. 3 Specific Plan (BSP) approved in 1995. The 570-acre BSP includes residential, commercial, office, industrial, educational, parks, and open space uses. As part of the BSP, development standards and general design guidelines were established. The project is consistent with the Specific Plan designation.

Zoning. The site is zoned SP 95-1 (Broadstone Unit No. 3 Specific Plan) with an underlying land use designation of C-2 PD (Community Commercial, Planned Development District). The zoning designation corresponds to the General Plan land use designation. The purpose of the C-2 zone is to designate areas appropriate for a wide range of commercial activities serving the entire community, including shopping centers. Manufacturing, warehousing, and the heaviest commercial uses are excluded from the zone. Mini-storage is a conditionally-permitted use in the C-2 zone with a Conditional Use Permit granted by the Planning Commission (FMC 17.22.030E). The proposed storage use requires a Conditional Use Permit.

Broadstone Crossing Parcel 1 Planned Development (PD). The -PD suffix on the C-2 PD zoning designation refers to the 2007 Broadstone Crossing Parcel 1 Planned Development (Broadstone Crossing PD) approval (PN07-161) for the 11.1-acre area southwest of the Iron Point Road and Cavitt Drive intersection.

The Broadstone Crossing PD project comprises five buildings totaling 208,482 sf in two hotels and three restaurant pads. The two hotel pads adjacent to Cavitt Drive are developed with the Fairfield Inn & Suites and Staybridge Suites hotels, and the three restaurant pads (A, B, C) are vacant. The Broadstone Crossing PD project assumed the StorQuest project site (Parcel 5/Pad C) would develop as a 7,650 sf, 150-seat restaurant. The StorQuest project will require a Planned Development Permit Modification (PD Permit Mod) to the Broadstone

Crossing PD to change the Parcel 5 use from a restaurant (7,660 sf, single story) to mini-storage (78,316 sf, four stories).

With the PD approval in 2007, the Council also approved the Broadstone Crossing PD Guidelines applicable to the 11.1-acre project. The Broadstone Crossing PD increased the maximum height allowed from 40 to 60 feet.

Required Entitlements. The following entitlements are requested to implement the project:

- Conditional Use Permit to develop a mini-storage facility in the C-2 PD zone; and
- Planned Development Modification for Broadstone Crossing Parcel 1 PD to change the use of Pad C/Parcel 5 C from a restaurant (7,660 sf, single story) to mini-storage (78,316 sf, four stories).

Attachment 6 Plan Set



ENTITLEMENT SUBMITTAL

1775 CAVITT DRIVE
FOLSOM, CA 95630

05-11-2023



EXHIBIT LIST

ARCHITECTURAL

- A-1.0 - EXISTING SITE PHOTOS
- A-1.1 - ADJACENT SITE PHOTOS
- A-2.0 - PROPOSED COLOR ELEVATIONS
- A-2.1 - PROPOSED B&W ELEVATIONS
- A-2.2 - PROPOSED B&W ELEVATIONS
- A-2.3 - PERSPECTIVE VIEW
- A-2.4 - PERSPECTIVE VIEW
- A-2.5 - PERSPECTIVE VIEW
- A-3.0 - FLOOR PLAN - 1ST FLOOR
- A-4.0 - FLOOR PLAN - 2ND FLOOR
- A-5.0 - FLOOR PLAN - 3RD FLOOR
- A-6.0 - FLOOR PLAN - 4TH FLOOR
- A-7.0 - ROOF PLAN
- A-8.0 - UNIT MATRIX
- A-9.0 - MATERIAL BOARD
- A-10.0 - PHOTOMETRICS

LANDSCAPE

- PL1 - CONCEPTUAL LANDSCAPE PLAN

CIVIL

- C1.0 - PRELIMINARY SITE PLAN
- C2.0 - PRELIMINARY UTILITY & FIRE ACCESS PLAN
- C3.0 - PRELIMINARY GRADING PLAN
- C4.0 - PRELIMINARY GRADING SECTIONS



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Evan Sharp
William Warren Group Inc
201 Wilshire Blvd., Suite 102
Santa Monica, CA 90401
Email: esharp@williamwarren.com



KEY PLAN
N.T.S.



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EXISTING SITE PHOTOS



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ADJACENT SITE PHOTOS



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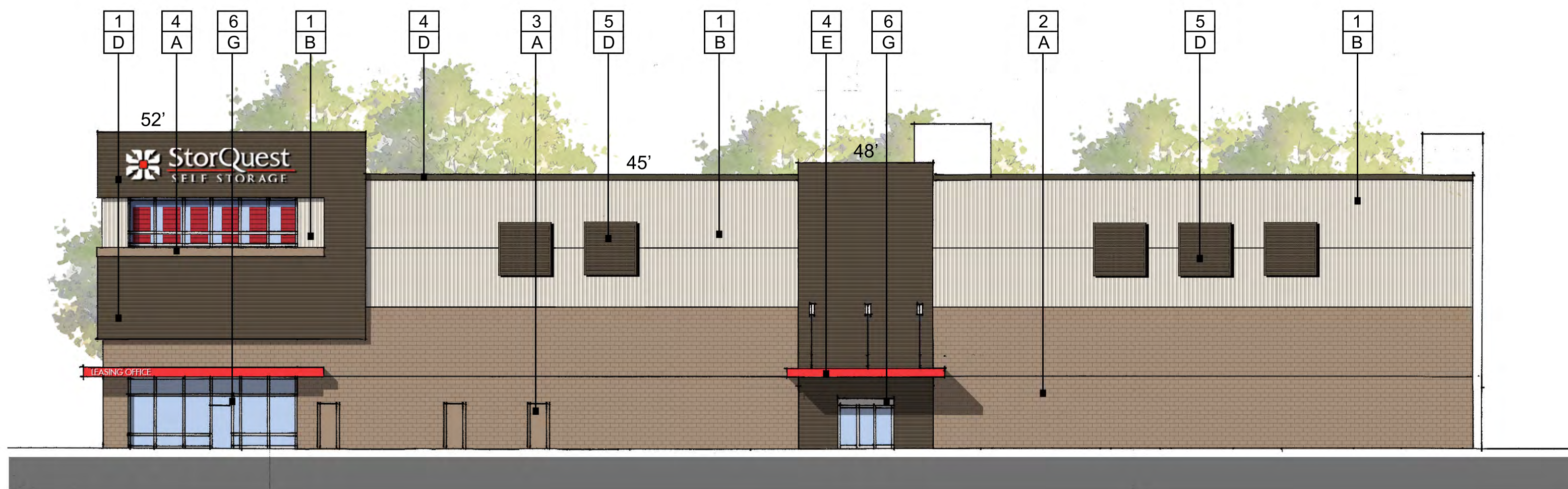
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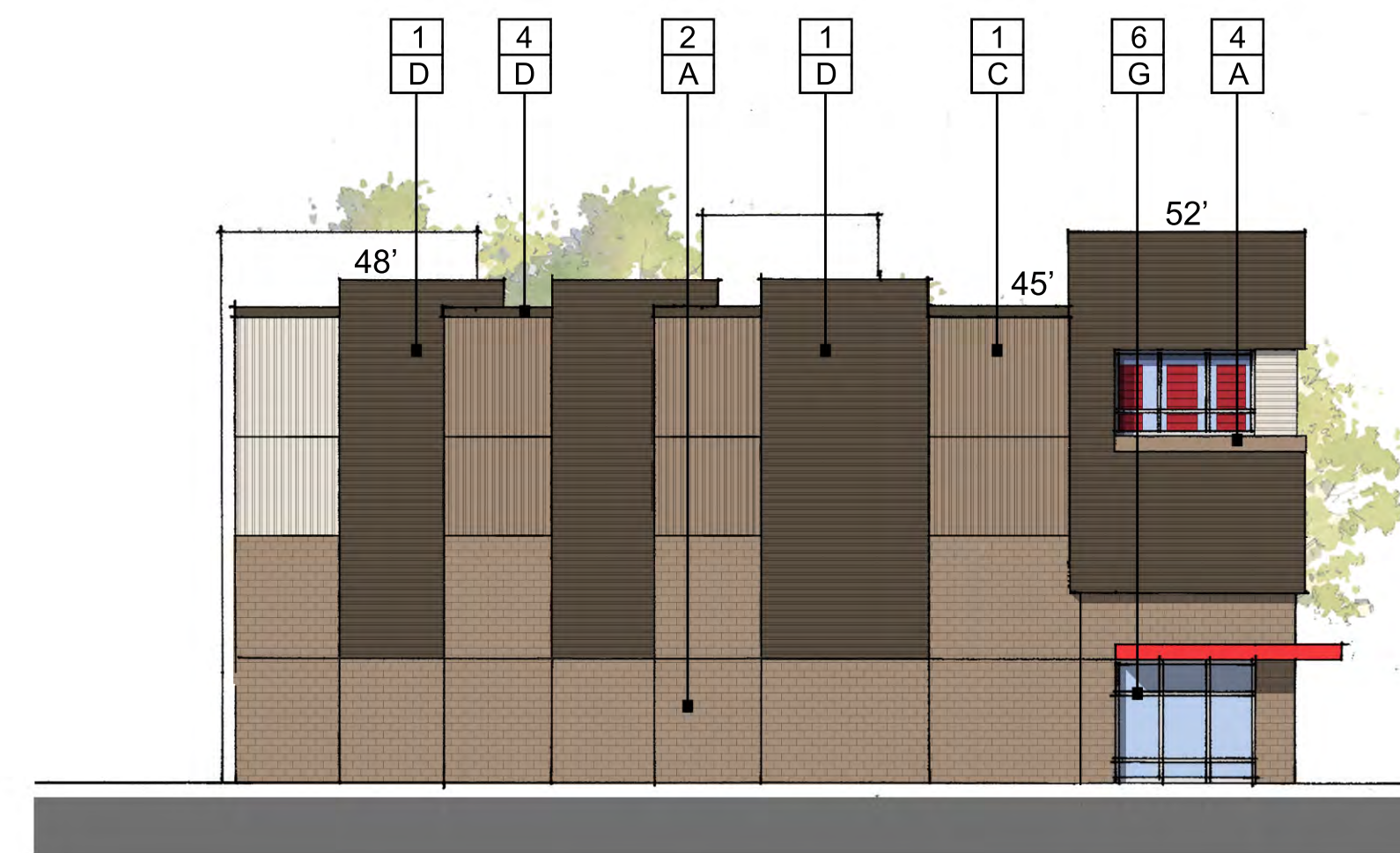
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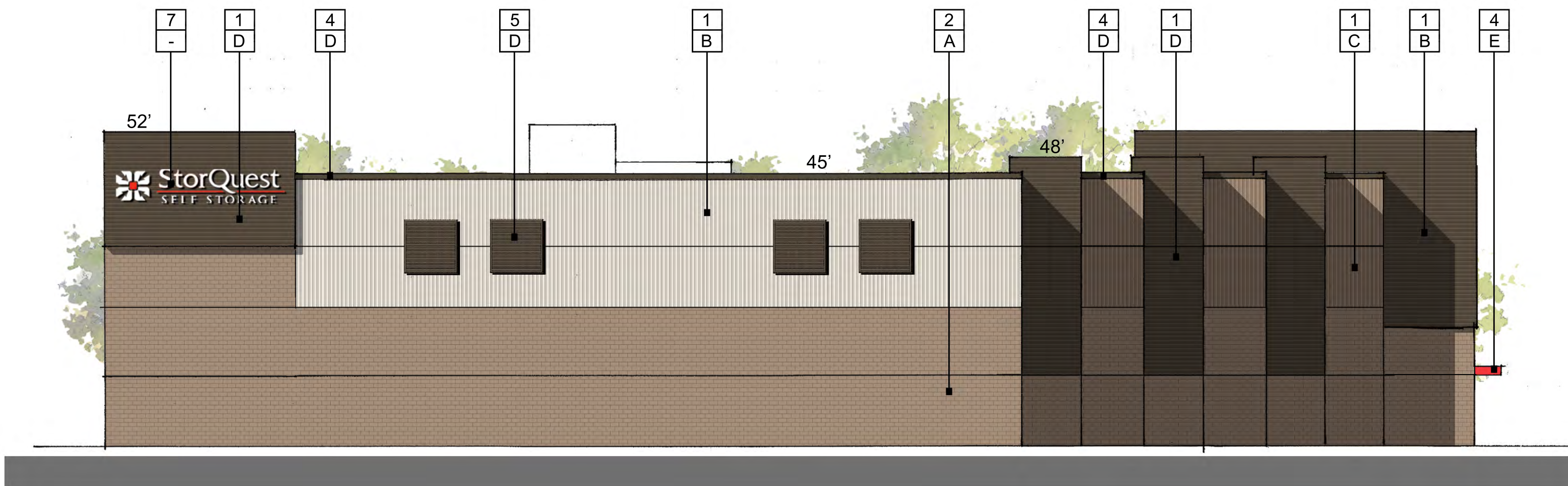
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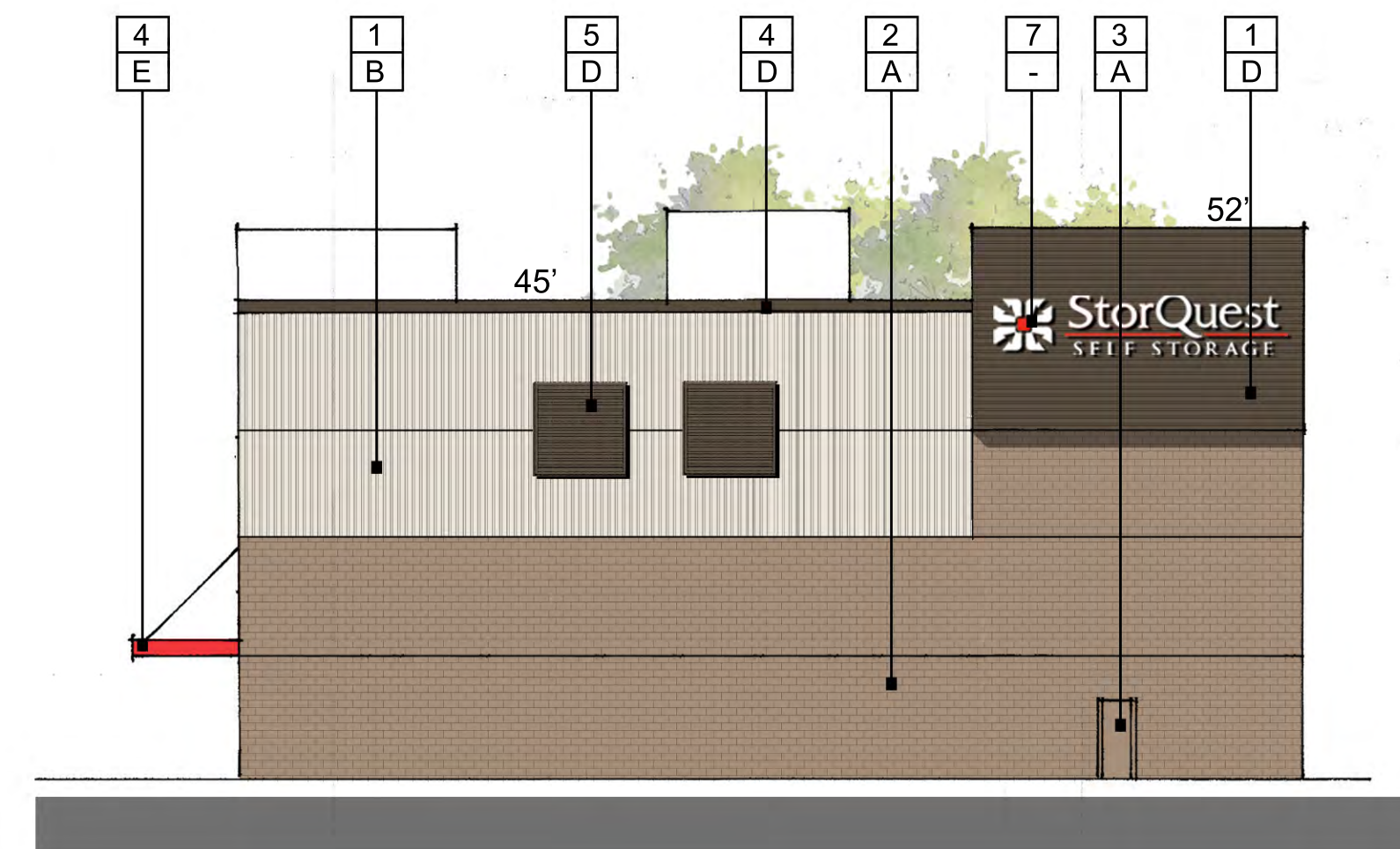
1. NORTH ELEVATION



2. EAST ELEVATION



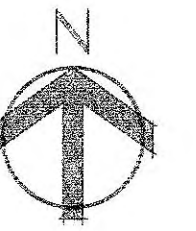
3. SOUTH ELEVATION



4. WEST ELEVATION



KEY PLAN
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FINISHES:

- 1 METAL PANELS
- 2 SPLIT-FACE CMU
- 3 METAL DOOR
- 4 METAL CANOPY / TRIM
- 5 DECORATIVE METAL GRILL
- 6 ALUMINUM STOREFRONT
- 7 SIGNAGE BY: OTHERS

COLORS:

- A SW9088 "UTAPEA" BY: SHERWIN WILLIAMS
- B "ALMOND" BY: MBCI
- C "BROWNSTONE" BY: MBCI
- D "MEDIUM BRONZE" BY: MBCI
- E "CRIMSON RED" BY: MBCI
- F MOUNTAIN STRIP STONE - CHABLIS BY: CORONADO STONE
- G CLEAR ANODIZED STOREFRONT BY: KAWNEER

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PROPOSED ELEVATIONS

SCALE: 1/16" = 1'-0"



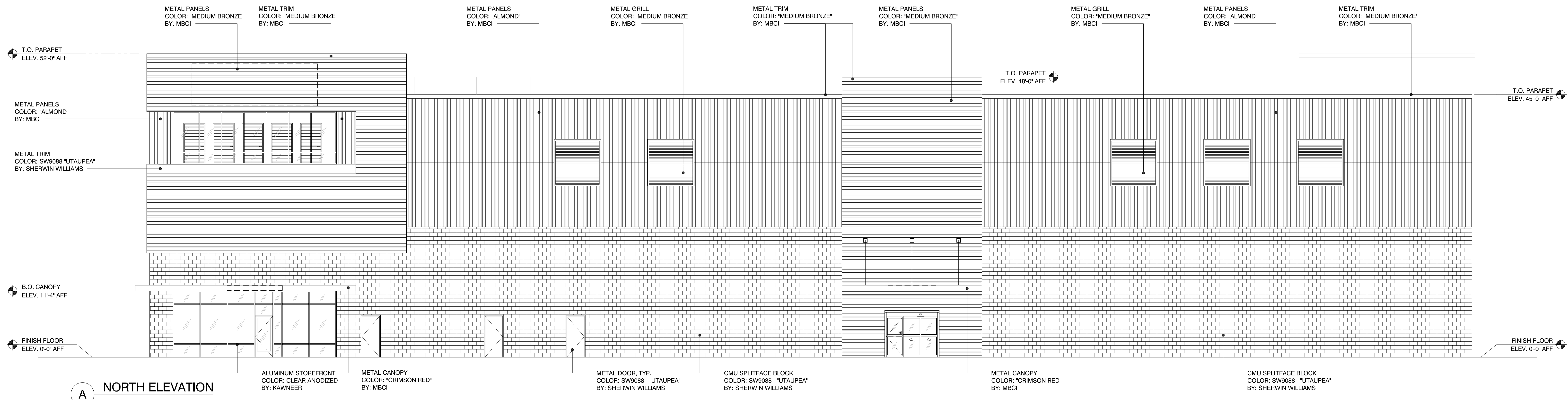
1775 CAVITT DRIVE
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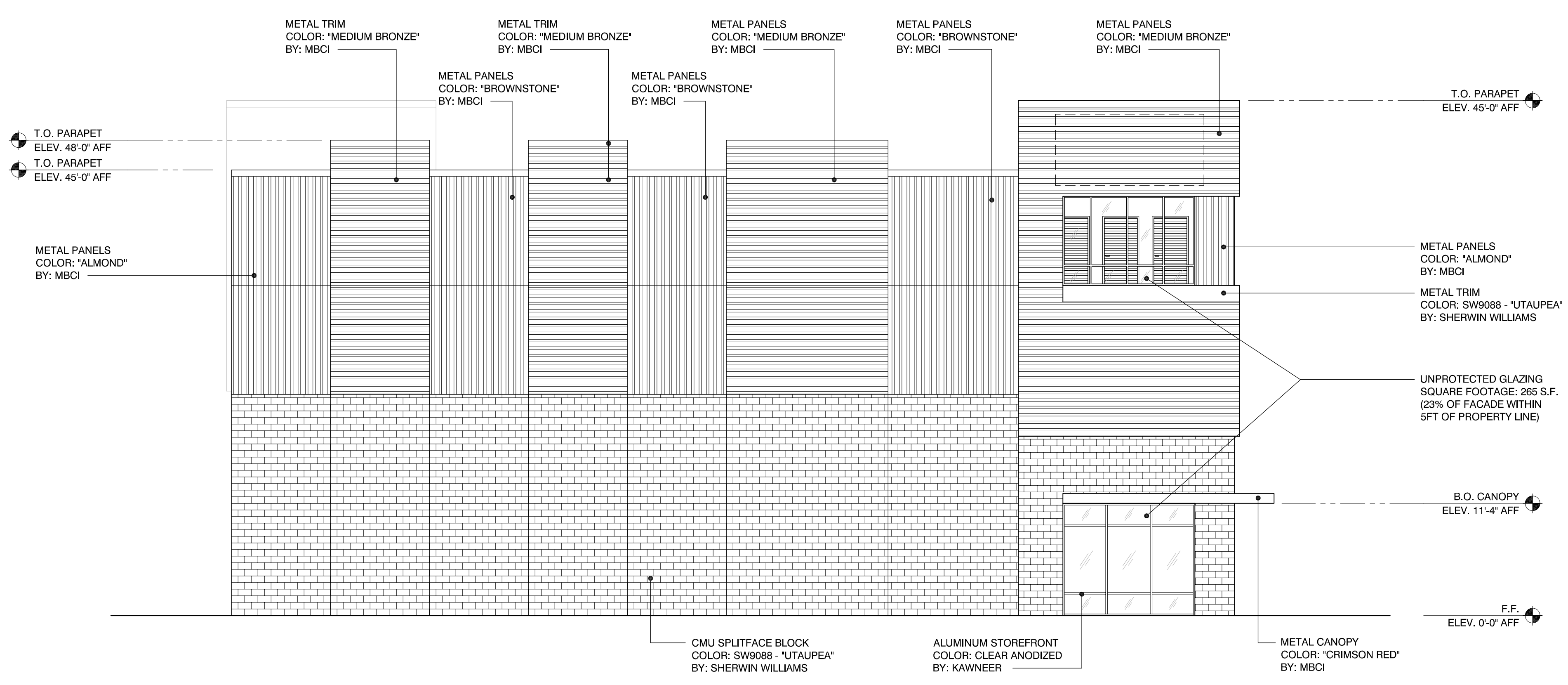
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A NORTH ELEVATION



B EAST ELEVATION

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EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"



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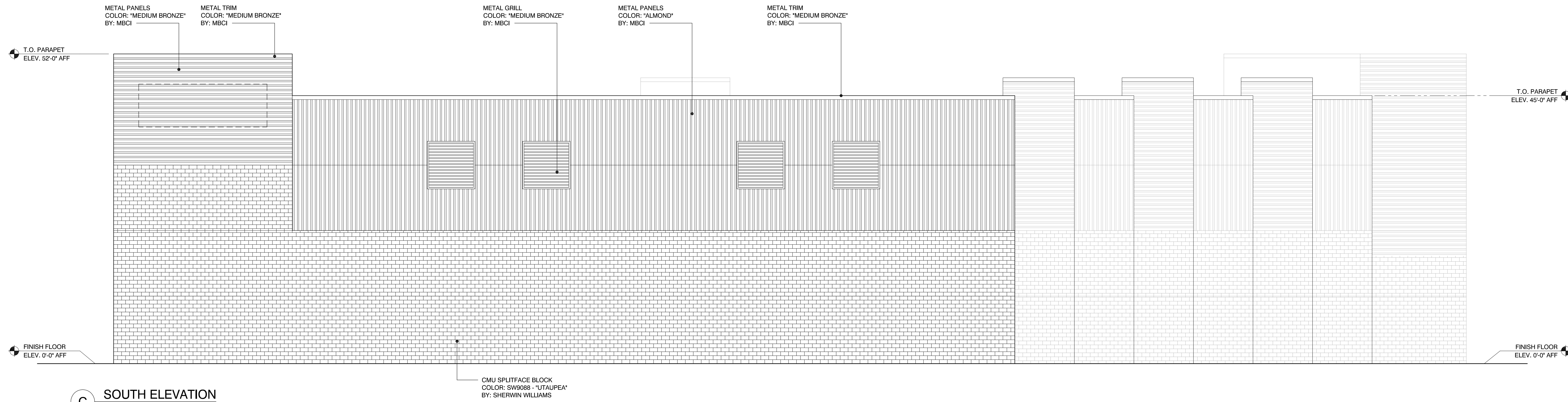
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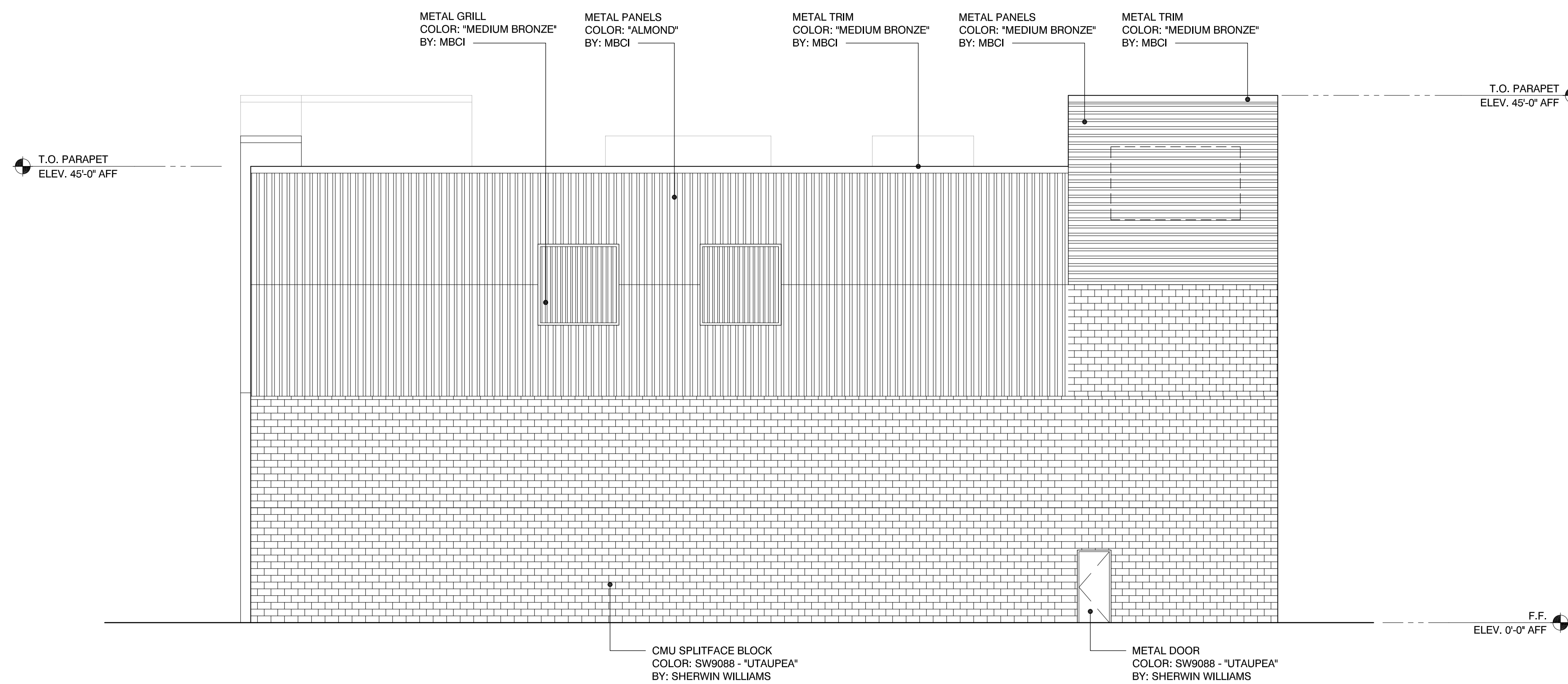


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C SOUTH ELEVATION



D WEST ELEVATION

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EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"



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PERSPECTIVE VIEW 01:
FROM CAVITT DRIVE LOOKING SOUTHWEST



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PERSPECTIVE VIEW 02:
 FROM PLACERVILLE ROAD LOOKING NORTHEAST



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PERSPECTIVE VIEW 03:
FROM EAST BIDWELL STREET/
IRON POINT ROAD LOOKING SOUTHEAST



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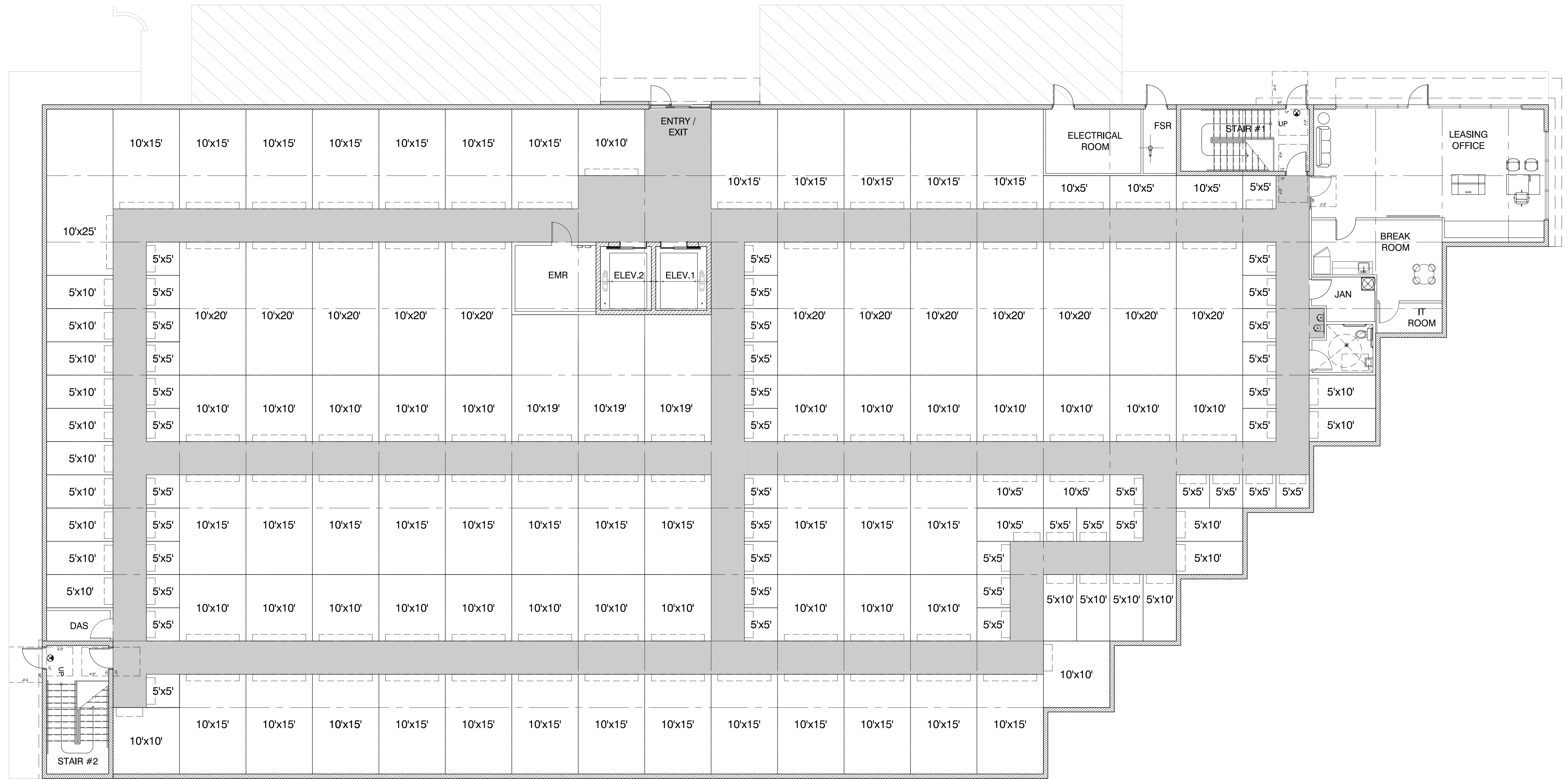


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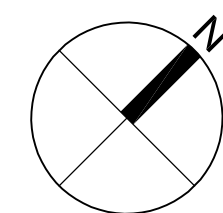
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FLOOR PLAN - 1ST FLOOR

SCALE: 1/8" = 1'-0"



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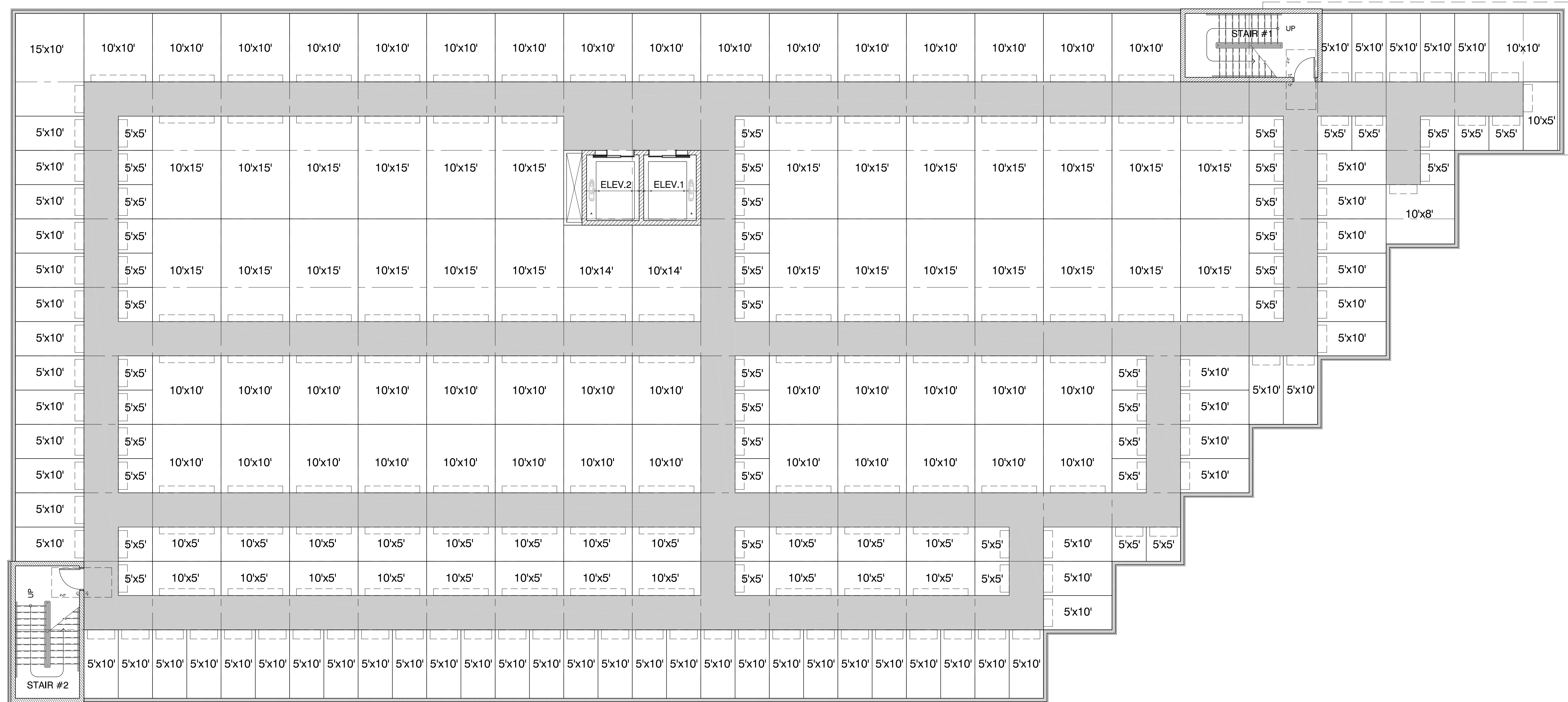


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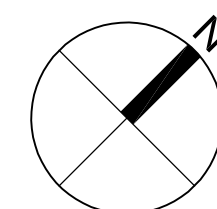
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FLOOR PLAN - 2ND FLOOR

SCALE: 1/8" = 1'-0"



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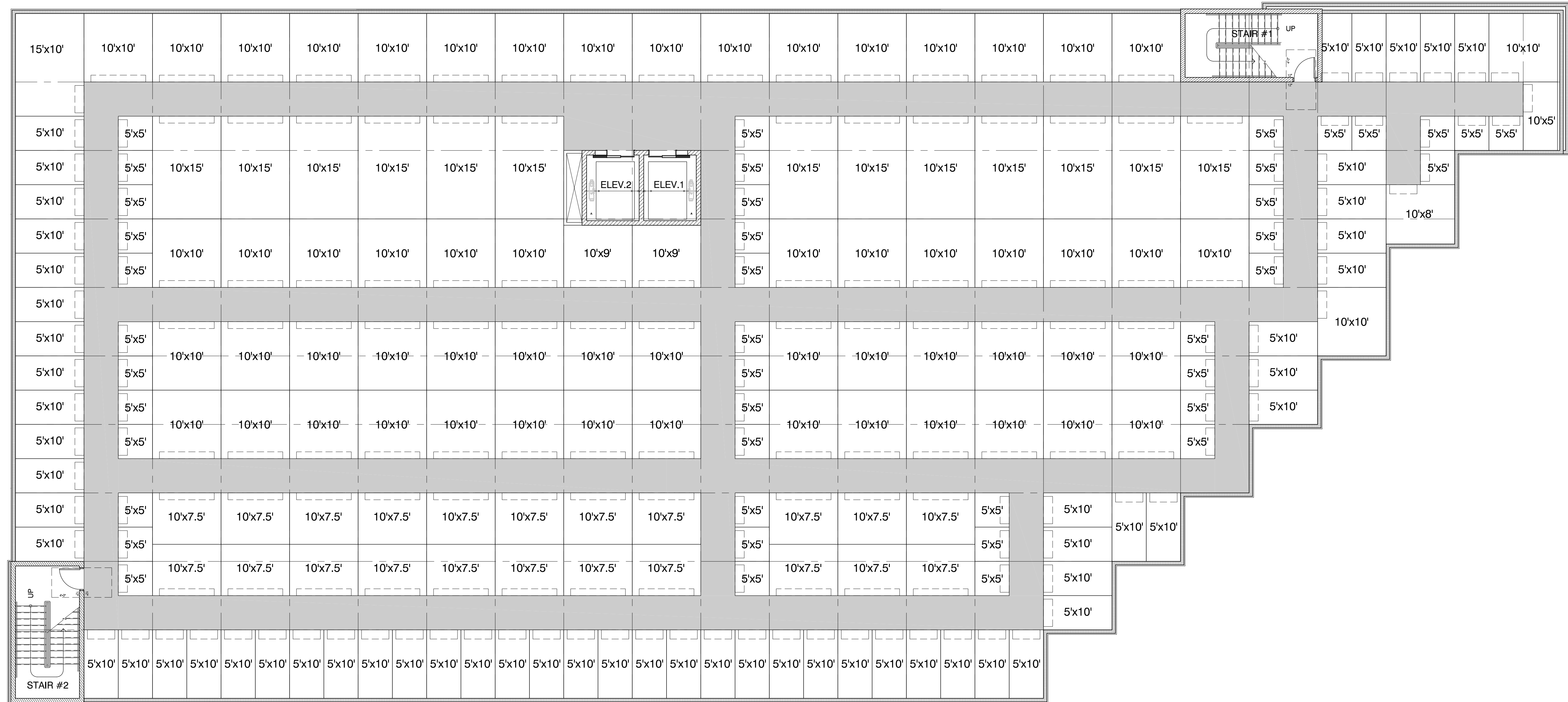


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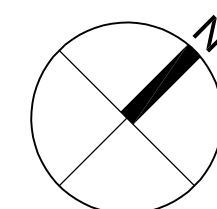
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FLOOR PLAN - 3RD FLOOR

SCALE: 1/8" = 1'-0"



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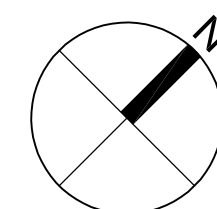
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FLOOR PLAN - 4TH FLOOR

SCALE: 1/8" = 1'-0"



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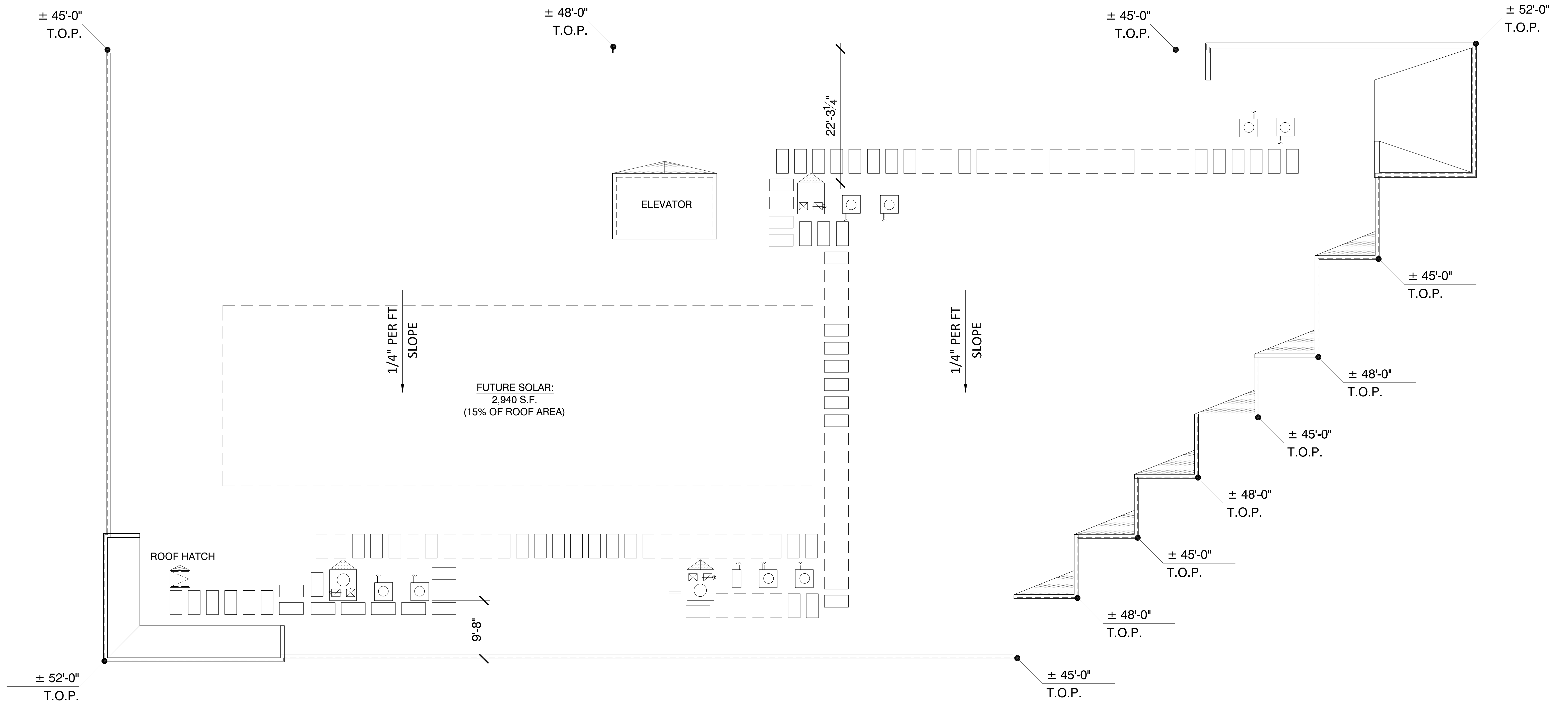


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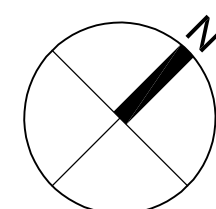
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ROOF PLAN

SCALE: 1/8" = 1'-0"



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UNIT MIX - STORQUEST - FOLSOM, CA							
UNIT SIZE (W X L)	UNIT S.F.	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	TOTAL UNITS	UNIT TOTAL S.F.
5 X 5	25	41	44	42	49	176	4,400
5 X 10	50	18	61	59	98	236	11,800
10 X 4	40	-	-	-	2	2	80
10 X 5	50	6	23	1	1	31	1,550
10 X 7.5	75	-	-	22	-	22	1,650
10 X 8	80	-	1	1	1	3	240
10 X 9	90	-	-	2	-	2	180
10 X 10	100	26	43	59	71	199	19,900
10 X 14	140	-	2	-	-	2	280
10 X 15	150	37	26	13	-	76	11,400
10 X 19	190	3	-	-	-	3	570
10 X 20	200	12	-	-	-	12	2,400
10 X 25	250	1	-	-	-	1	250
15 X 10	150	-	1	1	1	3	450
TOTALS		144	201	200	223	768	55,150
AVERAGE UNIT SIZE							71.8 S.F.

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UNIT MIX MATRIX

SCALE: N/A



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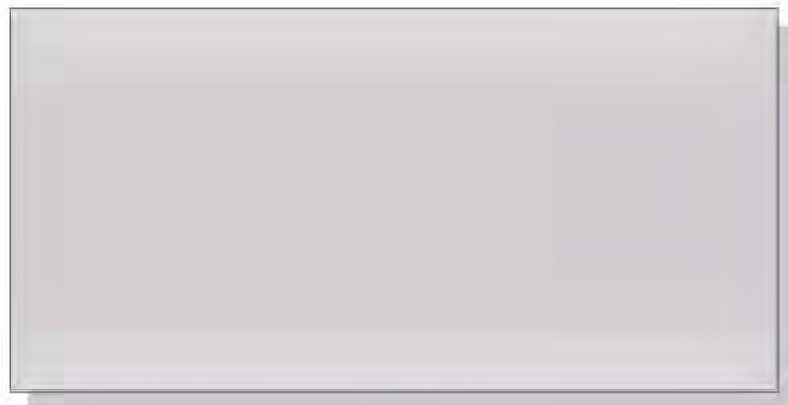
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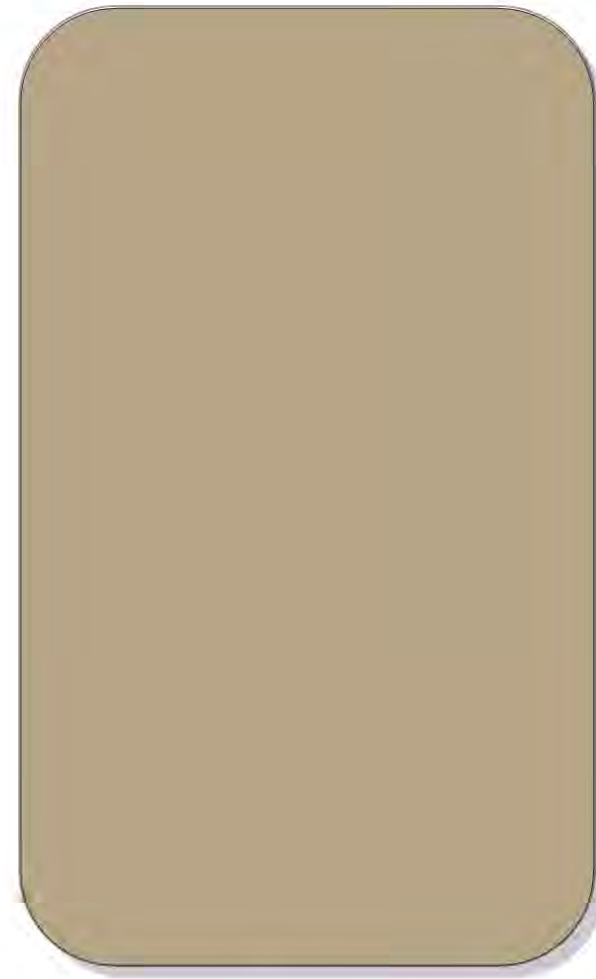
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- SW6079 "DIVERSE BEIGE"
A BY: SHERWIN WILLIAMS



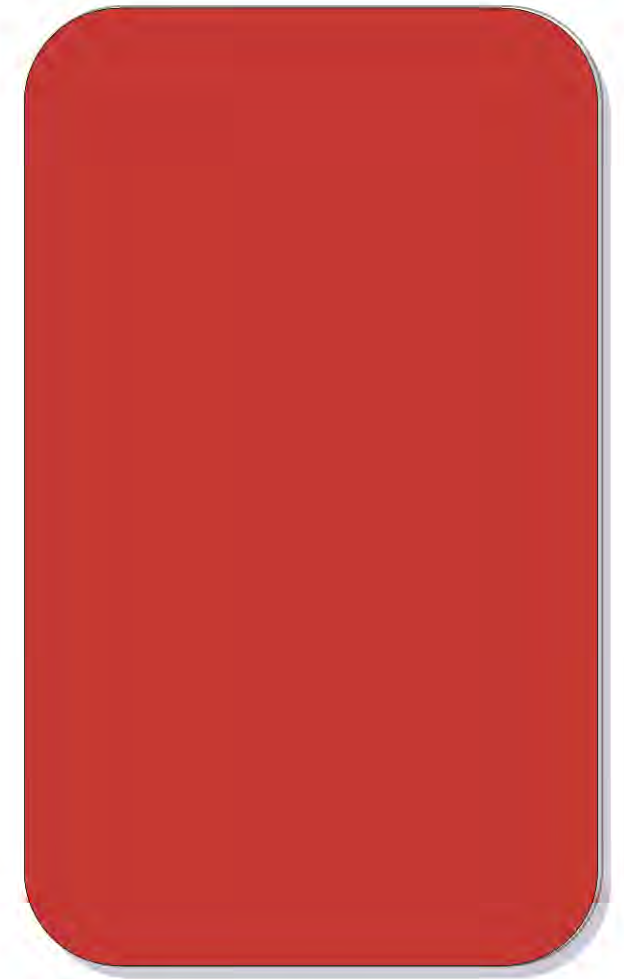
- CLEAR ANODIZED #14
E BY: KAWNEER



- METAL PANELS
B "BROWNSTONE"
BY: MBCI



- METAL PANELS
C "MEDIUM BRONZE"
BY: MBCI



- METAL PANELS
D "CRIMSON RED"
BY: MBCI

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DATE	REVISIONS

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NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approvals. No warranties or guaranties of any kind are given or implied by the Architect.

MATERIAL BOARD



1775 CAVITT DRIVE
FOLSOM, CA



THE WILLIAM WARREN GROUP
SELF STORAGE. MANAGEMENT. ACQUISITIONS. DEVELOPMENT.

CLEVELAND
DENVER
GLENORA
IRVINE
ORLANDO
PHOENIX
SAN FRANCISCO

A-9.0

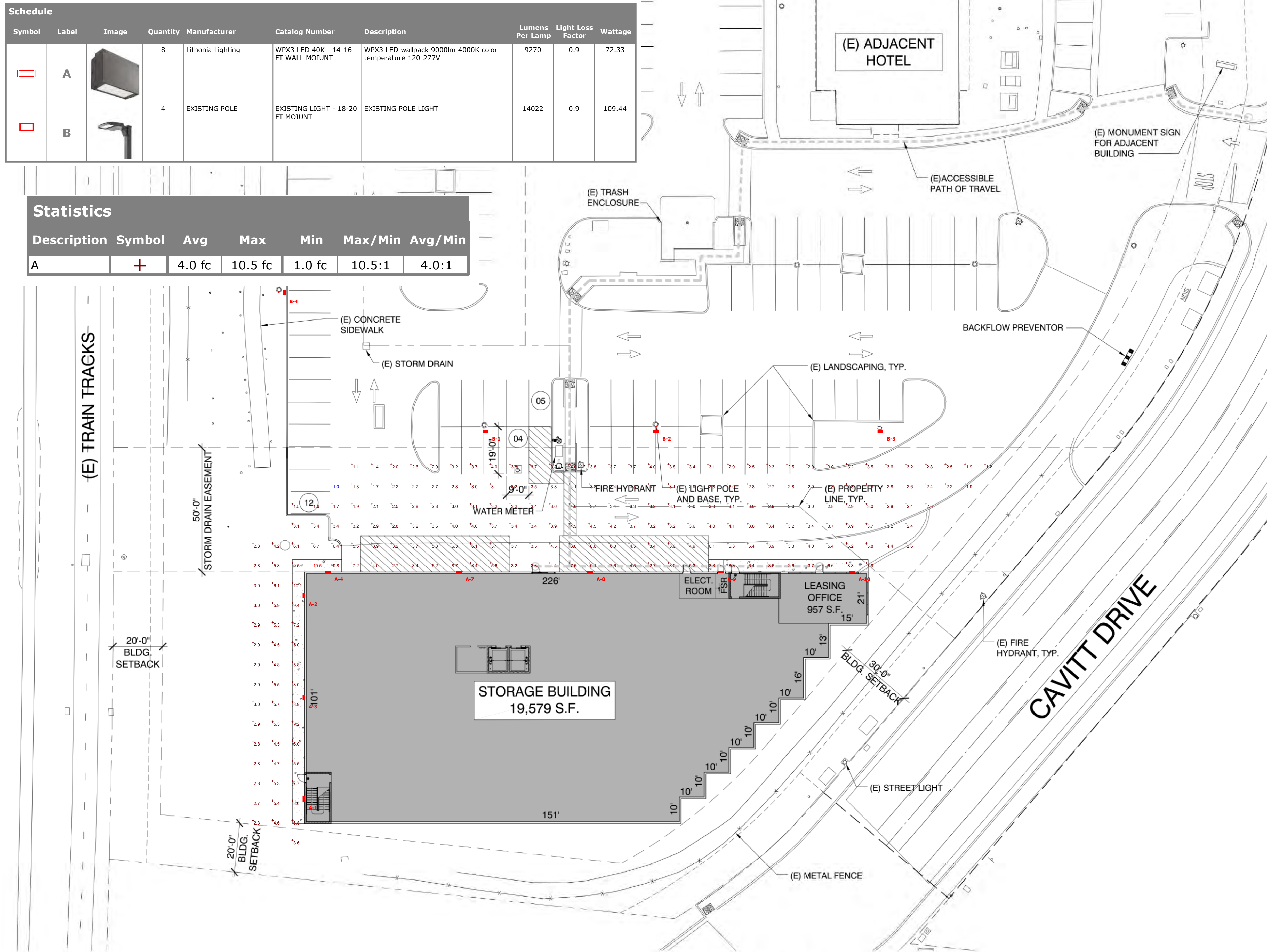


mcgarchitecture.com

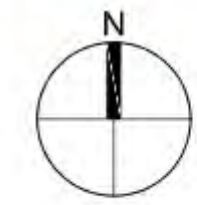
Schedule									
Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Lumens Per Lamp	Light Loss Factor	Wattage
	A		8	Lithonia Lighting	WPX3 LED 40K - 14-16 FT WALL MOUNT	WPX3 LED wallpack 9000lm 4000K color temperature 120-277V	9270	0.9	72.33
	B		4	EXISTING POLE	EXISTING LIGHT - 18-20 FT MOUNT	EXISTING POLE LIGHT	14022	0.9	109.44

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
A	+	4.0 fc	10.5 fc	1.0 fc	10.5:1	4.0:1



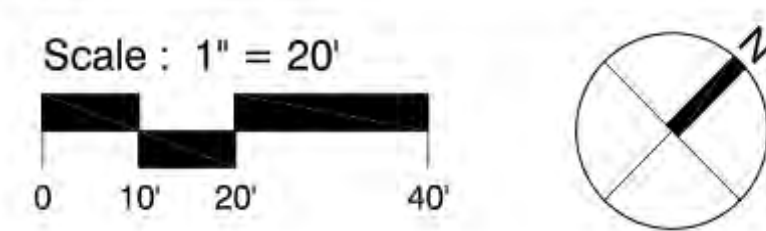
LOCATION MAP
N. T. S.



DATE: 01/17/2023
MCG JOB #: 22.801.01

DATE	REVISIONS

SITE PLAN



1775 CAVITT DRIVE
FOLSOM, CA

Plan View
Scale - 1" = 20'

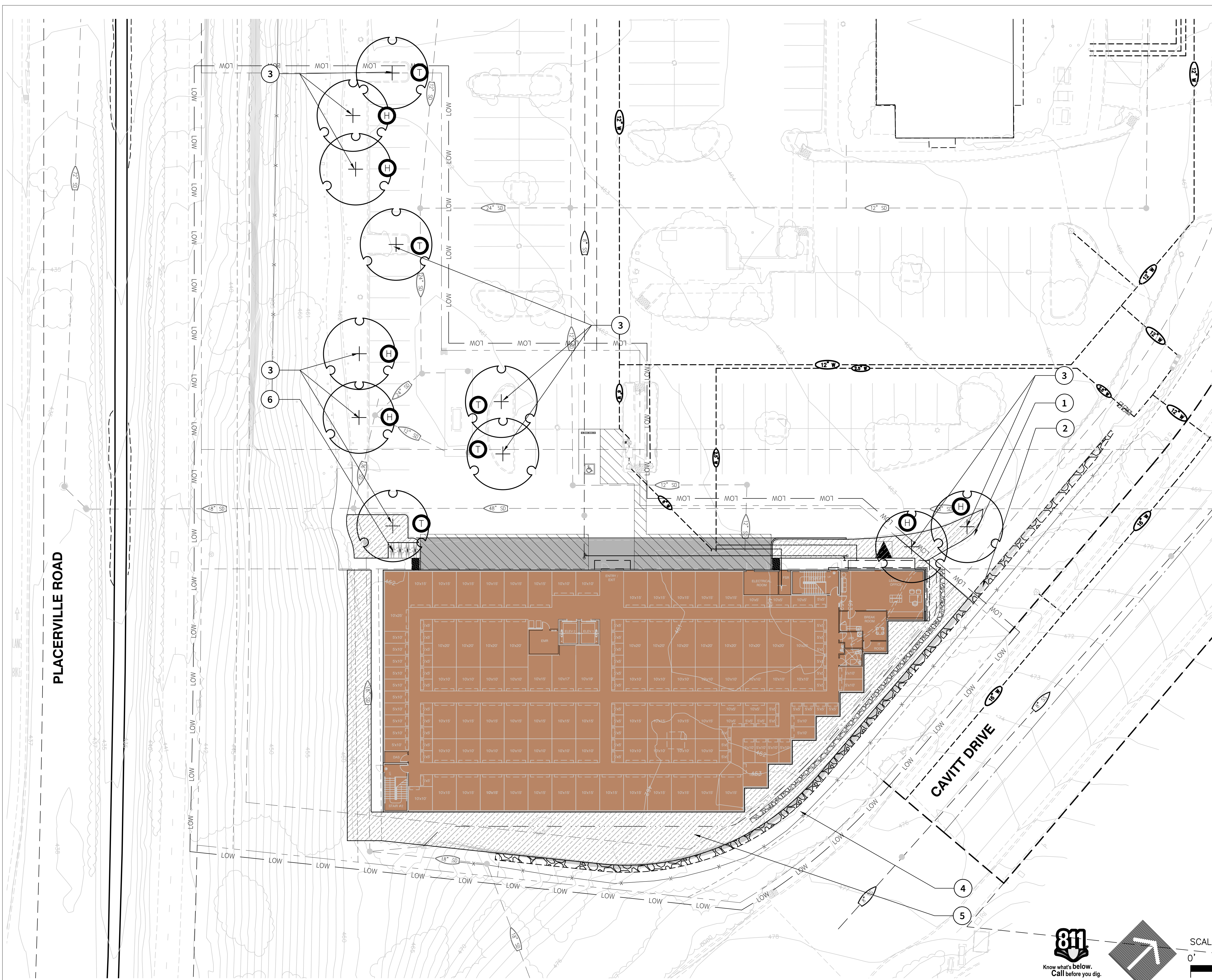
A10.0

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- CLEVELAND
- DENVER
- GLENDORA
- IRVINE
- ORLANDO
- PHOENIX
- SAN FRANCISCO





REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	EXISTING CONCRETE MOW STRIP TO BE REMOVED. REPLACE EXISTING TURF WITH GROUND COVER.
2	EXISTING WALL AT LANDSCAPE FRONTAGE TO REMAIN.
3	EXISTING TREES TO REMAIN.
4	EXISTING LANDSCAPE PLANTING AT FRONTAGE AND IRRIGATION TO REMAIN.
5	PROPOSED SHRUB AND GROUND COVER PLANTING AREAS. PLANTING PALETTE TO MATCH MATERIAL SELECTED FOR EXISTING PARCELS.
6	PROPOSED BIKE RACK (QTY. 8). MODEL: TBD.

CONCEPT PLANT SCHEDULE

+	EXISTING TREES TO REMAIN	
	CELTIS AUSTRALIS / EUROPEAN HACKBERRY	15 GAL., M
	FRAXINUS AMERICANA 'ROSEHILL' / ROSEHILL WHITE ASH	15 GAL., L
	PISTACIA CHINENSIS / CHINESE PISTACHE	15 GAL., L
	QUERCUS PHELLOS / WILLOW OAK	15 GAL., L
	QUERCUS SUBER / CORK OAK	15 GAL., L
	SHRUB AND GROUND COVER AREA	
	ABELIA X 'EDWARD GOUCHER' / EDWARD GOUCHER ABELIA	5 GAL., M
	ACACIA REDOLENS 'LOW BOY' / LOW BOY BANK CATCLAW	1 GAL., L
	AGAPANTHUS AFRICANUS 'QUEEN ANNE' / QUEEN ANNE AFRICAN LILY	1 GAL., M
	ARBUTUS UNEDO / STRAWBERRY TREE	5 GAL., L
	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' / HOWARD MCMINN VINE HILL MANZANITA	5 GAL., L
	ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA	1 GAL., L
	DIETES BICOLOR / FORTNIGHT LILY	1 GAL., L
	ESCALLONIA X 'COMPACTA' / COMPACT ESCALLONIA	5 GAL., M
	HELIOTROPICUM SEMPERVIRENS / BLUE OAT GRASS	1 GAL., L
	HEMEROCALLIS X 'BITSY' / BITSY DAY LILY	1 GAL., M
	LOROPETALUM CHIMENSE 'MONRAZ' / RAZZLEBERRI® FRINGE FLOWER	5 GAL., M
	MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS	5 GAL., L
	MUHLENBERGIA RIGENS / DEER GRASS	5 GAL., L
	NASSELLA TENUISSIMA / MEXICAN FEATHER GRASS	1 GAL., L
	PHOTINIA X FRASERI / RED TIP PHOTINIA	5 GAL., M
	PODOCARPUS MACROPHYLLUS / YEW PODOCARPUS	5 GAL., M
	RHAPHIOLEPIS INDICA 'CLARA' / CLARA INDIAN HAWTHORN	5 GAL., L
	RHAPHIOLEPIS X 'MONTIC' / MAJESTIC BEAUTY® INDIAN HAWTHORN	5 GAL., L
	ROSA X 'NOASCHNEE' / FLOWER CARPET® WHITE GROUND COVER ROSE	2 GAL., M
	TRACHELOSPERMUM ASIATICUM / ASIATIC JASMINE	1 GAL., M
	VIBURNUM DAVIDII / DAVID VIBURNUM	5 GAL., M

SHADE CALCULATIONS

TOTAL PAVED AREA = 12,755 S.F.
 TOTAL SHADE REQUIRED (50%) = 6,378 S.F.
 TOTAL SHADE PROVIDED (51%) = 6,496 S.F.

DIA.	QTY.	S.F.	TOTAL S.F.
35' TREES			
(CEL, FRA, PIS, QUE, QUE2)			
100%	0	962	0
75%	5	722	3,610
50%	6	481	2,886
25%	0	240	0
TOTAL SHADE PROVIDED:			6,496 S.F.

TOTAL LANDSCAPE AREA
 EXISTING - 25,895 SF
 PROPOSED - 6,980 SF

STORQUEST SELF STORAGE - FOLSOM

1775 Cavitt Drive, Folsom, California



Proposed By: **The William Warren Group**



APRIL 21, 2023
 SECOND SUBMITTAL

2140 PROFESSIONAL DRIVE, SUITE 115 ROSEVILLE, CA 95661
 (916) 783-5263 info@fllandgroup.com



PROJECT INFORMATION

OWNER
ELLIOTT ALTA VISTA, LLC
340 PALLADIO PKWY #521
FOLSOM, CA 95630

DEVELOPER/APPLICANT
WILLIAM WARREN GROUPO
959 SOUTH COAST DR, STE. 350
COSTA MESA, CA 92626

PLANNER/ENGINEER
TSD ENGINEERING, INC
785 ORCHARD DR, SUITE 110
FOLSOM, CA 95630
ATTN: CASEY FEICKERT
916-608-0707
cfeickert@tsdeng.com

PROPERTY DESCRIPTION
ADDRESS: 1775 CAVITT DRIVE
FOLSOM, CA 95630
CITY OF FOLSOM

ASSESSOR'S PARCEL NO.
072-3090-005
TOTAL PROPERTY AREA: 1.61+ ACRES (NET R/W)

ZONING
EXISTING - SP 95-1, C-2 PD (COMMUNITY COMMERCIAL PLANNED DEVELOPMENT DISTRICT)

GENERAL PLAN
EXISTING - RCC - REGIONAL COMMERCIAL CENTER

BUILDING SUMMARY
4-STORY BUILDING
FOOTPRINT: 19,379 SF
TOTAL: 78,316 SF

PARKING SUMMARY
EXISTING: 28 TOTAL STALLS

PROJECT SUMMARY

AREA
AREA (GROSS) = ±1.61 ACRES
PROJECT AREA = ±1.61 ACRES

BUILDING SUMMARY

STORIES	4
GROSS AREA	78,316 SF

PARKING SUMMARY

PROVIDED

STANDARD PARKING STALL	19
(P) ACCESSIBLE STALL - VAN	1
(P) EV CAPABLE STALLS	6
(P) EVCS STALLS (PER CAL GREEN TABLE 5.106.5.3.1)	2
TOTAL STALLS	28

BICYCLE PARKING SUMMARY

REQUIRED (17.57.090.A.2)
BICYCLE PARKING

PROVIDED	7
(1) 8-BICYCLE RACK	8

DEVELOPMENT SUMMARY

EXISTING

PERVIOUS AREA (VACANT):	1.218 ACRES	73.8 %
IMPERVIOUS SURFACE (PAVEMENT):	0.387 ACRES	24.2 %
TOTAL AREA:	1.606 ACRES	100 %

PROPOSED

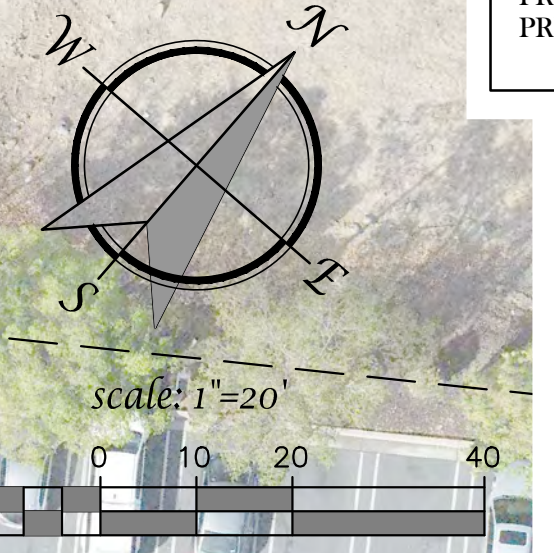
PERVIOUS AREA - LANDSCAPE	0.769 ACRES	47.9 %
IMPERVIOUS SURFACE - PAVEMENT	0.339 ACRES	21.1 %
IMPERVIOUS SURFACE - HARDSCAPE	0.047 ACRES	2.9 %
IMPERVIOUS SURFACE - BUILDING	0.449 ACRES	27.9 %
TOTAL AREA:	1.606 ACRES	100 %

PROPOSED IMPERVIOUS SUMMARY

PROPOSED IMPERVIOUS AREA	22,690 SF	0.52 AC
PREVIOUSLY PROPOSED IMPERVIOUS AREA	19,350 SF	0.44 AC
ADDING 3,340 SF IMPERVIOUS AREA		

SITE LEGEND:

	ASPHALT PAVEMENT
	LANDSCAPE AREA
	BUILDING AREA
	CONCRETE



STORQUEST SELF STORAGE - FOLSOM

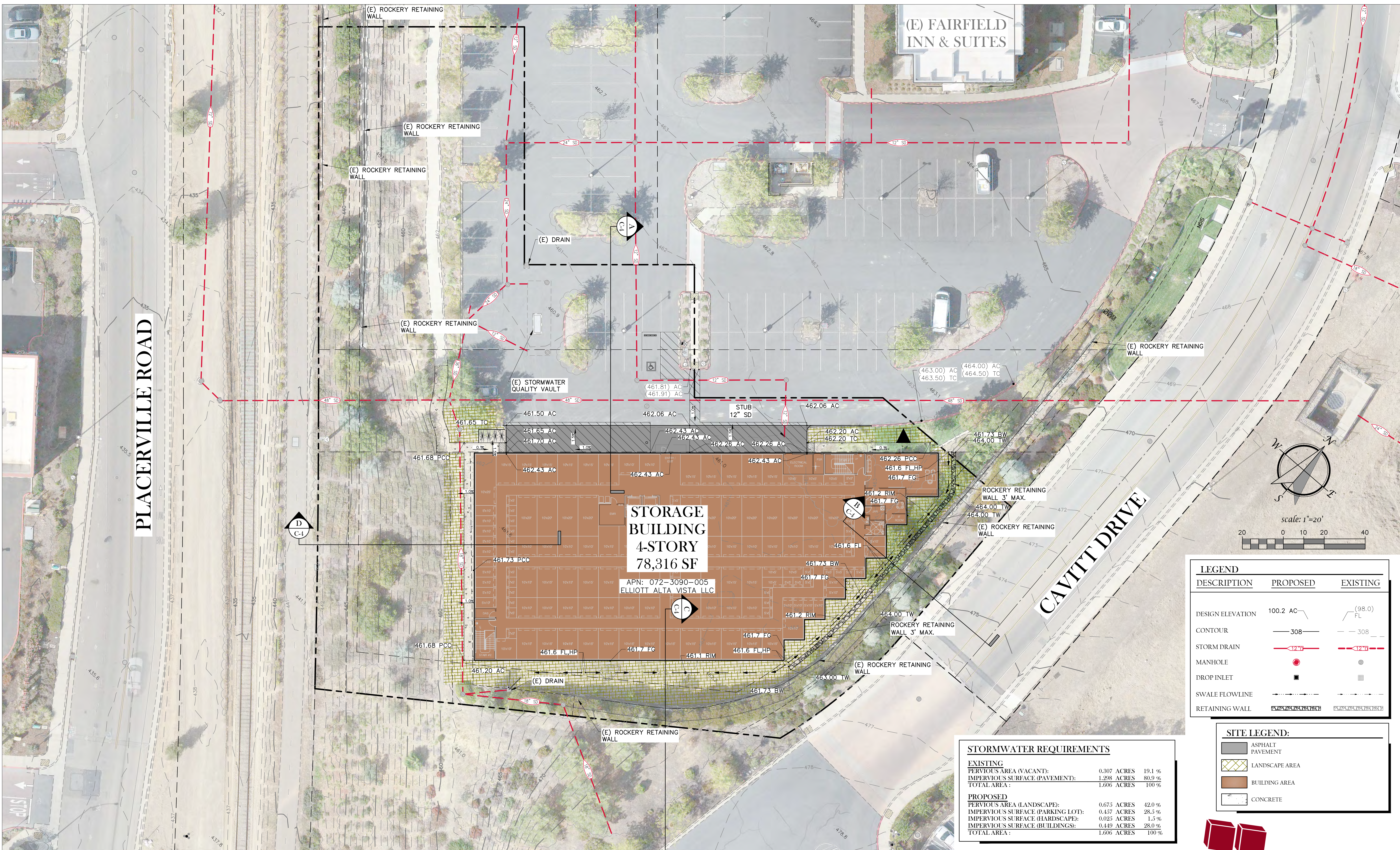
PRELIMINARY SITE PLAN C I . 0

1775 Cavitt Drive, Folsom, California

Proposed By: **StorQuest SELF STORAGE** and **The William Warren Group**

JUNE 02, 2023
SECOND SUBMITTAL

TSD ENGINEERING, INC.
expect more.
785 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701



PLACERVILLE ROAD

CAVITT DRIVE

STORAGE BUILDING
4-STORY
78,316 SF

APN: 072-3090-005
ELLIOTT ALTA VISTA LLC

LEGEND		
DESCRIPTION	PROPOSED	EXISTING
DESIGN ELEVATION	100.2 AC	(98.0) FL
CONTOUR	308	308
STORM DRAIN	12" SD	12" SD
MANHOLE	●	●
DROP INLET	■	■
SWALE FLOWLINE	---	---
RETAINING WALL	█	█

STORMWATER REQUIREMENTS		
EXISTING		
PERVIOUS AREA (VACANT):	0.307 ACRES	19.1 %
IMPERVIOUS SURFACE (PAVEMENT):	1.298 ACRES	80.9 %
TOTAL AREA:	1.606 ACRES	100 %
PROPOSED		
PERVIOUS AREA (LANDSCAPE):	0.675 ACRES	42.0 %
IMPERVIOUS SURFACE (PARKING LOT):	0.457 ACRES	28.5 %
IMPERVIOUS SURFACE (HARDSCAPE):	0.025 ACRES	1.5 %
IMPERVIOUS SURFACE (BUILDINGS):	0.449 ACRES	28.0 %
TOTAL AREA:	1.606 ACRES	100 %

SITE LEGEND:	
█	ASPHALT PAVEMENT
█	LANDSCAPE AREA
█	BUILDING AREA
█	CONCRETE

STORQUEST SELF STORAGE - FOLSOM

PRELIMINARY GRADING PLAN C 3 . 0

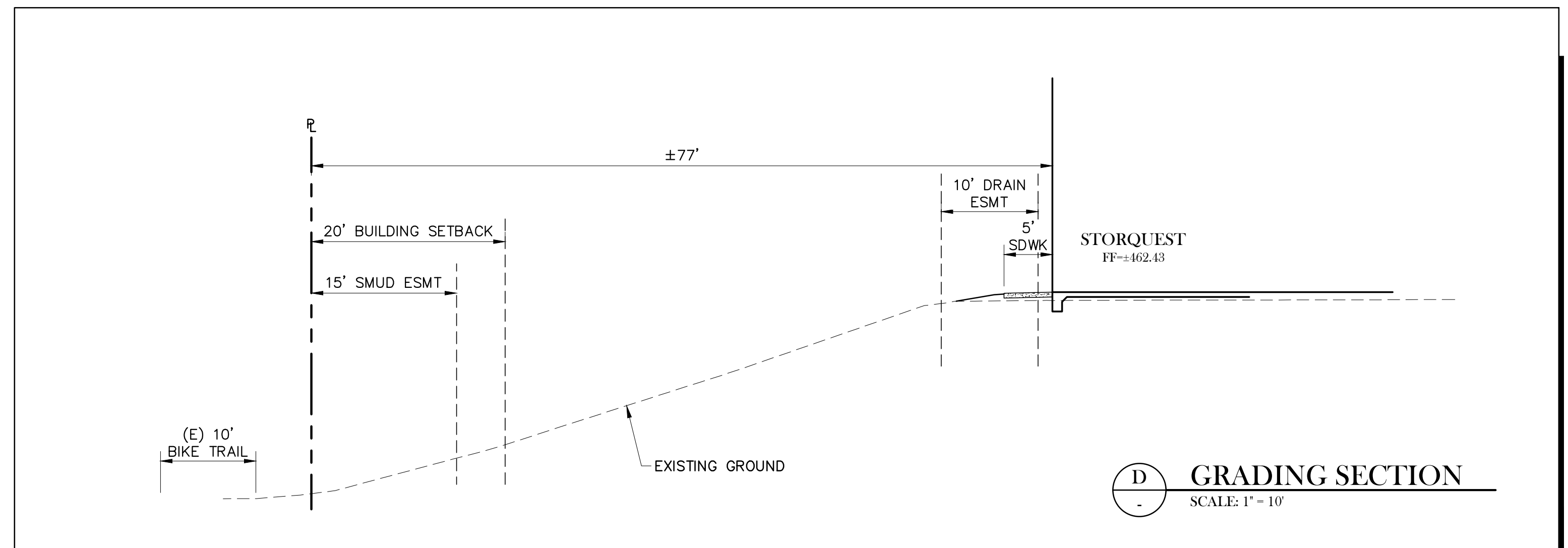
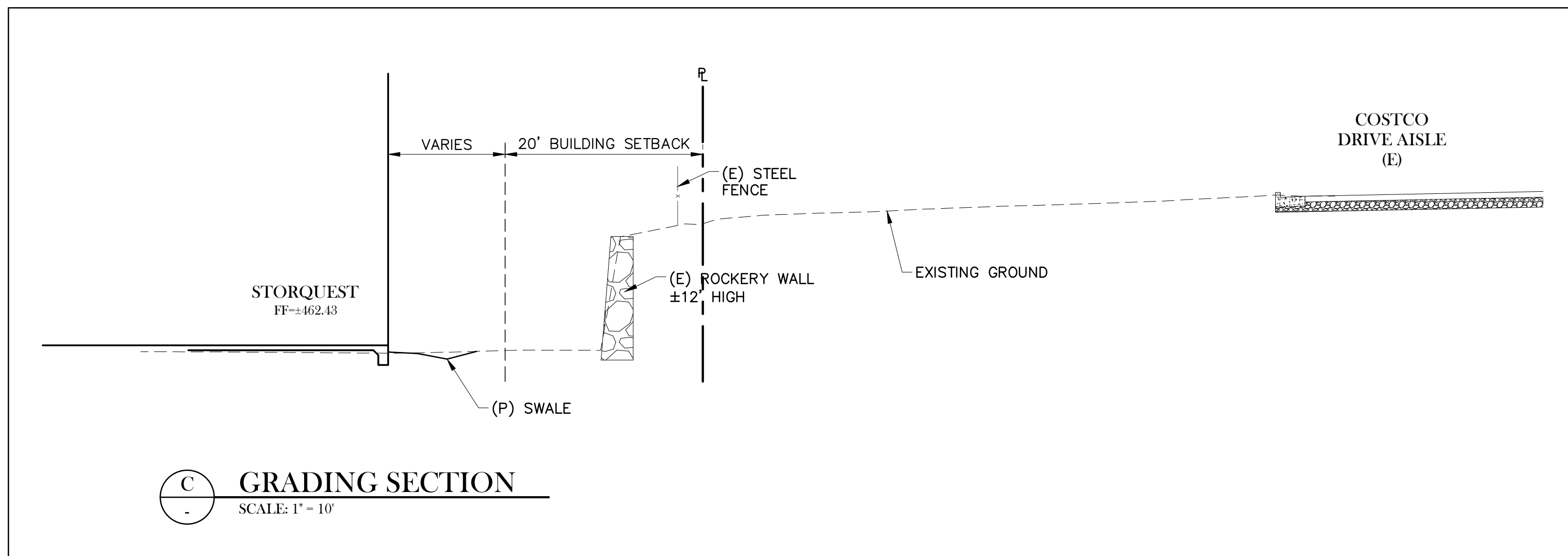
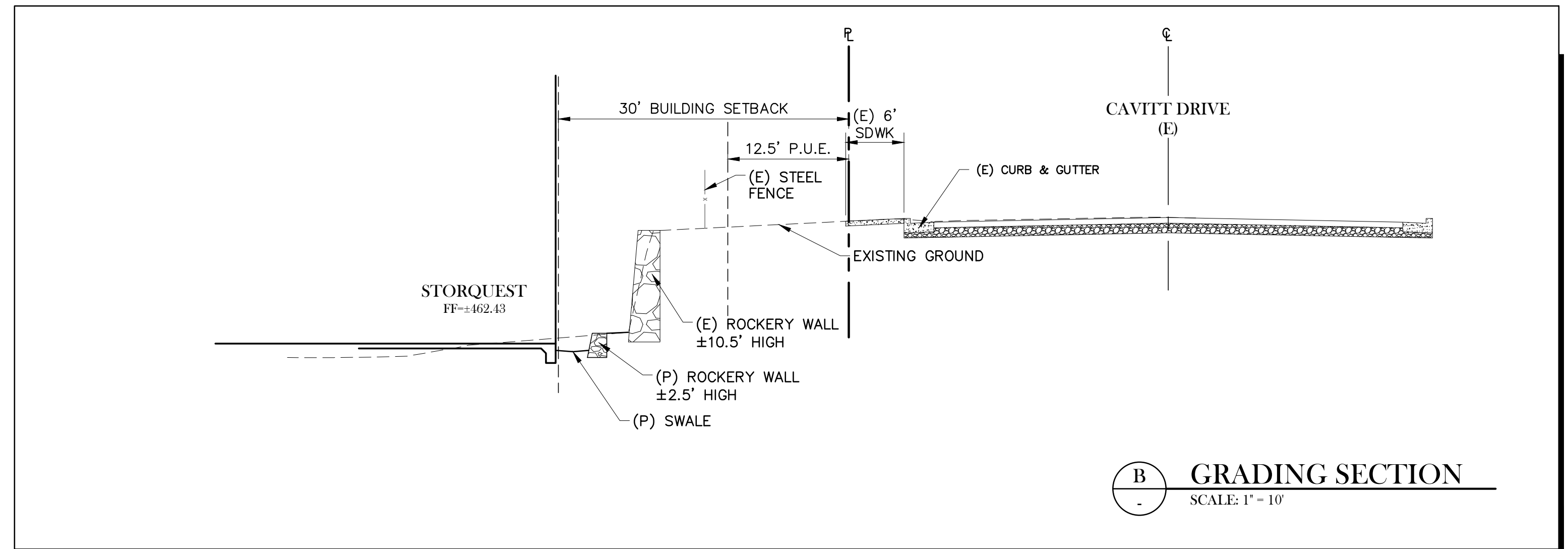
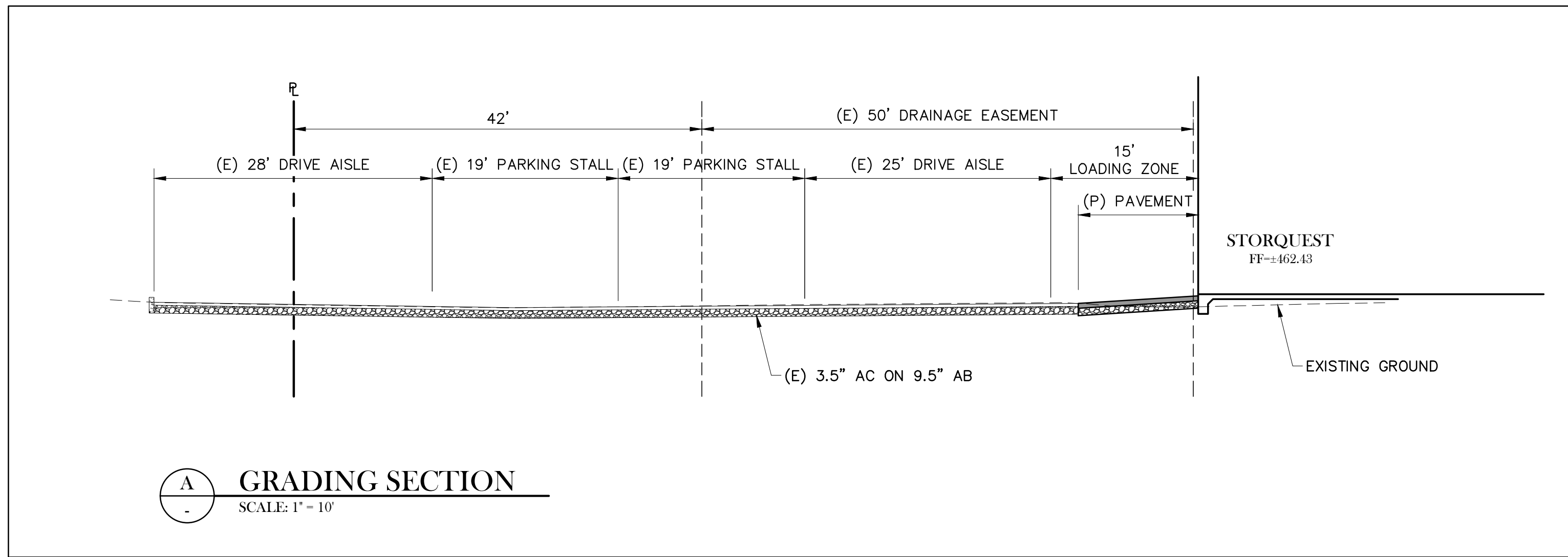
1775 Cavitt Drive, Folsom, California



Proposed By: The William Warren Group

TSD ENGINEERING, INC.
expect more.
785 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

FEBRUARY 17, 2023
INITIAL SUBMITTAL



STORQUEST SELF STORAGE - FOLSOM

1775 Cavitt Drive, Folsom, California

PRELIMINARY GRADING SECTIONS C 4 . 0



Proposed By: **The William Warren Group**



FEBRUARY 17, 2023
INITIAL SUBMITTAL

785 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

Attachment 7 Proposed Signage



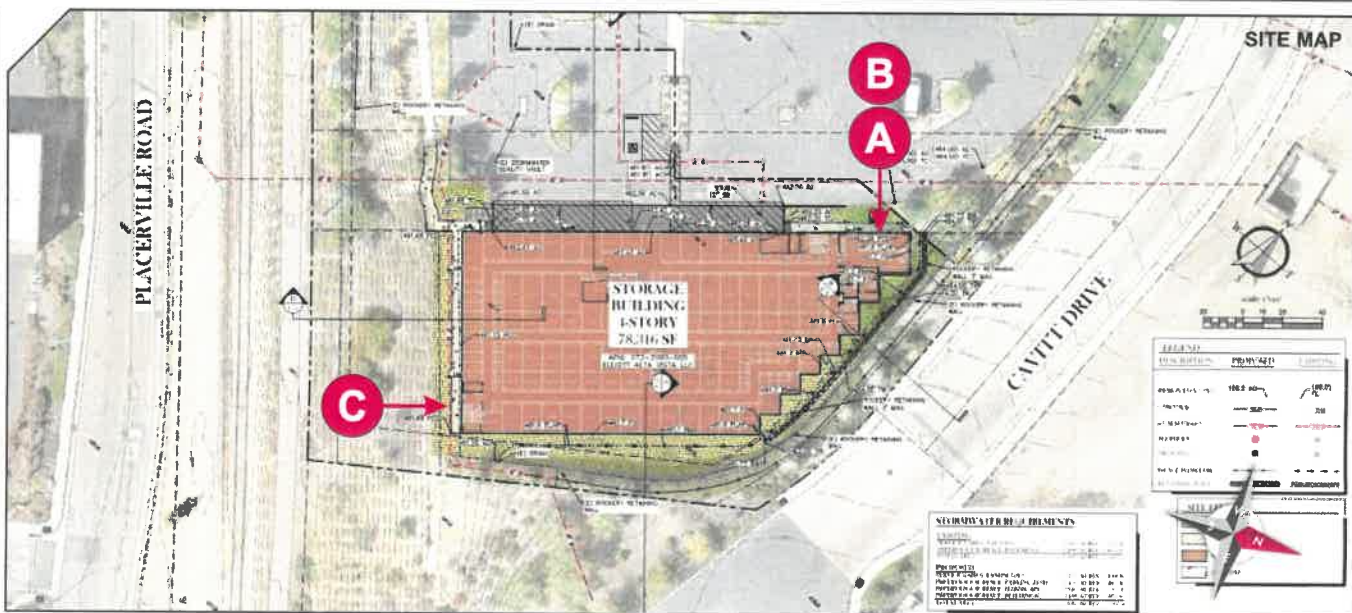
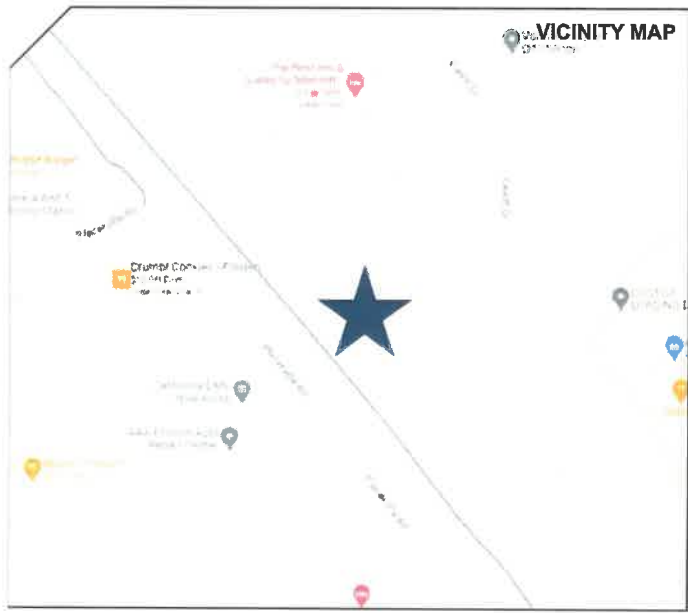
StorQuest

SELF STORAGE

Folsom, CA

SCOPE OF WORK

SIGN A: Manufacture and install (1) Face-lit Channel Letters on North Elevation.
 SIGN B: Manufacture and install (1) Non-Illuminated FCO Letters on North Elevation.
 SIGN C: Manufacture and install (1) Face-lit Channel Letters on West Elevation.



13158 ARCTIC CIR.
 SANTA FE SPRINGS
 CALIFORNIA 90670
 PH: (562) 436-5188
 www.TDISIGNS.com

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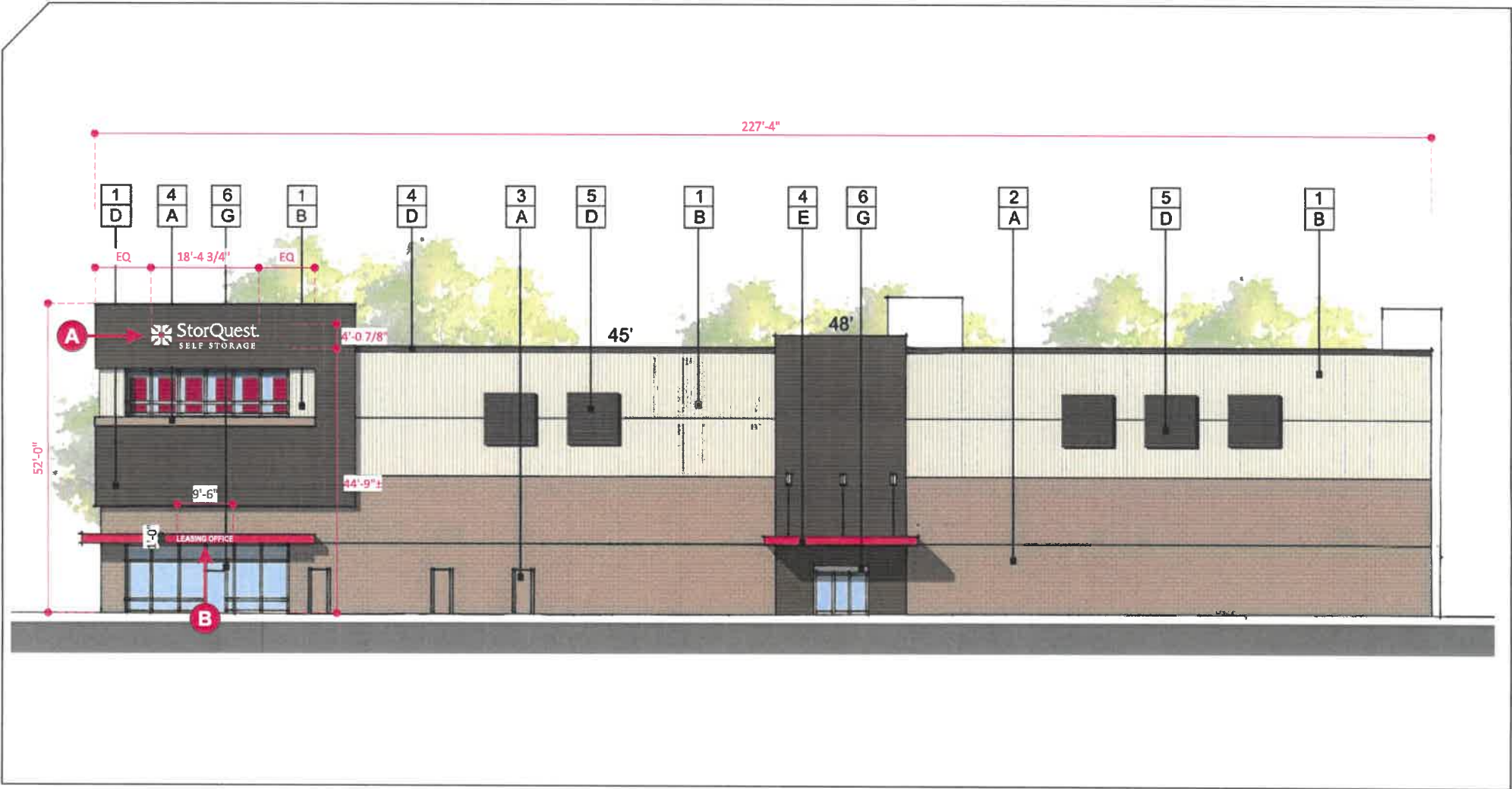
PROJECT INFO:
 StorQuest
 Folsom, CA
 1775 Cavitt Drive,
 Folsom, CA 95630

Account Manager: C. Flores
Designer: EA
Approval: *Blaw* 7/19/23

#	INT.	DATE	DESCRIPTION
1	EA	06/14	1ST LAYOUT
2	EA	06/30	UPDATED SIZE SIGN A, B & C.
3	EA	07/05	UPDATED SIGN A & C TO NEW SIZE AND DELETED SIGN B, RE-LABEL SIGNS
4	EA	07/18	UPDATED AS PER EMAIL REQUEST

1 OF 7
 07/05/23
 230444-04.

NORTH ELEVATION: SIGN A & B



SCALE: 1/16" = 1'



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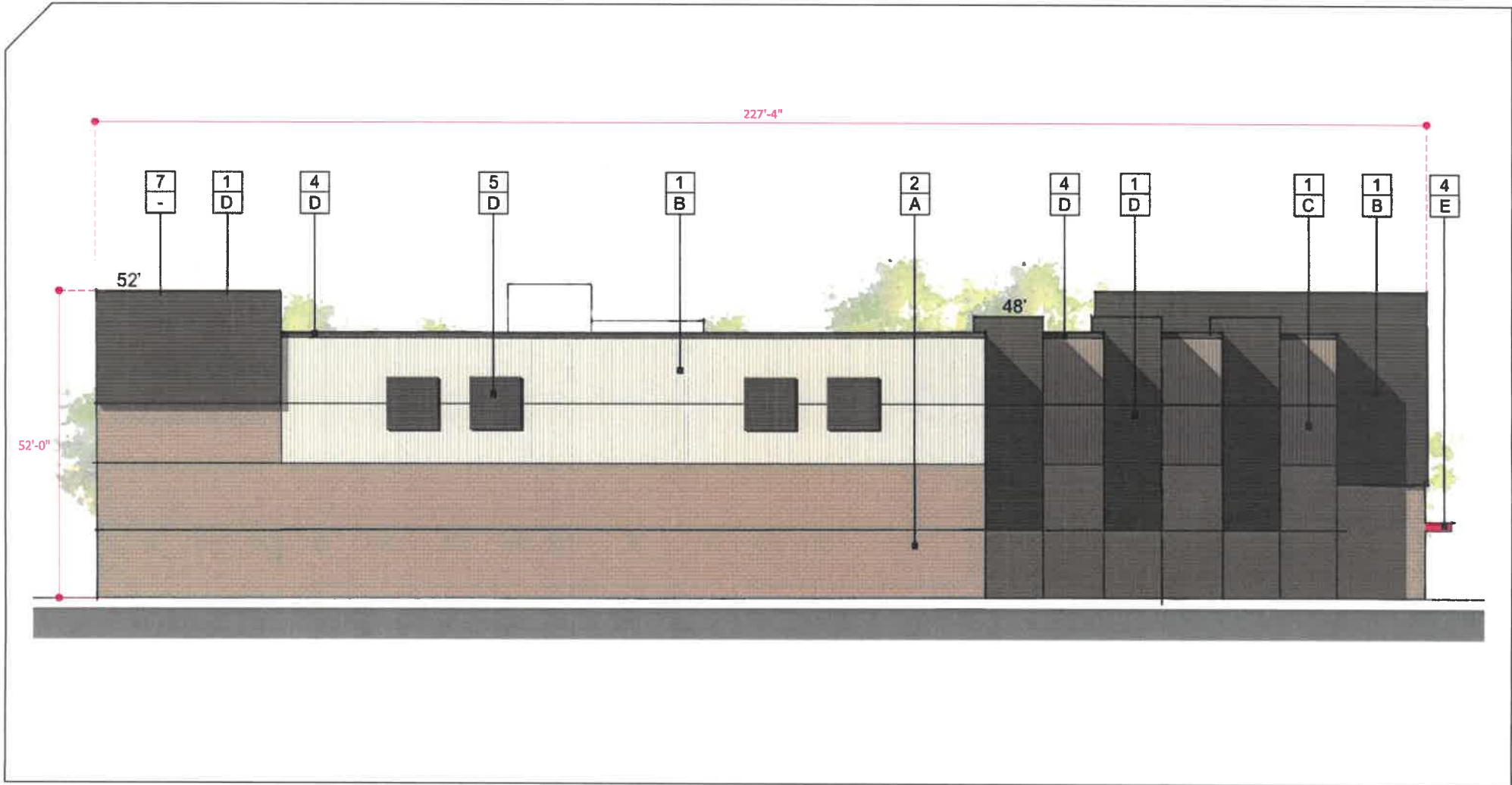
PROJECT INFO:
StorQuest
Folsom, CA
1775 Cavitt Drive,
Folsom, CA 95630

Account Manager: C. Flores
Designer: EA
Approval:

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4	EA	07/18	UPDATED AS PER EMAIL REQUEST

2 OF 7
07/05/2
230444-04.

SOUTH ELEVATION



SCALE: 1/16" = 1'



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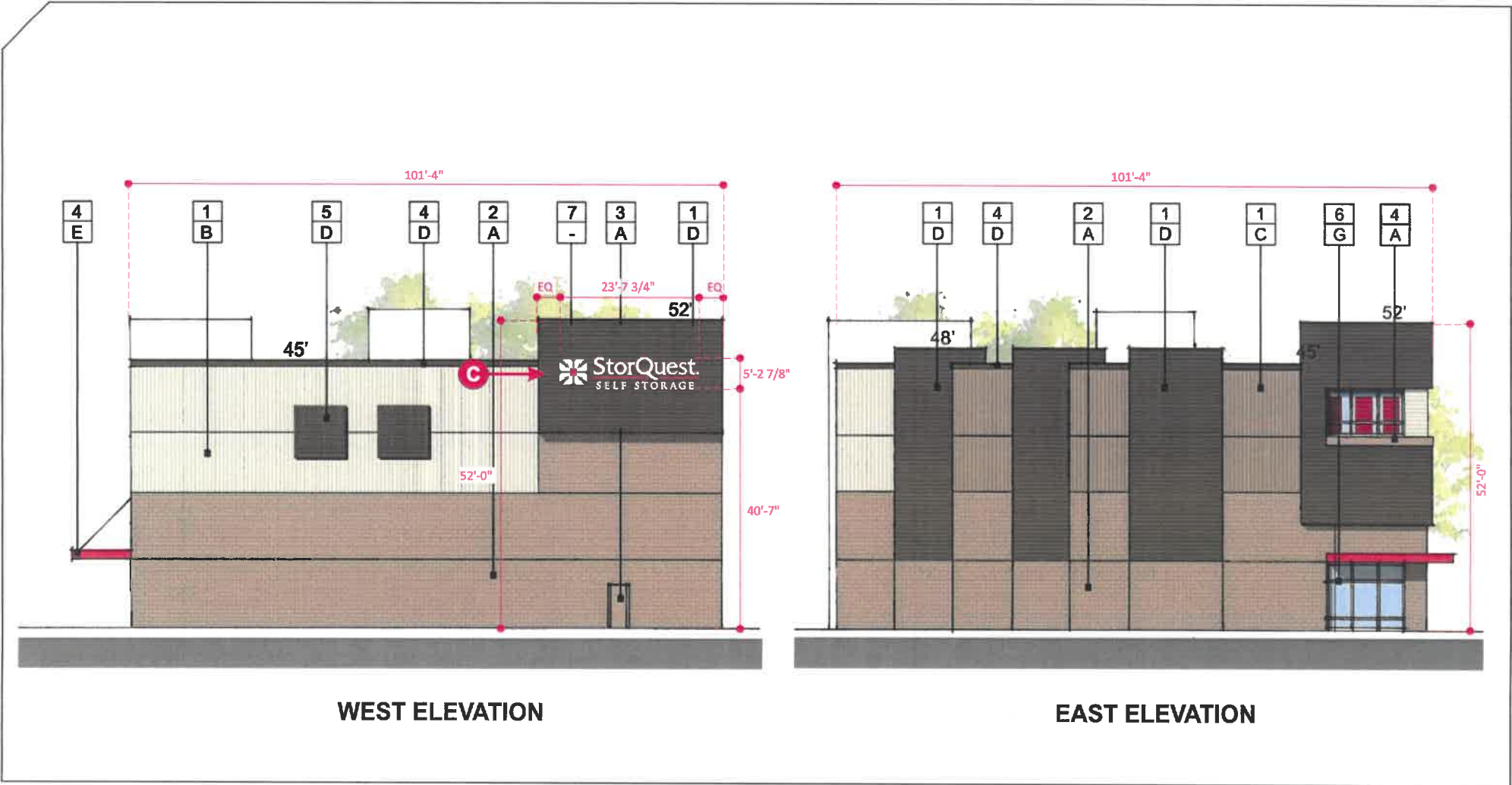
PROJECT INFO:
 StorQuest
 Folsom, CA
 1775 Cavitt Drive,
 Folsom, CA 95630

Account Manager: C. Flores
Designer: EA
Approval:

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4	EA	07/18	UPDATED AS PER EMAIL REQUEST

3 OF 7
07/05/2
230444-04.

WEST & EAST ELEVATION: SIGN B



WEST ELEVATION

EAST ELEVATION

SCALE: 1/16" = 1'



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Folsom, CA
1775 Cavitt Drive,
Folsom, CA 95630

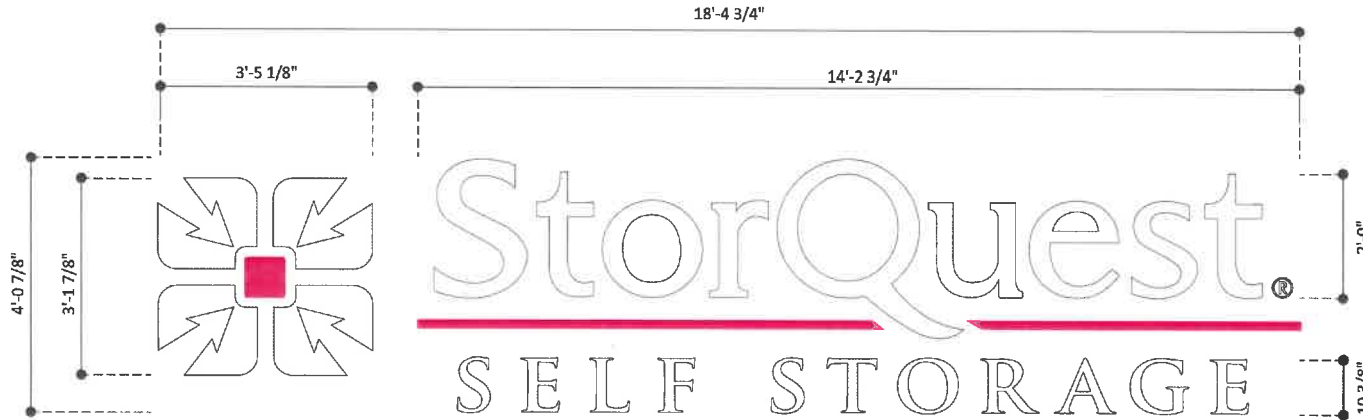
Account Manager: C. Flores
Designer: EA

Approval:

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4	EA	07/18	UPDATED AS PER EMAIL REQUEST

4 OF 7
07/05/2
230444-04.

FACE-LIT CHANNEL LETTERS: SIGN A



SIGN AREA: 75 SF

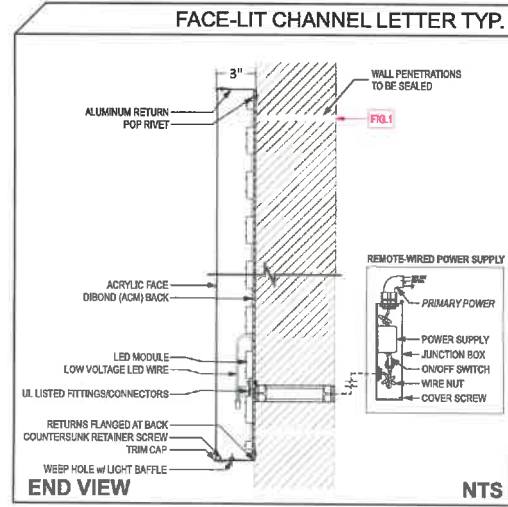
SCALE: 1/2" = 1'

COLOR CHART

- 3m 3630-143 "Poppy Red" Vinyl
- White Acrylic
- Black

SIGN A QTY: (1) Set

FACE: 3/16" White Acrylic (7328)
 RETURNS: .040" Black - 3" deep
 TRIM CAP: 1" Black
 BACKS: 3mm Dibond
 LED: 6500k 12v LED modules



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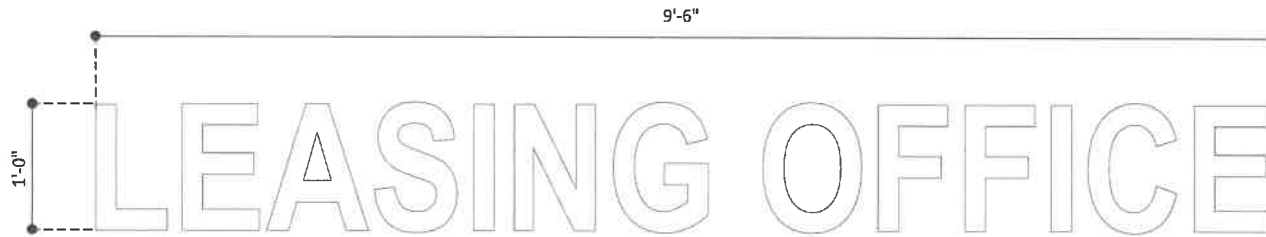
PROJECT INFO:
 StorQuest
 Folsom, CA
 1775 Cavitt Drive,
 Folsom, CA 95630

Account Manager: C. Flores
Designer: EA
Approval:

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3	EA	07/05	UPDATED SIGN A & C TO NEW SIZE AND DELETED SIGN B. RE-LABEL SIGNS
4	EA	07/18	UPDATED AS PER EMAIL REQUEST

5 OF 7
07/05/2
230444-04.

NON-ILLUMINATED FCO LETTERS: SIGN B



SIDE VIEW

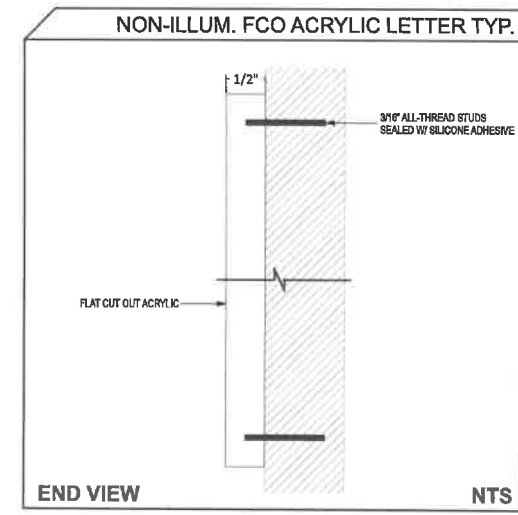
SIGN B - FCO Lettering QTY: 1
 MATERIAL: 1/2" acrylic
 PAINT: White
 HARDWARE: Studs Mounted

COLOR CHART
 White Acrylic

SIGN AREA: 9.5 SF

SCALE: 1" = 1'

NOTE: FIELD SURVEY REQUIRED TO CONFIRM ALL EXACT SIGN SIZES.



END VIEW

NTS



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PROJECT INFO:
 StorQuest
 Folsom, CA
 1775 Cavitt Drive,
 Folsom, CA 95630

Account Manager: C. Flores
Designer: EA
Approval:

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6 OF 7
07/05/2
230444-04.

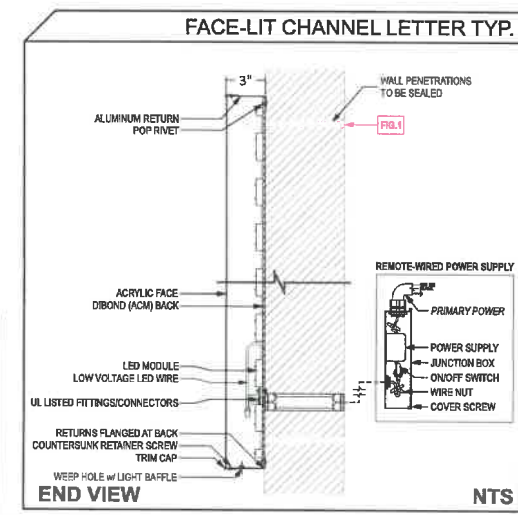
FACE-LIT CHANNEL LETTERS: SIGN C



SIGN AREA:	124 SF
SCALE:	3/8" = 1'

COLOR CHART	
	3m 3630-143 "Poppy Red" Vinyl
	White Acrylic
	Black

SIGN C	QTY: (1) Set
FACE: 3/16" White Acrylic (7328)	
RETURNS: .040" Black - 3" deep	
TRIM CAP: 1" Black	
BACKS: 3mm Dibond	
LED: 6500k 12v LED modules	



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SANTA FE SPRINGS
CALIFORNIA 90670
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PROJECT INFO:
StorQuest
Folsom, CA
1775 Cavitt Drive,
Folsom, CA 95630

Account Manager: C. Flores
Designer: EA
Approval:

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4	EA	07/18	UPDATED AS PER EMAIL REQUEST

7 OF 7
07/05/2
230444-04.

Attachment 8
Trip Generation and Internal Circulation Review,
dated June 13, 2023

To: Evan Sharp
The William Warren Group, Inc.

From: Anthony Nuti, P.E.
Chris Gregerson, P.E., T.E., PTOE, PTP

Re: *StorQuest Storage Facility*
Trip Generation and Internal Circulation Review

Date: June 13, 2023

In accordance with our Scope of Services, we are writing to summarize the trip generation and internal circulation review conducted for the proposed StorQuest Storage facility on Cavitt Drive in the City of Folsom, California. This study is in response to the City of Folsom’s request for an access and circulation study for the proposed project¹.

Project Description

Kimley-Horn understands that the project applicant submitted an entitlement application for a Planned Development Permit Modification and Conditional Use Permit for development and operation of a StorQuest Storage facility at 1775 Cavitt Drive in Folsom.

The 1.61-acre Project site is Parcel 5/Pad C of the Broadstone Crossing Parcel 1 Planned Development (Broadstone Crossing) project approved in 2007. The Broadstone Crossing project on the southwest corner of Iron Point Road and Cavitt Drive includes two hotels (236 rooms) and three sit-down restaurant pads totaling 22,200 square-feet (sf). The site has been developed with two hotels and parking areas; the three sit-down restaurants have not been constructed. The Project site (Broadstone Crossing Parcel 5) was planned for a 7,650 square-foot (sf), 150-seat, sit-down restaurant. StorQuest Storage proposes a Planned Development Permit Modification to change the Parcel 5 land use designation from a sit-down restaurant (150 seats) to mini storage (78,316 sf, four stories).

The proposed project consists of a four-story 78,316 sf self-storage building on the southeast end of the Broadstone Crossing project. All storage units will be accessed within the building. The building entry will be adjacent to Cavitt Drive and an at-grade loading area is planned on the north side. An existing driveway southeast of the Fairfield Inn & Suites building provides direct access to Cavitt Drive and the local roadway network. The project location is shown in **Exhibit 1** and the site plan is provided in **Exhibit 2**.

Trip Generation

The number of trips generated by the proposed Project was approximated using data included in the *Trip Generation Manual, 11th Edition*, published by the Institute of Transportation Engineers (ITE).

For the 2007 Broadstone Crossing project (Original Project), ITE Land Use Code 310 (Hotel) represents the hotel component, while ITE Land Use Code 932 (High Turnover (Sit Down) Restaurant) represents the restaurant component of the Original Project. Regression equations and average rates provided by ITE were used to estimate the number of trips generated by the Original Project, which are presented in **Table 1**.

¹ Letter to Kris Steward, Plan Steward, Inc., from Josh Kinkade, City of Folsom, March 31, 2023.

The proposed StorQuest mini-storage use will modify the Broadstone Crossing project by changing the Parcel 5 land use from sit-down restaurant to mini-storage (Revised Project) which would reduce the restaurant category from 22,200 to 14,550 sf. In the Revised Project trip generation, the same ITE Land Use Codes were used for the hotel and restaurants and ITE Land Use Code 151 (Mini-Warehouse) represents the storage use. Regression equations and average rates provided by ITE were used to estimate the number of trips generated by the Revised Project, which are presented in **Table 2**.

Table 1 – Original Project Trip Generation (2007)

ITE Land Use Code	Land Use	# of Rooms / ksf	Daily Trips	AM Peak-Hour			PM Peak-Hour		
				Total	In	Out	Total	In	Out
310	Hotel	236	2,135	111	62	49	147	75	72
932	High Turnover (Sit Down) Restaurant	22.23	2,383	213	117	96	201	123	78
Gross Project Trips			4,518	324	179	145	348	198	150
High Turnover (Sit Down) Restaurant Pass-By Trip Reduction (43% PM Peak-Hour) ¹			-86	0	0	0	-86	-53	-33
Internal Capture Reduction (5%/4%/6% Daily/AM/PM) ²			-236	-12	-6	-6	-22	-11	-11
Total Trip Reductions			-322	-12	-6	-6	-108	-64	-44
Net External Project Trips			4,196	312	173	139	240	134	106

Source: Trip Generation Manual, 11th Edition, ITE.

¹ 2021 ITE Trip Generation Appendices: Vehicle Pass-by Table

² NCHRP 684 Internal Trip Capture Estimate Tool

Table 2 – Revised Project Trip Generation (2023)

ITE Land Use Code	Land Use	# of Rooms / ksf	Daily Trips	AM Peak-Hour			PM Peak-Hour		
				Total	In	Out	Total	In	Out
310	Hotel	236	2,135	111	62	49	147	75	72
151	Mini-Warehouse	78.3	114	7	4	3	12	7	5
932	High Turnover (Sit Down) Restaurant	14.58	1,563	140	77	63	132	81	51
Gross Project Trips			3,812	258	143	115	291	163	128
High Turnover (Sit Down) Restaurant Pass-By Trip Reduction (43% PM Peak-Hour) ¹			-57	0	0	0	-57	-35	-22
Internal Capture Reduction (5%/5%/5% Daily/AM/PM) ²			-196	-12	-6	-6	-16	-8	-8
Total Trip Reductions			-253	-12	-6	-6	-73	-43	-30
Net External Project Trips			3,559	246	137	109	218	120	98

Source: Trip Generation Manual, 11th Edition, ITE.

¹ 2021 ITE Trip Generation Appendices: Vehicle Pass-by Table

² NCHRP 684 Internal Trip Capture Estimate Tool

As shown in **Table 1**, the Original Project is estimated to generate 4,518 gross daily trips, with 324 and 348 trips occurring during the AM and PM peak-hours, respectively. Applying reductions for pass-by trips and internal capture results in 4,196 daily net external project trips, with 312 and 240 net external trips occurring during the AM and PM peak-hours, respectively.

As shown in **Table 2**, the Revised Project is estimated to generate 3,812 gross daily trips, with 258 and 291 trips occurring during the AM and PM peak-hours, respectively. Applying reductions for pass-by trips and internal capture results in 3,559 daily net external project trips, with 246 and 218 net external trips occurring during the AM and PM peak-hours, respectively.

The Revised Project reduces trips generated by 637 daily trips, with 66 and 22 fewer trips generated during the AM and PM peak-hours, respectively compared to the Original Project. Because the Revised Project generates fewer trips than the Original Project, no traffic improvements are recommended for the StorQuest project beyond those analyzed and recommended in the 2007 Broadstone Crossing project.

Internal Circulation Review

Project Access

The project site is southwest of the Iron Point Road and Cavitt Drive intersection in the Broadstone community. Placerville Road and East Bidwell Street are southwest of the site, and U.S. Highway 50 is immediately south of the site. Cavitt Drive, a two lane collector roadway, extends south from Iron Point Road and terminates in the Costco parking lot adjacent to the project site. As shown on the site plan in **Exhibit 2**, two existing driveways from Cavitt Drive serve Broadstone Crossing, and the Project site is south of the southerly driveway. Vehicles entering the Broadstone Crossing site will travel south to the storage facility and parking area. The two Cavitt Drive driveways were located to serve the entire Broadstone Crossing project, including the project site (Parcel 5). No modifications to the Cavitt Drive accesses are recommended.

On-Site Operations and Circulation

The Project design has been to ensure the safe vehicular movements, ingress, and egress. All of the Broadstone Crossing parking fields have been constructed, including the 29 spaces on the project site. Vehicles visiting the StorQuest storage building will park in the 29-space parking field or use the at-grade loading area adjacent to the building.

City staff recommended two site plan changes:

- Convert one (1) existing parking stall to an ADA parking stall and one (1) existing parking stall to an access aisle for the ADA parking stall.
- Provide two loading zones on the north side of the storage building for vehicles to park while patrons load/unload their storage units.

These revisions have been incorporated in the site plan. No additional changes to the parking area are recommended.

Pedestrian and Bicycle Access and Circulation

Sidewalks are located on both sides of Cavitt Drive adjacent to the project. Pedestrians can walk between Cavitt Drive and the project site via the Cavitt Drive sidewalk and the paved walk that extends from the Cavitt Drive driveway southwest to the building entry. Additional pedestrian walkways planned northwest and southwest of the building will connect to a pedestrian pathway on the west edge of Broadstone Crossing. The Project's sidewalks do not directly connect to the Placerville Road trail west of the site because of the significant elevation difference between the project and the trail. No modifications are recommended to the site's existing and proposed pedestrian facilities.

Class II bicycle lanes are on both sides of Cavitt Drive. The Project proposes eight (8) Class II bicycle parking spaces in bicycle racks on west side of the building. No modifications are recommended to the site's existing and proposed bicycle facilities.

Conclusions

The following summarizes Kimley Horn's conclusions relative to the project's trip generation and internal circulation:

- As shown in **Table 1**, the Original Project is estimated to generate 4,518 gross daily trips, with 324 and 348 trips occurring during the AM and PM peak-hours, respectively. Applying reductions for pass-by trips and internal capture results in 4,196 daily net external project trips, with 312 and 240 net external trips occurring during the AM and PM peak-hours, respectively.
- As shown in **Table 2**, the Revised Project is estimated to generate 3,812 gross daily trips, with 258 and 291 trips occurring during the AM and PM peak-hours, respectively. Applying reductions for pass-by trips and internal capture results in 3,559 daily net external project trips, with 246 and 218 net external trips occurring during the AM and PM peak-hours, respectively.
- The revision to the proposed project reduces the trip generated by 637 daily trips, with 66 and 22 fewer trips generated during the AM and PM peak-hours, respectively compared to the restaurant land use.
 - As the Revised Project generates fewer trips than the Original Project, no traffic improvements are recommended with the Revised Project beyond the those included in the Broadstone Crossing project.
- The following changes recommended by City staff have been incorporated in the site plan:
 - Convert one (1) existing parking stall to an ADA parking stall and one (1) existing parking stall to an access isle for the ADA parking stall.
 - Provide two loading zones along the storage building for vehicles for vehicles to park while patrons load/unload their storage units.
- The Project is not anticipated to negatively impact the existing parking, pedestrian, and bicycle facilities in the project vicinity.

Attachments

Exhibit 1 – Project Vicinity Map

Exhibit 2 – Project Site Plan





PROJECT INFORMATION

OWNER
ELLIOTT ALTA VISTA LLC
340 PALLADIO PKWY #321
FOLSOM, CA 95680

DEVELOPER/APPLICANT
WILLIAM W. BERRY GROUP
959 SOU TH COAST DR. STE. 350
COSTA MESA, CA 92626

PLANNER/ENGINEER
TRUDY K. KELING, INC.
783 ORCHARD DR. SUITE 110
FOLSOM, CA 95680
ATTN: CASHY FICKERT
916.486.0797
456.kim@trudys.com

PROPERTY DESCRIPTION
ADDRESS: 1773 CAVITY DRIVE
FOLSOM, CA 95630
CITY OF FOLSOM

ASSESSOR'S PARCEL NO.
072-3070-007

TOTAL PROPERTY AREA: 166 ACRES (NET R/W)

ZONING
EXISTING: SP 95.4, C-2 PD (COMMUNITY COMMERCIAL, PLANNED DEVELOPMENT DISTRICT)

GENERAL PLAN
EXISTING: RCC - REGIONAL COMMERCIAL CENTER

BUILDING SUMMARY
4 STORY BUILDING
FOOTPRINT: 82,379 SF
TOTAL: 78,316 SF

PARKING SUMMARY
EXISTING: 28 TOTAL STALLS

PROJECT SUMMARY

AREA
AREA (GROSS) = 116.1 ACRES
PROJECT AREA = 11.61 ACRES

BUILDING SUMMARY
STORES
GROSS AREA: 78,316 SF

PARKING SUMMARY

PROVIDED

STANDARD PARKING STALL	27
ACCESSIBLE STALL - STD	1
TOTAL STALLS	28

BICYCLE PARKING SUMMARY

REQUIRED (17.57,090.A.2)

BICYCLE PARKING	7
-----------------	---

PROVIDED

(1) 8-BICYCLE RACK	8
--------------------	---

DEVELOPMENT SUMMARY

EXISTING

PREVIOUS AREA (VACANT)	0.207 ACRES	19.1 %
IMPERVIOUS SURFACE (PAVEMENT)	1.298 ACRES	80.9 %
TOTAL AREA:	1.506 ACRES	100 %

PROPOSED

PREVIOUS AREA - LANDSCAPE	0.675 ACRES	42.0 %
IMPERVIOUS SURFACE - PAVEMENT	0.437 ACRES	28.5 %
IMPERVIOUS SURFACE - HARDSCAPE	0.025 ACRES	1.5 %
IMPERVIOUS SURFACE - BUILDING	0.149 ACRES	9.0 %
TOTAL AREA:	1.286 ACRES	100 %

SITE LEGEND:

- ASPHALT PAVEMENT
- LANDSCAPE AREA
- BUILDING AREA
- CONCRETE



Attachment 9

Broadstone Crossing Parcel 1 Planned Development Guidelines

Broadstone Crossing Parcel 1

Southwest Corner of Iron Point Rd. and Cavitt Drive
Folsom, California

-Planned Development Guidelines-

Commercial Center
2 Hotels & 3 Restaurant Pads



Prepared for:

Elliott Homes

A Tradition of Quality since 1914

80 Iron Pointe Circle, Suite 110

Folsom, CA 95630

Phone: 916-984-1300

FAX: 916-984-1322

April 25, 2007

PROJECT PARTICIPANTS

DEVELOPER/APPLICANT:

Elliott Homes

A Tradition of Quality since 1914

80 Iron Point Circle, Suite 110

Folsom, CA 95630

Phone: 916-984-1300

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LAND PLANNING/ENGINEERING:

TSD Engineering, Inc.

31 Natoma St., Suite #160

Folsom, California 95630

Phone: 916-608-0707

Fax: 916-608-0701

LANDSCAPE ARCHITECTURE:

HLA Group

1990 Third Street, Suite 500

Sacramento, CA 95814

Phone: 916-447-7400

Fax: 916-447-8270

ARCHITECT:

Tharaldson Development Co.

1201 Page Drive

Fargo, ND 58103

Ph: 701-235-1167

Direct: 800-441-8444

Fax: 701-298-9113

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1. PURPOSE AND INTENT

Purpose and Intent: The purpose of these Planned Development Guidelines is to establish standards for the subject property which insure the development of visually attractive, well-maintained, and functional commercial development consistent with the character of Folsom, the surrounding area, and the objectives of the developer.

The intent of these guidelines is to insure the phased development will be harmonious in design, materials, and color. It is also the intent that each individual building development has some flexibility, implied within the overall guidelines, but not at the expense of a unified, consistent, and attractive center. Each individual building project (referred to as "parcel specific improvement") shall be compatible with common design features such as signage, landscape, hardscape and architecture. However, differences in product type, use, tenant preferences and other factors necessitate the need for a separate identity for each individual building.

2. OVERVIEW

The center is a 11.141 acre commercial project including 2 hotels and 3 restaurant pads located at the southwest corner of Iron Point Road and Cavitt Drive (reference Exhibit 1 for Vicinity Map). The Preliminary Site Plan is included herein as Exhibit 2, shall be made part these guidelines.

The 11.141 acre site is subdivided into 5 parcels. All parcels are proposed to have reciprocal parking, access, and utility easements.

As part of the initial Planned Development Permit for Broadstone Crossing; this application is requesting "Common Area Site Improvements" serving parcels 1-5, and approval of the buildings (hotels) located on Parcel 1 & 2. Parcel 3-5 has been identified as a Pad parcel and will be required to go back to architectural review for review and approval. Common Area improvements shall consist of the following and as shown in Exhibit 2:

- 1) Utilities
- 2) Parking
- 3) Drive Aisles
- 4) Landscaping
- 5) Site Lighting
- 6) Trash Enclosures

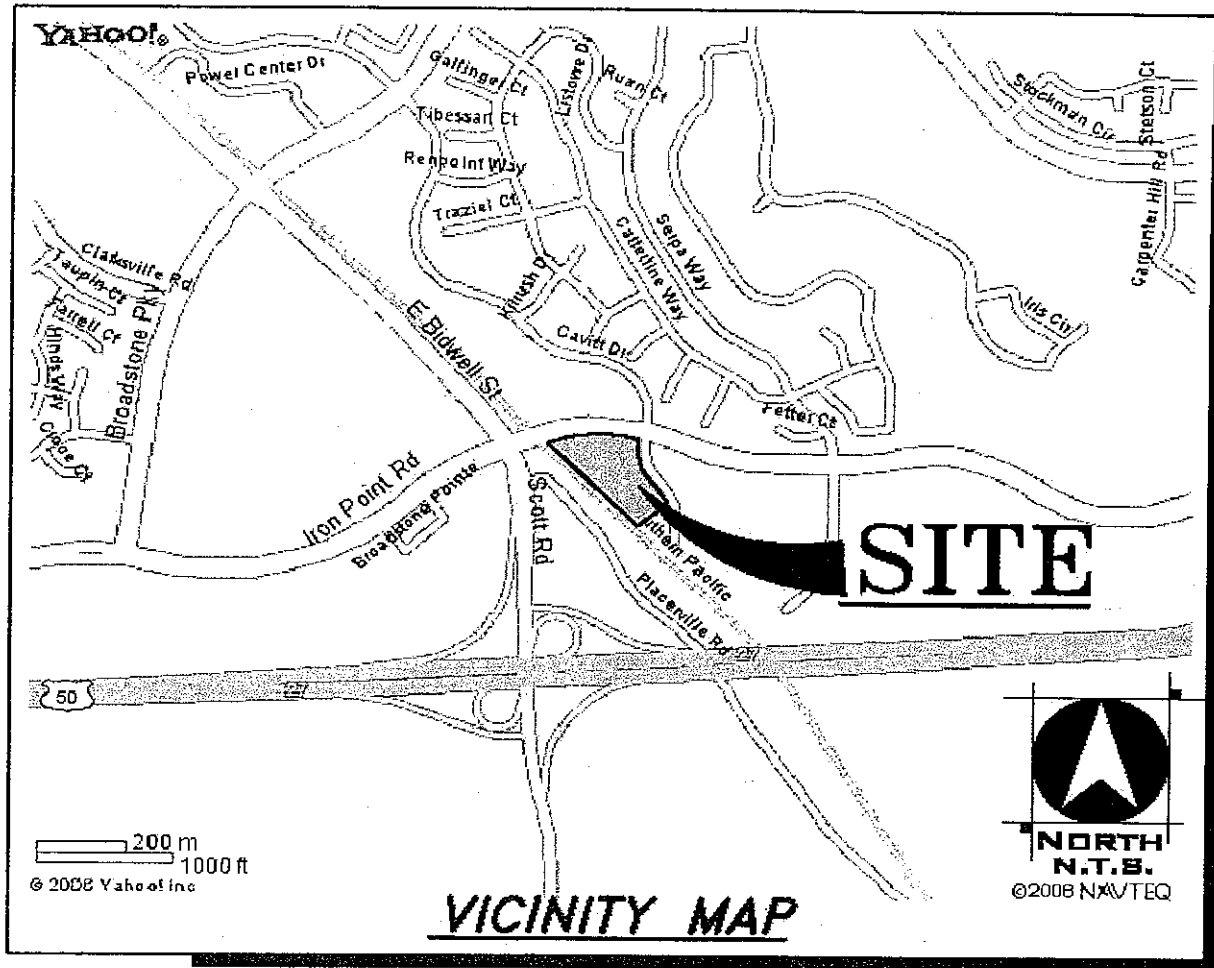


Exhibit 1 – VICINITY MAP

PRELIMINARY SITE PLAN
BROADSTONE CROSSING
 PARCEL 1

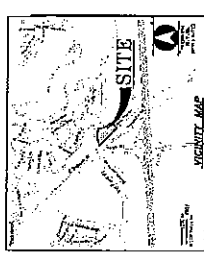
CITY OF FOLSOM, CALIFORNIA

Elliott Homes
 A Tradition of Quality since 1914

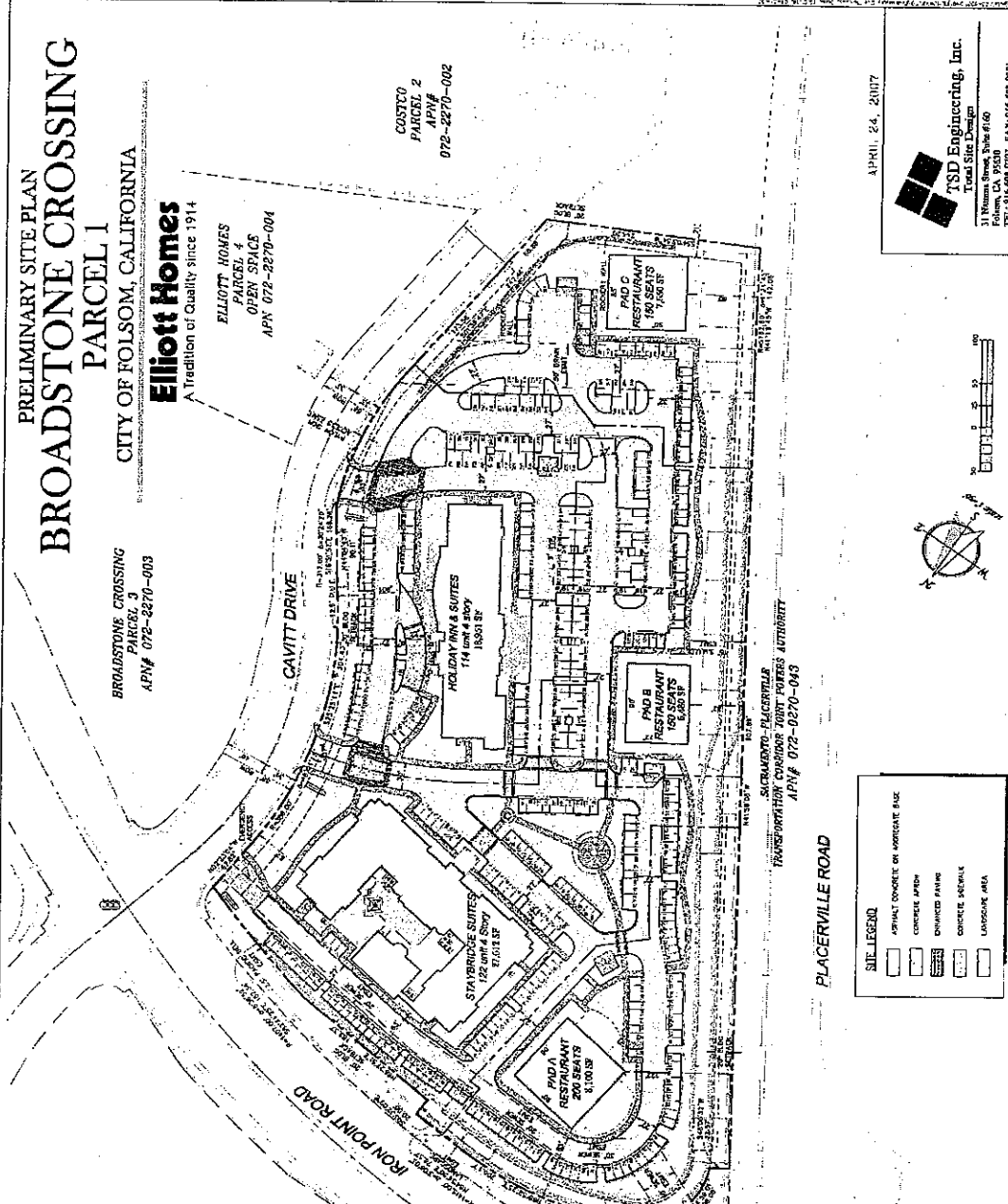
BROADSTONE CROSSING
 PARCEL 1
 APN# 072-2270-003

ELLIOTT HOMES
 PARCEL 4
 OPEN SPACE
 APN# 072-2270-004

COSTCO
 PARCEL 2
 APN#
 072-2270-002



PRELIMINARY DEVELOPMENT SUMMARY	
BLDG BREAKDOWN RESIDENTIAL SUITES: 1,144 RESTAURANT PAD A: 1,100 SF RESTAURANT PAD B: 1,100 SF RESTAURANT PAD C: 1,100 SF RESTAURANT PAD D: 1,100 SF TOTAL SUITES: 1,144	
PRELIMINARY PARKING SUMMARY REQUIRED: 1,144 PROVIDED: 1,144 TOTAL PARKING: 1,144	



SUB-LEGEND

[Symbol]	ASPHALT CONCRETE OR SIMILAR SIZE
[Symbol]	CONCRETE ASPEN
[Symbol]	DRIVEWAY PAVING
[Symbol]	DRIVEWAY SIDEWALK
[Symbol]	LANDSCAPE AREA

EAST BIDWELL STREET

PLACERVILLE ROAD

SACRAMENTO-PLACERVILLE
 TRANSPORTATION CORRIDOR TOWNTYPERS AUTHORITY
 APN# 072-0270-043



APRIL 24, 2007

TSD Engineering, Inc.
 Total Site Design
 11500 Highway 99, Suite 610
 Folsom, CA 95630
 TEL: 916-498-0707 FAX: 916-498-0721

Exhibit 2 – PRELIMINARY SITE PLAN

The requirements for these approvals are outlined in the following sections. Parcels 1-5 Common Area Site Improvements and buildings located on Parcels 1 & 2 will be approved with the initial Planned Development Permit. Parcel 3-5 – identified as a Pad building shall be resubmitted to the City of Folsom for parcel specific approval of Planned Development Permits and Architectural Review.

On the southeast side of the proposed project is the existing COSTCO store. Located to the east and north are mass grade superpads for future development. Located to the west is a proposed commercial center.

3. APPROVAL PROCEDURES

These guidelines shall incorporate the preliminary site plan for Broadstone Crossing – Parcel 1, approved by the City of Folsom. The preliminary site plan is included herein as Exhibit 2. These guidelines are intended to act as a supplement to existing City Ordinances. The City of Folsom Planning Commission is requested to approve Planned Development (PD) Permit for the buildings on parcels 1 and 2, common area improvements associated with the development of Parcels 1-5 (review of the associated site plan), building elevations, and PD Guidelines as outlined herein. These PD Design Guidelines shall govern the review of the subsequent parcel specific improvements phase of Broadstone Crossing – Parcel 1 subject to approval of a Planned Development Permit by the City of Folsom Planning Commission and the City of Folsom Architectural Review Committee.

4. APPLICATION FOR BUILDING PERMITS

Once the parcel specific Planned Development Permit has been approved, the applicant may submit to the City of Folsom Building Division to obtain a building permit. Parcel 3-5 will be required to go back to architectural review for review and approval. Subject to review of the proposed building for compliance with the Uniform Building Code and the City of Folsom Municipal Code, the City shall then provide the applicant with a building permit. The submittal shall include but not be limited to the following:

- A. Detailed parcel specific site plan (refer to City's site plan checklist).
- B. Parcel specific landscape and irrigation plans
- C. Details of fencing and screening devices.
- D. Parcel specific hardscape grading and drainage.
- E. Soils and foundation report.

- F. Architectural drawings (construction).
- G. Structural plans per UBC and Title 24.
- H. Sign plans elevations and colors.
- I. Comparison of the number of parking spaces proposed on the applying parcel relative to the total center parking.
- J. Parcel specific site lighting plan.

5. AMENDMENT TO THE GUIDELINES

At the request of an applicant, the Planning Director may approve minor amendment or modifications to the Conceptual Master Site Plan if the Planning Director determines that the requested amendment or modification is consistent with the Design Guidelines. With the exception noted above, any amendments hereto can only become effective upon approval by the Planning Commission of the City of Folsom.

6. APPEALS

Decisions of the Architectural Review Commission may be appealed to the City of Folsom Planning Commissions. Such appeals shall be submitted to the Planning Department within 10 calendar days of the decision. Fees required for submittal of appeals shall be as required by the Fee Schedule for Planning Services, which may be obtained from the Planning Department.

7. PERMITTED USES

Project is zoned C-2 PD. Please refer to City approved list of uses.

8. DEVELOPMENT PARAMETERS

- A. Building set-back requirements must meet any City required minimum setbacks as well as the Uniform Building Code regulations as shown on the site plan (Exhibit 2).
- B. No requirements for lot area, lot width, building coverage, or front yard.
- C. Front yard: 30 feet

D. Side yard: 20 feet

E. Rear yard: 20 feet

F. Parking Requirements for hotel uses generally require one space per unit, and restaurant uses require one space for every three seats.

G. Building Height (Section 17.22.50). Building height limits for C-2 PD zone is 4 stories but not to exceed 50'. The Broadstone Unit #3 Specific Plan allows for buildings to be a maximum of three-stories tall and 40' in height. As part of this application, we are requesting a specific plan amendment for a 4 story building and height not to exceed 60'. Architectural features such as towers, spires, cupolas, machinery, penthouses and similar structures may be built and used to a height not more than 20 feet above the height limit.

H. Loading Areas- refer to Section 17.57.060 and the current (latest edition) of the City of Folsom Zoning Codes.

I. Cavitt Drive Street Setbacks- 20' wide landscape corridor except when conditioned to construct auxiliary lanes such as tapers, acceleration lanes and deceleration lanes.

9. LANDSCAPE DEVELOPMENT STANDARDS

The Preliminary Landscape Plan for Broadstone Crossing is included herein as Exhibit 3.

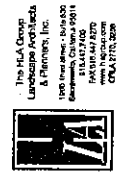
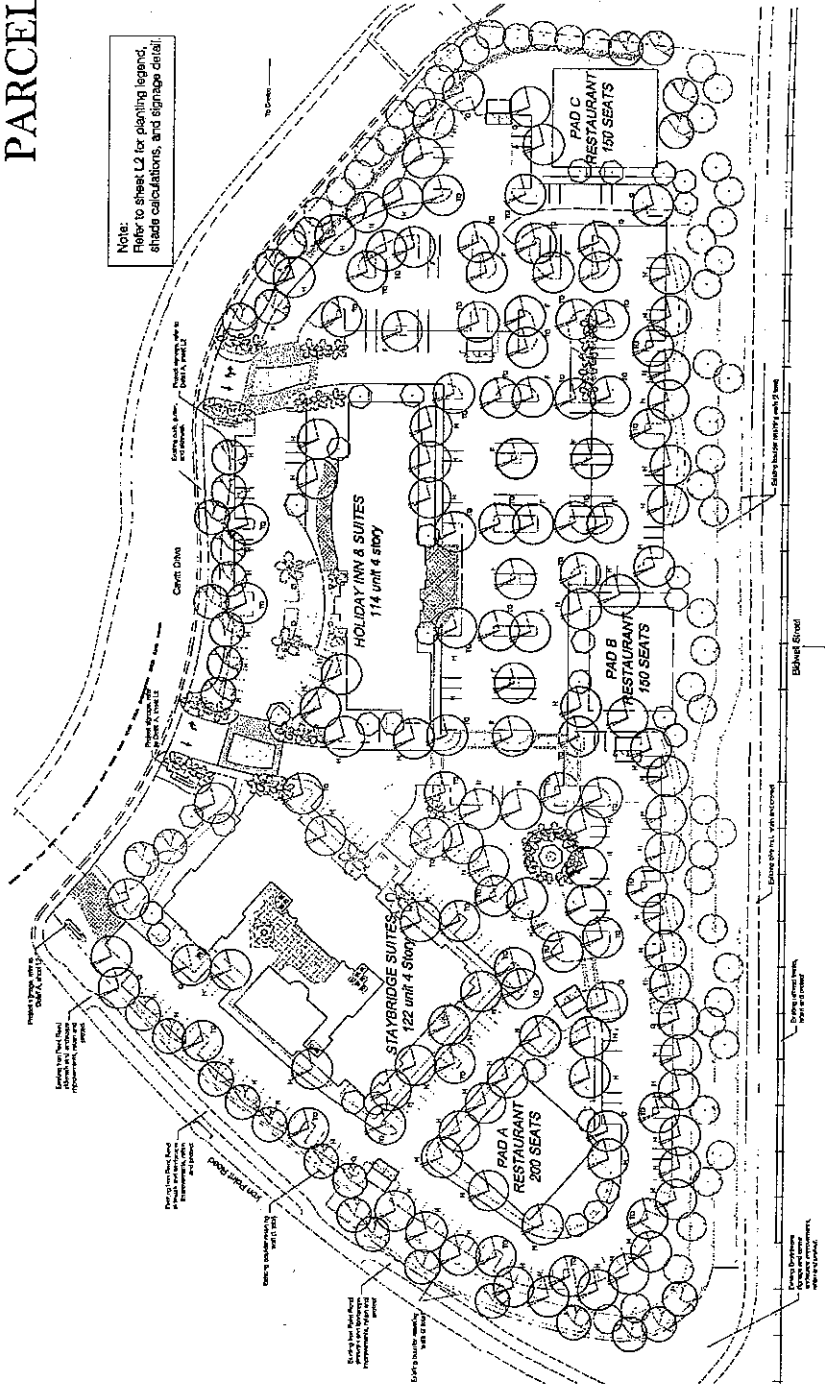
The Broadstone Crossing landscape plant lists herein develop the overall landscape concept into a cohesive unit of design elements. The landscape plant palette and hardscape elements will form the overall quality, consistency, and order for all the improvements and uses within the development. All landscape plantings within Broadstone Crossing shall conform to the plant lists herein and the Preliminary Landscape Plan.

A. General: The Landscape Construction Documents for the parcel specific improvements for each phase of this project shall conform to the concepts delineated in the Preliminary Landscape Plan and shall meet all applicable codes of the City of Folsom as stated in Section 17.57.070, G. Reasonable deviations from the Preliminary Landscape Plan which are deemed necessary to meet future site conditions and layouts will be allowed, subject to review and approval by the Planning Director.

The Planning Department of the City of Folsom shall review all Construction Documents for all phases of this project. The following is a brief summary of the minimum landscaping standards for Broadstone Crossing – Parcel 1.

**PRELIMINARY LANDSCAPE PLAN
BROADSTONE CROSSING
PARCEL 1**

Note:
Refer to sheet L2 for planting legend,
shade calculations, and signage detail.



The T&A Group
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& Planners, Inc.
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April 20, 2007



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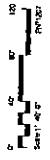


Exhibit 3 – PRELIMINARY LANDSCAPE PLAN

B. Parcel Specific Landscape:

1. All parcels shall be landscaped per the Preliminary Landscape Plan which is included as Exhibit 3.
2. Landscaping in foundation planting beds shall consist of accent trees, large to medium deciduous trees, shrubs, and/or ground cover.
3. All landscaping shall be consistent with the Folsom Municipal Code visibility regulations.
4. Plant List

Trees

Albizia julibrissin/Silk Tree
Acer rubrum 'October Glory'/October Glory Red Maple
Bauhmansia forficata/Brazilian Butterfly Tree
Cedrus atlantica/Atlas Cedar
Feijoa sellowiana/Pineapple Guava
Koelreuteria paniculata/Golden Rain Tree
Lagerstroemia indica 'Tuskegge'/Tuskegee Crape Myrtle
Magnolia x soulangeana/Tulip Tree
Pistacia chinensis/Chinese Pistache
Pseudotsuga taxifolia/Douglas Fir
Quercus phellos/Willow Oak
Ulmus Americana 'Valley Forge'/Valley Forge Elm

Palms

Phoenix dactylifera/Date Palm
Washingtonia filifera/California Fan Palm

Shrubs

Abelia x 'Edward Goucher'/Pink Abelia
Agapanthus 'Queen Anne White'/White Lily of the Nile
Diets vegeta/Fortnight Lily
Escallonia 'Compakta'/Compact Escallonia
Euonymus fortunei 'Emerald Gaiety'/Emerald Gaiety Euonymus
Gardenia jasminoides 'Veitchii'/Everblooming Gardenia
Grevillea 'Noelli'/Pink Grevillea
Hebe 'Lake'/Lake Hebe
Helictotrichon sempervirens/Blue Oat Grass
Hemerocallis hybrid 'Bitsy'/Bitsy Evergreen Daylily
Loropetalum chinense/Loropetalum
Muhlenbergia capillaries/Pink Muhly
Muhlenbergia rigens/Deer Grass
Pennisetum setaceum 'Rubrum'/Purple Fountain Grass

Podocarpus macrophyllus/Yew Pine
Raphiolepis indica 'Clara'
Viburnum davidii/Evergreen Viburnum

GROUND COVERS

Acacia redolens/Acacia
Arctostaphylos 'Emerald Carpet'/Manzanita
Baccharis pilularis/Dwarf Coyote Brush
Trachelospermum asiaticum/Asian Jasmine
Vinca minor 'Atropurpurea'/Purple Periwinkle

TURF

95% 'Short Stop' Dwarf Fescue, 5% 'Bronco' Dwarf Kentucky Bluegrass

C. Parking Lot Internal Landscaping:

1. Parking Lot Planters:

a. Parking lot landscaping, in addition to the perimeter landscaping previously referenced, shall be equal to at least five (5) percent of the total parking area. All landscaped areas shall be designed so that plant materials are protected from vehicle damage or encroachment.

2. Tree Planting Requirements:

a. Trees shall be interspaced throughout the parking areas so that in fifteen (15) years, forty (40) percent of the parking lot will be in shade at high noon, assuming the sun is directly overhead.

b. The number of trees planted shall equal at least one (1) per each eight (8) parking spaces.

c. Minimum planted size shall be fifteen (15) gallon for trees, five (5) gallon or larger for shrubs and one (1) gallon or larger for groundcovers.

d. Shade trees will be of a rounded, high-branched form and grow relatively quickly to cast a broad shadow to shade cars and pavement from the summer heat. Shade trees will be spaced a minimum of twenty-seven (27) feet on center to a maximum of thirty-six (36) feet on center.

e. Delineator trees will be used to guide traffic, highlight parking lot entries, terminate views, and indicate ends of parking bays.

f. Plant List

Trees

Albizia julibrissin/Silk Tree
Acer rubrum 'October Glory'/October Glory Red Maple
Koelreuteria paniculata/Golden Rain Tree
Pistacia chinensis/Chinese Pistache
Ulmus Americana 'Valley Forge'/Valley Forge Elm

Palms

Washingtonia filifera

Shrubs

Abelia x 'Edward Goucher'/Pink Abelia
Agapanthus 'Queen Anne White'/White Lily of the Nile
Dietes vegeta/Fortnight Lily
Escallonia 'Compakta'/Compact Escallonia
Euonymous fortunei 'Emerald Gaiety'/Emerald Gaiety Euonymous
Grevillea 'Noelli'/Pink Grevillea
Helictotrichon sempervirens/Blue Oat Grass
Hemerocallis hybrid 'Bitsy'/Bitsy Evergreen Daylily
Loropetalum chinense/Loropetalum
Muhlenbergia capillaries/Pink Muhly
Muhlenbergia rigens/Deer Grass
Pennisetum setaceum 'Rubrum'/Purple Fountain Grass
Raphiolepis indica 'Clara'
Viburnum davidii/Evergreen Viburnum

Ground Covers

Arctostaphylos 'Emerald Carpet'/Manzanita
Trachelospermum asiaticum/Asian Jasmine
Vinca minor 'Atropurpurea'/Purple Periwinkle

TURF

95% 'Short Stop' Dwarf Fescue, 5% 'Bronco' Dwarf Kentucky Bluegrass

3. Trash Enclosures and Utilities

a. Trash enclosures shall have vegetation such as shrubs, vines or trees planted next to them to minimize visual impact from the street as well as within the shopping center site.

b. Utility boxes located within the landscape planters shall be screened with vegetation but shall meet applicable agency clearances for plant materials.

D. Future Building Areas: All underdeveloped and non-landscaped land area that is planned for future building expansion or other purposes shall be maintained and kept free of weeds, other unsightly plant growth, rubbish and debris. Area not dedicated to parking or buildings area will be kept clear of all debris and vegetation in compliance with the City of Folsom Fire Standards.

E. Irrigation: A fully-operational automatic underground landscape irrigation system shall be provided for all landscaped areas as part of the landscape improvements. Either pop-up spray heads or drip systems are encouraged for water conservation as well as coordination with local environmental factors to minimize water usage. Irrigation stubs shall be stubbed to each parcel for the use of the parcel specific site improvements. This will allow for a single irrigation service, meter, backflow preventer, and controller for Parcels 1-5.

F. Other Public Improvements: Landscape plans shall include, in addition to landscaping and other planters noted above, other public improvements such as pedestrian benches and waste receptacles conveniently located for pedestrian traffic.

G. Landscaping Installation and Maintenance:

1. Prior to the issuance of any temporary or final occupancy permits, each project's landscape, including permanent automatic irrigation system, shall be installed and fully functional to the satisfaction of the City.

2. The landscape areas, whether owned by special districts, public agencies or private ownership shall provide the major elements which unify the overall community concept of Broadstone. Maintenance of the landscape areas is important to ensure the high standards of quality.

H. General Maintenance Guidelines:

1. Maintain the landscape in a healthy growing condition and in a neat and attractive appearance throughout the year.

2. Maintenance contractor will be experienced in horticulture and landscape maintenance practices and techniques. They will provide skilled and sufficient number of workers, with adequate equipment, to perform the work throughout the year.

I. Regularly Scheduled Landscape Maintenance Services

1. Tree and Shrub Care

Maintain trees and shrubs in a healthy, growing condition by performing all necessary operations including the following:

a. Pruning: Trees – Prune trees to maintain a natural appearance by performing the following:

- 1) Select and develop permanent scaffold branches that are smaller in diameter than the trunk or branch to which they are attached.
- 2) Maintain vertical spacing of eighteen to forty-eight (18-48) inches with a radial orientation so as not to overlay one branch to another.
- 3) Eliminate diseased or damaged growth and narrow V-shaped branch forks that lack strength.
- 4) Reduce toppling and wind damage by thinning out crowns.
- 5) Under no circumstances will stripping of lower branches (“raising up”) of young trees be permitted. Lower branches will be retained in a “tipped back” or “pinched” condition with as much foliage as possible to promote caliper trunk growth (tapered trunk). Lower branches will be cut flush with the trunk only after the tree is able to stand erect without staking or other support.
- 6) Evergreen trees will be thinned out and shaped when necessary to prevent wind and storm damage. The primary pruning of evergreen trees will be done during the dormant season. Damaged trees, or those which constitute health or safety hazards, will be pruned at anytime of the year as required.
- 7) Shrubs – The objectives of shrub pruning are the same as for trees. Shrubs will not be clipped into balled or boxed forms unless such is required by the design.

b. Staking and Guying – When trees attain a trunk caliper of four (4) inches consider removal of existing stakes and guys. If unstable at this time, replacement will be recommended to the owner. Stakes and guys are to be inspected at least two (2) times per year to prevent rubbing which causes bark wounds. Adjust tree stakes, ties, and guy lines as required. Eye screws in specimen tree trunks are preferred to protective looped wire and hose.

c. Weed Control – Keep basins and areas between plants free of weeds. All trees in lawns will have a twenty-four (24) inch diameter circle of open soil maintained around the base of the trunk. This will encourage tree vigor and minimize damage to tree trunks and roots by machinery. Use recommended, legally approved, herbicides to control growth in this open area. Avoid frequent soil cultivation, which destroys shallow roots and breaks the seal of pre-emergent herbicides.

d. Insect and Disease Control – Regular inspection of trees and shrubs for pests and diseases will be performed. Apply chemical control as required.

e. Fertilization – Fertilize all planting areas at 30-day intervals at a rate of 5 lbs. Per 1,000 sp. Ft. of slow release fertilizer (15-15-15). Avoid applying fertilizer to the root ball and base of the main stem; rather, spread evenly under plant to drip line. Rates will vary from about a cup of nitrate fertilizer (depending on nitrogen percentage) around a newly installed small plant to about one-half (1/2) lb. Of actual nitrogen per inch of trunk diameter measured four feet from the ground for mature trees.

f. Watering – Plants should not be watered until a moisture check has been made of representative plants in the landscape. The need for water will dictate the frequency of watering by an automatic irrigation system. For areas not under irrigation, maintain a large enough water basin around the plants so enough water can be applied to establish moisture through the major root zone. When hand watering a water wand shall be used to break the water force. In the rainy season open basins to allow surface drainage away from the root crown where excess water may accumulate.

2. Ground Cover Care: Foster attractiveness at all times by following these practices:

a. Weed Control – Control weeds, preferably with pre-emergent herbicides, but also with selected systematic or contact herbicides and hand labor. Hoe weeds as little as possible since this may result in plant damage.

b. Fertilization – Fertilize all planting areas at 30-day intervals at a rate of 5 lbs. Per 1,000 sp. Ft. of slow release fertilizer (15-15-15).

c. Watering – Water enough that moisture penetrates throughout the root zone and only as frequently as necessary to maintain healthy growth.

d. Trash Control – Remove trash from landscape areas on a weekly basis.

e. Pruning – Around young trees a cleared circle eighteen to twenty-four (18-24) inches in diameter should be maintained at base of trees to reduce competition for nutrients by ground cover.

f. Insect and Disease Control – Regular inspection of trees and shrubs for pests and diseases will be performed. Apply chemical controls as required.

3. Rodent Control: Apply rodent control measures, as required, to control rodents from damaging the project landscape material. A company possessing a “Qualified Applicators License” or an individual possessing a “Qualified Applicators Certificate” shall perform rodent control work

4. Irrigation System

- a. Maintenance contractors will inspect and adjust sprinkler heads, valves, and controllers on a regular basis for proper operation. All irrigation heads will be adjusted as required for unimpeded coverage and to eliminate overspray onto walks, signs, walls, etc..
- b. Set and program automatic controllers for seasonal water requirements.

5. Pedestrian Path Systems

- a. Trash shall be removed from paths and plaza areas including removal of debris, glass, trash, etc.
- b. Existing vegetation shall be pruned along paths where traffic may be impaired.
- c. All pruning/clippings will be disposed of off-site.

10. PEDESTRIAN REGULATIONS

- A. Primary and secondary walkways shall be provided so that all parcels have an access relationship to Cavitt Drive, bus stops, parking areas, adjacent structures and abutting properties through the boundary landscaping. Walkways shall be designed with pedestrian health and safety in mind. Pedestrian walkways shall be landscaped to provide shade in the summer.
- B. Accent decorative paving shall be utilized to provide additional color and texture throughout the parking area and certain street intersections.
- C. Bike racks shall be provided near major building entrances throughout the project site.
- D. All pedestrian circulation shall conform to the approved Preliminary Site Plan as shown in Exhibit 2. Provisions for handicap access shall be designed consistent with Federal and State handicap requirements. Accessible routes must be provided from public sidewalks to building entrances.

11. ARCHITECTURAL GUIDELINES

The intent of these architectural guidelines is not to limit individual creativity, but rather to create a framework for a strong collective statement. Color and materials, architectural form, roof lines and other details are intended to provide continuity, see Exhibit 4-5.

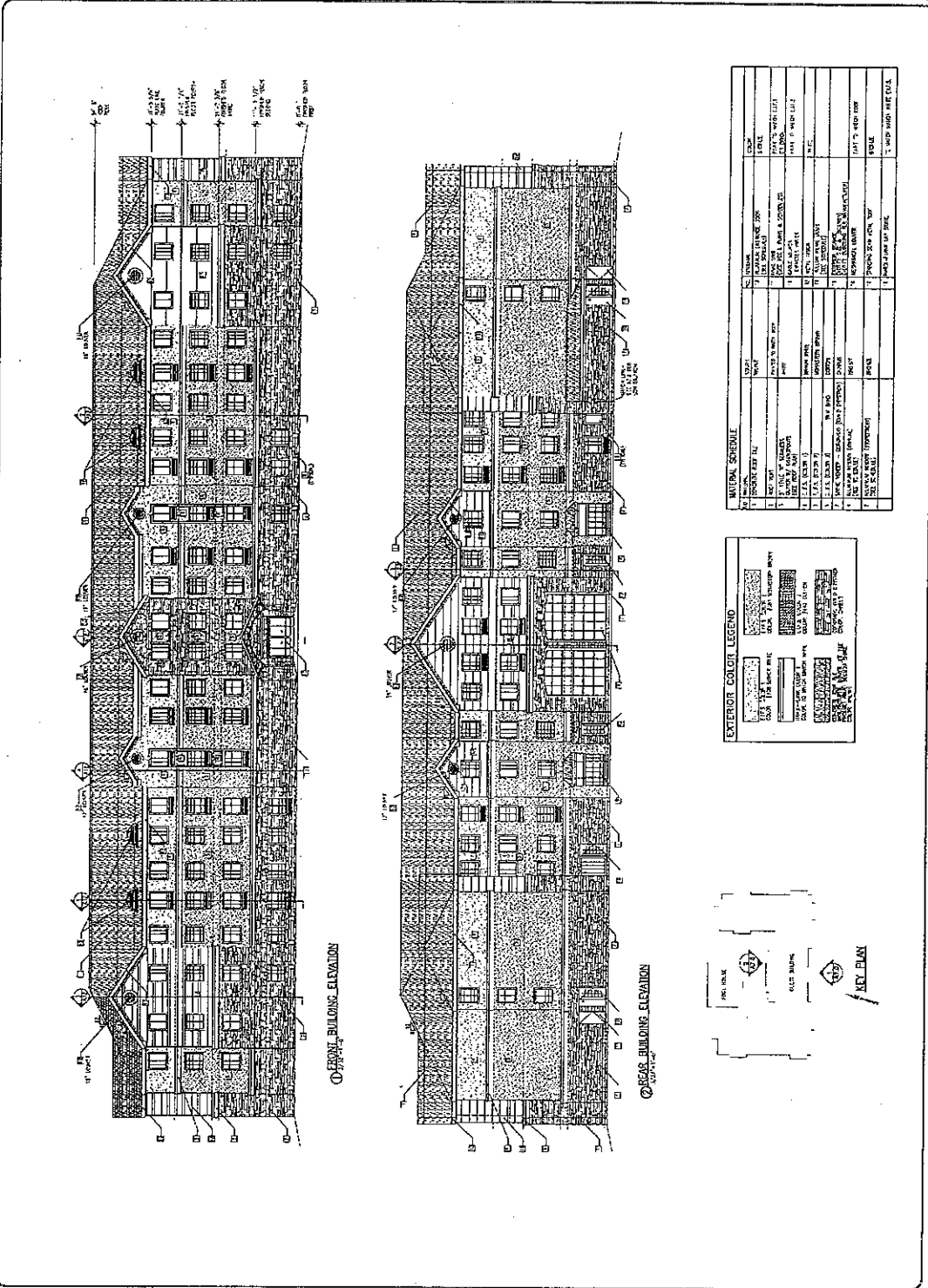
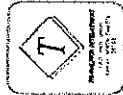
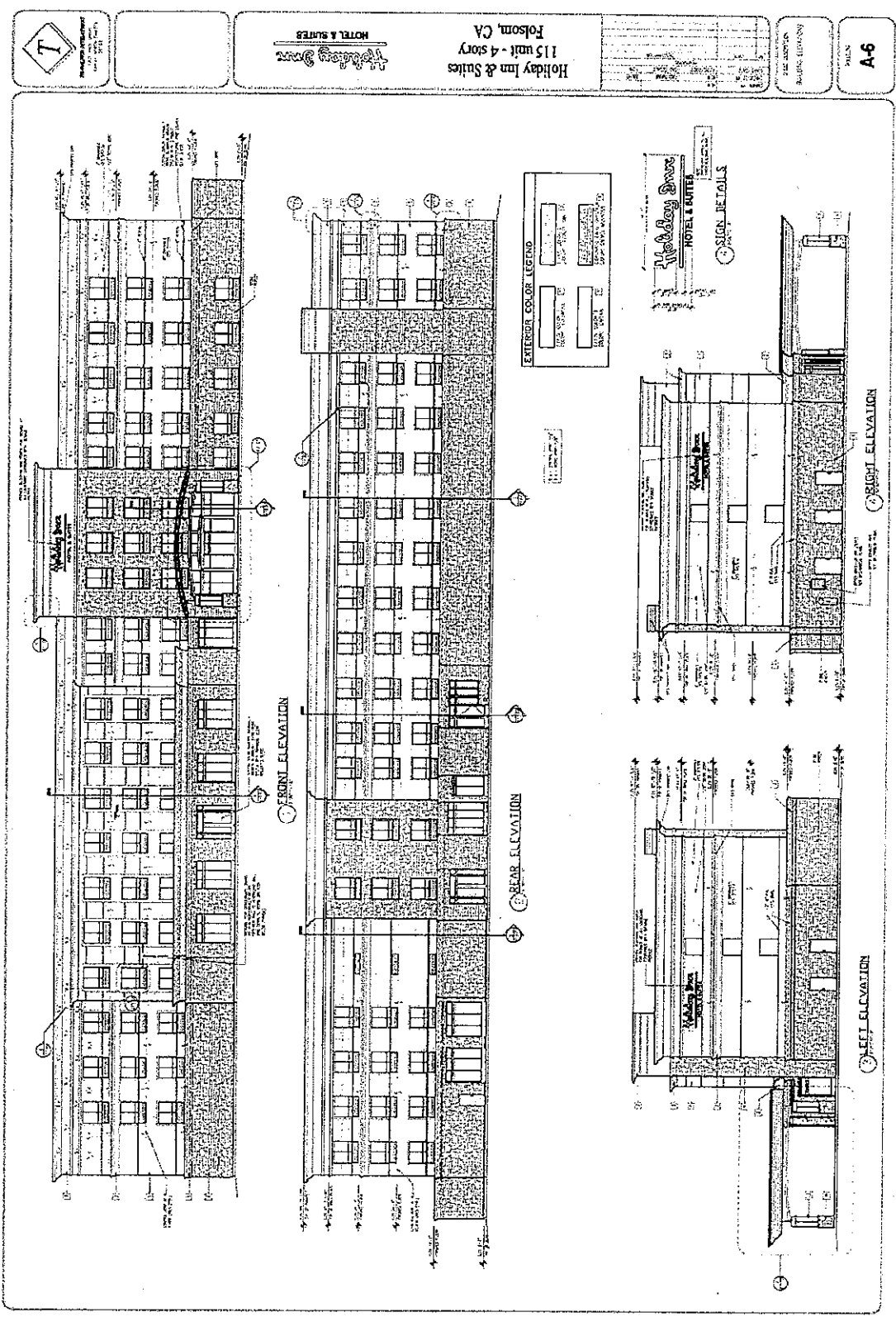


Exhibit 4 – STAYBRIDGE SUITES BUILDING ELEVATIONS



Holiday Inn & Suites
 115 unit - 4 story
 Folsom, CA
 HOTEL & SUITES

DATE: 08/11/11
 DRAWN: [Name]
 CHECKED: [Name]

A-6

Exhibit 5 – HOLIDAY INN & SUITES ELEVATIONS

All buildings and associated hardscaping/landscaping within the project are subject to approval of Planned Development Permits, utilizing these guidelines as follows:

Residential Hotels:

A. Design Intent:

1. Building forms are to have upscale residential appearances with hallmark featured canopy (Staybridge Suites) and porte cochere (Holiday Inn Hotel & Suites). All building elevations shall be articulated in response to view from 4 sides.

B. Building Materials:

1. Primary Materials: Exterior Insulation and Finishing Systems (E.I.F.S.) will be the primary material for wall surfaces (Staybridge Suites and Holiday Inn Hotel & Suites).
2. Secondary Materials: Stone veneer to add richness and texture to the architecture (Staybridge Suites and Holiday Inn Hotel & Suites).
3. Accent Materials: Hardi-Plank siding (Staybridge Suites).

C. Building Colors:

1. Overall "E.I.F.S." field color shall be a neutral tone color. Stone veneer shall be complimentary to E.I.F.S.

Colors: Dryvit:

- Staybridge Suites:

- * Manor White
- * Monastery Brown
- * Cotton
- * Hardi-Plank – painted to match Manor White
- * Coronado Stone – Idaho Drystack, Chablis

- Holiday Inn Hotel & Suites

- * Edelweiss
- * Totally Tan
- * Captain
- * Coronado Stone – Carmel Mountain

2. Brighter “*accent*” colors shall be limited to signs, parking lot light poles, window trim accents, and other related detailed areas which contribute to consistent overall building design and interplay with main field colors.

Example colors:

- * Bronze (Staybridge Suites)
- * White (Holiday Inn Hotel & Suites)

3. Stone veneer colors shall be compatible with surrounding buildings in the area.

Example color: H.C. Muddox Co:

Coronado Stone:

- *Quick Stack Color: Aspen
- *Quick Stack Color: Carmel Mountain
- *Weathered Edge Color: Chablis

Note: Colors listed above are for reference only. The developer has the option to use equal paint manufactures and colors, must be approved by the property owner, planning department and architectural review committee.

4. Window Wall and Storefront Windows and other upgraded high quality detailing add distinctiveness to the over all project. Window and wall and storefront window color shall initially be “*Bronze.*” (Staybridge Suites) and “*White*” (Holiday Inn Hotel & Suites). Window wall and storefront color may change with future developments; however, colors shall remain consistent throughout the center and be approved by property owner and Planning Department.

D. Roof Material: High quality roofing material such will be required – concrete roof tile – Walnut finish (Staybridge Suites), EPDM membrane flat roof concealed by parapet walls (Holiday Inn Hotel & Suites). Canopy roofing to be Bronze standing seam (Staybridge Suites) and porte cochere to be White Suntuf modular interlocking panels (Holiday Inn Hotel & Suites).

E. Roof Equipment: All mechanical equipment located on roof shall be screened from public view with an architecturally integrated structure, with materials and colors to match building.

Simple horizontal parapets on flat roofs that are high enough to hide rooftop equipment are required. Roof equipment which projects above parapets or roofs shall be screened with materials and colors which are consistent with the hotel design. Variation of parapet wall heights and building elevations is required to avoid flat unbroken wall planes to create visual interest and focal elements at entries and corners.

F. Trash Enclosures:

Free standing trash enclosure materials shall be "E.I.F.S." Trash enclosure doors shall be metal and painted to match building color in order to minimize visual impact from within the site, as well as from the street. This can be accomplished through using materials and colors of adjacent buildings. Vegetation such as shrubs, vines or trees should be used to soften edges and minimize visual impact from street within the site.

G. Interconnections:

1. Specific areas at buildings will be required to be an outdoor pedestrian area with hardscape features. Landscaping with potted plants will be required in this area.
2. Lighting should be configured on and around building to accent buildings forms and elements. Fixture brightness and intrusion of these light sources shall be limited to the project elements being illuminated. See lighting requirements.

12. SIGN CRITERIA

The goal of this sign program is to insure the uniformity and consistency of the signage for the entire center. A sign program shall be included with each individual project and submitted to the City Planning staff for review and approval prior to issuance of sign permit. Any sign application not in compliance with the sign criteria will require a modification to the overall sign criteria approved by the Planning Commission.

The following criteria will aid in eliminating excessive and confusing sign displays, preserve and enhance the appearance of the shopping center development, safeguard and enhance property values, and will encourage the use of quality signage which if integrated with and is harmonious to the buildings and sites that it occupies.

A. General Requirements:

1. Lessee shall submit, before fabrication, four (4) copies of the proposed signs, including one (1) copy which is to be colored, to the Lessor for approval. These drawings must include total number, location, size, and style of lettering, material, type of illumination details, color selection, logo design, and wall graphics, and must comply with the City of Folsom Sign Requirements.
2. All permits for signs shall be obtained and paid for by the Lessee. The Lessee shall pay for all signs and their installation and maintenance.
3. Lessee shall be responsible for the fulfillment of all requirements and specifications.

4. The size, location, design, color, texture, lighting and materials of these signs shall in no way detract from the design of the shopping center and the surrounding properties.
5. All signs, permits, drawings, and related expenses to be at Lessee's sole cost and expense.
6. Signs to be installed within thirty (30) days of delivery of premises to Lessee.

B. Wall/Fascia Sign for Retail Tenants:

1. Allowable sign area shall be calculated per City Sign Ordinance Section 17.59.040.

D. Monument Signage

1. Three freestanding identification monument sign shall be allowed, not exceeding fifteen feet (15') in height. Monument shall accommodate for three (3) additional future tenant signage panels, not exceeding 30 sq.ft. each in area to advertise. Sign shall have the name of the project and name of tenant names. Monument sign design will comply with Broadstone Crossing color scheme and materials, and will be approved by the landlord prior to fabrication.
2. Final design of these signs shall be submitted to the City for final approval for design, location, color and material prior to issuance of sign permit for the installation.

G. Construction Requirements:

1. Lessee is required to obtain from the City of Folsom Building Department, any and all building and electrical permits.
2. Location of all openings for conduit in sign panels of building walls shall be indicated by the sign contractor on drawings submitted to Owner.
3. Each sign contractor must seal off and touch up all mounting holes and leave premises free of debris after installation. The general contractor or Lessor is authorized to correct all such work at the expense of Lessee.
4. All signs must bear the "U.L." label and the installation must comply with the City of Folsom Building and Electrical Codes.
5. Lessee shall be responsible for the operations of their sign contractor.

H. Restrictions:

1. Vertical copy or signs projecting perpendicular to the building are not permitted.
2. Logos or manufacturer's decals, hours of business, telephone numbers, etc., are limited to a total of 144 square inches per single door entrance. All "sale" signs, special announcements, etc. are not permitted on exterior or interior glass. Such advertising materials must be set back 24 inches from glass surface, and all window signs are not to exceed a maximum total of 25% of total window area.
3. Advertising devices such as attraction boards, posters, banners and flags will not be permitted. Promotional banners to be utilized on a temporary basis and to be approved by the majority property owner of the retail center consistent with the City Sign Ordinance.
4. Painted, flashing, animated, audible, revolving or other signs that create the illusion on an animation are not permitted.
5. Exposed bulb signs are not permitted.
6. No exposed junction boxes, lamps, tubing, conduits, raceways or neon crossovers of any type are permitted, unless approved by lessor, and the City of Folsom.
7. There shall be no roof top signs, or signs which extend above the parapet wall of the roofline of the building to which they are attached.

13. SITE LIGHTING

- A. Special Style Lighting Fixtures attached to the building shall be consistent with architectural theme, gooseneck, lantern style, etc., where located within public view
- B. Wall-Pak Lighting shall be used on elevations facing drive aisles only. Example; Day-brite Type 'WLM' or 'WLL' or equal.
- C. Recessed Lights can be used in canopy ceilings or in soffits of building overhangs in lieu of special style light fixtures if required to meet minimum lighting requirements. Example; Capri Lighting 'MH71' or 'MH72'.
- D. Free Standing Parking Lights placed throughout site will be the same manufacturer and model. Height to be 25 foot maximum. Color to be Dark Bronze Baked enamel finish (colored optional) on head and pole. Example; Emco Type 'ECA'.

Note: Any lights along Iron Point Road/Cavitt Drive will have house side shield to prevent glare into street.

E. All lighting on site shall be consistent in design unless hidden from direct public view. As stated previously, lighting on buildings constructed on site will be consistent in color, type and manufacturer.

Attachment 6

Monument Sign Details

Attachment 10
Conditions of Approval for Broadstone Crossing
Parcel 1 (PN 07-161) Specific Plan Amendment,
Vesting Tentative Parcel Map, and Planned
Development Permit

**CONDITIONS OF APPROVAL FOR BROADSTONE CROSSING PARCEL 1 (PN 07-161)
SPECIFIC PLAN AMENDMENT, VESTING TENTATIVE PARCEL MAP, AND PLANNED DEVELOPMENT PERMIT**

	Mitigation Measure		When Required	Responsible Department
GENERAL REQUIREMENTS				
1.		<p>The applicant shall submit final site development plans to the Community Development Department that shall substantially conform to the exhibits referenced below:</p> <ul style="list-style-type: none"> • Site Plan, dated September 21, 2007 • Vesting Tentative Parcel Map, dated April 24, 2007 • Building Elevations and Floor Plans, dated August 14, 2007 • Preliminary Grading and Drainage Plan, April 24, 2007 • Preliminary Sewer and Water Plan, dated April 24, 2007 • Preliminary Landscape Plans, dated September 20, 2007 • Post-Construction Stormwater Quality Plan, dated April 24, 2007 <p>This Specific Plan Amendment, Vesting Tentative Parcel Map and Planned Development are approved for the development of the Broadstone Crossing Parcel 1 Retail/Commercial Center, which includes five individual buildings totaling 208,482 square-feet as shown on the above-referenced plans. Modifications may be made to the above-referenced plans to respond to site-specific conditions of approval as set forth herein.</p>	B	CD (P)(E)
2.		Building plans, and all civil engineering and landscape 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.	I, B	CD (P)(E)(B)

**CONDITIONS OF APPROVAL FOR BROADSTONE CROSSING PARCEL 1 (PN 07-161)
SPECIFIC PLAN AMENDMENT, VESTING TENTATIVE PARCEL MAP, AND PLANNED DEVELOPMENT PERMIT**

	Mitigation Measure		When Required	Responsible Department
3.		<p>The owner/applicant shall defend, indemnify, and hold harmless the City and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul any approval by the City or any of its agencies, departments, commissions, agents, officers, employees, or legislative body concerning the project. The City will promptly notify the owner/applicant of any such claim, action or proceeding, and will cooperate fully in the defense. The City may, within its unlimited discretion, participate in the defense of any such claim, action or proceeding if both of the following occur:</p> <ul style="list-style-type: none"> • 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), NS (B) PW, PR, FD, PD
4.		This project approval granted under this staff report shall remain in effect for two years from final date of approval (October 23, 2009). Failure to obtain the relevant building (or other) permits within this time period, without the subsequent extension of this approval, shall result in the termination of this approval.	B	CD (P)
5.	✓	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.	G, I	CD (P)
DEVELOPMENT COSTS AND FEE REQUIREMENTS				
6.		The owner/applicant shall pay all applicable taxes, fees and charges at the rate and amount in effect at the time such taxes, fees and charges become due and payable.	I, B	CD (P)(E)
7.		If applicable, the owner/applicant shall pay off any existing assessments against the property, or file necessary segregation request and pay applicable fees.	M	CD (E)
8.		The owner/applicant shall pay facilities augmentation fees (if any) prior to filing the Final Map.	M	CD (E)

**CONDITIONS OF APPROVAL FOR BROADSTONE CROSSING PARCEL 1 (PN 07-161)
SPECIFIC PLAN AMENDMENT, VESTING TENTATIVE PARCEL MAP, AND PLANNED DEVELOPMENT PERMIT**

	Mitigation Measure		When Required	Responsible Department
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.	M, I	CD (P)(E)
10.		This project shall be subject to all City-wide development impact fees, unless exempt by previous agreement. This project shall be subject to all City-wide development impact fees in effect at such time that a building permit is issued. These fees may include, but are not limited to, fees for fire protection, park facilities, park equipment, Quimby, Humbug-Willow Creek Parkway, Light Rail, TSM, capital facilities and traffic impacts. The fees shall be calculated at the fee rate in effect at the time of building permit issuance.	B	CD (P)(E), PW, PK
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)
12.		The City, at its sole discretion, may utilize the services of outside legal counsel to assist in the implementation of this project, including, but not limited to, drafting, reviewing and/or revising agreements and/or other documentation for the project. If the City utilizes the services of such outside legal counsel, the applicant shall reimburse the City for all outside legal fees and costs incurred by the City for such services. The applicant may be required, at the sole discretion of the City Attorney, to submit a deposit to the City for these services prior to initiation of the services. The applicant shall be responsible for reimbursement to the City for the services regardless of whether a deposit is required.	I	CD (P) (E)

CONDITIONS OF APPROVAL FOR BROADSTONE CROSSING PARCEL 1 (PN 07-161)				
SPECIFIC PLAN AMENDMENT, VESTING TENTATIVE PARCEL MAP, AND PLANNED DEVELOPMENT PERMIT				
	Mitigation Measure		When Required	Responsible Department
SITE DEVELOPMENT REQUIREMENTS				
13.		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)
14.		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> . All necessary rights-of-way and/or easements shall be dedicated to the City for these improvements. Any additional right-of-way required shall be dedicated on the Parcel Map.	M, I, B	CD (P)(E)
15.		The applicant/owner 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)
16.		The improvement plans for the required public and private improvements for the project including, but not limited to the frontage landscaping and irrigation along Cavitt Drive, shall be reviewed and approved by the Community Development Department prior to issuance of a building permit for the project.	I	CD (E)
17.		The public improvements including the frontage landscaping and irrigation along Cavitt Drive shall be completed to the satisfaction of the Community Development Department prior to issuance of a Certificate of Occupancy for the project.	I	CD (E)
18.		The on-site water and sewer systems for the project 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)

**CONDITIONS OF APPROVAL FOR BROADSTONE CROSSING PARCEL 1 (PN 07-161)
SPECIFIC PLAN AMENDMENT, VESTING TENTATIVE PARCEL MAP, AND PLANNED DEVELOPMENT PERMIT**

	Mitigation Measure		When Required	Responsible Department
19.		A water quality study shall be submitted by the owner/applicant and approved by the City prior to approval of improvement plans. The number and configuration of parcels and/or buildings may need to be revised from that shown on the preliminary site plan to accommodate water quality improvements.	I	CD (E)
20.		If the proposed project is approved in phases, the phasing of improvements shall be to the satisfaction of the Community Development Department. Construction of all required public improvements in Cavitt Drive including, but not limited to, the frontage landscape and irrigation along Cavitt Drive shall be completed with the initial phase.	I	CD (E)
21.		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)
22.		For any improvements constructed on private property that is 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)
23.		Final exterior building and site lighting plans shall be submitted for review and approval by Community Development Department for aesthetics, level of illumination, glare and trespass prior to the issuance of any building permits. Lighting shall be designed to be directed downward onto the project site and away from adjacent properties and public rights-of-way. Lighting shall be equipped with a timer or photo condenser. All site lighting shall be limited to high pressure sodium.	I, B	CD (P)
24.		All existing overhead utility lines and future utility lines, lower than 69kv, shall be placed underground within and along the perimeter of the project at the developer's cost.	I	CD (E)
25.		Final location, size, and orientation of trash/recycling enclosures shall be approved by the Community Development Department.	I	CD (P)(E)

**CONDITIONS OF APPROVAL FOR BROADSTONE CROSSING PARCEL 1 (PN 07-161)
SPECIFIC PLAN AMENDMENT, VESTING TENTATIVE PARCEL MAP, AND PLANNED DEVELOPMENT PERMIT**

	Mitigation Measure		When Required	Responsible Department
26.		<p>The proposed project shall comply with the approved Architectural Review Commission recommendations on August 23, 2007.</p> <ol style="list-style-type: none"> 1. Roof-mounted mechanical equipment, including satellite dish antennas, shall not extend above the height of the parapet walls. Ground-mounted mechanical equipment shall be shielded by landscaping or trellis-type features. 2. All exterior building-attached light fixtures shall be shielded and directed downward and all pole-mounted lights shall utilize high-pressure sodium. 3. Special-style (gooseneck, lantern style, etc) lighting fixtures consistent with the architectural theme shall be utilized on the building elevations that are within public view. 4. All signs for the project shall comply with the <u>Folsom Municipal Code</u> and any modification to or deviation from the sign criteria shall be subject to review and approval by the Planning Commission 5. Brick pavers or other colored masonry material (ADA compliant) shall be utilized to designate on-site pedestrian crosswalks, areas where pedestrian paths cross drive aisles, incorporated as a design/safety feature at the two main store entrances, and incorporated as a design feature at the two driveway entrances. 6. Final landscape plans shall be approved by the Community Development Department. 7. All trash/recycling enclosures shall be a minimum of twenty feet wide and ten feet deep in accordance with the current City standard. In addition, the trash/recycling enclosures shall be finished to match the colors and materials used on the proposed buildings. 8. The colors for the monument signs shall be consistent with the earth-tone colors utilized on the buildings within the development. 	I, B	CD (P)
27.		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)

CONDITIONS OF APPROVAL FOR BROADSTONE CROSSING PARCEL 1 (PN 07-161)				
SPECIFIC PLAN AMENDMENT, VESTING TENTATIVE PARCEL MAP, AND PLANNED DEVELOPMENT PERMIT				
	Mitigation Measure		When Required	Responsible Department
STORM WATER POLLUTION/CLEAN WATER ACT REQUIREMENTS				
28.	✓	The storm drain improvement plans shall provide for “Best Management Practices” that meet the requirements of the water quality standards of the City’s National Pollutant Discharge Elimination System Permit issued by the State Regional Water Quality Control Board. These facilities shall be constructed concurrent with construction of grading and the initial public improvements and shall be completed prior to final occupancy of the first building.	G, I, B, O	CD (E)
29.	✓	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)
30.	✓	Prior to the approval of the final facilities design and the initiation of construction activities, the applicant shall submit an erosion control plan to the City for review and approval. The plan shall identify protective measures to be taken during excavation, temporary stockpiling, any reuse or disposal, and revegetation. Specific techniques may be based upon geotechnical reports, the <u>Erosion and Sediment Control Handbook</u> of the State of California Department of Conservation, and shall comply with all updated City standards.	G, I	CD (E)
31.		The proposed development is considered commercial land use and will add over 1 acre of new impervious area to the site; therefore, stormwater quality treatment must be provided. The City requires developers to utilize the <i>Guidance Manual for On-Site Stormwater Quality Treatment Control Measures</i> (January 2000) (“On-Site Manual”) in selecting and designing source control and post-construction facilities to treat runoff from the project.	G,I	CD (E)
MAP REQUIREMENTS				
32.		Prior to the issuance of building permits, the owner/applicant shall provide a digital copy of the recorded Parcel Map (in AutoCAD format) to the Community Development Department.	B	CD (E)
33.		The owner/applicant shall provide the Folsom-Cordova Unified School District with a copy of the recorded Parcel Map.	B	CD (P)

**CONDITIONS OF APPROVAL FOR BROADSTONE CROSSING PARCEL 1 (PN 07-161)
SPECIFIC PLAN AMENDMENT, VESTING TENTATIVE PARCEL MAP, AND PLANNED DEVELOPMENT PERMIT**

	Mitigation Measure		When Required	Responsible Department
34.		Prior to the recording of the Parcel Map, the owner/applicant shall enter into a deferred 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)
35.		Should multiple Parcel Maps be filed by the owner/applicant for the project in the future, the phasing of maps shall be to the satisfaction of the Community Development Department.	M	CD (E)
36.		CC&Rs shall be prepared by the owner/applicant and shall be subject to review and approval by the Community Development Department for compliance with this approval and with the <u>Folsom Municipal Code</u> and adopted policies, prior to the recordation of the Parcel Map.	M	CD (P)(E)
37.		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 the filing of the Parcel Map.	M	CD (E)
38.		The owner/applicant shall attempt to acquire any off-site rights-of-way and easements necessary for improvements required for the Parcel Map prior to submittal of that Parcel 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 Parcel Map. The owner/applicant shall be responsible for all costs associated with rights-of-way and easement acquisition, including any costs the City incurs in attempting to acquire any rights-of-ways and easements.	M	CD (E)
39.		The owner/applicant shall dedicate all reciprocal access, parking, sewer, water, landscape, and fire protection systems on the Parcel Map.	M	CD (E)

**CONDITIONS OF APPROVAL FOR BROADSTONE CROSSING PARCEL 1 (PN 07-161)
SPECIFIC PLAN AMENDMENT, VESTING TENTATIVE PARCEL MAP, AND PLANNED DEVELOPMENT PERMIT**

	Mitigation Measure		When Required	Responsible Department
PARKING AND CIRCULATION REQUIREMENTS				
40.	✓	<p>In accordance with the traffic impact analysis dated, September 14, 2007, prepared by MRO Engineers, Inc., the following traffic mitigation measures shall be implemented to the satisfaction of the Community Development Department:</p> <ul style="list-style-type: none"> • Stop-Sign control shall be employed for vehicles exiting the project site at both driveways. • The North Driveway shall be limited to right-turns in-and-out only; no inbound or outbound left-turns shall be permitted due to proximity to Iron Point Road and the presence of an existing raised median on Cavitt Drive. • Full access (i.e., no turn restrictions) shall be provided at the South Driveway. • The South Driveway shall be shifted approximately 10–15 feet to the south, so as to better align with the on-site drive aisle along the southern edge of the Holiday Inn. 	M, I	CD (E)
41.		Twenty bicycle parking spaces shall be provided. The bicycle parking facilities shall consist of at least a stationary bicycle rack, a concrete slab or vertical metal bar, where the bicyclist supplies a padlock and chain or cable to secure the bicycle to a stationary object. In addition, the bicycle parking spaces shall be evenly distributed through out the project site.	M,I	CD (E)
42.		The owner/applicant shall provide 442 onsite parking spaces.	I, B	CD (E)
LANDSCAPE/TREE PRESERVATION REQUIREMENTS				
43.		The owner/applicant shall be responsible for on-site landscape maintenance throughout the life of the project to the satisfaction of the Community Development Department. Vegetation or planting shall not be less than that depicted on the final landscape plan, unless tree removal is approved by the Community Development Department because the spacing between trees will be too close on center as they mature.	B	CD (P)(E)

CONDITIONS OF APPROVAL FOR BROADSTONE CROSSING PARCEL 1 (PN 07-161) SPECIFIC PLAN AMENDMENT, VESTING TENTATIVE PARCEL MAP, AND PLANNED DEVELOPMENT PERMIT				
	Mitigation Measure		When Required	Responsible Department
44.		Landscape medians, landscape corridors behind curb lines, scenic corridors, open space areas, and/or common area shall be landscaped as depicted in Attachment No. 7. A landscape and irrigation plan for said landscaped area shall be submitted, reviewed and approved by the Community Development Department. Performance and funding of maintenance of the said landscaped area shall be funded by the owner/applicant to the satisfaction of the Community Development Department.	I, B	CD (P)(E)
45.		Final landscape and irrigation plans for the project shall be prepared by a registered landscape architect and approved by staff prior to issuance of a building permit. Said plans shall include all on-site landscaping specifications and details. Landscaping of the parking area shall meet shade requirements as outlined in the <u>Folsom Municipal Code Chapter 17.53 and 17.57</u> . The landscape plans shall implement water conservation guidelines as adopted by the State of California (Assembly Bill 325). Final landscape plans shall be subject to review and approval by the Community Development Department.	B	CD (P)(E)
AIR QUALITY REQUIREMENT				
46.	✓	In compliance with Rule 201 of the Sacramento Metropolitan Air Quality Management District (SMAQMD), the applicant/developer 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.	I, B	CD (P)(E) NS (B)
47.	✓	In compliance with Rule 442 of the Sacramento Metropolitan Air Quality Management District (SMAQMD), the applicant/developer shall use architectural coatings that that comply with the volatile organic compound content limits specified in the general rule.	I, B	CD (P)(E) NS (B)
48.	✓	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.	I, B	CD (P)(E) NS (B)

CONDITIONS OF APPROVAL FOR BROADSTONE CROSSING PARCEL 1 (PN 07-161) SPECIFIC PLAN AMENDMENT, VESTING TENTATIVE PARCEL MAP, AND PLANNED DEVELOPMENT PERMIT				
	Mitigation Measure		When Required	Responsible Department
49.	✓	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) NS (B)
50.	✓	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.	I, B	CD (P)(E) NS (B)
51.	✓	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.	I, B	CD (P)(E) NS (B)
NOISE REQUIREMENTS				
52.	✓	Compliance with Noise Control Ordinance and General Plan Noise Element shall be required. Hours of construction operation shall be limited from 7:00 a.m. to 6:00 p.m. on weekdays and 8:00 a.m. to 5:00 p.m. on Saturdays. For construction areas less than 1,600 feet from existing residences, work may only occur outside of Community Development Department stating the compelling environmental reasons for construction during those hours. Construction equipment shall be muffled and shrouded to minimize noise levels.	G, I, B	CD (P)(E)
53.	✓	Construction equipment shall be properly outfitted and maintained with noise reduction devices to minimize construction-generated noise. Wherever possible, noise-generated construction equipment shall be shielded from nearby residences by noise-attenuating buffers such as structures or trucks.	G, I, B	CD (P)(E)
54.	✓	The project sponsor shall designate truck haul routes to be used during project construction. Designated haul routes shall not pass through existing residential areas and will be approved by the City of Folsom, Department of Public Works, consistent with the requirements of the California Public Utilities Commission, and the California Department of Transportation (Caltrans).	G, I, B	CD (P)(E)

CONDITIONS OF APPROVAL FOR BROADSTONE CROSSING PARCEL 1 (PN 07-161)				
SPECIFIC PLAN AMENDMENT, VESTING TENTATIVE PARCEL MAP, AND PLANNED DEVELOPMENT PERMIT				
	Mitigation Measure		When Required	Responsible Department
GRADING REQUIREMENTS				
55.		The owner/applicant shall locate and remediate all antiquated mine shafts, drifts, open cuts, tunnels and water conveyance or impoundment structures existing on the project site, with specific recommendations for the sealing, filling or removal of each that meet all applicable health, safety, and engineering standards. Recommendations shall be prepared by an appropriately licensed engineer or geologist. All remedial plans shall be reviewed and approved by the City.	G, I	CD (E)
CULTURAL RESOURCE REQUIREMENT				
56.		If any archaeological, cultural, or historical resources or artifacts, or other features are discovered during the course of construction anywhere on the project site, work shall be suspended in that location until a qualified professional archaeologist assesses the significance of the discovery and provides consultation with the Folsom Historical Society, City staff, and the Historic Preservation League. Appropriate mitigation as recommended by the archaeologist and the Historical Society representative shall be implemented. If agreement cannot be met, the Planning Commission shall determine the appropriate implementation method.	G, I	CD (E)
OTHER AGENCY REQUIREMENT				
57.		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)
FIRE DEPARTMENT REQUIREMENTS				
58.		All individual buildings shall have illuminated addresses visible from the street or drive fronting the property. Size and location of address identification shall be reviewed and improved by the Fire Marshal.	I	FD
59.		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

CONDITIONS OF APPROVAL FOR BROADSTONE CROSSING PARCEL 1 (PN 07-161)				
SPECIFIC PLAN AMENDMENT, VESTING TENTATIVE PARCEL MAP, AND PLANNED DEVELOPMENT PERMIT				
	Mitigation Measure		When Required	Responsible Department
POLICE/SECURITY REQUIREMENT				
60.		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"> • A security guard shall be on-duty at all times at the site or a six-foot security fence shall be constructed around the perimeter of construction areas. (This requirement shall be included on the approved construction drawings). • 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
MISCELLANEOUS REQUIREMENTS				
61.		The owner/applicant shall provide a disclosure notice to all future owners/tenants, and owners/tenants shall acknowledge in writing that the project area appears to be within the flight path of operations at Mather Airport and at the present time is subject to frequent overflight noise caused by aircraft approaching the airport at low elevations.	O	CD (P)
62.		The project is subject to the Housing Trust Fund Ordinance.	B	CD (P)
63.		The project shall be permitted one 15-foot tall monument sign (to be located at the northeast corner of the project site) and two directional monument signs (located at each of the project driveways) not to exceed six feet in height and 24 square feet in area.	B	CD (P)
64.		The three future restaurant pad buildings shall be submitted to the Architectural Review Commission for review and approval to ensure consistency with the Planned Development Guidelines.	B	CD (P)
65.		Exposed rooftop areas shall be light-colored to ensure energy efficiency.	B	CD (E)

Attachment 11
SMUD Conditions of Approval, dated
March 23, 2023



Sent Via E-Mail

March 23, 2023

Josh Kinkade
City of Folsom
50 Natoma Street
Folsom, CA 95630

Subject: **StorQuest Self-Storage Facility (Project No. MSTR23-00028)**

Dear Josh Kinkade:

The Sacramento Municipal Utility District (SMUD) appreciates the opportunity to provide comments on the Planned Development Permit Modification and Conditional Use Permit for the StorQuest Self-Storage Facility (Project, MSTR23-00028), located at 1775 Cavitt Drive. SMUD is the electric utility provider for Sacramento County, including the proposed Project area. SMUD's vision is to empower our customers with solutions and options that increase energy efficiency, protect the environment, reduce global warming, and lower the cost to serve our region, all while maintaining best-in-class safety and reliability. As a reviewing agency, SMUD is committed to providing reliable service to meet our customers' growing needs.

Elliot Alta Vista, LLC/Plan Steward, Inc. Representing William Warren Group (Applicant) has requested to construct and operate a self-storage facility and associated uncovered parking and landscaping on the 1.6-acre parcel located within the Broadstone Crossing Planned Development.

SMUD requests the following conditions on the Applicant's Project to minimize impacts to SMUD facilities on or adjacent to the Project site.

1. SMUD has existing overhead 69kV facilities along the western boundary that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 95 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.
2. SMUD has existing underground 12kV facilities along Cavitt Dr and on the project site that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 128 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.

3. Structural setbacks less than 14-feet shall require the Applicant to conduct a pre-engineering meeting with all utilities to ensure property clearances are maintained.
4. Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property.
5. In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal.
6. SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs.
7. The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.).
8. In the event the City requires an Irrevocable Offer of Dedication (IOD) for future roadway improvements, the Applicant shall dedicate a 12.5-foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances adjacent to the City's IOD.
9. The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at: <https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services>.
10. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.
11. The Applicant shall dedicate a 12.5-foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to all public street rights-of-ways.
12. The Applicant shall dedicate any private drive, ingress and egress easement, (and 10-foot adjacent thereto) as a public utility easement for (overhead and) underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements for access roads.

13. The Applicant shall dedicate and provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be 20-feet wide; and (b) all SMUD underground equipment and appurtenances shall be within 15-feet from the drivable surface.

SMUD aims to be partners in the efficient and sustainable delivery of the proposed Project. To that end, SMUD recommends that California Environmental Quality Act (CEQA) documents for proposed Project activities include adequate evaluation of cumulative impacts to utility systems, the utility facilities needed to serve the Project, and any potential environmental issues associated with extending utility service to the proposed Project. This will ensure the Project's compliance with CEQA and reduce potential delays in Project schedule.

SMUD appreciates the opportunity to provide input on the Planned Development Permit Modification and Conditional Use Permit for StorQuest Self-Storage Facility. Please ensure that the conditions and considerations in this response are conveyed to the Project planners and the appropriate Project Applicants. Any revisions or deletions relative to the above conditions must be submitted in writing to the Real Estate section of SMUD. No verbal or other written agreements should be accepted by the City of Folsom. For additional information regarding approvals, acceptable uses, and clearances for SMUD facilities, please contact SMUD's Land Specialist, Ellen Springer at Ellen.Springer@smud.org or (916)732-5989.

Sincerely,



Sara Christian
Regional & Local Government Affairs
Sacramento Municipal Utility District
6201 S Street, MS B404
Sacramento, CA 95817
entitlements@smud.org

cc: Ellen Springer



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 2
Type: Public Hearing
Date: September 20, 2023

Planning Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: L'Academy Preschool Conditional Use Permit (CUP)
File #: USPT23-00095
Request: Conditional Use Permit (CUP)
Location: 1815 Prairie City Road
Parcel(s): 072-0010-063
Staff Contact: Nathan Stroud, Assistant Planner, 916-461-6220
nstroud@folsom.ca.us

Property Owner/Applicant

Name: Zhen Zhen Li
Address: 1815 Prairie City Road
Folsom CA 95630

Recommendation: Conduct a public hearing and upon conclusion approve a Conditional Use Permit (CUP) application for the operation of a childcare center and K-1 private school (L'Academy Language Immersion Preschool) at 1815 Prairie City Road (USPT23-00095) based on the findings included in this report (Findings A-F) and subject to the attached conditions of approval (Conditions 1-12).

Project Summary: The proposed use includes the operation of an infant daycare center and preschool of up to 65 infant and preschool children, aged six months through pre-kindergarten, alongside a K-1 school of up to 39 school-aged children at 1815 Prairie City Road.

Table of Contents:

- 1 - Description/Analysis
- 2 - Background
- 3 - Conditions of Approval
- 4 - Vicinity Map
- 5 - Floor Plan, dated 7/21/23
- 6 - Applicant's Narrative
- 7 - Photographs of the Project Site
- 8 - Applicant's Parking Analysis

Submitted,



PAM JOHNS
Community Development Director

ATTACHMENT 1 DESCRIPTION/ANALYSIS

APPLICANT'S PROPOSAL

The applicant, Zhen Zhen Li, is requesting approval of a Conditional Use Permit (USPT23-00095) for the operation of a childcare center (L'Academy Language Immersion Preschool) at 1815 Prairie City Road (APN 072-0010-063). The project site includes an existing 6,280-square-foot school building, an existing 4,600-square-foot outdoor playground area, and associated site improvements including on-site shared tenant parking, sidewalks, a trash/recycling enclosure, fencing, a monument sign, lighting, and landscaping. According to the attached project narrative (Attachment 6), the applicant would utilize the existing structure and outdoor space for a language immersion program for children between 6 months and 6 years of age. The applicant is not proposing to make any changes to the interior or exterior of the existing building on the project site. Previously, the Folsom Preparatory School (formerly known as Pheonix Schools), currently a K-5 school, resided in the subject building.

L'Academy Language Immersion Preschool provides a wide range of childcare and educational opportunities for pre-kindergarten and school-aged children, including an Infant Program (ages 6 months to 2 years), a Toddler Program (ages 2 years to 3 years), and a Preschool Program (ages 3 years to 6 years). A language immersion program for Spanish and Mandarin will be intertwined within the daily curriculum, which includes project-based activities in STEM, creative arts, music, and performing arts. The curriculum will also focus on developing the child's social, emotional, and cognitive skills. The children spend a majority of their time in a classroom setting within the 6,280-square-foot childcare building, but will have access to a 4,600-square-foot dedicated outdoor playground area, which is located on the north-east side of the childcare center building. The perimeter of the playground area is secured by a 4-foot black iron fence separating the playground from the parking lot, and a 6-foot wood fence separating the playground from adjacent single-family residential properties. The playground, which is covered by a combination of synthetic turf, woodchips and a protective mat, includes typical play equipment and a shaded picnic area.

POLICY/RULE

Section 17.60.010 of the Folsom Municipal Code (FMC) states that the Planning Commission shall have final authority relating to the issuance of Conditional Use Permits (CUPs) for any of the uses or purposes for which such permits are required or permitted by the terms of this title. FMC Section 17.22.030 states that a CUP is required for any Childcare Center with more than six children in a C-1 Zoning District. As such, the proposed project would require a CUP from the Planning Commission.

FMC Section 17.60.020 states that application for a Use Permit shall be made to the Community Development Department in writing, on a form prescribed by the department, and shall be accompanied by plans and elevations necessary to show details of the

proposed land use activities on the subject property. FMC Section 17.60.040 states that the Commission's findings shall be that the establishment, maintenance, or operation of the use or building applied for will or will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood, or to the general welfare of the city.

GENERAL PLAN AND ZONING CONSISTENCY

The General Plan land use designation for the project site is GC (General Commercial) and the zoning designation for the project site is C-1 PD (Neighborhood Business Zone, Planned Development District). The zoning district corresponds with the General Plan land use designation. The project meets all of the Folsom Municipal Code (FMC) Section 17.22.050 development requirements including setbacks, building coverage, lot area, lot width, and parking. FMC Section 17.22.030 states that private K-12 schools are allowed by right, but that childcare centers with more than six children are permitted within a Neighborhood Business Zone (C-1) upon the issuance of a Conditional Use Permit.

ANALYSIS

In order to approve a request for a Conditional Use Permit, the Commission must find that the "establishment, maintenance, or operation of the use or building applied for will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood, or to the general welfare of the City" (FMC Section 17.60.040). In reviewing this request for a Conditional Use Permit, staff took into consideration the type of existing land uses in the project vicinity, the potential noise impacts associated with the proposed project, and the potential traffic and circulation impacts associated with the project.

Land Use Compatibility / Site Considerations

The subject property is adjacent to single-family residential subdivision to the north-east and north-west, adjacent to the Folsom Preparatory School and Cadence Academy Preschool to the south-east, and adjacent to Prairie City Road to the south-west with a commercial shopping center beyond. The project site is situated in an area with a wide range of residential, commercial, and educational land uses.

Educational land uses (schools, childcare centers, etc.) have been historically developed on sites nearby to residential developments because they provide a service to nearby residents. In this particular case, L'Academy Language Immersion Preschool is located within walking distance of a multitude of single-family and multifamily residences. Childcare centers also provide a necessary service for professionals with families. In this specific case, the Intel Corporation (over 6,000 employees), Folsom High School (approximately 120 employees), as well as other smaller professional and commercial

workplaces are within a quarter-mile of L'Academy.

Staff also notes that the Folsom Preparatory School previously operated out of the subject building at 1815 Prairie City Road, including the accompanying playground area, between 1999 and 2019 as a K-8 school. While schools and childcare centers are considered by Staff to be uses similar in impact, the Neighborhood Business (C-1) zoning district allows for K-12 schools by right, but requires that childcare centers of over six children obtain a Conditional Use Permit. Cadence Academy Preschool, located at 640 Willard Street next to the subject property, obtained a Conditional Use Permit for the operation of a childcare center of over six children that was approved in 2012. That preschool served approximately 200 children and employed 31 teachers at the time. It is important to note that neither the Folsom Preparatory School nor Cadence Academy Preschool are the subject of the Conditional Use Permit application for the subject site at 1815 Prairie City Road.

As discussed in the analysis below, staff has made the determination that, as conditioned, the use of the subject site as a Childcare Center would have a negligible difference in impact beyond that of the K-8 school use that formerly operated on the site for two decades. Based on the aforementioned factors, staff has determined that the proposed project is consistent with and complimentary to existing land uses in the project area.

Noise

In evaluating the request for a Conditional Use Permit, staff took into consideration the potential noise impacts the proposed project may have on nearby residential and commercial land uses. As a point of reference, the childcare playground is adjacent to residential land uses (single-family residential subdivision) to the north-west, and adjacent to a commercial land use (medical office) to the north-east. Staff expects the most significant potential noise impact to be noise generated by children (talking, shouting, etc.) playing in the outdoor playground that is located adjacent to the childcare center building. The playground is expected to be utilized by children at various times throughout the day. Typically, children will use the playground starting around 9:45 AM and the latest time the playground will be used will be 4:30 PM. The total time that children will be outside in the playground area is expected to be 3.5 hours a day. An outdoor schedule is shown on the attached project narrative (Attachment 6). Staff has provided Condition No. 10, which states that outdoor use shall be restricted to 8:00 AM and later during normal business hours, and shall otherwise comply with the noise ordinance. This condition was provided in order to ensure compliance with the City's noise ordinance.

Staff notes that the City has not received any Code Enforcement complaints regarding noise associated with the previous school use on the subject property (1815 Prairie City Road), nor with the adjacent Cadence Academy Preschool at 640 Willard Drive. Staff does not anticipate any noise impacts beyond those of the previously allowed school uses to occur as a result of the proposed project. Furthermore, staff has provided Condition No. 12, which requires that no amplified sound equipment or speakers be used in the outdoor areas. With this condition in place, staff has determined that the proposed project will not have a greater noise impact than allowed school uses or existing uses in the

vicinity. Like all uses in the City, L'Academy is also subject to the requirements of Folsom's noise ordinance (refer to FMC Chapter 8.42).

Parking

FMC Section 17.57.040 requires one parking space for every onsite employee plus one loading space for every eight children licensed by the county or state for child day care centers and similar uses. The proposed project includes 15 onsite employees (15 parking spaces required) and 104 licensed children (13 parking spaces required), and thus is required to provide 28 on-site parking spaces. FMC Section 17.57.090 requires a minimum of five bicycle parking spaces.

The commercial center on which the proposed project site is located was originally developed with 113 on-site parking spaces to be shared among tenants in the three buildings, exceeding the required 111 on-site parking spaces based on the ratio of 1 space per 200 sq. ft. Sometime between 1999 and 2002, 12 parking spaces were fenced off and converted into the existing playground area without the City's knowledge, reducing the total to 101 on-site parking spaces resulting in less on-site parking than was initially required. Staff is not aware of any issues related to on-site parking at the site during the course of the subject property's usage by various commercial tenants and by the Folsom Preparatory School between 1999 and 2023.

For the proposed use, peak hours for parking are expected to be between 7:30 AM and 9:30 AM for drop-off, and between 3:00 PM and 5:00 PM for pick-up. L'Academy is expected to have a lesser impact on parking during peak operating hours as, unlike a traditional K-12 school, drop-off and pick-up times for students are flexible and staggered throughout the day rather than at a specific time.

The Applicant has also provided evidence that they will be able to meet the 28 on-site parking space requirement for their proposed project during pick-up and drop-off times, as shown in the attached Parking Analysis (Attachment 8). The Applicant has shown that during a weekday morning between 7:00 AM and 8:00 AM, approximately 95 to 100 parking spaces are available. During a weekday afternoon between 4:00 PM and 5:00 PM, the Applicant has found that between 55 and 66 parking spaces were available.

Additionally, six bicycle spaces are provided onsite adjacent to the subject building, meeting the minimum five bicycle spaces requirement for the use.

Since spaces are anticipated to be available for all employees and adults dropping off and picking up children, Staff has determined that the proposed project meets vehicle parking requirements for childcare centers established in the Municipal Code (FMC Section 17.57.040). No changes or modifications are proposed with respect to parking on the project site, however Staff has provided Condition No. 9, which states that in the event that operation of the L'Academy results in vehicle queueing and/or parking onto the street, some or all of the converted playground area to the north-west of the subject building

shall be converted back into enough parking spaces to meet the demand of the existing uses.

Traffic, Access, and Circulation

Access to the project site is currently provided by two driveways located on Prairie City Road with onsite circulation being facilitated by internal drive aisles. No traffic, access, or circulation impacts were identified that would exceed that of previous similar uses at the subject property for the operation of a childcare center. No changes or modifications are proposed in relation to the existing site plan. As stated above, if queueing at the project site during drop-off and pick-up begins to spill into the street, staff has conditioned that additional parking be provided within the existing converted playground area. With this measure in place, staff has concluded that traffic, access, and circulation impacts have been adequately addressed.

ENVIRONMENTAL REVIEW

The project is categorically exempt under Section 15301, Existing Facilities, of the California Environmental Quality Act (CEQA) Guidelines. Based on staff's analysis of this project, none of the exceptions in Section 15300.2 of the CEQA Guidelines apply to the use of the categorical exemption in this case.

RECOMMENDATION

Staff recommends approval of the proposed project, based on the following findings and subject to the conditions of approval attached to this report.

PLANNING COMMISSION ACTION

Move to approve the L'Academy Preschool Conditional Use Permit (USPT23-00095), based on the findings included in this report (Findings A-F) and subject to the attached conditions of approval (Conditions 1-12).

GENERAL FINDINGS

- A. NOTICE OF HEARING HAS BEEN GIVEN AT THE TIME AND IN THE MANNER REQUIRED BY STATE LAW AND CITY CODE.

- B. THE PROJECT IS CONSISTENT WITH THE GENERAL PLAN AND THE ZONING CODE OF THE CITY.

CEQA FINDINGS

- C. THE PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW UNDER SECTION 15301 (EXISTING FACILITIES) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.

- D. THE CUMULATIVE IMPACT OF SUCCESSIVE PROJECTS OF THE SAME TYPE IN THE SAME PLACE, OVER TIME IS NOT SIGNIFICANT IN THIS CASE.
- E. NO UNUSUAL CIRCUMSTANCES EXIST TO DISTINGUISH THE PROPOSED PROJECT FROM OTHERS IN THE EXEMPT CLASS.

CONDITIONAL USE PERMIT FINDING

- F. AS CONDITIONED, THE ESTABLISHMENT, MAINTENANCE OR OPERATION OF THE PROPOSED USE WILL NOT, UNDER THE CIRCUMSTANCES OF THIS PARTICULAR CASE, BE DETRIMENTAL TO THE HEALTH, SAFETY, PEACE, MORALS, COMFORT, AND GENERAL WELFARE OF PERSONS RESIDING OR WORKING IN THE NEIGHBORHOOD, OR BE DETRIMENTAL OR INJURIOUS TO PROPERTY AND IMPROVEMENTS IN THE NEIGHBORHOOD OR TO THE GENERAL WELFARE OF THE CITY.

ATTACHMENT 2 BACKGROUND

BACKGROUND

On July 15, 1998, the Planning Commission approved a Planned Development Permit (PN 98-141) for development of three retail/office buildings (1815, 1825, and 1835 Prairie City Road) totaling 22,150 square feet and an outdoor playground for the adjacent Folsom Preparatory School on the subject property (APN 072-0010-063). The aforementioned school is located on the adjacent property at 650 Willard Drive (APN 072-0010-083). Construction of the buildings and associated site improvements on the subject property were completed in 1999. The Folsom Preparatory School leased the subject building (1815 Prairie City Road) that same year, and later leased a second building on the subject property (1825 Prairie City Road) in 2006 to accommodate an increase in the student population.

The Folsom Preparatory School currently is a K-5 private school that employs approximately 25 faculty and staff and serves several hundred students. At the height of the school's operation, the private school was spread across three buildings across two properties, including at the subject building at 1815 Prairie City Road until 2019. Therapeutic Pathways, Inc., a mental health office for children with autism, has leased two buildings at 1815 and 1825 Prairie City Road since 2019. L'Academy subleased 1815 Prairie City Road from Therapeutic Pathways beginning in 2023.

GENERAL PLAN DESIGNATION

GC, General Commercial

ZONING

C-1 PD (Neighborhood Business Zone, Planned Development)

ADJACENT LAND USES/ZONING

North: Existing Single-Family Planned Development (R-1-M PD)

South: Prairie City Road and Existing Commercial Planned Development (C-3 PD)

East: Existing Educational and Commercial Planned Development (C-1 PD)

West: Existing Single-Family Planned Development (R-1-M PD)

SITE CHARACTERISTICS

The parcel consists of three commercial structures, a shared-tenant parking lot, landscaping, and open-space areas with playground equipment.

APPLICABLE CODES

FMC Chapter 17.22; Commercial Land Use Zones

FMC Chapter 17.38; Planned Development

District
FMC Chapter 17.57; Parking Requirements
FMC Chapter 17.60; Use Permits

ATTACHMENT 3

Conditions of Approval

CONDITIONS OF APPROVAL FOR L'ACADEMY LANGUAGE IMMERSION PRESCHOOL CHILDCARE CENTER CONDITIONAL USE PERMIT (USPT23-00095)				
Cond. No.	Mitigation Measure	GENERAL REQUIREMENTS	When Required	Responsible Department
1.		<p>This Conditional Use Permit is approved for the operation of L'Academy Language Immersion Preschool childcare center at 1815 Prairie City Road, which includes the utilization of an existing 6,280-square-foot building and associated site improvements including a driveway, parking, a playground, fencing, lighting, and landscaping. L'Academy Language Immersion Preschool childcare center shall substantially conform to the exhibit referenced below:</p> <ul style="list-style-type: none"> • Existing Floor Plan, dated 7/21/23 (provided in Attachment 5) <p>Modifications made to the above-referenced plan shall be subject to review and approval by the Community Development Department. Any change that could result in an increase in impacts beyond what was approved as part of the CUP will be forwarded to the Planning Commission for consideration.</p>	OG	CD (P)
2.		<p>If the Community Development Director finds evidence that conditions of approval for L'Academy at 1815 Prairie City Road have not been complied with or that the use has resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or has a substantial adverse impact on public facilities or services, the Director will refer the use permit to the Planning Commission for review. If, upon such review, the Planning Commission finds that any of the above-stated results have occurred, the Commission may modify or revoke the Conditional Use Permit.</p>	OG	CD (P)

3.		<p>The owner/applicant shall defend, indemnify, and hold harmless the City and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul any approval by the City or any of its agencies, departments, commissions, agents, officers, employees, or legislative body concerning the project. The City will promptly notify the owner/applicant of any such claim, action or proceeding, and will cooperate fully in the defense. The City may, within its unlimited discretion, participate in the defense of any such claim, action or proceeding if both of the following occur:</p> <ul style="list-style-type: none"> • 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
4.		<p>If a lawsuit is filed against the City which seeks to invalidate the approval or the permit required in connection with the approval, or to challenge the issuance by any governmental agency of any environmental document or exemption determination, the project approval shall be tolled during the time that any litigation is pending, including any appeals.</p>	OG	CD (P)
5.		<p>This Conditional Use Permit shall be deemed revoked without further action by the Planning Commission if the operation of the facility in the manner described in the Conditional Use Permit ceases for any consecutive period of six (6) months.</p>	OG	CD
DEVELOPMENT COSTS AND FEE REQUIREMENTS				
6.		<p>The owner/applicant shall pay all applicable taxes, fees and charges at the rate and amount in effect at the time such taxes, fees and charges become due and payable.</p>	B, I	CD (P)(E)

7.		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)
8.		If the City utilizes the services of consultants to prepare special studies or provide specialized design review or inspection services for the project, the applicant shall reimburse the City for actual costs it incurs in utilizing these services, including administrative costs for City personnel. A deposit for these services shall be provided prior to initiating review of the Final Map, improvement plans, or beginning inspection, whichever is applicable.	I	CD (P)(E)
PARKING REQUIREMENTS				
9.		A minimum of 28 vehicle parking spaces shall be available in the shared parking lot of the subject property (APN 072-0010-063) for the operation of L'Academy Preschool. In the event that operation of the L'Academy Preschool results in vehicle queuing and/or parking onto the street, the L'Academy Preschool will be required to remove all or a portion of the playground area in the northwest corner of the property and restripe the former parking spaces to provide necessary parking to the satisfaction of the Community Development Director.	I, OG	CD (E)(P)
NOISE REQUIREMENTS				
10.		Outdoor use of the playground area shall be restricted to 8:00 AM or later during normal business hours, otherwise compliance with the Noise Control Ordinance and General Plan Noise Element shall be required.	OG	CD (P)(E)
11.		L'Academy shall not use amplified sound equipment or speakers in the outdoor areas.	OG	PD
CONDITIONAL USE PERMIT REQUIREMENTS				
12.		Any intensification or expansion of the use approved and conditioned herein will require a Use Permit modification approval by the Planning Commission.	OG	CD (P)

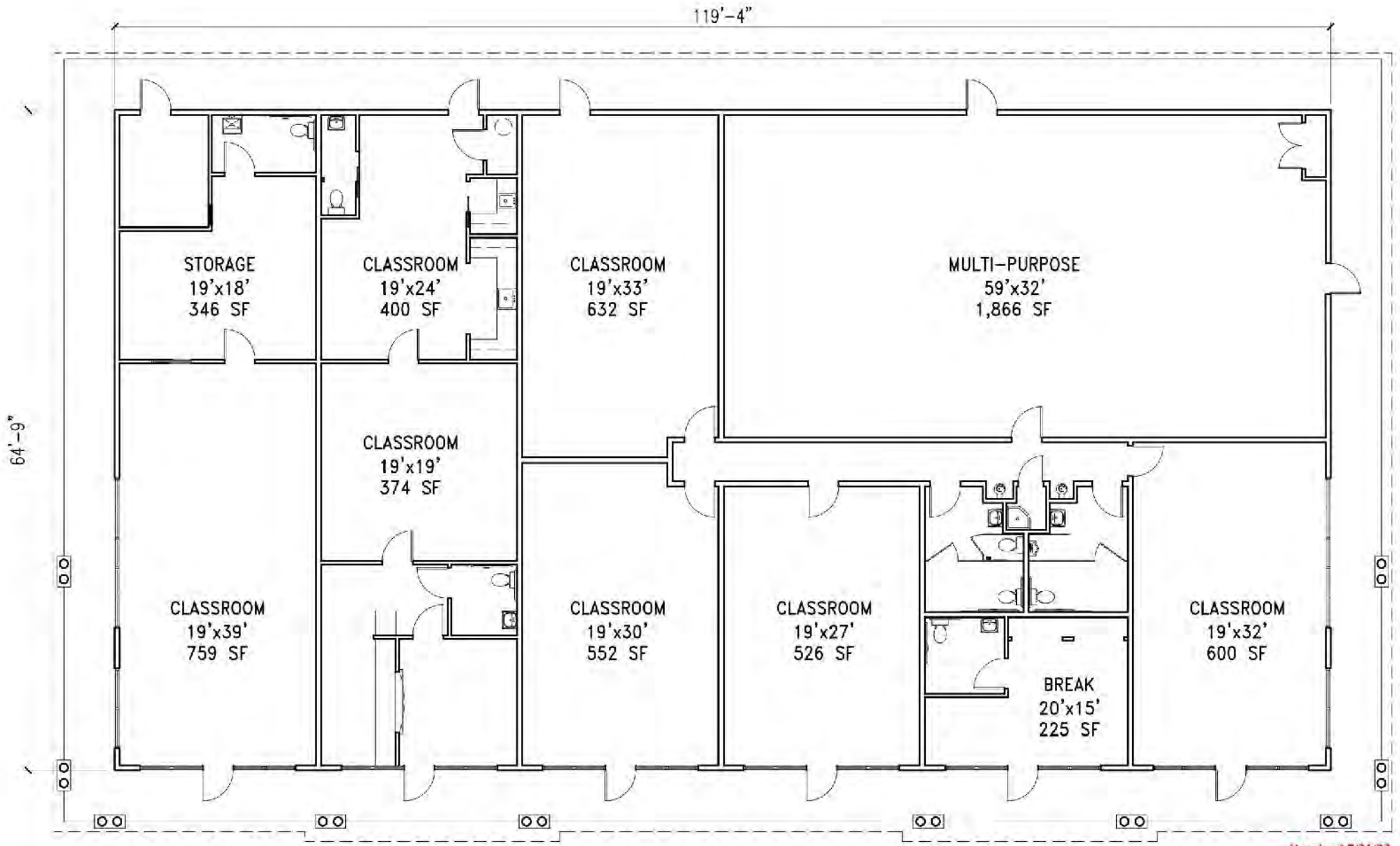
RESPONSIBLE DEPARTMENT		WHEN REQUIRED	
CD	Community Development Department (P) Planning Division (E) Engineering Division (B) Building Division (F) Fire Division	I	Prior to approval of Improvement Plans
(P)		M	Prior to approval of Final Map
(E)		B	Prior to issuance of first Building Permit
(B)		O	Prior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

Attachment 4 Vicinity Map



FOLSOM

Attachment 5
Floor Plan, dated 7-21-2023



Received 7/21/23

Attachment 6

Applicant's Narrative

1815 Prairie City Road, Folsom CA 95630
L'Academy Language Immersion Preschool
Business Narrative

The purpose of L'Academy Language Immersion Preschool is to provide a solution to the shortage of child care options in the Folsom area while providing quality care and the opportunity to learn a new language. L'Academy has had great success in the past years throughout the Bay Area and Sacramento Area with providing satisfactory care, and families are greatly pleased with the knowledge and developmental skills that their children gain while in L'Academy's care. There is also a growing interest and need for both Spanish and Mandarin language immersion programs, and L'Academy provides that service with quality language teachers and programs. L'Academy will provide the same level of quality care and education to the Folsom area.

Prairie City Road is a major route that is used in Folsom by many individuals, and therefore the location at 1815 Prairie City is convenient for commuting parents coming to and from work each day. The convenience of the school's location, along with the Spanish and Mandarin language immersion programs, are two reasons why L'Academy is an asset to the Folsom community.

Parking & Traffic

L'Academy Language Immersion Preschool is located at 1815 Prairie City Road in Folsom, California. This business is adjacent to Therapeutic Pathways as well as four retail and/or service businesses at 1835 Prairie City Road. L'Academy will operate in a classroom and playground space that was previously utilized by Folsom Preparatory School and Therapeutic Pathways, and therefore will be using the classrooms, playground, and parking lot with no changes to the previously existing building and layout.

The property does not have a marked designated drop off and pick up area and shares the parking lot with the surrounding businesses, however parents will primarily be using the eleven general parking spots and two handicap spots directly adjacent to the front of the building for drop off and pick up. We can anticipate an increase in traffic between 7:30am and 9:30am, and 3:00pm to 5:00pm for student drop off and pick up. There will be less traffic compared to the previous school at this location due to the extended drop off and pick up times. The previous school was a middle school that had specific, small drop off and pick up times, while our drop off and pick up times are more flexible, leading to more staggered parking lot traffic. We also anticipate an estimated staff number of 15.

Due to the hours of operation in comparison to the surrounding businesses, L'Academy will not have any negative impact on the parking lot for other business tenants and customers. Therapeutic Pathways operates from 8:00 am to 5:00pm, and the retail businesses at 1835 Prairie City all operate at different hours between 9:30am to 8:00pm, meaning the parking lot needs for the surrounding businesses will also be staggered throughout the day.

Outdoor Space

L'Academy will function between the hours of 7:30am to 5:30pm Monday through Friday, and will serve a capacity of 65 infant and preschool children aged six months through pre-kindergarten, and 39 school-aged children up to entry into first grade. There will be no increased noise levels outside of normal business hours. Outdoor usage hours will range from 9:45am to 11:45am and 3pm to 5pm. Classes will be rotating recess schedules, and there will be no more than two classrooms outside at a time which supports minimal noise levels. Please see attached playground schedule.

The business will also be utilizing a 6ft+ fence behind the school to limit noise to the surrounding residential area. The playground will be located to the northeast of the building. Please see the attached map screenshot to see specific playground zones. The playground is in the same area as notated on the picture, but with updated equipment instead of the basketball courts that are in the attached image. The playground equipment was installed in May of 2023 after L'Academy entered into a lease with the property owner. The playground passes all safety requirements and is attached to the ground. To recap, the primary ways we are mitigating noise level to the surrounding communities is rotating the children's outdoor schedules, limiting outdoor times to four hours a day maximum, and using the fence to limit overall noise.



Folsom Outdoor Schedule

Morning	
Toddlers	9:45-10:30
Preschool 1	10:30-11:15
Preschool 2	11:15-11:45
Afternoon	
Toddlers	3:00-3:30
Preschool 1	3:30-4:00
Preschool 2	4:00-4:30

Outdoor Playground Map



Attachment 7

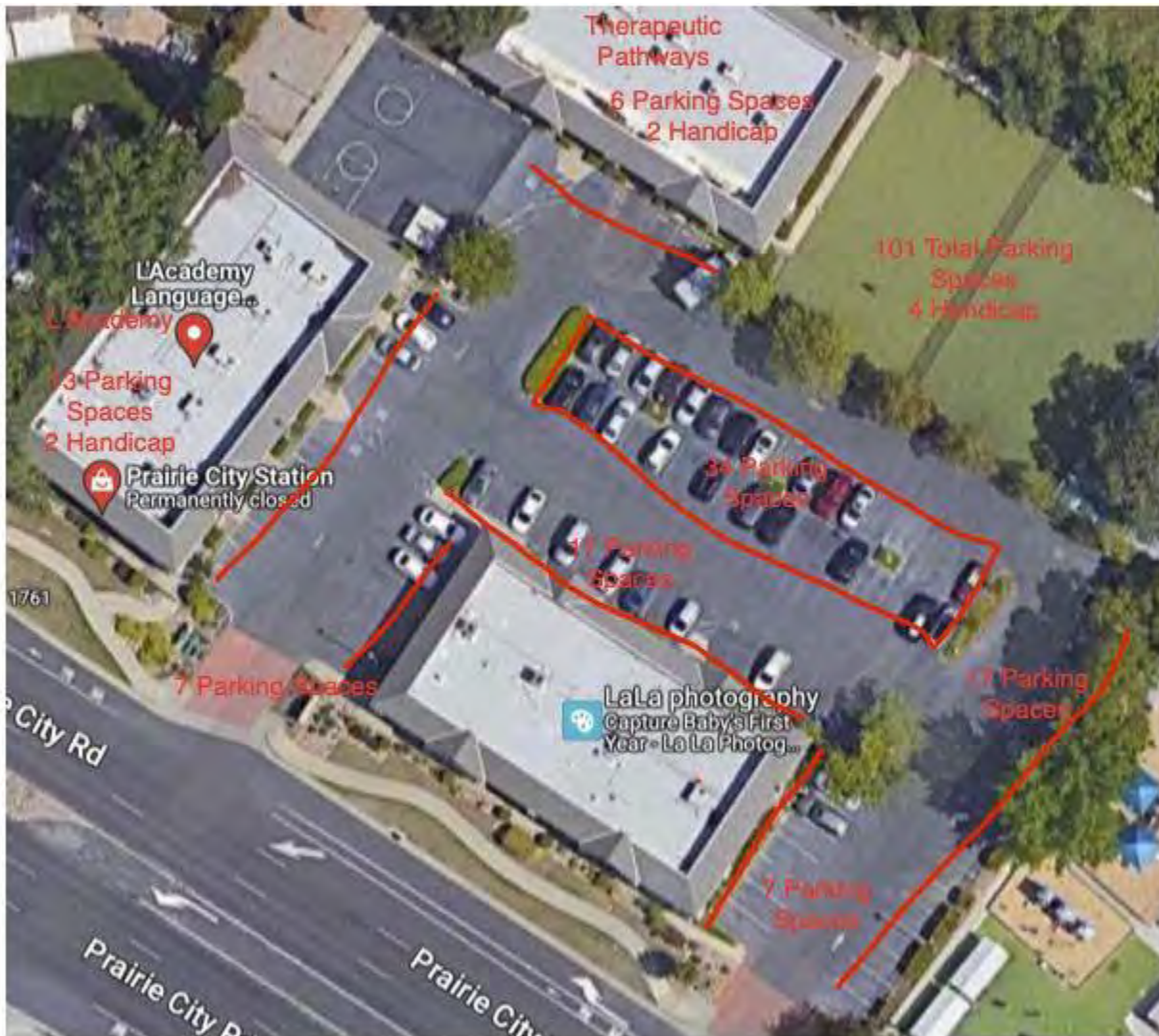
Photographs of the Project Site



Attachment 8

Applicant's Parking Analysis

1815 Prairie City Road Parking Study



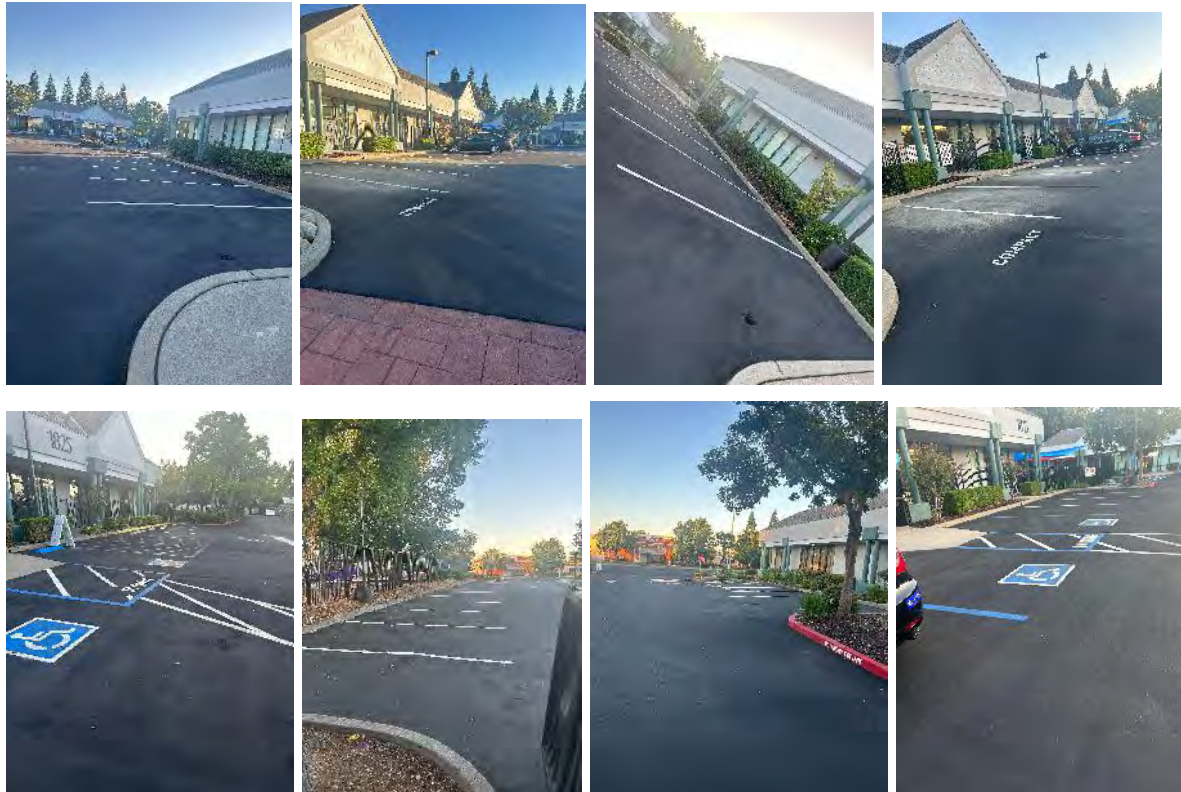
There are a total of 101 parking spaces in the lot. Based on the reports with included photos, there is ample parking for our families as well as the surrounding businesses. During our expected “peak hours,” the parking lot highly exceeds the minimum of 28 spaces needed by the city of Folsom for our business, meaning that during our “non-peak hours” there will still be ample parking. There are also videos as requested that are attached to the email. Thank you.

L'Academy
Zhen Zhen Li, Helena Geng
Anna Royal, Katie Wright

Tuesday, September 5th, 2023 Photos and Videos

- 7:00am One car in the parking lot, leaving 100 parking spots available
- 7:30am Three cars in the parking lot, leaving 98 parking spots available
- 8:00am Six cars in the parking lot, leaving 95 parking spots available
- 4:00pm Thirty eight cars in the parking lot, leaving 63 parking spots available
- 5:00pm Forty one cars in the parking lot, leaving 60 spots available

Photos 9/5 7:00am - 8:00am



Photos 9/5 4:00pm - 5:00pm

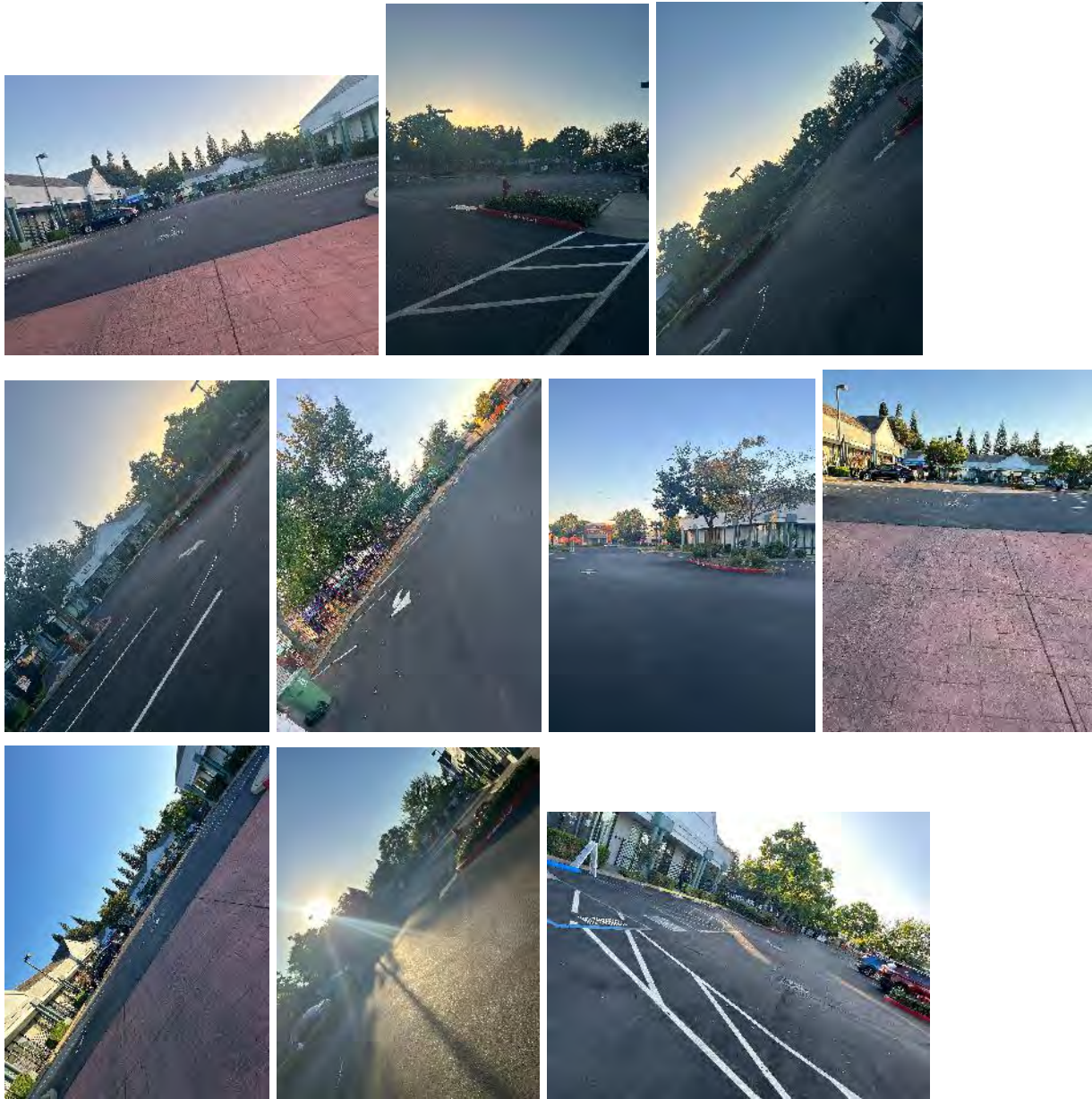


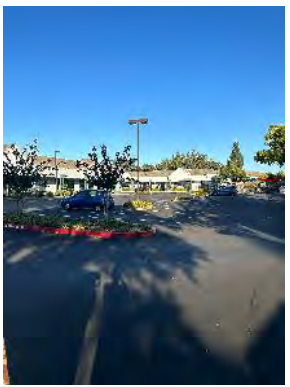


Thursday, September 7th, 2023

7:00am One car in the parking lot, leaving 100 parking spots available
7:30am Three cars in the parking lot, leaving 98 parking spots available
8:00am Five cars in the parking lot, leaving 96 parking spots available
4:00pm Thirty-five cars in the parking lot, leaving 66 parking spots available
5:00pm Forty-six cars in the parking lot, leaving 55 parking spots available

Photos 9/7 7:00am - 8:00am





Photos 9/7 4:00pm - 5:00pm



