

CITY OF
FOLSOM
DISTINCTIVE BY NATURE

PLANNING COMMISSION AGENDA
March 18, 2020
CITY COUNCIL CHAMBERS
6:30 p.m.
50 Natoma Street
Folsom, California 95630

CALL TO ORDER PLANNING COMMISSION: Kevin Duewel, Barbara Leary, Jennifer Lane, Andrew Grant, Vice Chair Eileen Reynolds, Daniel West, Chair Justin Raithel

Any documents produced by the City and distributed to the Planning Commission regarding any item on this agenda will be made available at the Community Development Counter at City Hall located at 50 Natoma Street, Folsom, California and at the table to the left as you enter the Council Chambers. 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 general 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 March 4, 2020 will be presented for approval.

NEW BUSINESS

1. PN 20-011, Creekside Drive Surgery Center Planned Development Permit Extension

A Public Hearing to consider a request from Katz Kirkpatrick Properties for approval of a two-year extension in time of the previously approved Planned Development Permit associated with development of the Creekside Drive Surgery Center (formerly known as the Natural Results Surgery Center) project located at the southeast corner of the intersection of East Bidwell Street and Creekside Drive. The zoning classification for the site is BP PD (Business and Professional, Planned Development Permit), while the General Plan land-use designation is PO (Professional Office). The project was previously determined to be categorically exempt from the California Environmental Quality Act (CEQA) under Section 15332 of the CEQA Guidelines, In-Fill Development Projects. **(Project Planner: Principal Planner, Steve Banks / Applicant: Katz Kirkpatrick Properties)**

2. PN 19-431, Mangini Ranch Villages 4 and 8 Subdivison (Phase 2) Residential Design Review

A Public meeting to consider a request from KB Homes for approval of Residential Design Review for 109 single-family residential homes situated within Villages 4 and 8 of the previously approved Mangini Ranch

Phase 2 Subdivision project. The Specific Plan classifications for the site are SP-SFHD-PD and SP-MLD-PD, while the General Plan Land Use designations are SFHD and MLD. The City, as lead agency, previously determined that the Mangini Ranch Phase 2 Subdivision project is entirely consistent with the Folsom Plan Area Specific Plan (FPASP) and therefore the project is exempt from the California Environmental Quality Act as provided by Government Code section 65457 and CEQA Guidelines section 15182. **(Project Planner: Principal Planner, Steve Banks / Applicant: KB Homes)**

3. PN 20-013, Bidwell Place Design Review and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from St. Anton Communities for Design Review approval for the development of the Bidwell Place 75-unit affordable rental housing community. The proposed project includes development of three (3) three-story residential apartment buildings located on a 3.24-acre site at 403 East Bidwell Street. The General Plan designation for the site is GC/EBC (General Commercial/East Bidwell Corridor) Overlay and the zoning is C-2. The project is exempt from environmental review under Public Resources Code Sections 21159.21 and 21159.23. **(Project Planner: Assistant Planner, Brianna Gustafson / Applicant: St. Anton Communities)**

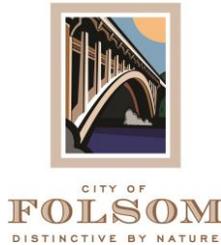
PLANNING COMMISSION / PLANNING MANAGER REPORT

The next Planning Commission meeting is scheduled for **April 1, 2020**. 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) 461-6203 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) 461-6203, (916) 355-7274 (fax) or kmullett@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



PLANNING COMMISSION MINUTES
March 4, 2020
CITY COUNCIL CHAMBERS
6:30 P.M.
50 Natoma Street
Folsom, CA 95630

CALL TO ORDER PLANNING COMMISSION: Barbara Leary, Jennifer Lane, Andrew Grant, Vice Chair
Eileen Reynolds, Daniel West, Kevin Duewel, Chair Justin Raithel

ABSENT: Raithel

CITIZEN COMMUNICATION: None

MINUTES:

The minutes of February 19, 2020 were approved as submitted.

NEW BUSINESS

1. PN 19-451 Harvest Subdivision Golf Course Netting Planned Development Permit Modification and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from CalAtlantic Group/Lennar Homes and Harvest Community Association for the extension of the existing golf course netting located at 1400 Lancome Court. The site is located in a R-1-M zoning district and the General Plan Designation is SF. The project is categorically exempt under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Assistant Planner, Brianna Gustafson / Applicant: CalAtlantic Group/Lennar Homes and Harvest Community Association)**

COMMISSIONER LEARY MOVED TO APPROVE THE HARVEST GOLF NETTING EXTENSION PLANNED DEVELOPMENT PERMIT MODIFICATION (PN 19-451) TO ALLOW FOR THE EXTENSION OF NET HEIGHT AND LENGTH LOCATED AT 1400 LANCOME COURT SUBJECT TO THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDINGS C-E, PLANNED DEVELOPMENT PERMIT MODIFICATION FINDINGS F-M AND CONDITIONS OF APPROVAL NOS. 1-4 WITH MODIFICATION TO CONDITION NO. 1 TO STATE:

“1. The applicant shall submit final site development plans to the Community Development Department that shall be substantially compliant with the attached Site Plan and elevations, dated October 9, 2019. This Planned Development Permit Modification is approved to extend the maximum golf course netting height to be 80-feet-tall and extend an additional 30-linear-feet. The ~~owner/applicant~~ **Harvest Community Association** shall maintain the golf course netting **and poles** for the life of the project to the satisfaction of the Community Development Department.”

COMMISSIONER WEST SECONDED THE MOTION, WHICH CARRIED THE FOLLOWING VOTE:

AYES: LEARY, LANE, GRANT, WEST, DUEWEL, REYNOLDS

NOES: NONE

ABSTAIN: NONE

ABSENT: RAITHEL

PLANNING COMMISSION / PLANNING MANAGER REPORT

The Planning Commission requested a workshop be held on the Brown Act.

RESPECTFULLY SUBMITTED,

Kelly Mullett, ADMINISTRATIVE ASSISTANT

APPROVED:

Justin Raithel, CHAIR



Planning Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: Creekside Drive Surgery Center Planned Development Permit Extension
File #: PN-20-011
Request: Planned Development Permit Extension
Location: Southeast Corner of Intersection of East Bidwell Street and Creekside Drive (1578 Creekside Drive)
APN(s): 071-1960-001
Staff Contact: Steve Banks, Principal Planner, 916-461-6207
sbanks@folsom.ca.us

Property Owner

Name: Katz Family Partnership
Address: 1731 East Roseville Parkway, Suite No. 270, Roseville, CA 95661

Applicant

Name: Katz Kirkpatrick Properties
Address: 1731 East Roseville Parkway, Suite No. 270, Roseville, CA 95661

Recommendation: Conduct a public hearing and upon conclusion recommend approval of a Planned Development Permit Extension for a period of two years (until January 18, 2022) for development of the Creekside Drive Surgery Center Project (PN 19-011) subject to the findings (Findings A-O) and conditions of approval (Conditions 1-51) attached to this report.

Project Summary: The proposed project involves a two-year year extension in time of the previously approved Planned Development Permit associated with development of the Creekside Drive Surgery Center (formerly known as the Natural Results Surgery Center) project located at 1578 Creekside Drive. The Creekside Drive Surgery Center project features development of a single-story, 11,000-square-foot building that will accommodate a surgery center and complimentary medical office space. The applicant has indicated that additional time is required to allow completion of on-going street widening and underground utility work along the project's frontage with East Bidwell Street as required by the City as a condition of approval on the project. According to the applicant, a potential building tenant has been identified and the tenant is requesting that the street-widening and underground utility work is completed by the owner/applicant prior to development of the surgery center project due to the potential financial constraints associated with constructing said improvements.



CITY OF
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AGENDA ITEM NO. 1

Type: Public Hearing

Date: March 18, 2020

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- 6 - Building Elevations and Renderings, dated October 21, 2016
- 7 - Planning Commission Staff Report, dated January 18, 2017
- 8 - Letter from Applicant, dated January 17, 2020
- 9 - Utility Undergrounding Agreement, dated February 22, 2017
- 10 - Site Photographs

Submitted,

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

PAM JOHNS

Community Development Director

ATTACHMENT 1 DESCRIPTION/ANALYSIS

APPLICANT'S PROPOSAL

The applicant, Katz Kirkpatrick Properties, is requesting a two-year extension in time of the previously approved Planned Development Permit associated with development of the Creekside Drive Surgery Center (formerly known as the Natural Results Surgery Center) project located at the southeast corner of the intersection of East Bidwell Street and Creekside Drive. A full description of the previously approved surgery center project is included in the original staff report (Attachment 7).

POLICY/RULE

The Folsom Municipal Code (FMC) requires that applications for Planned Development Permit Extensions be forwarded to the Planning Commission for final action. Expiration of the Planned Development Permit is covered by Section 17.38.110 of the Folsom Municipal Code.

ANALYSIS

The Planning Commission approved a Planned Development Permit for development of the Creekside Drive Surgery Center project on January 18, 2017. Subsequently, the Planning Commission approved a one-year extension to the aforementioned Planned Development Permit on February 6, 2019. With respect to timing of the development, a condition of approval was placed on the project stating that "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." In this particular case, the Planned Development Permit for the project is valid until January 18, 2020.

On January 17, 2020, the project applicant (Katz Kirkpatrick Properties) submitted a timely letter (Attachment 8) to the City requesting a two-year extension in time for the previously approved Planned Development Permit. In the letter, the applicant has stated that additional time is required to provide a potential tenant (Dr. David Javidan) time to prepare and submit development plans to the City. The applicant has also stated to staff that additional time is necessary to allow completion of on-going street widening and underground utility work along the project's frontage with East Bidwell Street as required by the City as a condition of approval on the project. The applicant has also indicated that the potential tenant of the surgery center project is requesting that the street-widening and underground utility work be completed prior development of the project due to the financial burden associated with constructing these improvements. Upon completion of the improvements, the applicant is expecting to enter into an agreement with a new tenant and move forward with development of the surgery center project in a timely manner.

Staff has reviewed the proposed Planned Development Permit Extension to determine whether or not circumstances have changed in the project vicinity that would require modification to or reconsideration of any of the conditions of approval for this project. Upon review, staff determined that there are no changes on this project site, or in the project vicinity that would require modification to any of the conditions of approval for this project. As a result, staff recommends approval of a two-year extension in time for the Planned Development Permit associated with Creekside Drive Surgery Center project.

ENVIRONMENTAL REVIEW

The project was previously determined to be categorically exempt from the California Environmental Quality Act (CEQA) under Section 15332 of the CEQA Guidelines, In-Fill Development Projects. Staff has determined that no new impacts will result from this extension that were not already considered with the previous approval. No further environmental review is required.

RECOMMENDATION/PLANNING COMMISSION ACTION

Move to approve the Planned Development Permit Extension for a period of two years (until January 18, 2022) for development of the Creekside Drive Surgery Center Project (PN 20-011) with the findings (Findings A-O) and conditions of approval (Conditions 1-51) included as Attachment 3.

ATTACHMENT 2 BACKGROUND

BACKGROUND

On May 16, 2007, the Planning Commission approved a Planned Development Permit and Conditional Use Permit for the development of the Mammoth Professional Building, which included one, three-story professional office building totaling 58,800 square feet. On July 15, 2009, the Planning Commission approved a Planned Development Permit Extension and Conditional Use Permit Extension for development of the aforementioned Mammoth Professional Building project. On April 21, 2010, the Planning Commission approved a Tentative Parcel Map to subdivide a 3.68-acre parcel into two individual parcels (1.71-acres and 1.91-acres respectively). The recording of that Tentative Parcel Map effectively voided the previously approved Mammoth Professional Building project.

On June 5, 2013, the Planning Commission approved a Planned Development Permit and Conditional Use Permit for development and operation of the 60-unit Oakmont Senior Living community (two-story, 59,914-square-foot building) on a 1.71-acre site located near the southeast corner of the intersection of East Bidwell Street and Creekside Drive. The Oakmont Senior Living project was subsequently constructed and began operating in October of 2014. It is important to note that the Oakmont Senior Living project, which is located adjacent to the subject 1.91-acre site, included development of 20 off-site parking spaces on the adjoining 1.71-acre parcel. In addition, a Parking Easement Agreement was entered into between the two respective property owners which allowed residents, staff, employees, and visitors of the Oakmont Senior Living project exclusive use of the 20-space off-site parking lot area.

On January 18, 2017, the Planning Commission approved a Planned Development Permit for development and operation of an 11,000-square-foot surgery center (Natural Results Surgery Center) on a 1.91-acre site located at the southeast corner of East Bidwell Street and Creekside Drive. Subsequent to Planning Commission approval of the surgery center project, the anticipated tenant for the building (Natural Results Surgery) made the decision to relocate to another site on Iron Point Road that was more conducive to their business model. One of the primary reasons that Natural Results Surgery decided not to locate on the subject property was the high cost associated with the requirement to place existing overhead utility lines along the project's frontage with East Bidwell Street underground. Meanwhile, the property owner identified a number of prospective tenants for the surgery center project. However, the prospective tenants were reluctant to enter into any type of agreement until the required utility underground work and street widening had been completed and paid for by the property owner.

In 2018, the City, in conjunction with the subject property owner, commenced with street widening and utility underground work along the project's East Bidwell Street frontage as part of a capital improvement project. Unfortunately, the street widening and

undergrounding work was delayed due to complications associated with the public utility companies (PG&E, SMUD, AT&T, etc.) involved with constructing the improvements. The street widening and underground utility work commenced in the spring of 2019 and is expected to be completed in the late spring or early summer of 2020.

On February 6, 2019, the Planning Commission approved a one-year extension in time of the previously approved Planned Development Permit associated with development of the Creekside Drive Surgery Center (formerly known as the Natural Results Surgery Center) project located at the southeast corner of the intersection of East Bidwell Street and Creekside Drive. Since that time, the applicant has identified a potential tenant (Dr. Javid Javidan) who is interested in moving forward with development of the subject property.

GENERAL PLAN DESIGNATION	PO (Professional Office)
ZONING	BP PD (Business and Professional, Planned Development District)
ADJACENT LAND USES/ZONING	North: East Bidwell Street with Medical Office Development (C-1 PD) Beyond South: A Medical Office Building (BP PD) with a Multi-Family Residential Apartment Complex Beyond East: Southern Pacific Railroad Line with the Humbug-Willow Creek Parkway (OSC) Beyond West: Creekside Drive with Medical Office Development (BP PD) Beyond
SITE CHARACTERISTICS	The 1.91-acre project site, which has previously been rough-graded, slopes gradually from west to east and contains limited vegetation including non-native grasses and two cottonwood trees.
APPLICABLE CODES	<u>FMC</u> 17.38, Planned Development District <u>FMC</u> 17.57, Parking Requirements <u>FMC</u> 17.59, Signs

ATTACHMENT 3

PROPOSED FINDINGS OF FACT AND CONDITIONS OF APPROVAL

GENERAL FINDINGS

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

CEQA FINDINGS

- C. 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.
- D. THE PROPOSED DEVELOPMENT OCCURS WITHIN CITY LIMITS ON A PROJECT SITE OF NO MORE THAN FIVE ACRES SUBSTANTIALLY SURROUNDED BY URBAN USES.
- E. THE PROJECT SITE HAS NO VALUE AS HABITAT FOR ENDANGERED, RARE, OR THREATENED SPECIES.
- F. APPROVAL OF THE PROJECT WOULD NOT RESULT IN ANY SIGNIFICANT EFFECTS RELATING TO TRAFFIC, NOISE, AIR QUALITY, OR WATER QUALITY.
- G. THE SITE CAN BE ADEQUATELY SERVED BY ALL REQUIRED UTILITIES AND PUBLIC SERVICES.

PLANNED DEVELOPMENT PERMIT EXTENSION FINDINGS

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

- J. THE PHYSICAL, FUNCTIONAL AND VISUAL COMPATIBILITY BETWEEN THE PROPOSED PROJECT AND EXISTING AND FUTURE ADJACENT USES AND AREA CHARACTERISTICS IS ACCEPTABLE.
- K. THERE ARE AVAILABLE NECESSARY PUBLIC FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER, SEWER AND DRAINAGE AND THE PROJECT ADEQUATELY PROVIDES FOR THE FURNISHING OF SUCH FACILITIES.
- L. THE PROPOSED PROJECT WILL NOT CAUSE UNACCEPTABLE VEHICULAR TRAFFIC LEVELS ON SURROUNDING ROADWAYS, AND THE PROPOSED PROJECT WILL PROVIDE ADEQUATE INTERNAL CIRCULATION, INCLUDING INGRESS AND EGRESS.
- M. 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.
- N. ADEQUATE PROVISION IS MADE FOR THE FURNISHING OF SANITATION SERVICES AND EMERGENCY PUBLIC SAFETY SERVICES TO THE DEVELOPMENT.
- O. THE PROPOSED DEVELOPMENT WILL NOT CAUSE ADVERSE ENVIRONMENTAL IMPACTS WHICH HAVE NOT BEEN MITIGATED TO AN ACCEPTABLE LEVEL.

CONDITIONS OF APPROVAL FOR CREEKSIDE DRIVE SURGERY CENTER PLANNED DEVELOPMENT PERMIT EXTENSION (PN 19-002) SOUTHEAST CORNER OF THE INTERSECTION OF EAST BIDWELL STREET AND CREEKSIDE DRIVE				
	Mitigation Measure		When Required	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> <ul style="list-style-type: none"> • Preliminary Site Plan, dated October 21, 2016 • Preliminary Grading and Drainage Plan, dated October 19, 2016 • Preliminary Utility Plan, dated October 19, 2016 • Preliminary Landscape Plan, dated October 21, 2016 • Building Elevations, dated October 21, 2016 • Color Building Renderings, dated October 13, 2016 <p>This approval is for the Creekside Drive Surgery Center Planned Development Permit project, which includes development of an 11,000-square-foot building and associated site improvements on a 1.91-acre site located at the southeast corner of the intersection of East Bidwell Street and Creekside Drive 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.		<p>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.</p>	I, B	CD (P)(E)(B)
3.		<p>The project approval granted under this staff report shall remain in effect for one year from final date of approval (January 18, 2022). 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.</p>	B	CD (P)

CONDITIONS OF APPROVAL FOR CREEKSIDE DRIVE SURGERY CENTER PLANNED DEVELOPMENT PERMIT EXTENSION (PN 19-002) SOUTHEAST CORNER OF THE INTERSECTION OF EAST BIDWELL STREET AND CREEKSIDE DRIVE				
	Mitigation Measure		When Required	Responsible Department
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
DEVELOPMENT COSTS AND FEE REQUIREMENTS				
5.		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)
6.		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 CREEKSIDE DRIVE SURGERY CENTER PLANNED DEVELOPMENT PERMIT EXTENSION (PN 19-002) SOUTHEAST CORNER OF THE INTERSECTION OF EAST BIDWELL STREET AND CREEKSIDE DRIVE				
	Mitigation Measure		When Required	Responsible Department
7.		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)
8.		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 (March 18, 2020). The fees shall be calculated at the fee rate in effect at the time of building permit issuance.	B	CD (P)(E), PW, PK
9.		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)
10.		The project is subject to the Housing Trust Fund Ordinance, unless exempt by a previous agreement.	B	CD (P)
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 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 <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.		The required public and private improvements including landscape and irrigation improvements for the project shall be completed and accepted by the Community Development Department prior to issuance of a Certificate of Occupancy for the project.	O	CD(E)
17.		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)
18.		Final lot and building configurations may be modified to allow for overland release of storm events greater than the capacity of the underground system.	B	CD (E)
19.		The owner/applicant shall coordinate the planning, development and completion of this project with the various utility agencies (i.e., SMUD, PG&E, etc.).	I	CD (P)(E)

20.		The owner/applicant shall be responsible for replacing any and all damaged or hazardous public sidewalk, curb and gutter, and/or bicycle trail facilities along the site frontage and/or boundaries, including pre-existing conditions and construction damage, to the satisfaction of the Community Development Department.	O	CD (E)
21.		For any improvements constructed on private property that are not under ownership or control of the owner/applicant, a right-of-entry, and if necessary, a permanent easement shall be obtained and provided to the City prior to issuance of a grading permit and/or approval of improvement plans.	G, I	CD (E)
22.		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. Lighting shall be shielded and 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.	I, B	CD (P)
23.		All future signs for the project shall comply with the <u>Folsom Municipal Code, (Section 17.59).</u>	B	CD (P)
STORM WATER POLLUTION/CLEAN WATER ACT REQUIREMENTS				
24.		During Construction, the owner/applicant shall be responsible for litter control and sweeping of all paved surfaces in accordance with City standards. All on-site storm drains shall be cleaned immediately before the commencement of the rainy season (October 15).	G, I, B	CD (E)
25.		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 building.	G, I, B, O	CD (E)
26.		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)

27.		<p>Prior to issuance of grading permits, the project applicant shall obtain coverage under the State Water SWRCB General Permit for Discharges of Storm Water Associated with Construction Activity (Order 2009-0009-DWQ), including preparation and submittal of a project-specific 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.</p> <p>The SWPPP shall contain a site map(s) which shows the construction site perimeter, existing and proposed buildings, lots, roadways, storm water collection and discharge points, general topography both before and after construction, and drainage patterns across the project. The SWPPP must list BMPs the discharger will use to protect storm water runoff and the placement of those BMPs. Additionally, the SWPPP must contain a visual monitoring program; a chemical monitoring program for "non-visible" pollutants to be implemented if there is a failure of BMPs; and a sediment monitoring plan if the site discharges directly to a water body listed on the 303(d) list for sediment. Section A of the Construction General Permit describes the elements that must be contained in a SWPPP.</p>	G, I, B	CD (E)
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ARCHITECTURE/DESIGN REQUIREMENTS

28.		<p>The project shall comply with the following architecture and design requirements:</p> <ol style="list-style-type: none"> 1. This approval is for development of the single-story, 11,000-square-foot Creekside Surgery Center. The owner/applicant shall submit building plans that comply with this approval and the attached building elevations and color renderings dated October 13, 2016 and October 21, 2016 respectively. 2. The design, materials, and colors of the proposed Creekside Surgery Center shall be consistent with the submitted building elevations, materials samples, and color scheme to the satisfaction of the Community Development Department. 3. 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. 4. Decorative (gooseneck, lantern style, etc.) lighting fixtures consistent with the architectural theme of the building shall be utilized on all building elevations. 5. All exterior building-attached light fixtures shall be shielded and directed downward and away from adjacent properties. 6. 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 Community Development Department. 7. The final location, size, orientation, design, materials, and colors of the trash/recycling enclosure and the emergency generator enclosure shall be subject to review and approval by the Community Development Department. 	B	CD (P)
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TRAFFIC, ACCESS, CIRCULATION, AND PARKING REQUIREMENTS				
29.		A “STOP” sign and appropriate pavement markings (i.e., stop bars and legends) shall be installed at the intersection of the southern terminus of the drive aisle located in the southwest corner of the project site and the project driveway drive aisle.	I	CD (E)(P)
30.		The owner/applicant shall provide a minimum of 72 on-site parking spaces.	I, B	CD (E)(P)
31.		The owner/applicant shall modify the existing Parking Easement Agreement to reflect the modifications to the location of the 20 parking spaces as shown on the submitted site plan. In addition, the modified Parking Easement Agreement shall be recorded by the owner/applicant with the County of Sacramento and a copy provided to the City prior to issuance of a building permit for the proposed project.	B	CD (E)(P)
32.		The owner/applicant shall provide nine (9) bicycle parking spaces at a location in close proximity to the primary building entrance to the satisfaction of the Community Development Department.	I	CD (E)(P)
LANDSCAPE/TREE PRESERVATION REQUIREMENTS				
33.		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)
34.		Final landscape plans and specifications for the project shall be prepared by a registered landscape architect and approved by the City Arborist and City staff prior to the approval of a Building Permit. Said plans shall include all landscape specifications and details. Landscaping of the parking areas for guest parking shall meet shade requirements as outlined in the <u>Folsom Municipal Code Chapter 17.57</u> . The landscape plans shall comply and implement water efficient requirements as adopted by the State of California (Assembly Bill 1881) until such time the City of Folsom adopts its own Water Efficient Landscape Ordinance. The landscape and irrigation plans shall also comply with the City’s Model Water Efficiency Landscape 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, sign visibility, 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.	I, B	CD (P)(E)

35.		The final landscape plan shall meet the City shade requirement by providing 40% shade coverage in the parking lot area within fifteen (15) years.	I, B, OG	CD (P)(E)
CULTURAL RESOURCE REQUIREMENTS				
36.		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 Heritage 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 (P)(E)
37.		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 descendent. The descendent will then recommend to the landowner or landowner's representative appropriate disposition of the remains and any grave goods.	G, I	CD (P)(E)
AIR QUALITY REQUIREMENTS				
38.		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)
39.		In compliance with Rule 442 of the Sacramento Metropolitan Air Quality Management District (SMAQMD), the applicant/developer of the project shall use architectural coatings that that comply with the volatile organic compound content limits specified in the general rule.	G, I, B	CD (P)(E)(B)
40.		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)

41.		<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 determine to be running in proper condition before it is operated. 	G, I, B	CD (P)(E)(B)
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NOISE REQUIREMENTS

42.		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. No construction is permitted on Sundays or holidays. Construction equipment shall be muffled and shrouded to minimize noise levels.	G, I, B	CD (P)(E)
43.		Roof-mounted equipment shall not extend above the height of the parapet walls. In addition, ground-mounted mechanical equipment shall be shielded by landscaping or trellis-type features.	B	CD (P)(E)
GRADING REQUIREMENTS				
44.		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)
45.		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)
OTHER AGENCY REQUIREMENT				
46.		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				
47.		<p>The owner/applicant shall enter into a Fuel Modification Agreement (FMA) with the City to address the open space area to the east of the project site. The Community Development Department and the Fire Department shall be responsible for the review and approval of all residential structures, retaining walls, fencing, and landscaping with respect to fire protection and the specific requirements related to the FMA. The FMA agreement shall include, at a minimum, the following requirements:</p> <ul style="list-style-type: none"> • The FMA shall be kept free from dry brush and grass. Tree canopies shall be trimmed 8-feet above grade to eliminate “fire ladders”. Dead material shall be removed annually from trees. If landscape materials are introduced into the FMA, the said materials shall be low growing plants with fire resistance qualities to the satisfaction of the Community Development Department and the Fire Department. • Structures shall not be located in the FMA. The commercial building within the project site shall be constructed from fire resistant materials including but not limited to stucco, concrete boards, stone, and concrete. Retaining walls, if required, within or adjacent to the FMA shall be made from concrete, concrete blocks, or similar materials. Wood retaining walls shall be prohibited. • If applicable, tubular steel fencing shall be used within or adjacent to the FMA. Wood fencing shall be prohibited. 	B, OG	FD
48.		The building 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
49.		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

POLICE/SECURITY REQUIREMENTS				
50.		<p>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:</p> <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				
51.		<p>The proposed project shall comply with all State and local rules, regulations, Governor's Declarations, and restrictions including but not limited to: Executive Order B-29-15 issued by the Governor of California on December 1, 2015 relative to water usage and conservation, requirements relative to water usage and conservation established by the State Water Resources Control Board, and water usage and conservation requirements established within the <u>Folsom Municipal Code, (Section 13.26 Water Conservation)</u>, or amended from time to time.</p>	I, B, OG	CD (P)(E)

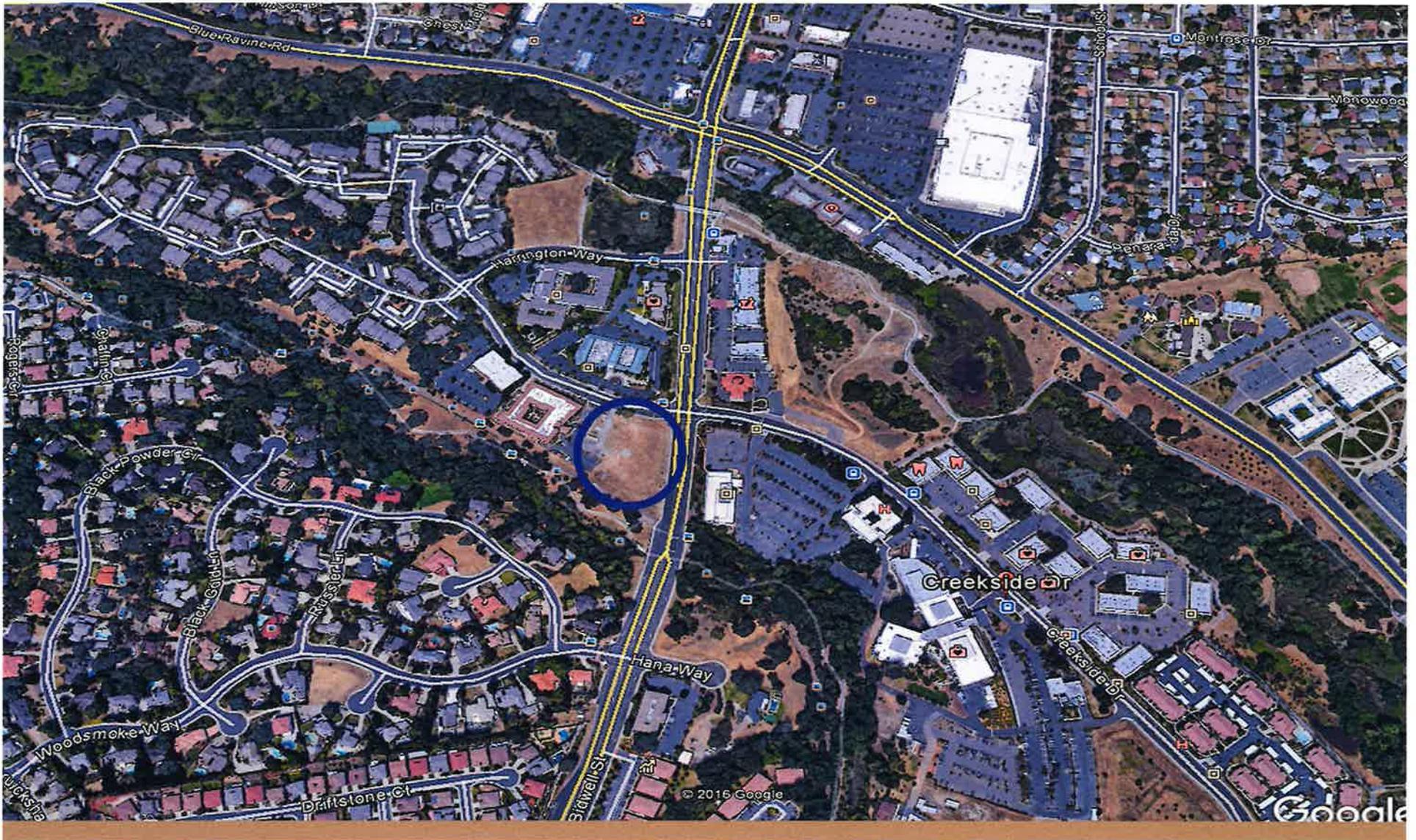
Planning Commission
Creekside Drive Surgery Center (PN 20-011)
March 18, 2020

Attachment 4 Vicinity Map

Vicinity Map

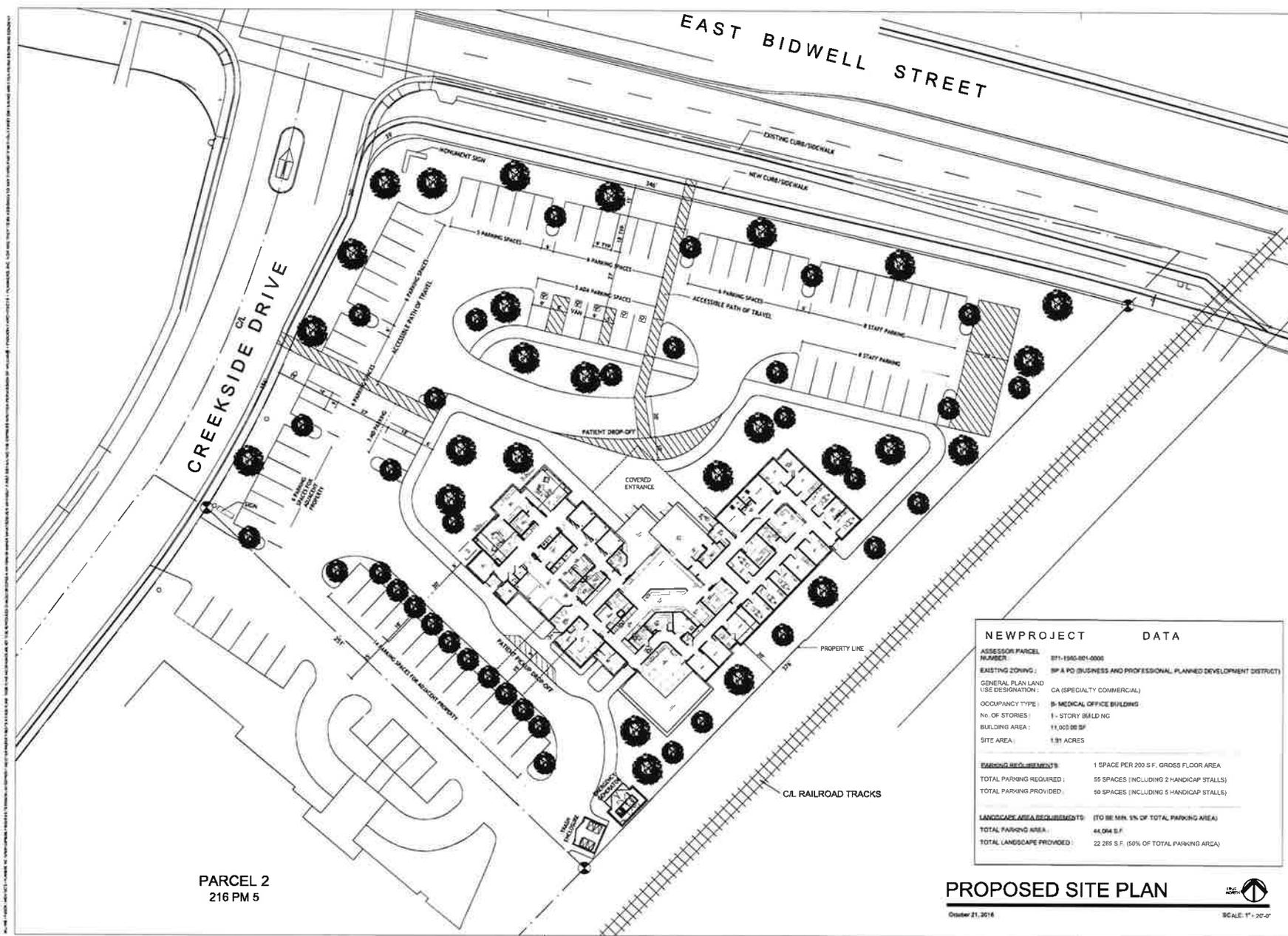


CITY OF
FOLSOM



Planning Commission
Creekside Drive Surgery Center (PN 20-011)
March 18, 2020

Attachment 5
Site Plan, dated October 21, 2016



PARCEL 2
216 PM 5

NEWPROJECT DATA	
ASSESSOR PARCEL NUMBER:	071-1940-021-0005
EXISTING ZONING:	BP A PD (BUSINESS AND PROFESSIONAL PLANNED DEVELOPMENT DISTRICT)
GENERAL PLAN LAND USE DESIGNATION:	CA (SPECIALTY COMMERCIAL)
OCCUPANCY TYPE:	B- MEDICAL OFFICE BUILDING
NO. OF STORES:	1- STORY BUILDING
BUILDING AREA:	11,005 SQ SF
SITE AREA:	1.91 ACRES
PARKING REQUIREMENTS:	1 SPACE PER 200 S.F. GROSS FLOOR AREA
TOTAL PARKING REQUIRED:	55 SPACES (INCLUDING 2 HANDICAP STALLS)
TOTAL PARKING PROVIDED:	50 SPACES (INCLUDING 5 HANDICAP STALLS)
LANDSCAPE AREA REQUIREMENTS:	(TO BE MIN. 5% OF TOTAL PARKING AREA)
TOTAL PARKING AREA:	44,064 S.F.
TOTAL LANDSCAPE PROVIDED:	22,285 S.F. (50% OF TOTAL PARKING AREA)

PROPOSED SITE PLAN

October 21, 2016



SCALE: 1" = 20'-0"

williams + paddon
ARCHITECTS // PLANNERS // PEOPLE

THE NATURAL
RESULT / ASC
EAST BIDWELL
STREET &
CREEKSIDE DRIVE
Folsom, CA, 95630
KEY PLAN

REVISIONS

JOB NO.	183300.00
DRAWN	
DATE	10-21-2016
SCALE	AS NOTED
FILENAME	
www.williamspluspaddon.com	

2201 DODGAS BLVD., STE. 100 // ROSELVILLE, CALIFORNIA 95661 // T 916.786.8178 // F 916.786.2125

Planning Commission
Creekside Drive Surgery Center (PN 20-011)
March 18, 2020

Attachment 6
Building Elevations and Renderings
Dated October 21, 2016

21'-0"
18'-0"
15'-0"
8'-0"
6'-0"



21'-0"
14'-0"
11'-0"

1 NORTHEAST ELEVATION
1/8" = 1' 0"

C: STUCCO A: RAMMED EARTH B: NICHHA WOOD WALL PANEL

21'-0"
15'-0"
8'-0"
6'-0"



18'-0"
15'-0"
11'-0"

2 NORTHWEST ELEVATION
1/8" = 1' 0"

A: RAMMED EARTH C: STUCCO B: NICHHA WOOD WALL PANEL

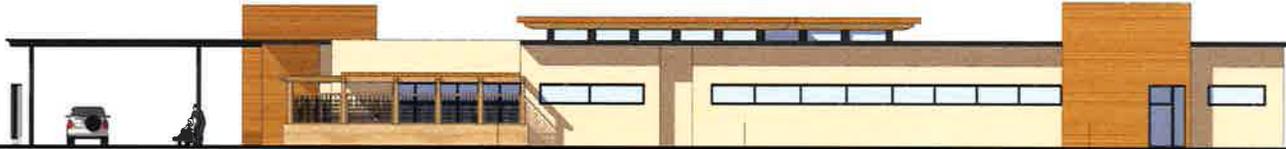


21'-0"
18'-0"
15'-0"
10'-0"
3'-0"

3 SOUTHWEST ELEVATION
1/8" = 1' 0"

B: NICHHA WOOD WALL PANEL C: STUCCO A: RAMMED EARTH

21'-0"
18'-0"
15'-0"
10'-0"



4 SOUTHEAST ELEVATION
1/8" = 1' 0"

A: RAMMED EARTH C: STUCCO B: NICHHA WOOD WALL PANEL



KAUFMAN MEDICAL OFFICE BUILDING

FOLSOM, CA
OCTOBER 21, 2016



A: RAMMED EARTH



B: NICHHA WOOD WALL PANEL



C: STUCCO

OPTION 1 — ENTRANCE



KAUFMAN ASC
SCHEMATIC DESIGN
October, 13, 2016

OPTION 1 — ENTRANCE



KAUFMAN ASC
SCHEMATIC DESIGN
October, 13, 2016

OPTION 1 — ROOF



KAUFMAN ASC
SCHEMATIC DESIGN
October, 13, 2016

OPTION 1 — ROOF



OPTION 1 — INTERIOR_LOBBY



OPTION 1



KAUFMAN ASC
SCHEMATIC DESIGN
October, 13, 2016

Planning Commission
Creekside Drive Surgery Center (PN 20-011)
March 18, 2020

Attachment 7
Planning Commission Staff Report
Dated January 18, 2017

PLANNING COMMISSION STAFF REPORT

PROJECT TITLE	Natural Result Medical Office and Surgery Center
PROPOSAL	Request for approval of a Planned Development Permit for development and operation of an 11,000-square-foot medical office and surgery center
RECOMMENDED ACTION	Approve, based upon findings and subject to conditions
OWNER/APPLICANT	Fred and Kathy Katz/Williams Plus Paddon Architects
LOCATION	Southeast corner of the intersection of East Bidwell Street and Creekside Drive
SITE CHARACTERISTICS	The 1.91-acre project site, which has previously been rough-graded, slopes gradually from west to east and contains limited vegetation including non-native grasses and two cottonwood trees.
GENERAL PLAN DESIGNATION	CA (Specialty Commercial)
ZONING	BP PD (Business and Professional, Planned Development District)
ADJACENT LAND USES/ZONING	North: East Bidwell Street with medical office buildings (C-1 PD) beyond South: A medical office building (BP PD) with a multi-family residential apartment complex beyond East: Southern Pacific Railroad Line with the Humbug-Willow Creek Parkway (OSC) beyond West: Creekside Drive with medical office buildings (BP PD) beyond

PREVIOUS ACTION

Approval of a Planned Development Permit and Conditional Use Permit for development of a 58,800-square-foot professional office building (Mammoth Professional Center) by the Planning Commission on May 16, 2007, Approval of a Planned Development Permit Extension for development of the Mammoth Professional Center by the Planning Commission on July 15, 2009, Approval of a Tentative Parcel Map by the Planning Commission on April 21, 2010, and Approval of a Planned Development Permit and Conditional Use Permit for development of a 60-unit assisted living facility (Oakmont Senior Living) by the Planning Commission on June 5, 2013

FUTURE ACTION

Issuance of Building and Grading permits

APPLICABLE CODES

FMC 17.38, Planned Development District
FMC 17.57, Parking Requirements
FMC 17.59, Signs

ENVIRONMENTAL REVIEW

The project is categorically exempt under Section 15332 In-Fill Development of the California Environmental Quality Act (CEQA)

ATTACHED REFERENCE MATERIAL

1. Vicinity Map
2. Preliminary Site Plan, dated October 21, 2016
3. Preliminary Grading and Drainage Plan, dated October 19, 2016
4. Preliminary Utility Plan, dated October 19, 2016
5. Preliminary Landscape Plan, dated October 21, 2016
6. Building Elevations, dated October 21, 2016
7. Color Building Renderings, dated October 13, 2016
8. Site Photographs

PROJECT PLANNER

Steve Banks, Principal Planner

BACKGROUND

On May 16, 2007, the Planning Commission approved a Planned Development Permit and Conditional Use Permit for the development of the Mammoth Professional Building, which included one, three-story professional office building totaling 58,800 square feet. On July 15, 2009, the Planning Commission approved a Planned Development Permit Extension and Conditional Use Permit Extension for development of the aforementioned Mammoth Professional Building project. On April 21, 2010, the Planning Commission approved a Tentative Parcel Map to subdivide a 3.68-acre parcel into two individual parcels (1.71-acres and 1.91-acres respectively). The recording of

the aforementioned Tentative Parcel Map effectively voided the previously-approved Mammoth Professional Building project.

On June 5, 2013, the Planning Commission approved a Planned Development Permit and Conditional Use Permit for development and operation of the 60-unit Oakmont Senior Living community (two-story, 59,914-square-foot building) on a 1.71-acre site located near the southeast corner of the intersection of East Bidwell Street and Creekside Drive. The Oakmont Senior Living project was subsequently constructed and began operating in October of 2014. It is important to note that the Oakmont Senior Living project, which is located adjacent to the subject 1.91-acre site, included development of 20 off-site parking spaces on the on the adjoining 1.71-acre parcel. In addition, a Parking Easement Agreement was entered into between the two respective property owners which allowed residents, staff, employees, and visitors of the Oakmont Senior Living project exclusive use of the 20-space off-site parking lot area.

APPLICANT'S PROPOSAL

The applicant, Williams Plus Paddon Architects, on behalf of Natural Result Surgery Center, is requesting approval of a Planned Development Permit for development and operation of an 11,000-square-foot medical office and surgery center on a 1.91-acre site located at the southeast corner of East Bidwell Street and Creekside Drive. The proposed medical office and surgery center will offer a range of surgical and non-surgical aesthetic procedures to its patients. Vehicle access to the project site is provided by an existing driveway located on the east side of Creekside Drive. Internal circulation is facilitated by drive aisles within the project site. Proposed on-site improvements include underground utilities, parking, pedestrian walkways, site lighting, site landscaping, a trash/recycling enclosure, and an emergency generator enclosure. Proposed off-site improvements include construction of a third eastbound travel lane on East Bidwell Street, traffic signal modifications, and undergrounding of overhead utilities along East Bidwell Street. In terms of building design, the proposed medical office and surgery center is fairly modern in appearance and features an array of angular building forms and shapes.

GENERAL PLAN AND ZONING CONSISTENCY

The General Plan land use designation for the project site is CA (Specialty Commercial) and the zoning designation is BP PD (Business and Professional, Planned Development District). The zoning designation corresponds with the General Plan land use designation. The proposed project is consistent with both the General Plan land use and zoning designations, as medical offices and related uses are identified as a permitted land use in the zoning district for this site. In addition, the proposed project will not conflict with any known applicable plans or policies by agencies with jurisdiction over the project.

LAND USE COMPATIBILITY

The proposed medical office and surgery center site, which is located on an undeveloped 1.91-acre commercially-zoned property at the southeast corner of the intersection of East Bidwell Street and Creekside Drive, slopes gradually from west to east and contains non-native grasses and two cottonwood trees. The project site is bounded by East Bidwell Street to the north with medical office buildings beyond, an assisted living facility to the south with a medical office building beyond, Creekside Drive to the west with medical office buildings beyond, and the Joint Powers Authority (JPA) Rail Line to the east with the Humbug-Willow Creek Parkway and single-family residential development beyond. It is important to note that the nearest residential neighborhood (Los Cerros Subdivision), which is located approximately 250 feet east of the project site, is

separated from the subject property by the JPA Rail Line corridor and the Humbug-Willow Creek Parkway. Based on the predominance of medical offices and medical-related uses in the immediate project vicinity, staff has determined that the proposed project is compatible with and complimentary to existing land uses in the project area.

PLANNED DEVELOPMENT PERMIT

The purpose of the Planned Development Permit process is to allow greater flexibility in the design of integrated developments than otherwise possible through strict application of land use regulations. The Planned Development Permit process is also designed to encourage creative and efficient uses of land. In reviewing the applicant’s request for approval of a Planned Development Permit, staff considered a variety of factors including existing/proposed development standards, traffic/access/circulation, parking requirements, noise impacts, site lighting, site landscaping, trash/recycling, project signage, and architecture/design.

Development Standards

The applicant’s intent with the subject application is to comply with the development standards established for the Business and Professional zoning district (BP) including maximum building coverage, setbacks, and building height. The following table outlines the existing and proposed development standards for the proposed project:

Natural Results Surgery Center Development Standards Table					
	Building Coverage	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Building Height limit
BP Zoning District Standard	60 Percent	20 feet	20 feet	5/10 feet	35 feet
Proposed Project	13 Percent	120 feet	20 feet	60 and 120 feet	21 feet

As shown on the development standards table above, the proposed project meets or exceeds all of the applicable development standards. As a result, staff has determined that the proposed project meets the intent, purposes, and standards set forth in the Folsom Municipal Code (FMC, Section 17.22.050 Commercial Zone Standards Table).

Traffic, Access, and Circulation

Existing Roadway Network:

The project site is located at the southeast corner of the intersection of East Bidwell Street and Creekside Drive. Access to the project site is provided by an existing two-way driveway that is situated on the south side of Creekside Drive, approximately 240 feet south of the intersection of East Bidwell Street and Creekside Drive. The existing driveway, which was constructed with development of the Oakmont Senior Living project in 2014, was anticipated to be a common driveway and serve the subject site as well as the Oakmont Senior Living project. Significant roads in the project vicinity include East Bidwell Street, Blue Ravine Road, and Creekside Drive. In the vicinity of the project site, East Bidwell Street is generally two lanes in each direction with a posted 45 mph speed limit. In the project area, Blue Ravine Road is generally two lanes in each direction and has a posted 40 mph speed limit. Creekside Drive, which meets East Bidwell Street at a traffic signal controlled intersection at the northwest corner of the project site, is one lane in each direction and has a 35 mph posted speed limit.

Traffic Impacts:

The traffic, access, and circulation impacts associated with the proposed project are based, in part, on the results of a traffic study that was prepared in 2007 by MRO Engineers for the Mammoth Professional Center project and a traffic study that was prepared in 2013 by MRO Engineers for the Oakmont Senior Living project. The Oakmont Senior Living project traffic study assumed that the subject site would be developed with a 20,000-square-foot medical office and cancer center (as opposed to an 11,000-square-foot medical office and surgery center). The aforementioned traffic studies analyzed traffic operations in the vicinity of the project site under three scenarios: Existing Conditions, Construction Year No Project Conditions, and Construction Year Plus Project Conditions. Potential impacts of the project were evaluated at three nearby street intersections: East Bidwell Street/Blue Ravine Road, East Bidwell Street/Creekside Drive, and Creekside Drive/Project Driveway. The proposed project is expected to generate 26 AM Peak Hour trips (21 inbound and 5 outbound) and 39 PM Peak Hour trips (21 inbound trips and 18 outbound trips). As a point of reference, the 2013 traffic study assumed the subject site would generate 48 AM Peak Hour trips and 71 PM Peak Hour trips. Based on the extremely low volume of vehicle trips, no change in level of service (LOS) is anticipated at any of the three study intersections with development of the proposed project.

Project Access and On-Site Circulation:

As shown on the submitted site plan, access to the project site is provided by an existing two-way driveway located on the east side of Creekside Drive. As part of the previous traffic study, a stopping sight distance analysis and a queue length analysis were conducted to evaluate potential traffic and circulation safety hazards related to the project driveway on Creekside Drive. The traffic study did not identify any concerns relative to the location and operation of the two-way driveway on Creekside Drive. It is important to note that no changes or modifications are proposed to the existing common two-way driveway on Creekside Drive which will serve the proposed project. City staff evaluated the submitted site plan for the proposed project and determined that, in general, the on-site circulation system is acceptable. However, to further ensure safe travel within the project site, staff recommends that the following measure be implemented (Condition No. 29):

- A “STOP” sign and appropriate pavement markings (i.e., stop bars and legends) shall be installed at the intersection of the southern terminus of the drive aisle located in the southwest corner of the project site and the project driveway drive aisle.

Off-Site Improvements

As described previously within this report, the project site is located at the southeast corner of the intersection of East Bidwell Street and Creekside Drive. The project’s frontage along Creekside Drive is fully improved with a curb, gutter, and sidewalk. The applicant is proposing to provide landscape improvements along the frontage of Creekside Drive. The project’s frontage along East Bidwell Street is also fully improved with a curb, gutter, and sidewalk; however, these improvements are not situated at the ultimate right-of-way location.

The Folsom General Plan Circulation Element planned for the ultimate build-out of East Bidwell Street with six travel lanes (three eastbound and three westbound travel lanes) in the project area. Currently, there are four travel lanes located on East Bidwell Street adjacent to the project site. In compliance with the General Plan, staff recommends that the owner/applicant widen southbound East Bidwell Street (provide third southbound travel lane) and construct associated frontage

improvements (including traffic signal relocation) from Creekside Drive to the approximate eastern property boundary to the satisfaction of the Community Development Department. In addition, staff recommends that the owner/applicant enter into a credit reimbursement agreement with the City to mitigate the cost of constructing the aforementioned improvements. Condition No. 52 is included to reflect these requirements.

The project's frontage adjacent to East Bidwell Street includes existing overhead poles and associated overhead power lines. City Council policy is that all new development projects place any above-ground utility lines (and associated overhead poles) lower than 69 KV underground within and along the perimeter of the project site at the developer's cost. The applicant has indicated to staff that the cost of undergrounding the existing overhead poles and power lines along the project's entire frontage with East Bidwell Street is a financial burden that this particular project is unable to absorb. As a result, the applicant is requesting approval to deviate from City policy by undergrounding the utilities along the project's frontage with East Bidwell Street between the two overhead poles, but retaining and relocating the overhead poles on the project site. It is important to acknowledge that the applicant was aware of City policy regarding undergrounding of utilities prior to submitting the subject development application.

In order to better understand the framework behind the applicant's request deviate from City policy relative to undergrounding of the utilities, it is important to revisit the development history of the project site. In 2007, the Planning Commission approved development of the 58,000-square-foot Mammoth Professional Office Building project on a 3.62-acre site located at the southeast corner of East Bidwell Street and Creekside Drive. The approval of the aforementioned office building project included a condition of approval requiring undergrounding all utility lines less than 69 KV along East Bidwell Street at the developers cost. In 2010, the Planning Commission approved a Tentative Parcel Map which subdivided the 3.62-acre site into two individual parcels and voided the office building project approval. In 2013, the Planning Commission approved development of the Oakmont Senior Living project on the interior 1.71-acre parcel. Since the Oakmont Senior Living Parcel was not located adjacent to East Bidwell Street, there was no condition of approval placed on the project relative to undergrounding of utilities adjacent to East Bidwell Street. The end result of the aforementioned actions is that the undergrounding of utility lines less than 69 KV along this particular frontage with East Bidwell Street is the responsibility of owner/applicant of the subject 1.91-acre parcel.

As described previously, the applicant is requesting approval to deviate from the City Council policy with respect to undergrounding of utilities adjacent to East Bidwell Street due to the financial hardship this requirement would have on the proposed project. The authority to deviate from City Council policy rests solely with the City Council. As a result, staff recommends that the applicant submit a formal request to the City Council requesting that the requirement to underground utilities less than 69 KV along the project's frontage be modified. In the meantime, staff recommends that the existing overhead utility lines (including overhead poles) located along East Bidwell Street and all future utility lines, lower than 69 KV, be placed underground within and along the perimeter of the project at the owner/applicant's cost. In addition, staff recommends that any deviation from the aforementioned requirement be subject to review and approval by the City Council. Condition No. 53 is included to reflect these requirements.

Parking

The proposed project includes development of an 11,000-square-foot medical office and surgery center. The Folsom Municipal Code (FMC, Section 17.57.040) requires that medical offices and similar-type facilities provide one parking space per two hundred square feet of floor area (not including common areas, interior hallways, and restroom facilities). As shown on the submitted site plan, the proposed project meets the minimum parking requirement by providing 52 on-site parking spaces whereas 50 parking spaces are required (9,900 square feet of building area /200 square feet of floor area). The submitted site plan does not identify any the location of any bicycle parking spaces. Staff recommends that nine bicycle parking spaces be provided in a location that is in close proximity to the building entrances. Condition No. 32 is included to reflect this requirement.

The project site currently includes an improved parking lot area with 20 parking spaces (located in the southeast corner of the property) intended for the exclusive use of residents, staff, employees, and visitors of the adjacent Oakmont Senior Living Community through a Parking Easement Agreement recorded between the two property owners. The 20 existing parking spaces were not included in the parking analysis for the proposed project. As shown on the site plan, the applicant is proposing to relocate these 20 parking spaces from the southeast corner of the project site to a more central location directly across from the entrance to the Oakmont Senior Living Community. The applicant has discussed this modification to the location of the parking spaces with the owner of the Oakmont Senior Living Community and indicated that they are agreeable. However, the owner of the Oakmont Senior Living Community does not want to modify the existing Parking Easement Agreement until such time that the Planning Commission approval of the proposed project. As a result, staff recommends that the owner/applicant modify the existing Parking Easement Agreement to reflect the aforementioned modifications to the location of the 20 parking spaces. In addition, staff recommends that the Parking Easement Agreement be recorded with the County of Sacramento and a copy provided to the City prior to issuance of a building permit for the proposed project. Condition No. 31 is included to reflect these requirements.

Noise

Development of the 11,000-square-foot medical office and surgery center would temporarily increase noise levels in the project vicinity during the construction period, which would take approximately eight months. Construction activities including site clearing, excavation, grading, building construction, and paving, would be considered an intermittent noise impact throughout the construction period of the project. The City's Noise Ordinance excludes construction activities from meeting the General Plan Noise Element standards, provided that all phases of construction are limited to the hours between 7:00 a.m. and 6:00 p.m. on weekdays, 8:00 a.m. and 5:00 p.m. on Saturdays. To ensure compliance with the City's Noise Control Ordinance and General Plan Noise Element, staff recommends that the hours of construction activity 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, with no construction permitted on Sundays or holidays. In addition, staff recommends that construction equipment be muffled and shrouded to minimize noise levels. Condition No. 42 is included to reflect these requirements.

The noise environment in the area of the project site is dominated by traffic noise generated by vehicles on East Bidwell Street and Creekside Drive. Additional noise is also generated by nearby commercial uses and from bicyclists and pedestrians utilizing the Humbug-Willow Creek Parkway. Operational noises generated by the proposed project include sounds associated with new vehicle trips, vehicles parking, and mechanical equipment associated with the new building. Based on the limited volume of project-related vehicle trips, vehicle noise exposure would increase only slightly

as compared to existing conditions in the project vicinity. There would also only be a slight noise increase from activities occurring in the parking lot area as the parking lot area is fairly limited in size (72 on-site parking spaces). To minimize operational noise impacts associated with mechanical equipment, staff recommends that roof-mounted equipment not extend above the height of the parapet walls. In addition, staff recommends that ground-mounted mechanical equipment be shielded by landscaping or trellis-type features. Condition No. 43 is included to reflect these requirements.

Site Lighting

The applicant is proposing to use a combination of wall-mounted lights, landscape lighting, and free-standing parking lot lights. The proposed free-standing parking lot lights are 18 feet in height and have a dark bronze finish. Wall-mounted lights are proposed to provide illumination for architectural building features and to provide necessary lighting for the pedestrian walkways around the building. Staff recommends that decorative (gooseneck, lantern style, etc.) lighting fixtures consistent with the architectural theme of the building be utilized on all building elevations. Condition No. 22 is included to reflect this requirement. In addition, staff recommends that all exterior building-attached lighting be shielded and directed downward to minimize glare towards the surrounding properties. Condition No. 28-4 is included to reflect this requirement.

Trash/Recycling Enclosure/Emergency Generator Enclosure

The proposed project includes a single trash/recycling enclosure which is located in the southeast corner of the project site. The applicant is also proposing to locate an emergency generator enclosure adjacent to the trash/recycling enclosure. The proposed six-foot-tall trash/recycling enclosure and six-foot-tall emergency generator enclosure, which measure 20 feet in width by 10 feet in depth, include a design that features concrete masonry unit (CMU) split-face blocks, a CMU wall-cap, and a metal gate. The applicant is proposing to paint the trash-recycling enclosure and the emergency generator enclosure an earth-tone color to match the colors utilized on the proposed building. Staff recommends that the final location, size, orientation, design, materials, and colors of the trash/recycling enclosure and the emergency generator enclosure are subject to review and approval by the Community Development Department. Condition No. 28-7 is included to reflect this requirement.

Signage

Project identification for the proposed medical office and surgery center includes a single wall-mounted sign and one freestanding monument sign. The proposed externally-illuminated wall-mounted sign, which is located on the north building elevation, is approximately 40 square feet in size with black-colored copy that reads "KAUFMAN PLASTIC SURGERY". In addition to the sign copy, the wall sign includes a circular multi-colored logo. The proposed monument sign, which is located on a decorative wall in the northwest corner of the project site, is approximately 24-square-feet in size and also features black-colored copy that reads "THE NATURAL RESULT." Staff has determined that the size of the proposed wall sign and the proposed monument sign are consistent with the requirements of the Folsom Municipal Code (FMC, Section 17.59.040). In addition, staff has determined that the proposed wall sign and monument sign utilize a design, materials, and colors that are complimentary to the design of the proposed building.

Grading and Drainage

The preliminary grading plan shows the finished pad grade at 302 feet. The project site has previously been rough-graded and slopes moderately from west to east, with more severe sloping

occurring within the southeastern portion of the proposed boundary adjacent to the Humbug-Willow Creek corridor. Development of the project site is anticipated to require moderate movement of soils and the compaction of said materials. The applicant is required to provide a complete geotechnical report before the design of the interior drive aisles, parking lot areas, and building foundations are finalized. Condition No. 12 is included to reflect this requirement.

Public storm drain facilities are provided to accommodate runoff for the surrounding commercial uses and medical office buildings, but no infrastructure currently exists within the project site. The nearest storm drainage infrastructure is located adjacent to the site within the Creekside Drive right-of-way. Because no storm drain facilities are provided within the project site, storm water quality treatment controls are required to be incorporated into the site design and connected to the existing City storm drainage facilities. Staff recommends the storm drain improvement plans provide for “Best Management Practices” that meet the requirements of the water quality standards of the City’s National Pollutant Discharge Elimination System Permit issued by the State Regional Water Quality Control Board. Condition No. 25 is included to reflect this requirement.

Existing and Proposed Landscaping

The project site has previously been rough-graded and contains a variety of non-native grasses along with two cottonwood trees. There are no natural habitats within the project site nor are there any water bodies (including wetlands). The project site is located in relatively close proximity to natural habitat and riparian vegetation along Willow Creek and within the Humbug-Willow Creek Parkway. However, the site is separated from the parkway area by the Joint Powers Authority Rail Line and a paved bicycle and pedestrian trail, a distance of no less than 85 feet.

The preliminary landscape plan includes a twenty-foot-wide landscape buffer adjacent to Creekside Drive, a twenty-foot-wide landscape buffer adjacent to East Bidwell Street, and a twenty-foot-wide landscape buffer along the eastern property boundary. Proposed landscape improvements include a variety of trees, shrubs, groundcover, and turf. Among the proposed trees are Drake Elm, Dwarf Southern Magnolia, Eastern Dogwood, European Hackberry, London Plane, Oklahoma Red Bud, Sawleaf Zelkova, and Tulip Tree. Proposed shrubs and groundcover include Baby New Zealand Flax, Blue Oat Grass, Daylily, Dwarf Coyote Brush, Dwarf Heavenly Bamboo, Manzanita, Rosemary, Russian Sage, and Summer Lilac. The proposed landscape plan meets the City shade requirement by providing 60% shade coverage (40% required) in the parking lot within fifteen (15) years. Staff recommends the final landscape plan be subject to review and approval by the Community Development Department. Condition No. 34 is included to reflect this requirement.

Architecture/Design

As referenced previously within this report, the proposed Natural Result Medical Office and Surgery Center includes development of a one-story, 11,000-square-foot building. The proposed building features a modern style of design that incorporates natural building materials and sustainability features in an effort to be responsive to local environmental conditions. The proposed building includes a number of unique design features including varied roof heights and shapes, angular building forms, building projections and reveals, and covered entries. Proposed building materials include wood wall panels, stone veneer, stucco, wood and metal shade canopies, exposed wood and metal beams, and glass skylights. Primary colors are generally earth tone with richer trim and accent colors.

Based on the fact that the Natural Result Medical Office and Surgery Center is located in close proximity to the Humbug-Willow Creek Corridor (approximately 85 feet to the east), the proposed project is subject to the Humbug-Willow Creek Design Guidelines. The following are general design guidelines that are intended to guide the architectural design for projects located within the Humbug-Willow Creek corridor:

- Incorporate wood, brick, masonry, and stone as one of the primary building elements.
- Use a projecting trim around all doors and windows, unless they are inset in stone or a masonry façade.
- Articulate the facades visible from the Parkway and the public right-of-way of buildings greater than 50 feet in length with projections and/or reveals in order to create a varying architectural form.
- Utilize colors that are earth tones, non-glossy, and are not bright, which can blend in with the natural landscape.

As recommended by the Humbug-Willow Creek Design Guidelines, the proposed project features a significant amount of articulation through the use of varied roof heights, angular building forms, building projections, and building reveals. In addition, the proposed project provides interesting views from all four building elevations through the utilization of design elements including elevated roof forms, covered entries, and decorative trellises. The proposed project also takes advantage of natural building materials (wood wall panels, stone veneer, and exposed wood design elements) which will allow the building to integrate seamlessly with the natural setting of the adjacent parkway. Lastly, the proposed project features a palate of earth tone colors (predominantly browns and tans) which will blend well with the natural landscape of the project area. Based on the aforementioned factors, staff has determined that the proposed project is complimentary to surrounding developments and compatible with the natural setting of the Humbug-Willow Creek Parkway. Staff forwards the following design recommendations to the Commission for consideration:

1. This approval is for development of the single-story, 11,000-square-foot Natural Result Medical Office and Surgery Center. The owner/applicant shall submit building plans that comply with this approval and the attached building elevations and color renderings dated October 13, 2016 and October 21, 2016 respectively.
2. The design, materials, and colors of the proposed Natural Result Surgery Center shall be consistent with the submitted building elevations, materials samples, and color scheme to the satisfaction of the Community Development Department.
3. 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.
4. Decorative (gooseneck, lantern style, etc.) lighting fixtures consistent with the architectural theme of the building shall be utilized on all building elevations.

5. All exterior building-attached light fixtures shall be shielded and directed downward and away from adjacent properties.
6. All signs for the project shall comply with the Folsom Municipal Code and any modification to or deviation from the sign criteria shall be subject to review and approval by the Community Development Department.
7. The final location, size, orientation, design, materials, and colors of the trash/recycling enclosure and the emergency generator enclosure shall be subject to review and approval by the Community Development Department.

These recommendations are included in the conditions of approval presented for consideration by the Planning Commission (Condition No. 28).

ENERGY AND WATER CONSERVATION

To reduce impacts in terms of energy and water consumption, the proposed project is required to meet the 2014 Title 24 Building Envelope Energy Efficiency Standards. The project will be allowed to achieve this performance standard through a combination of measures to reduce energy use for heating, cooling, water heating and ventilation. Because energy use for each different system type (i.e., heating, cooling, water heating, and ventilation) is defined, this method will also easily allow for application of individual measures aimed at reducing the energy use of these devices in a prescriptive manner. It is important to note that the project applicant will be utilizing the checklist for the LEED and WELL Building Standard in an attempt to exceed required energy and water conservation requirements.

In an effort to address water conservation, the proposed project includes a number of measures aimed at reducing on-site water usage. The proposed project has been designed to achieve an overall water efficient landscape rating utilizing primarily low water use plant materials. The concepts of utilizing plant materials that are compatible in their water use requirements together within the same irrigation zones, are to be applied with all planting and irrigation design. In addition, all proposed landscape areas will have automatically controlled irrigation systems that incorporate the use of spray, subsurface in-line emitters, and other high efficiency drip-type systems. To further ensure water conservation is being achieved, the proposed project is required to comply with all State and local rules, regulations, Governor's Declarations, and restrictions including but not limited to: Executive Order B-29-15 issued by the Governor of California on December 1, 2015 relative to water usage and conservation, requirements relative to water usage and conservation established by the State Water Resources Control Board, and water usage and conservation requirements established within the Folsom Municipal Code, (Section 13.26 Water Conservation), or amended from time to time. Condition No 51 is included to reflect these requirements.

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). 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 designation, and the Zoning 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 designation. The proposed project also meets all zoning regulations and standards established for the subject property. 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 1.91-acre of property located within the City of Folsom. The project site is surrounded by urban development with commercial office buildings to the north, and assisted living facility to the south, commercial office buildings to the west, and single-family residential development across the Humbug-Willow Creek corridor to the east. The third criterion states that the proposed development has no habitat for endangered, rare, or threatened species. A biological resource assessment prepared for the project site in 2013 (in conjunction with an Initial Study and Mitigated Negative Declaration prepared for the Oakmont Senior Living project) determined that there were no rare, endangered, or threatened species located on the project site. It is important to note that the project site has previously been rough graded and contains no significant vegetation.

The fourth criterion requires that the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. As described within the traffic section of this staff report, the proposed project would not have a significant impact relative to traffic given the use of an existing driveway for project access and the extremely low volume of projected vehicle trips. In terms of noise, staff determined that the proposed project will not result in any significant noise-related impacts given the proposed use as a medical office and surgery center. Based on the low number of projected vehicle trips, the proposed project will not result in any air quality or greenhouse gas-related impacts. The proposed project will not have any water quality-related impacts as the project will utilize the existing storm drain system located adjacent to the project site. The fifth criterion is that the project site can adequately be served by all required utilities and public services. City staff has determined that the project site will be served by existing utilities located within the Creekside Drive and East Bidwell Street right-of-way. In addition, staff has determined that there is sufficient capacity and capability (school capacity, fire response, police response, park facilities, etc.) so that public services will not be impacted by the proposed project.

RECOMMENDATION/PLANNING COMMISSION ACTION

MOVE TO APPROVE A PLANNED DEVELOPMENT PERMIT FOR DEVELOPMENT AND OPERATION OF AN 11,000-SQUARE-FOOT MEDICAL OFFICE AND SURGERY CENTER AT THE SOUTHEAST CORNER OF THE INTERSECTION OF EAST BIDWELL STREET AND CREEKSIDE DRIVE AS ILLUSTRATED ON ATTACHMENTS 2 THROUGH 7 FOR THE NATURAL RESULT MEDICAL OFFICE AND SURGERY PROJECT WITH THE FOLLOWING FINDINGS AND CONDITIONS (NO. 1-54).

GENERAL FINDINGS

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

CEQA FINDINGS

- C. 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.
- D. THE PROPOSED DEVELOPMENT OCCURS WITHIN CITY LIMITS ON A PROJECT SITE OF NO MORE THAN FIVE ACRES SUBSTANTIALLY SURROUNDED BY URBAN USES.
- E. THE PROJECT SITE HAS NO VALUE AS HABITAT FOR ENDANGERED, RARE, OR THREATENED SPECIES.
- F. APPROVAL OF THE PROJECT WOULD NOT RESULT IN ANY SIGNIFICANT EFFECTS RELATING TO TRAFFIC, NOISE, AIR QUALITY, OR WATER QUALITY.
- G. THE SITE CAN BE ADEQUATELY SERVED BY ALL REQUIRED UTILITIES AND PUBLIC SERVICES.

PLANNED DEVELOPMENT PERMIT FINDINGS

- H. THE PROPOSED PROJECT COMPLIES WITH THE INTENT AND PURPOSES OF CHAPTER 17.38 (PLANNED DEVELOPMENT DISTRICT) OF THE FOLSOM MUNICIPAL CODE AND OTHER APPLICABLE ORDINANCES OF THE CITY AND THE GENERAL PLAN.
- I. THE PROPOSED PROJECT IS CONSISTENT WITH THE OBJECTIVES, POLICIES AND REQUIREMENTS OF THE DEVELOPMENT STANDARDS OF THE CITY.
- J. THE PHYSICAL, FUNCTIONAL AND VISUAL COMPATIBILITY BETWEEN THE PROPOSED PROJECT AND EXISTING AND FUTURE ADJACENT USES AND AREA CHARACTERISTICS IS ACCEPTABLE.
- K. THERE ARE AVAILABLE NECESSARY PUBLIC FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER, SEWER AND DRAINAGE AND THE PROJECT ADEQUATELY PROVIDES FOR THE FURNISHING OF SUCH FACILITIES.
- L. THE PROPOSED PROJECT WILL NOT CAUSE UNACCEPTABLE VEHICULAR TRAFFIC LEVELS ON SURROUNDING ROADWAYS, AND THE PROPOSED PROJECT WILL PROVIDE ADEQUATE INTERNAL CIRCULATION, INCLUDING INGRESS AND EGRESS
- M. 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.

- N. ADEQUATE PROVISION IS MADE FOR THE FURNISHING OF SANITATION SERVICES AND EMERGENCY PUBLIC SAFETY SERVICES TO THE DEVELOPMENT.
- O. THE PROPOSED DEVELOPMENT WILL NOT CAUSE ADVERSE ENVIRONMENTAL IMPACTS WHICH HAVE NOT BEEN MITIGATED TO AN ACCEPTABLE LEVEL.

Submitted,

DAVID E. MILLER, AICP
Community Development Director

CONDITIONS

See attached tables of conditions for which the following legend applies.

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

Planning Commission
Creekside Drive Surgery Center (PN 20-011)
March 18, 2020

Attachment 8
Letter from Applicant, dated January 17, 2020

Steven Banks

From: Fred Katz <fkatz@kkprop.net>
Sent: Friday, January 17, 2020 3:25 PM
To: Steven Banks
Cc: rich@rbnaint.com; Steve Kirkpatrick; Scott Paddon; Jack Paddon; javidannejad@yahoo.com
Subject: RE: Esc#FSSE-8041902600 - 1578 Creekside Drive, Folsom CA 95630 - Planned Development Permit Extension for Natural Results Surgery Center (PN-19-002)

Hi Steve,

The purpose of this email is to formally request a further extension of the Planned Development Permit for Natural Results Surgery Center (PN-19-002). As you know, Williams and Paddon is currently processing a Planned Development Modification for Dr. Javid Javidan to develop a medical building on the property. We are in escrow to sell the property to Dr. Javidan who is anxious to proceed with his project once the Planned Development Modification is approved by the City of Folsom. Your cooperation is appreciated. Please call or email if you need anything further from me to accommodate our request. Many thanks.

Fred M. Katz
Katz Kirkpatrick Properties
KKP Lake of the Pines LLC
1731 E. Roseville Parkway
Suite 270
Roseville, CA 95661
916-780-6670, ext. 204
fkatz@kkprop.net

This message and any attachments are intended only for the use of the addressee and may contain information that is privileged and confidential. If the reader of the message is not the intended recipient or an authorized representative of the intended recipient, you are hereby notified that any dissemination of this communication is strictly prohibited. If you have received this communication in error, notify the sender immediately by return email and delete the message and any attachments from your system. Nothing in this email transmittal is intended to constitute an "electronic signature" or to create a binding contract pursuant to the California Uniform Electronic Transactions Act.

Planning Commission
Creekside Drive Surgery Center (PN 20-011)
March 18, 2020

Attachment 9
Utility Undergrounding Agreement
Dated February 22, 2017



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

**Community Development
Department
50 Natoma Street
Folsom, CA 95630**

February 22, 2017

Fred Katz
Katz Kilpatrick Properties
3300 Douglas Blvd., Suite 385
Roseville, CA 95661

RE: E. Bidwell St. & Creekside Drive Surgery Center Project Utility Undergrounding

Dear Mr. Katz:

Thank you for meeting with Steve Krahn, City Engineer, and me to discuss Condition No. 53 of your project approval by the Folsom Planning Commission for the surgery center project located at East Bidwell Street and Creekside Drive. Per our discussion, you have agreed to comply with Condition No. 53 by undergrounding all overhead electric and associated utilities on East Bidwell Street fronting your property from the existing power pole near the east property line to a pole located at the SE corner of the intersection of Creekside Drive and East Bidwell Street. This work is shown on the attached exhibit.

Please evidence your concurrence with the description of the scope of work as shown in the attached exhibit and described above by signing at the bottom of this letter. The undergrounding work, once completed, will satisfy the developer's obligation under Condition No. 53.

Additionally, the City Engineer will produce a letter to SMUD indicating that the street widening is a City project and therefore the costs to the project will be adjusted as a city project. We will copy this letter to you and anticipate having it sent this week.

Please sign and returned an original of the signed copy of this letter signifying agreement as to your obligation under Condition No. 53 of your PD Permit approval.

Sincerely,

David E. Miller
Director of Community Development
City of Folsom

F. Katz, P. 2

I concur with the description of the scope of work as shown in the attached exhibit and described above pertaining to Condition No. 53.

Fred Katz
Katz Kilpartick Properties

Date

Planning Commission
Creekside Drive Surgery Center (PN 20-011)
March 18, 2020

Attachment 10 Site Photographs









Planning Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: Mangini Ranch Villages 4 and 8 Subdivision (Phase 2)
Residential Design Review
File #: PN-19-431
Request: Residential Design Review
Location: Mangini Ranch Phase 2 Subdivision within Folsom Plan Area
Staff Contact: Steve Banks, Principal Planner, 916-461-6207
sbanks@folsom.ca.us

Property Owner

Name: Cargini Investors, LLC
Address: 4370 Town Center Boulevard Suite
100, El Dorado Hills, CA 95762

Applicant

Name: KB Homes
Address: 3005 Douglas
Boulevard Suite 250, Roseville,
CA 95661

Recommendation: Conduct a public hearing and upon conclusion recommend approval of a Residential Design Review Application for 109 single-family residential homes as illustrated on Attachments 5 through 10 for the Mangini Ranch Villages 4 and 8 Subdivision project (PN 19-431) subject to the findings (Findings A-J) and conditions of approval (Conditions 1-14) attached to this report.

Project Summary: The proposed project involves a request for Residential Design Review approval for 109 traditional single-family residential homes located within Villages 4 and 8 of the previously approved Mangini Ranch Phase 2 Subdivision project. In particular, the applicant is requesting Design Review approval for four (4) individual master plans within Villages 4 and 8. Four distinct California heritage-themed architectural styles and twelve color and material alternatives are incorporated among the four master plans.

Table of Contents:

- 1 - Description/Analysis
- 2 - Background
- 3 - Conditions of Approval
- 4 - Vicinity Map
- 5 - Mangini Ranch (Phase 2) Master Plan Exhibit
- 6 - Mangini Ranch Villages 4 and 8 Site Plan Exhibit
- 7 - Conceptual Lot Layout Exhibit, dated January 23, 2020



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 2
Type: Public Hearing
Date: March 18, 2020

- 8 - Conceptual Landscape Plan Exhibit, dated November, 2019
- 9 - Street Scene Exhibit, dated November 14, 2019
- 10 - Building Elevations and Floor Plans, dated January 23, 2020
- 11 - Folsom Ranch Central District Design Guidelines

Submitted.

PAM JOHNS
Community Development Director

ATTACHMENT 1 DESCRIPTION/ANALYSIS

APPLICANT'S PROPOSAL

The applicant, KB Homes, is requesting Residential Design Review approval for 109 single-family residential homes situated within the previously approved Mangini Ranch Phase 2 Subdivision project. Specifically, the applicant is requesting Design Review approval for four (4) individual master plans within Villages 4 and 8. The master plans include four (4) distinct California heritage-themed architectural styles (Cottage, Craftsman, Farmhouse, and Spanish) and twelve (12) color and material alternatives.

The proposed master plans, which feature two, two-story models and two, one-story models, range in size from 1,429 to 2,696 square feet (3BR/2BA to 5BR/2.5) and include an attached two-car garage. The four classic design themes are characterized by a variety of unique architectural elements including distinctive roof shapes and forms, covered front entries, varied door and window design, and enhanced decorative elements. Proposed building materials include stucco, vertical and horizontal wood siding, board and batten siding, stone veneer, handmade and used brick veneer, wood gable ends, wood posts and columns, wood shutters, wood window awnings, clay pipe elements, multi-paned windows, themed garage doors, decorative light fixtures, and concrete roof tiles. In addition, there are 12 distinct color and material alternatives available for each of the master plans resulting in 48 different visual expressions.

POLICY/RULE

Folsom Municipal Code (FMC), Section 17.06.030 requires that single-family residential master plans submit a Design Review Application for approval by the Planning Commission.

ANALYSIS

Development Standards

The proposed project is subject to the development standards established by the Folsom Plan Area Specific Plan for MLD (Multi-Family Low Density) and SFHD (Single-Family High Density) designated properties. The following tables demonstrate that the proposed project is consistent with the required development standards:

Development Standards Table SP-SFHD Single Family High Density		
Development Standard	Requirement	Proposed Project
Minimum Lot Area	4,000 SF	4,000 SF
Front Porch Setback	12.5 Feet	12.5 to 21 Feet
Front Primary Structure Setback	15 Feet	15 to 25.2 Feet
Front Garage Setback	20 Feet	20 to 26.6 Feet
Side Yard Setback	5 Feet	5 to 12 Feet
Rear Yard Setback	15 Feet	10 to 21 Feet
Maximum Lot Coverage	50%	<50%

Development Standards Table SP-MLD Multi-Family Low Density		
Development Standard	Requirement	Proposed Project
Minimum Lot Area	3,000 SF	4,000 SF
Front Porch Setback	12.5 Feet	12.5 to 21 Feet
Front Primary Structure Setback	15 Feet	15 to 25.2 Feet
Front Garage Setback	20 Feet	20 to 26.6 Feet
Side Yard Setback	5 Feet	5 to 12 Feet
Rear Yard Setback	10 Feet	10 to 21 Feet
Maximum Lot Coverage	50%	<50%

Residential Design Review

The proposed project is located within the central portion of the Folsom Plan Area; thus, it is subject to the Folsom Ranch Central District Design Guidelines, which were approved by the City Council in 2015. The Design Guidelines are a complementary document to the Folsom Plan Area Specific Plan and the Folsom Plan Area Specific Plan Community Guidelines. The Design Guidelines, which are intended to act as an implementation tool for residential development within the Central District of the Folsom Plan Area, provide the design framework for architecture, street scene, and landscaping to convey a master plan identity. The Design Guidelines also establish the pattern and intensity of development for the Central District to ensure a high quality and aesthetically cohesive environment. While these Design Guidelines establish the quality of architectural and landscape development for the master plan, they are not intended to prevent alternative designs and/or concepts that are compatible with the overall project theme.

As a regulatory tool, the Design Guidelines are intended to assist applicants in creating single-family residential neighborhoods that reflect the City’s rich history, reinforce the sense of community, and utilize sustainable best practices. The Design Guidelines also provide the framework for design review approval of Folsom Ranch, Central District residential projects. In addition, the Design Guidelines are intended to be used by builders and developers when designing their Master Plot Plans. Any development project that is submitted to the City must be reviewed for consistency with these Design

Guidelines. The following are the general architectural principles intended to guide the design of the Folsom Ranch, Central District to ensure quality development:

- Provide a varied and interesting street scene
- Focus of the home is the front elevation, not the garage
- Provide a variety of garage placements
- Provide detail on rear elevations where visible from the public streets
- Choose appropriate massing and roof forms to define the architectural styles
- Ensure that plans and styles provide a degree of individuality
- Use architectural elements and details to reinforce individual architectural styles

In addition to the general architectural principles referenced previously, the Design Guidelines also provide specific direction regarding a number of architectural situations and features including: edge conditions, corner buildings, building forms, off-set massing forms, front elevations, roof forms, feature windows, architectural projects, balconies, lower height elements, garage door treatments, outdoor living spaces, exterior structures, building materials, and color criteria. The following are examples of architectural situations and features that are relevant to the proposed project:

- Provide a mix of hip and gable roof forms along the street scene
- Provide off-set massing, forms, or wall planes
- Provide recessed second-story elements
- Provide enhanced style-appropriate details on the front building elevation
- Provide decorative window shelves or sill treatments
- Provide architectural projections (recessed windows, eaves, shutters, etc.)
- Provide garage doors that are consistent with the architecture of the building
- Provide variety in the garage door patterns
- Provide outdoor living spaces (porches, balconies, courtyards, etc.)

The architectural design styles selected for the Folsom Ranch Central District have been chosen from the traditional heritage of California home styles, a majority of which have been influenced by the Spanish Mission and Mexican Rancho eras. Over the years, architectural styles in California have become reinterpreted traditional styles that reflect the indoor-outdoor lifestyle choices available in the Mediterranean climate. Suggested architectural styles in the Design Guidelines include American Traditional, Craftsman, Early California Ranch, European Cottage, Italian Villa, Monterey, Spanish Colonial, and Western Farmhouse. Additional architectural styles compatible with the intent of the Design Guidelines may be added if they are regionally appropriate.

As described in the applicant's proposal, the proposed project features four distinct architectural themes that have been chosen from or are similar to the traditional heritage of California home styles including Cottage, Craftsman, Farmhouse, and Spanish. The following is a description of each of the aforementioned architectural styles proposed for Villages 4 and 8 of the Mangini Ranch Phase 2 Subdivision:

Cottage

The Cottage is a style that evolved out of medieval Tudor and Normandy architecture. This evolving character that eventually resulted in the English and French "Cottage" became extremely popular when the addition of stone and brick veneer details was developed in the 1920's. Although the Cottage is looked upon as small and unpretentious, the style was quickly recognized as one of the most popular in America. Designs for the homes typically reflected the rural setting in which they evolved. Many established older neighborhoods across the United States contain homes with the charm and character of this unpretentious style. Roof pitches for these homes are steeper than traditional homes, and are comprised of gables, hips, and half-hip forms. The primary material is stucco with heavy use of stone and brick at bases, chimneys, and entry elements. Some of the most recognizable features for this style are the accent details in gable ends, sculptured swooping walls at the front elevation, and tower or alcove elements at the entry.

Craftsman

Influenced by the English Arts and Crafts movement of the late 19th century and stylized by California architects, the Craftsman style focused on exterior elements with tasteful and artful attention to detail. Originating in California, Craftsman architecture relied on the simple house tradition, combining hip and gable roof forms with wide, livable porches, and broad overhanging eaves. Extensive built-in elements define this style, treating details such as windows and porches as if they were furniture. The horizontal nature is emphasized by exposed rafter tails and knee braces below broad overhanging eaves constructed in rustic-textured building materials. The overall effect is the creation of a natural, warm, and livable home of artful and expressive character.

Farmhouse

Emulating the inherent features of the Western Farmhouse style and collective farmhouse vernaculars from which it draws inspiration, the Farmhouse design gathers the intrinsic character elements of the style with refined execution. Blending smooth stucco, vertical clapboard siding, and flat concrete roof tile with clean trim and post detailing, this style maintains the same core material palette as outlined within the Design Guidelines. Front-facing gable roofs articulate the simplistic form, while the entries are expressed with porches, establishing an aesthetic that evokes both warmth and street appeal for the entire community. Overall, the Farmhouse style accurately depicts the essential elements of this style, utilizing a predominantly stucco façade to emphasize its agrarian simplicity.

Spanish

Referencing Folsom Ranch's Spanish Colonial style, the Spanish style respects this quintessentially Californian aesthetic with contemporary flair. This design echoes the required elements of the style as defined by the Design Guidelines. The form is inherently asymmetrical, simplistic in its massing, and is articulated by low-pitched gable gables, 's' tile, and expressed entries. Comprised primarily of stucco, the purity of the style's forms is emphasized through stone masses, and wood accents, adding to subtle beauty of the aesthetic. The stone appears en masse or on parapet elements, serving to accentuate entries. Fenestrations are clean and rectilinear, providing a fresh take on traditional Spanish forms. Refined in its execution, the Spanish style maintains the essential elements of the style, as stated within the Design Guidelines, while illustrating its strong, modern influence through its pure, well-articulated forms.

In reviewing the architecture and design of the project, staff determined that the design of the four proposed master plans (which also include four elevation plans, twelve color and material alternatives, and 48 architectural and visual expressions) generally reflect the level and type of high quality design features recommended by the Folsom Ranch Central District Design Guidelines. Specifically, the master plans are responsive to views on all four building elevations and include a variety of unique architectural elements that create an interesting streetscape scene including: off-set building massing, a mixture of hip and gable roof forms, architectural projections, recessed second-story elements, and decorative enhancements.

The proposed building materials (stucco, vertical and horizontal wood siding, decorative board and batten siding, stone veneer, handmade and used brick veneer, wood gable ends, wood posts and columns, wood shutters, wood window awnings, clay pipe elements, wrought iron details, multi-paned windows, themed garage doors, decorative light fixtures, and concrete roof tiles) are consistent with the materials recommended by the Folsom Ranch Central District Design Guidelines. In addition, the proposed project includes distinct (earth-tone) color schemes that will enhance the visual interest of each of the master plans.

As discussed previously, staff has determined that the design of the master plans is generally consistent with the Design Guidelines. However, staff believes the visual appearance of the four master plans could be further enhanced if the garage doors were designed to better reflect the unique architectural styles (Cottage, Craftsman, Farmhouse, Spanish) of the individual master plans. Examples of potential enhancements include garage door handles, decorative garage door hinges, garage door windows, and decorative garage door panels. To address this issue, staff recommends that the design of the garage doors for all four master plans be modified to incorporate architectural and design elements that are unique to the Cottage, Craftsman, Farmhouse, and Spanish themes to the satisfaction of the Community Development Department.

Taking into consideration the aforementioned architectural details, materials, and colors, staff has determined that the design of the master plans, with the proposed conditions, is consistent with the design principles established by the Design Guidelines. As a result, staff forwards the following design recommendations to the Commission for consideration:

1. This approval is for two, two-story master plans and two, one-story master plans (four building elevations with twelve color and material options and 48 visual expressions) for Villages 4 and 8 of the Mangini Ranch Phase 2 Subdivision. The applicant shall submit building plans that comply with this approval and the attached building elevations dated January 23, 2020.
2. The design, materials, and colors of the proposed Mangini Ranch Villages 4 and 8 Subdivision (Phase 2) single-family residential homes shall be consistent with the submitted building elevations, materials samples, and color scheme to the satisfaction of the Community Development Department.
3. The design of the garage doors for all four master plans shall be modified to incorporate architectural and design elements that are unique to the Cottage, Craftsman, Farmhouse, and Spanish themes to the satisfaction of the Community Development Department.
4. The Community Development Department shall approve the individual lot permits to assure no duplication or repetition of the same house, same roof-line, same elevation style, side-by-side, or across the street from each other.
5. All mechanical equipment shall be ground-mounted and concealed from view of public streets, neighboring properties and nearby higher buildings. For lots abutting the open space areas, mechanical equipment shall be located out of view from open space areas.

6. Decorative light fixtures, consistent with the Folsom Ranch Central District Design Guidelines and unique to each architectural design theme, shall be added to the front and rear building elevation of each Master Plan to the satisfaction of the Community Development Department.
7. A minimum of one tree shall be planted in the front yard of each residential lot within the subdivision. A minimum of two trees are required along the street-side of all corner lots. All front yard irrigation and landscaping shall be installed prior to a Building Permit Final.

These recommendations listed above are included in the conditions of approval presented for consideration by the Planning Commission (Condition No. 12).

ENVIRONMENTAL REVIEW

The City, as lead agency, previously determined that the Mangini Ranch Phase 2 Subdivision project is entirely consistent with the Folsom Plan Area Specific Plan (FPASP) and therefore the project is exempt from the California Environmental Quality Act as provided by Government Code section 65457 and CEQA Guidelines section 15182. Since that determination was made, none of the events described in Public Resources Code section 21166 or CEQA Guidelines section 15162 (e.g. substantial changes to the project) have occurred. Therefore, no environmental review is required in association with this Residential Design Review Application.

RECOMMENDATION/PLANNING COMMISSION ACTION

Move to Approve a Residential Design Review Application for 109 single-family residential homes as illustrated on Attachments 5 through 10 for the Mangini Ranch Villages 4 and 8 Subdivision project (PN 19-431) subject to the findings (Findings A-J) and conditions of approval (Conditions 1-14) attached to this report.

GENERAL FINDINGS

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

CEQA FINDINGS

- C. THE CITY, AS LEAD AGENCY, PREVIOUSLY CERTIFIED AN ENVIRONMENTAL IMPACT REPORT/ENVIRONMENTAL IMPACT STATEMENT FOR THE FOLSOM PLAN AREA SPECIFIC PLAN.

- D. THE CITY PREVIOUSLY DETERMINED THAT THE MANGINI RANCH PHASE 2 SUBDIVISION PROJECT IS CONSISTENT WITH THE FOLSOM PLAN AREA SPECIFIC PLAN.
- E. THE CITY PREVIOUSLY DETERMINED THAT THE MANGINI RANCH PHASE 2 SUBDIVISION PROJECT IS EXEMPT FROM THE REQUIREMENTS OF CEQA PURSUANT TO GOVERNMENT CODE SECTION 65457 AND CEQA GUIDELINES SECTION 15182.
- F. NONE OF THE EVENTS SPECIFIED IN SECTION 21166 OF THE PUBLIC RESOURCES CODE OR SECTION 15162 OF THE CEQA GUIDELINES HAVE OCCURRED.
- G. NO ENVIRONMENTAL REVIEW IS REQUIRED FOR THIS APPLICATION.

DESIGN REVIEW FINDINGS

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

ATTACHMENT 2 BACKGROUND

BACKGROUND

On June 23, 2015, the City Council approved a Large-Lot Vesting Tentative Subdivision Map, Small-Lot Vesting Tentative Subdivision Map, Amendment No. 1 to the First Amended and Restated Development Agreement, Design Guidelines, and an Inclusionary Housing Plan for development of an 833-unit single-family residential subdivision known as Mangini Ranch Phase 1 on a 418-acre site generally situated south of an Alder Creek tributary, west of Placerville Road, north of White Rock Road, and east of East Bidwell Street (formerly Scott Road) within the Folsom Plan Area. The Large-Lot Vesting Tentative Subdivision Map was approved to subdivide the existing 418-acre site into thirty-seven (37) individual parcels for future sale and development. The Small-Lot Vesting Tentative Subdivision Map was approved to subdivide the newly created single-family residential large lots into an 833-unit single-family residential subdivision. Lastly, the Folsom Ranch Central District Design Guidelines and Development Regulations were approved for the orderly development of the proposed single-family residential subdivision.

On February 13, 2018, the City Council approved a Large-Lot Vesting Tentative Subdivision Map, Small Lot Vesting Tentative Subdivision Map, Project Design Guidelines Amendment, and Inclusionary Housing Plan for development of a 901-unit residential subdivision known as Mangini Ranch Phase 2 on a 203-acre site located within the central portion of the Folsom Plan Area (i.e., within the previously-approved Westland-Eagle site). The Large-Lot Vesting Tentative Subdivision Map was approved to subdivide the 203-acre project site into twenty-three (23) individual parcels for future development. The Small-Lot Vesting Tentative Subdivision Map was approved to subdivide nine (9) of the large parcels into 545 single-family residential lots (SP-MLD-PD, SP-SF-PD, and SP-SFHD-PD zoning designations). The remaining 356 residential units within the project area were allotted to three multi-family zoned large-lot parcels. An Addendum to the Folsom Ranch Central District Design Guidelines was approved to incorporate architectural guidelines for multi-family residential development into the Design Guidelines. Lastly, an Inclusionary Housing Plan was approved which outlined the means by which the project's inclusionary housing requirement will be met.

GENERAL PLAN DESIGNATION

SFHD (Single Family High Density)
MLD (Multi-Family High Density)

SPECIFIC PLAN DESIGNATION

SP-SFHD PD (Specific Plan-Single Family High Density, Planned Development District)
SP-MLD PD (Specific Plan-Multi-Family Low Density, Planned Development District)

ADJACENT LAND USES/ZONING

North: Alder Creek Parkway with Undeveloped Single-Family Residential Property (SFHD) Beyond

South: Future Elementary School Site (P-QP) and Open Space (OS) with Future Savannah Parkway Beyond

East: Placerville Road with Open Space (OS) Beyond

West: Undeveloped Multi-Family Low Density Property (MLD) and Multi-Family High Density (MHD) Property with Westwood Drive Beyond

SITE CHARACTERISTICS

The two project sites have been fully graded and site improvements (underground utilities, roadways, curbs, gutters, sidewalks, etc.) are currently in the process of being constructed

APPLICABLE CODES

FPASP (Folsom Plan Area Specific Plan)
Folsom Ranch Central District Design Guidelines
FMC 17.06, Design Review

Attachment 3

Conditions of Approval

CONDITIONS OF APPROVAL FOR THE MANGINI RANCH VILLAGES 4 AND 8 SUBDIVISION (PHASE 2) RESIDENTIAL DESIGN REVIEW PROJECT (PN 19-431) MANGINI RANCH PHASE 2 SUBDIVISION WITHIN FOLSOM PLAN AREA RESIDENTIAL DESIGN REVIEW				
	Mitigation Measure	Condition/Mitigation Measure	When Required	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> <ul style="list-style-type: none"> • Mangini Ranch (Phase 2) Master Plan Exhibit • Mangini Ranch Villages 4 and 8 Site Plan Exhibit • Conceptual Lot Layout Exhibit, dated January 23, 2020 • Conceptual Landscape Plan Exhibit, dated November, 2019 • Street Scene Exhibit, dated November 14, 2019 • Building Elevations and Floor Plans, dated January 23, <p>This project approval is for the Mangini Ranch Villages 4 and 8 Subdivision (Phase 2) Residential Design Review, which includes design review approval for 109 traditional single-family residential units located within Villages 4 and 8 of the previously approved Mangini Ranch Phase 2 Subdivision project for the Mangini Ranch Villages 4 and 8 Subdivision (Phase 2) Residential Design Review project (PN 19-461). 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 (Residential Design Review) shall remain in effect for two years from final date of approval (March 18, 2022). 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.</p>	B	CD (P)

CONDITIONS OF APPROVAL FOR THE MANGINI RANCH VILLAGES 4 AND 8 SUBDIVISION (PHASE 2) RESIDENTIAL DESIGN REVIEW PROJECT (PN 19-431) MANGINI RANCH PHASE 2 SUBDIVISION WITHIN FOLSOM PLAN AREA RESIDENTIAL DESIGN REVIEW				
	Mitigation Measure	Condition/Mitigation Measure	When Required	Responsible Department
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, NS
DEVELOPMENT COSTS AND FEE REQUIREMENTS				
5.		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.	B	CD (P)(E)
6.		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)
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.	B	CD (P)(E)

CONDITIONS OF APPROVAL FOR THE MANGINI RANCH VILLAGES 4 AND 8 SUBDIVISION (PHASE 2) RESIDENTIAL DESIGN REVIEW PROJECT (PN 19-431) MANGINI RANCH PHASE 2 SUBDIVISION WITHIN FOLSOM PLAN AREA RESIDENTIAL DESIGN REVIEW				
	Mitigation Measure	Condition/Mitigation Measure	When Required	Responsible Department
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.	B	CD (P)(E)
9.		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, 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 (April 17, 2019). The fees shall be calculated at the fee rate in effect at the time of building permit issuance.	B	CD (P)(E), PW, PK
10.		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)

ARCHITECTURE/SITE DESIGN REQUIREMENTS				
11.		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. The exterior building and site lighting will be required to achieve energy efficient standards by installing high-intensity discharge (mercury vapor, high-pressure sodium, or similar) lamps. Lighting shall be equipped with a timer or photo condenser. Lighting shall be designed to be directed downward onto the project site and away from adjacent properties and public rights-of-way.	B	CD (P)

12.		<p>The project shall comply with the following architecture and design requirements:</p> <ol style="list-style-type: none"> 1. This approval is for two, two-story master plans and two, one-story master plans (four building elevations with twelve color and material options and 48 visual expressions) for Villages 4 and 8 of the Mangini Ranch Phase 2 Subdivision. The applicant shall submit building plans that comply with this approval and the attached building elevations dated January 23, 2020. 2. The design, materials, and colors of the proposed Mangini Ranch Villages 4 and 8 Subdivision (Phase 2) single-family residential homes shall be consistent with the submitted building elevations, materials samples, and color scheme to the satisfaction of the Community Development Department. 3. The design of the garage doors for all four master plans shall be modified to incorporate architectural and design elements that are unique to the Cottage, Craftsman, Farmhouse, and Spanish themes to the satisfaction of the Community Development Department. 4. The Community Development Department shall approve the individual lot permits to assure no duplication or repetition of the same house, same roof-line, same elevation style, side-by-side, or across the street from each other. 5. All mechanical equipment shall be ground-mounted and concealed from view of public streets, neighboring properties and nearby higher buildings. For lots abutting the open space areas, mechanical equipment shall be located out of view from open space areas. 6. Decorative light fixtures, consistent with the Folsom Ranch Central District Design Guidelines and unique to each architectural design theme, shall be added to the front and rear building elevation of each Master Plan to the satisfaction of the Community Development Department. 7. A minimum of one tree shall be planted in the front yard of each residential lot within the subdivision. A minimum of two trees are required along the street-side of all corner lots. All front yard irrigation and landscaping shall be installed prior to a Building Permit Final. 	B	CD (P) (B)
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FIRE DEPARTMENT REQUIREMENT				
13.		The building 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.	B	FD
POLICE/SECURITY REQUIREMENT				
14.		<p>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:</p> <ul style="list-style-type: none"> • A security guard shall be on-duty at all times at the site or another approved security measure shall be in place including but not limited to 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. 	B	PD

CONDITIONS

See attached tables of conditions for which the following legend applies.

RESPONSIBLE DEPARTMENT		WHEN REQUIRED	
CD	Community Development Department Planning Division Engineering Division Building Division 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
PR	Park and Recreation Department	OG	On-going requirement
PD	Police Department		

Attachment 4
Vicinity Map

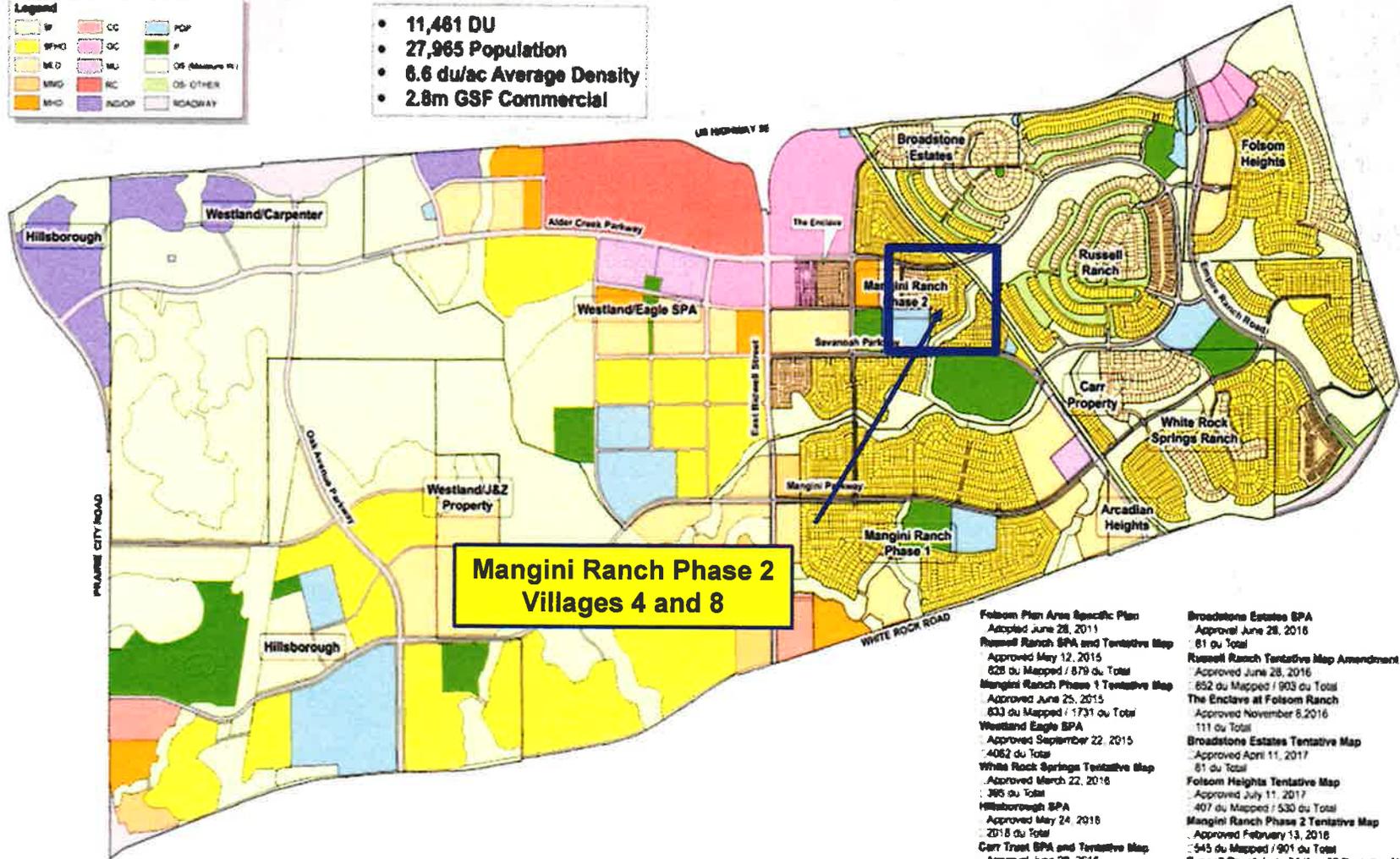
Vicinity Map



CITY OF
FOLSOM

Legend		
SP	CC	POD
SPHO	OC	P
MD	MU	OS (Measure P)
MND	RC	OS-OTHER
MHC	INDOP	ROADWAY

- 11,461 DU
- 27,965 Population
- 6.6 du/ac Average Density
- 2.8m GSF Commercial



**Mangini Ranch Phase 2
Villages 4 and 8**

Folsom Plan Area Specific Plan Adopted June 28, 2011	Broadstone Estates SPA Approved June 28, 2016
Russell Ranch SPA and Tentative Map Approved May 12, 2015	- 81 du Total
- 628 du Mapped / 879 du Total	Russell Ranch Tentative Map Amendment Approved June 28, 2016
Mangini Ranch Phase 1 Tentative Map Approved June 25, 2015	- 652 du Mapped / 903 du Total
- 633 du Mapped / 1731 du Total	The Enclave at Folsom Ranch Approved November 5, 2016
Westland Eagle SPA Approved September 22, 2015	- 111 du Total
- 4062 du Total	Broadstone Estates Tentative Map Approved April 11, 2017
White Rock Springs Tentative Map Approved March 22, 2016	- 61 du Total
- 395 du Total	Folsom Heights Tentative Map Approved July 11, 2017
Hillsborough SPA Approved May 24, 2016	- 407 du Mapped / 530 du Total
- 2618 du Total	Mangini Ranch Phase 2 Tentative Map Approved February 13, 2016
Carr Tract SPA and Tentative Map Approved June 28, 2016	- 545 du Mapped / 901 du Total
- 28 du Total	Russell Ranch Lots 24 thru 32 Tentative Map Approved March 19, 2016
Folsom Heights SPA Approved June 28, 2016	- 399 du Total
- 407 du Mapped / 530 du Total	

Attachment 5
Mangini Ranch (Phase 2) Master Plan Exhibit

Lot #	GP	SP/Zone	SP/Zone Description	Land Use / Lot Size	Acres	Acres	Dwelling	Net
Village #	Description				Gravel	Soil	Units	Density
1	SFHD	SP-SFHD-PD	Single Family High Density Residential	1 SF x 87	15.3	14.2	86	8.3
2	SFHD	SP-SFHD-PD	Single Family High Density Residential	1 SF x 87	12.1	11.4	74	6.1
3	SFHD	SP-SFHD-PD	Single Family High Density Residential	1 SF x 73	4.4	4.5	27	6.6
4	SFHD	SP-SFHD-PD	Single Family High Density Residential	1 SF x 73	9.7	9.7	48	5.2
5	SFHD	SP-SFHD-PD	Single Family High Density Residential	1 SF x 87	11.8	10.7	71	6.6
6	SFHD	SP-SFHD-PD	Single Family High Density Residential	1 SF x 87	6.4	6.4	4	7.9
7	SFHD	SP-SFHD-PD	Single Family High Density Residential	1 SF x 102	13.3	12.8	85	6.6
8	SFHD	SP-SFHD-PD	Single Family High Density Residential	1 SF x 108	12.6	12.2	77	6.9
9	MHD	SP-MHD-PD	Multi-Family Low Density Residential	1 SF x 78	6.4	7.9	34	6.6
10	MHD	SP-MHD-PD	Multi-Family Low Density Residential	1 SF x 102	6.1	4.9	49	7.7
11	SFHD	SP-SFHD-PD	Single Family High Density Residential	Landscape	1.7	1.8	0	0.0
12	MHD	SP-MHD-PD	Multi-Family Low Density Residential		17.2	17.2	183	8.9
13	MHD	SP-MHD-PD	Multi-Family Low Density Residential		1.5	0.5	34	7.6
14	MHD	SP-MHD-PD	Multi-Family High Density Residential		5.9	5.8	198	33.4
15	P	SP-P	Community Park East		24.9	28.8		
16	P	SP-P	Longhorn Park		6.8	5.6		
17	OS	SP-OS	Open Space - Wetlands		18.9	18.2		
18	OS	SP-OS	Open Space - Wetlands		2.2	2.2		
19	OS	SP-OS	Open Space - Wetlands		3.2	3.3		
20	OS	SP-OS	Open Space - Wetlands		8.2	8.2		
21	OS	SP-OS	Open Space - Wetlands		4.3	4.2		
22	OS	SP-OS	Open Space - Wetlands		2.7	1.1		
23	Landscape		Landscape		2.8	1.9		
24	Major		Major Roadway		8.3	16.3		
25	Minor		Minor Roadway		28.8	28.8		
Total					288.2	283.8	887	

* 889 DWELLING UNITS WERE ALLOCATED TO THE MANGINI RANCH PHASE I PROPERTIES FOR PPAID. TOTAL DWELLING UNITS SHOWN HEREON INCLUDES A DEVELOPMENT RIGHTS TRANSFER OF 12 DU FROM MANGINI RANCH PHASE I PER MAJOR JOINT VENTURE AGREEMENT #PPAID 13.1.14 13.2.5.

Class I Bike Trail



ILLUSTRATIVE MASTER PLAN EXHIBIT
Mangini Ranch
 PHASE II

Westland Capital Partners, L.P. MacKay & Soms Civil Engineers, Inc.
 Scale: 1" = 200' Folsom, California December 15, 2017



Attachment 6
Mangini Ranch Villages 4 and 8 Site Plan Exhibit



Lot C
MLD

Village 8
MLD
50' x 80'

Village 4
SFHD
50' x 80'

Lot I
OS

Village 5
SFHD
55' x 75'

Lot G
P-QP
Elem. School

Lot H
OS

Village 3
SFHD
55' x 75'

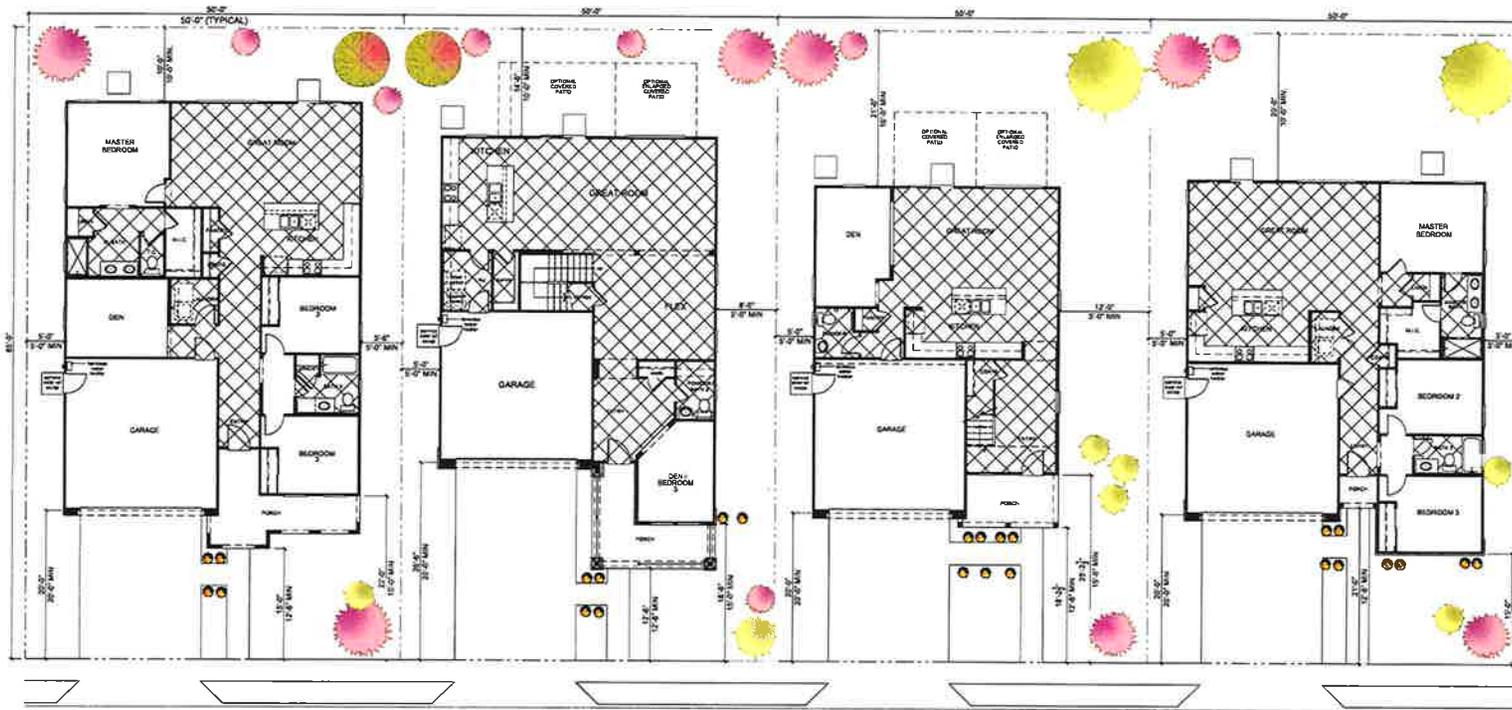
Attachment 7
Conceptual Lot Layout Exhibit
Dated January 23, 2020

140.1685
PLAN 'A'

237.2689
PLAN 'B'

233.2278
PLAN 'C'

140.1429
PLAN 'D'



Street Scene

MANGINI RANCH

Attachment 8
Conceptual Landscape Plan Exhibit
Dated November, 2019

TYPICAL FRONT YARD CONCEPTUAL LANDSCAPE PLAN (EXHIBIT 1 OF 1)

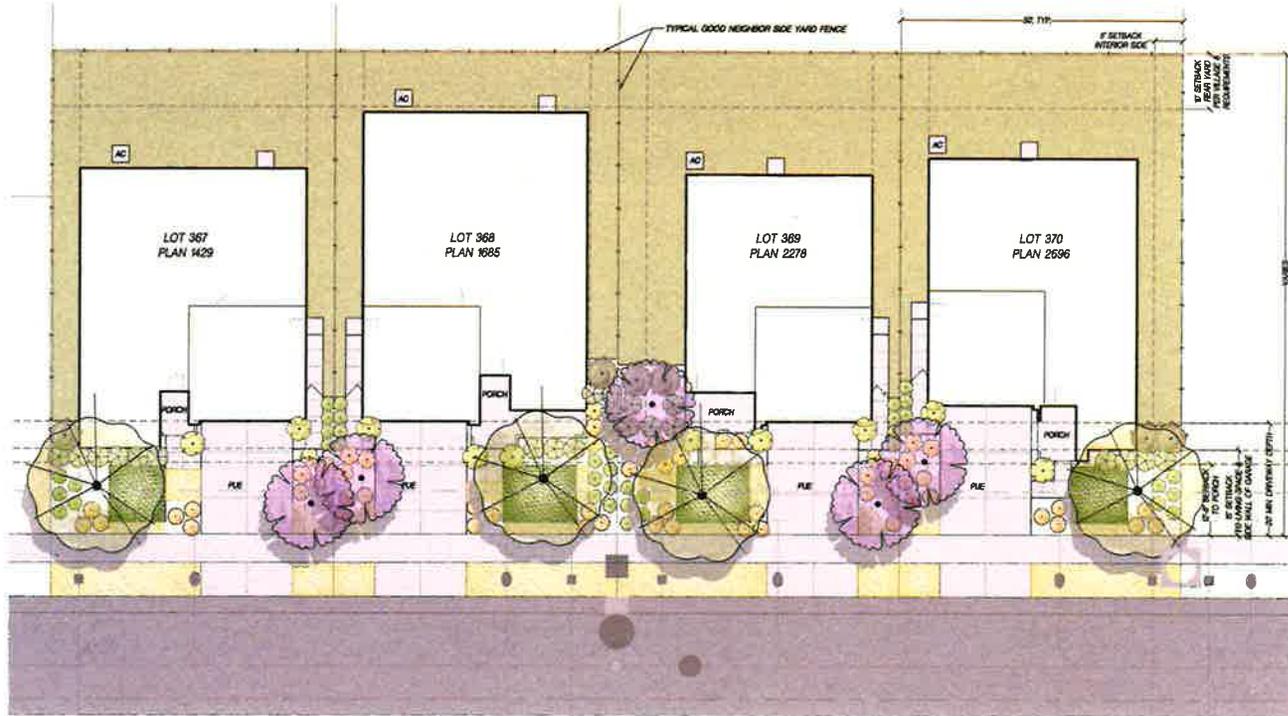
MANGINI RANCH - VILLAGES 4 & 8

KB HOME

FOLSOM

CALIFORNIA

NOVEMBER 2019



PLANTING NOTES

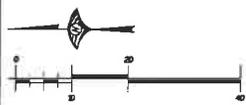
1. LANDSCAPE WILL UTILIZE LOW AND MEDIUM WATER USE PLANT MATERIAL.
2. ALL SHRUB AND GROUNDCOVER AREAS ARE TO RECEIVE A 3" LAYER OF BARK MULCH MATCH TO BE MEDIUM GRADE WALNUT-SHAP.
3. PROPOSED TREE LOCATIONS ARE BASED ON STANDARD JOINT TRENCH LOCATIONS. TREE LOCATIONS SHOWN ARE INTENDED TO HELP DEFINE QUANTITY OF TREES TO BE INSTALLED ON EACH RESIDENTIAL LOT. FINAL TREE LOCATIONS TO BE DETERMINED WHEN FINAL UTILITY LOCATIONS ARE DETERMINED. TREE PLANTING MAY BE ADJUSTED BUT THE TREE QUANTITIES PER LOT SHALL REMAIN AS SHOWN.
4. TREE SYMBOLS ARE SHOWN AT REGULARLY 1/8" OF THEIR MATURE SIZE TO DEMONSTRATE SUFFICIENT ROOM FOR TREE GROWTH AND HEALTH.

IRRIGATION NOTES

1. IRRIGATION DESIGN FOR THE SITE WILL COMPLY WITH THE WATER EFFICIENT LANDSCAPE ORDINANCE (WELD). ALL NECESSARY WELD DOCUMENTATION INCLUDING WATER CALCULATIONS AND CERTIFICATES SHALL BE SUBMITTED WITH THE LANDSCAPE IMPROVEMENT PLANS FOR REVIEW AND APPROVAL.
2. IRRIGATION SYSTEMS WILL BE AUTOMATICALLY CONTROLLED BY A WELD COMPLIANT SMART CONTROLLER WITH RAIN SHUTOFF SENSOR.
3. IRRIGATION DESIGN WILL UTILIZE HYDRO ZONING WHERE PLANTS ARE GROUPED ONTO SEPARATE ZONES ACCORDING TO SUN EXPOSURE AND WATER USE.
4. THE IRRIGATION SYSTEM WILL CONSIST PRIMARILY OF LOW FLOW HIGH EFFICIENCY DRIP APPLICATION FOR SHRUBS AND GROUNDCOVERS, AND SUBIRIGATORS FOR TREES.

CONCEPT PLANT SCHEDULE

- T1 / STREET TREE (ALTERNATE SPECIES PER LOT)**
 ACER RUBRUM OCTOBER GLORY / OCTOBER GLORY RED MAPLE
 PODOCARPUS GONCALVES / FERN PINE
 TEM COONHATA / LITTLELEAF LINDEN
 ZELKOYA SERRATA VILLAGE GREEN / BAWELEAF ZELKOYA
- T2 / ACCENT TREE (ALTERNATE SP. PER LOT)**
 CHONANTHUS RETICULUS / CHINESE FRANGE TREE
 ERGOSTYRIA DEFLEXA / BRONZE LOGANET MULTI-TRUNK
 LAGYRISTROGOMA X MERCEDEZ / LAVANDER CHAMP MYRTLE MULTI-TRUNK
- S1 / SMALL FOUNDATION SHRUB (ALTERNATE SP. PER LOT)**
 DIETES X NOLA ALBA / KATRINA AFRICAN REB
 EUCENTHUS JAPONICUS MICROPHYLLA / BOULEAF EUCENTHUS
 LAMANDRA LONGIFOLIA BREEZE / DWARF MAT RUSH
- S2 / MEDIUM FOUNDATION SHRUB (ALTERNATE SP. PER LOT)**
 CISTUS PULMONARIUS TANGY / ROCKROSE
 RHAPHIOLEpis INDICA BALLEWIA / BALLEWIA INDIAN HAWTHORN
 TELICRUM FRUTICOSUM AZUREUM / AZURE BUSH GERMANDER
- S3 / LARGE SHRUB (ALTERNATE SP. PER LOT)**
 ARCTOSTAPHYLOS G. HOWARD MOUNTAIN / HOWARD MOUNTAIN MANZANITA
 RHAMNUS CALIFORNICA EVE CASE / CALIFORNIA COFFEEBERRY
 RHAPHIOLEpis X MONTIC / MAGNIFIC BEAUTY INDIAN HAWTHORN
- S4 / PORCH ACCENT SHRUB (ALTERNATE SP. PER LOT)**
 CALAMAGROSTIS X ACUTIFLORA KARL ROEBERST / FEATHER REED GRASS
 DANIELLA REVOLUTA LITTLE REY / LITTLE REY FLAX LILY
 PANDANUS X TARRY TALS / EVERGREEN FOUNTAIN GRASS
- S5 / FLOWERING ACCENT SHRUB (ALTERNATE SP. PER LOT)**
 GAURA L. WHIRLING BUTTERFLIES / WHIRLING BUTTERFLIES GAURA
 HEMEROCALLIS X MONDLO / GOLD EVERGREEN DAYLILY
 PANDANUS ATRIPLEXIFOLIA / PANDANUS
- S6 / TALL COLUMNAR SHRUB (ALTERNATE SP. PER LOT)**
 CUPRESSUS S. TINY TOWER / TINY TOWER ITALIAN CYPRESS
 ALEK CREMATA SKY PINE / SKY PINE JAPANESE HOLLY
 PICEA BRUCEA CONICA / DWARF ALBERTA SPRUCE
- S7 / GROUNDCOVERS (2" OR 3" SPACING TYP)**
 ARCTOSTAPHYLOS X EMERALD CARPET / EMERALD CARPET MANZANITA
 COTONEASTER DAMBER LOWFAST / LOWFAST SEABERRY COTONEASTER
 JUNIPERUS HORIZONTALIS BLUE PLUG / BLUE PLUG JUNIPER
 ROSEMARINUS O. HEARTINGTON CARPET / HEARTINGTON CARPET ROSEMARY
 TELICRUM CHAMAEDEPHYS PROSTRATUM / PROSTRATE GERMANDER
- S8 / TREE SOO**
 TURF SOO BOLDEN PLUS / FERGUS BLOOD



WOOD RODGERS
 DEVELOPING INNOVATIVE DESIGN SOLUTIONS
 3301 G ST., Suite 100-B, Folsom, CA 95630
 TEL: 916.341.7740
 FAX: 916.341.7757

Attachment 9
Street Scene Exhibit, dated November 14, 2019



Elevation 'A' - Spanish
1685

Elevation 'B' - Craftsman
2696

Elevation 'C' - Farmhouse
2278

Elevation 'D' - Cottage
1429

MANGINI RANCH



KB Home Central California
3005 Douglas Blvd. Suite 250
Roseville, CA 95661
916.945.3800
CITY OF FOLSOM

JOB No. 7 50012
STORY: 1 STORY
November 14, 2019

Planning Commission
Mangini Ranch Villages 4 and 8 Subdivision (Phase 2) Residential Design Review (PN 19-431)
March 18, 2020

Attachment 10
Building Elevations and Floor Plans
Dated January 23, 2020

ELEVATION LEGEND

- 1 CONCRETE S' TILE ROOFING
- 2 CONCRETE FLAT TILE ROOFING
- 3 WOOD FASCIA BOARD
- 4 STUCCO FINISH
- 5 STUCCO OVER FOAM TRIM
- 6 STUCCO OVER FOAM CORBEL-SHAPED FOAM TRIM
- 7 DECORATIVE STUCCO COLUMNS (STUCCO OVER WOOD FRAMING)
- 8 PRE-FAB WINDOW SYSTEM
- 9 COMPOSITE ENTRY DOOR
- 10 METAL ROLL-UP GARAGE DOOR
- 11 DECORATIVE SHUTTERS
- 12 DECORATIVE CLAY PIPES
- 13 DECORATIVE WROUGHT IRON
- 14 WOOD SIDING
- 15 DECORATIVE ACCENT
- 16 STONE VENEER
- 17 DECORATIVE FOAM VENTS
- 18 PRE-FAB POT SHELF & CORBEL
- 19 DECORATIVE BOARD & BATTEN
- 20 WOOD POST
- 21 BRICK VENEER
- 22 DECORATIVE OUTLOOKER WITH KNEEBRACE
- 23 WOODY CEMENTITIOUS FIBER TRIM
- 24 WOOD PORCH RAILING
- 25 SHAKE SIDING



Elevation 'A' - Spanish



Elevation 'B' - Craftsman



Elevation 'C' - Farmhouse



Elevation 'D' - Cottage



KB Home Central California
 3005 Denjira Blvd., Suite 330
 Roseville, CA 95661
 (916) 945-3800

CITY OF FOLSOM

MANGINI RANCH

PLAN No. 140.1429
 JOB No. 500012
 STORY 1-STORY
 January 23, 2020



'A'



'B'



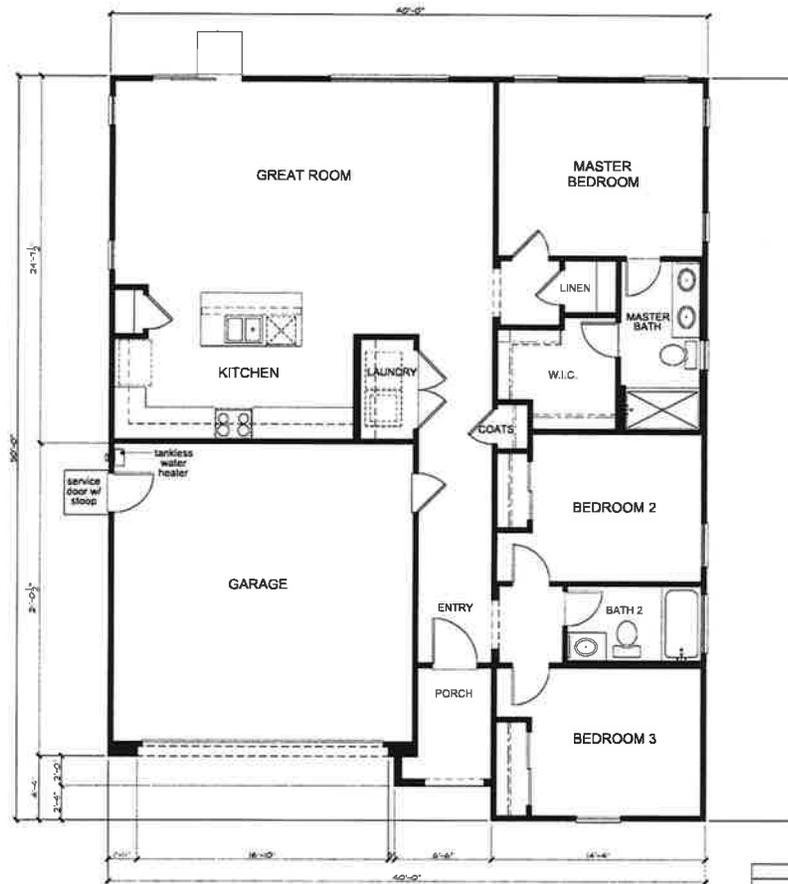
'C'



'D'

Roof Plans

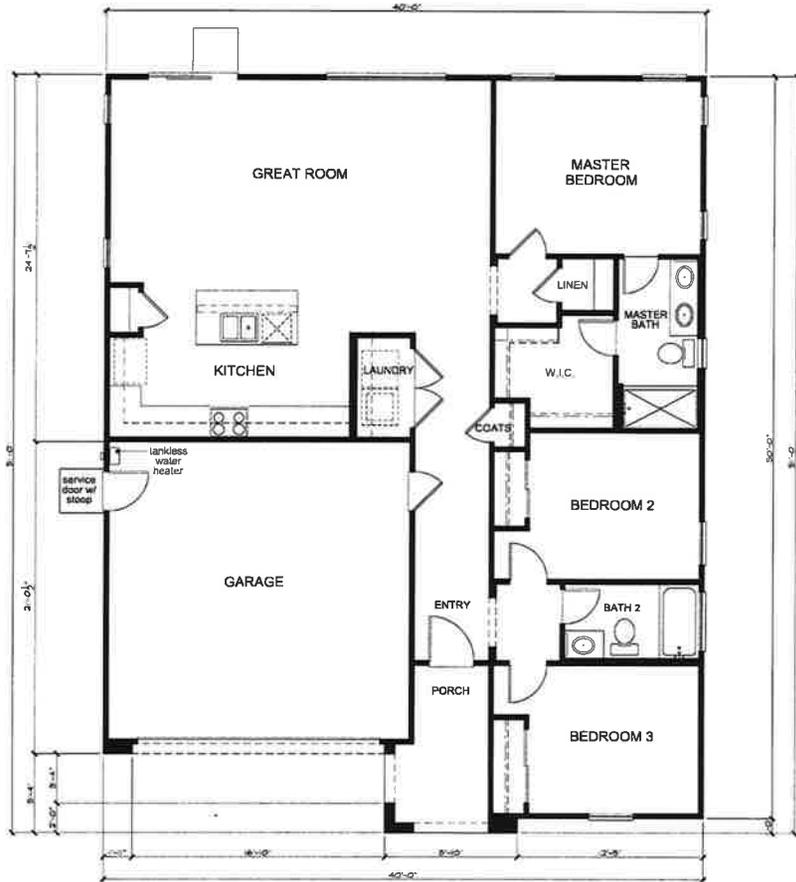
MANGINI RANCH



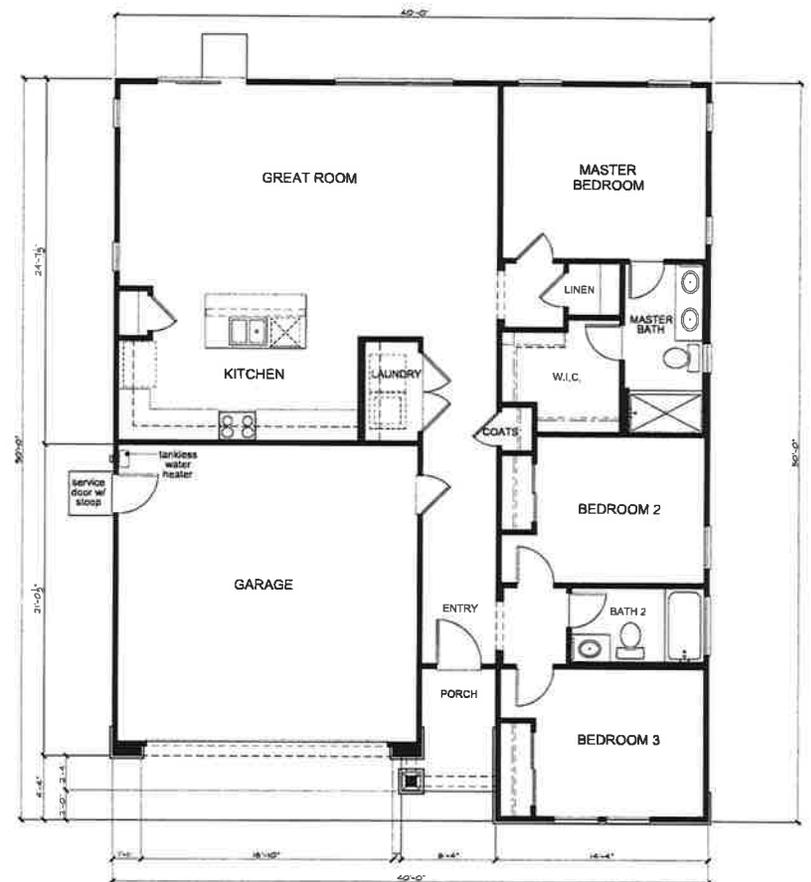
SQUARE FOOTAGE			
PLAN H01427			
FIRST FLOOR AREA	434	SQ. FT.	
TOTAL AREA	424	SQ. FT.	
GARAGE AREA	47	SQ. FT.	
PORCH AREA	44	SQ. FT.	
	ELEVATION 'A'	45	SQ. FT.
	ELEVATION 'B'	66	SQ. FT.
	ELEVATION 'C'	0	SQ. FT.

First Floor Plan 'A'

MANGINI RANCH



First Floor Plan 'C'



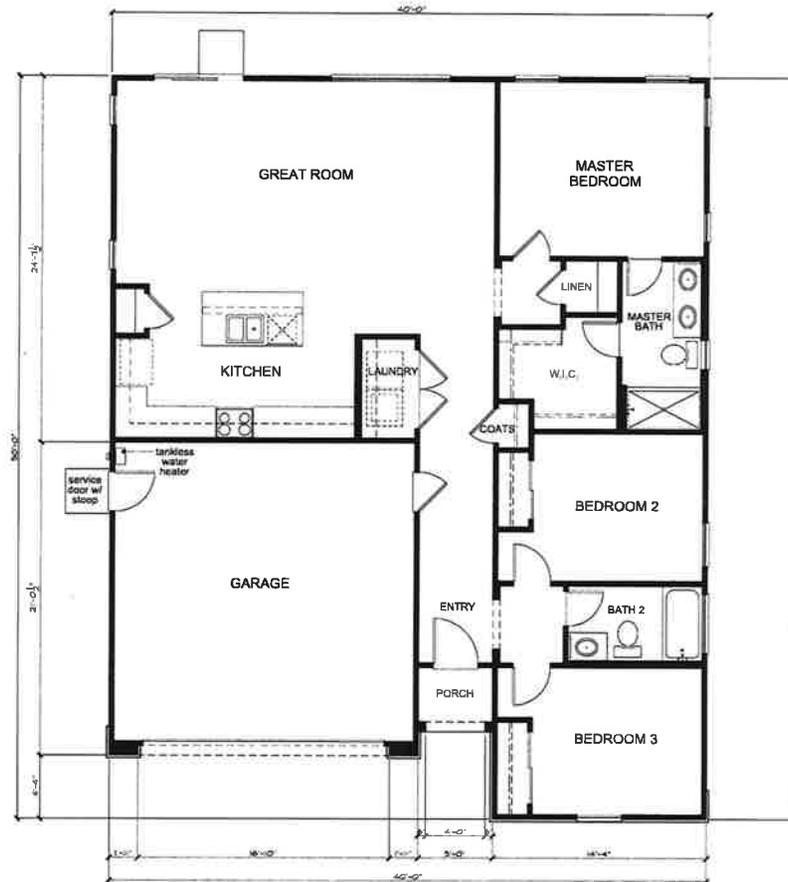
First Floor Plan 'B'

MANGINI RANCH



KB Home Central California
 3905 Douglas Blvd. Suite 250
 Roseville, CA 95661
 (916) 945-3888
 CITY OF FOLSOM

PLAN No.: 140.1429
 JOB No.: 060999_101
 STORY: 1-STORY
 January 31, 2020



First Floor Plan 'D'

MANGINI RANCH



KB Home Central California
 2005 Douglas Blvd, Suite 250
 Roseville, CA 95661
 (916) 943-3880
 CITY OF FOLSOM

PLAN No: 140-1439
 JOB No: 609999_1D1
 STORY: 1-STORY
 January 31, 2020



Left Elevation 'A'



Front Elevation 'A' - Spanish



Right Elevation 'A'



Rear Elevation 'A'

MANGINI RANCH



KB Home Central California
 3865 Douglas Blvd, Suite 250
 Roseville, CA 95661
 (916) 945-3890
 CITY OF FOLSOM

PLAN No. 140,1429
 JOB No. 000999_101
 STOREY 1-STORY
 January 23, 2020



Right Elevation 'A'



Rear Elevation 'A'

Enhanced Elevations

MANGINI RANCH



Left Elevation 'B'



Front Elevation 'B' - Craftsman



Right Elevation 'B'



Rear Elevation 'B'



K&B Home Central California
3005 Douglas Blvd., Suite 250
Roseville, CA 95661
(916) 945-3880
CITY OF FOLSOM

MANGINI RANCH

PLAN No.: 140.1429
JOB No.: 007999_101
STORY: 1-STORY
February 23, 2020



Right Elevation 'B'



Rear Elevation 'B'

Enhanced Elevations

MANGINI RANCH



KB Home Central California
3948 Douglas Blvd, Suite 200
Roseville, CA 95661
(916) 945-3880
CITY OF FOLSOM

PLAN No. : 1401429
JOB No. : 600999_101
STORY : 1-STORY
January 23, 2020



Left Elevation 'C'



Front Elevation 'C' - Farmhouse



Right Elevation 'C'



Rear Elevation 'C'

MANGINI RANCH



KB Home Central California
 2885 Douglas Blvd, Suite 250
 Roseville, CA 95661
 (916) 945-3680
 CITY OF FOLSOM

PLAN No. 1 140 1429
 JOB No. 600999_101
 STORY 1-STORY
 January 29, 2020



Right Elevation 'C'



Rear Elevation 'C'

Enhanced Elevations

MANGINI RANCH



Left Elevation 'D'



Front Elevation 'D' - Cottage



Right Elevation 'D'



Rear Elevation 'D'



KB Home Central California
 2005 Douglas Blvd, Suite 250
 Roseville, CA 95661
 (916) 942-9830

CITY OF FOLSOM

MANGINI RANCH

PLAN No. 146-1429
 JOB No. 000995-101
 3/2/2019
 January 23, 2020
 1-STORY



Right Elevation 'D'



Rear Elevation 'D'

Enhanced Elevations

MANGINI RANCH



KB Home Central California
3805 Douglas Blvd, Suite 250
Roseville, CA 95661
(916) 945-3330
CITY OF FOLSOM

PLAN No. 140 1429
JOB No. 602999_101
STORY 1-STORY
January 23, 2018



Elevation 'A' - Spanish



Elevation 'B' - Craftsman



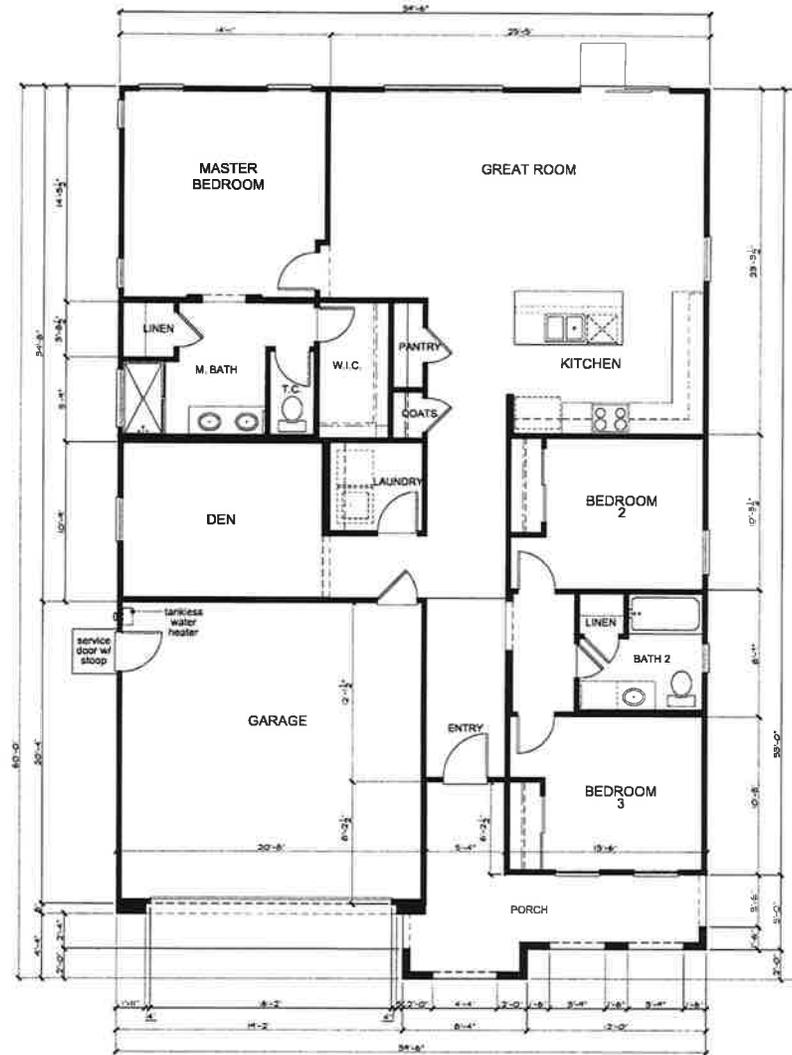
Elevation 'C' - Farmhouse



Elevation 'D' - Cottage

ELEVATION LEGEND

- 1 CONCRETE 'S' TILE ROOFING
- 2 CONCRETE FLAT TILE ROOFING
- 3 WOOD FASCIA BOARD
- 4 STUCCO FINISH
- 5 STUCCO OVER FOAM TRIM
- 6 STUCCO OVER FOAM CORBELS/SHAPED FOAM TRIM
- 7 DECORATIVE STUCCO COLUMNS (STUCCO OVER WOOD FRAMING)
- 8 PRE-FAB WINDOW SYSTEM
- 9 COMPOSITE ENTRY DOOR
- 10 METAL ROLL-UP GARAGE DOOR
- 11 DECORATIVE SHUTTERS
- 12 DECORATIVE CLAY PIPES
- 13 DECORATIVE WROUGHT IRON
- 14 WOOD SIDING
- 15 DECORATIVE ACCENT
- 16 STONE VENEER
- 17 DECORATIVE FOAM VENTS
- 18 PRE-FAB POT SHELF & CORBEL
- 19 DECORATIVE BOARD & BATTEN
- 20 WOOD POST
- 21 BRICK VENEER
- 22 DECORATIVE OUTLOOKER WITH KNEEBRACE
- 23 WOOD/CEMENTITIOUS FIBER TRIM
- 24 WOOD PORCH RAILING
- 25 SHAKE SIDING



SQUARE FOOTAGE			
PLAN NO.1665			
FIRST FLOOR AREA	3885	SG. FT.	
TOTAL AREA	6885	SG. FT.	
GARAGE AREA	297	SG. FT.	
PORCH AREA			
ELEVATION A'	142	SG. FT.	
ELEVATION B'	88	SG. FT.	
ELEVATION C'	88	SG. FT.	
ELEVATION D'	88	SG. FT.	

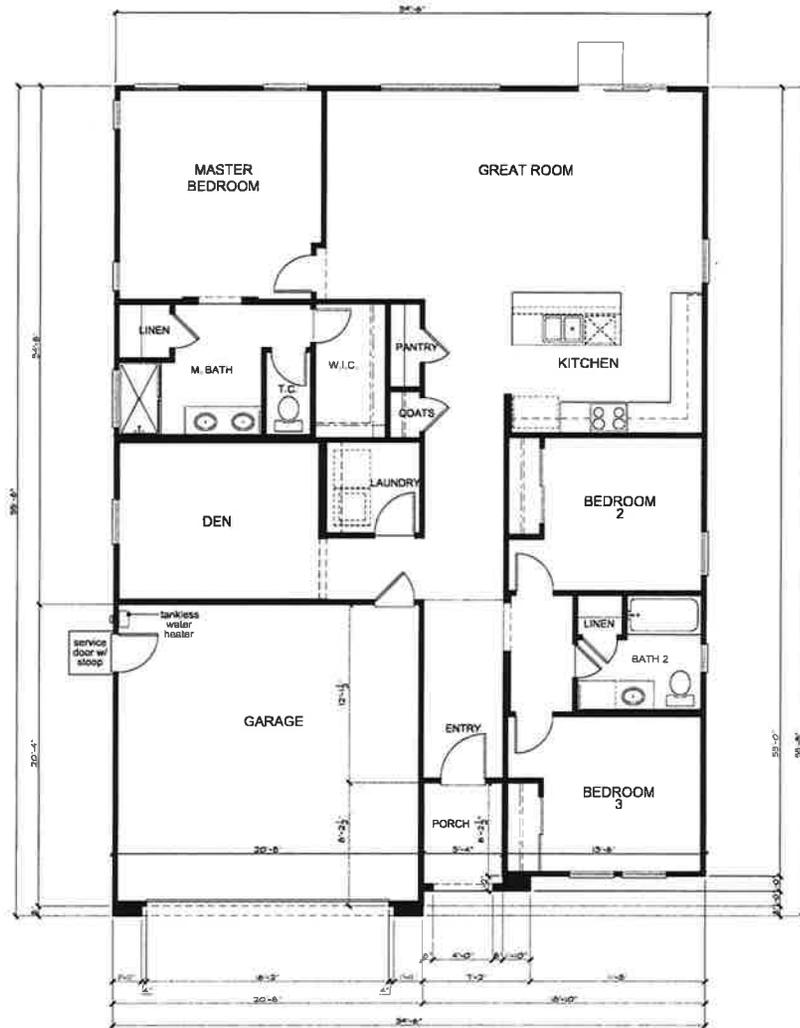
First Floor Plan 'A'

MANGINI RANCH

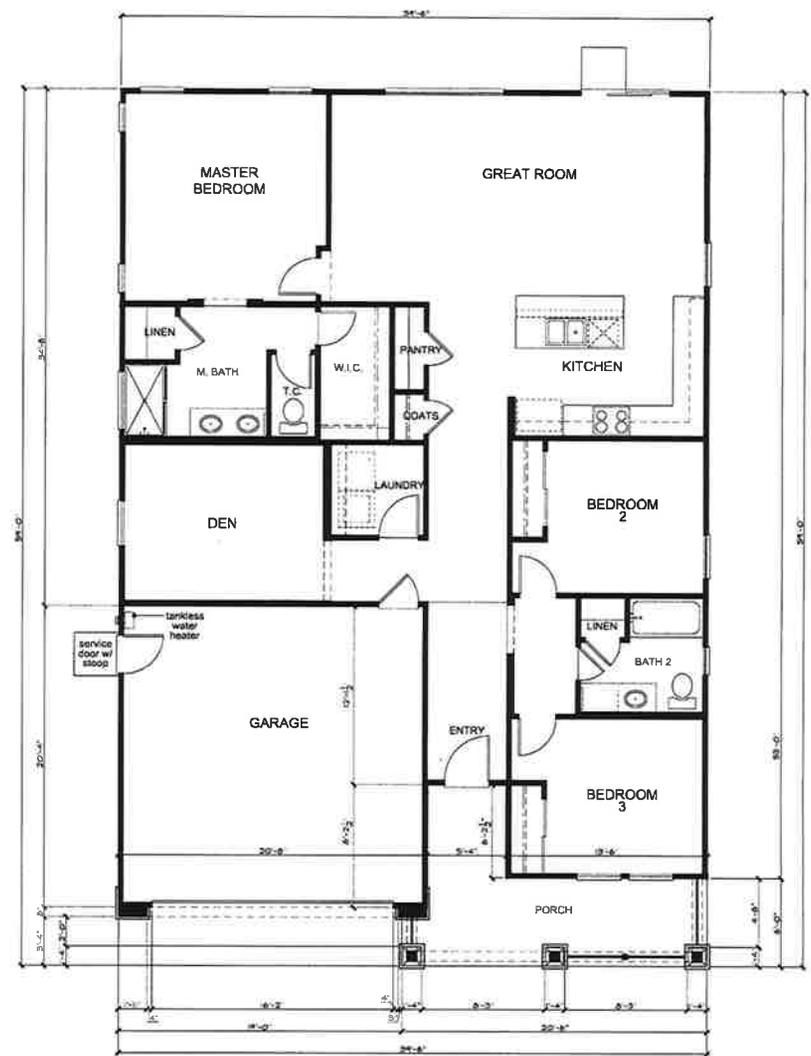


KB Home Central California
 3000 Douglas Blvd. Suite 150
 Roseville, CA 95661
 (916) 945-3880
 CITY OF FOLSOM

PLAN No. : 140.1665
 JOB No. : 600999_101
 STORY: 1-STORY
 January 23, 2020



First Floor Plan 'C'



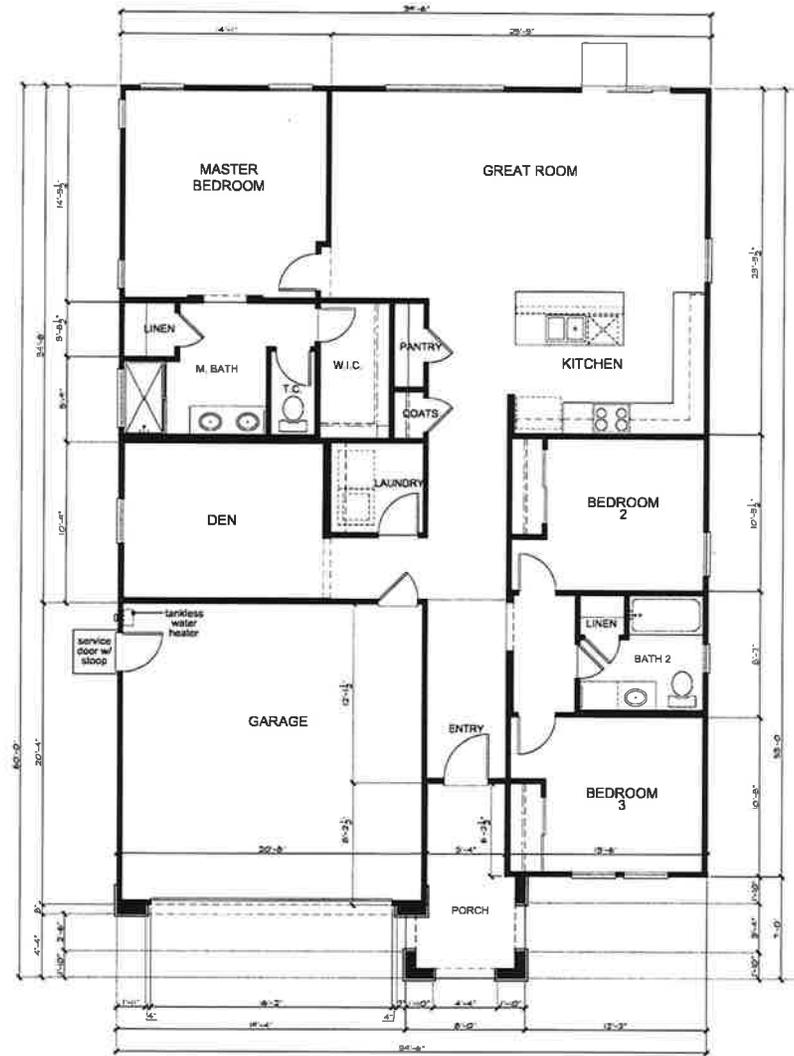
First Floor Plan 'B'



KB Home Central California
 3005 Douglas Blvd, Suite 250
 Rancho, CA 94561
 (916) 945-3880
 CITY OF FOLSOM

MANGINI RANCH

PLAN No.: 1401685
 JOB No.: 600999_101
 STORY: 1-STORY
 January 23, 2020



First Floor Plan 'D'

MANGINI RANCH



'A'



'B'



'C'



'D'

Roof Plans

MANGINI RANCH



Left Elevation 'A'



Front Elevation 'A' - Spanish



Right Elevation 'A'



Rear Elevation 'A'



KB Home Central California
 3105 Douglas Blvd., Suite 350
 Roseville, CA 95661
 (916) 945-3898
 CITY OF FOLSOM

MANGINI RANCH

PLAN No : 140,1685
 JOB No. : 600999_101
 STORY: 1-STORY
 January 23, 2020



Right Elevation 'A'



Rear Elevation 'A'

Enhanced Elevations



Left Elevation 'B'



Front Elevation 'B' - Craftsman



Right Elevation 'B'



Rear Elevation 'B'



KB Home Construction
3005 Douglas Blvd, Suite 250
Rancho, CA 91764
(916) 945-3830
CITY OF FOLSOM

MANGINI RANCH

PLAN No : 140 1485
JOB No : 60999_101
DATE : January 23, 2020
1-STORY



Right Elevation 'B'



Rear Elevation 'B'

Enhanced Elevations

MANGINI RANCH



KB Home Central California
2005 Douglas Blvd, Suite 250
Roseville, CA 95661
(916) 945-3830
CITY OF FOLSOM

PLAN No: 140.168X
JOB No: 089997.761
STORY: 1-STORY
January 23, 2020



Left Elevation 'C'



Front Elevation 'C' - Farmhouse



Right Elevation 'C'



Rear Elevation 'C'

MANGINI RANCH



KB Home Central California
3085 Douglas Blvd, Suite 250
Roseville, CA 95661
(916) 945-3330
CITY OF FOLSOM

PLAN No. 1401685
JOB No. 60997_101
ISSUED 1-21-2020
1-21-2020



Right Elevation 'C'



Rear Elevation 'C'

Enhanced Elevations

MANGINI RANCH



KB Home Central California
3005 Douglas Blvd, Suite 250
Roseville, CA 95661
(916) 945-3280
CITY OF FOLSOM

PLAN No. : 148148
JOB No. : 06999_10
STORY : 1 STORY
February 23, 2020



Left Elevation 'D'



Front Elevation 'D' - Cottage



Right Elevation 'D'



Rear Elevation 'D'

MANGINI RANCH



KB Home Central California
 3005 Douglas Blvd, Suite 250
 Roseville, CA 95661
 (916) 945-3430
 CITY OF FOLSOM

PLAN No. 140 1685
 IOD No. 605999_101
 STORY 1-1STORY
 January 23, 2024



Right Elevation 'D'



Rear Elevation 'D'

Enhanced Elevations

MANGINI RANCH



KB Home Central California
3905 Douglas Blvd, Suite 250
Roseville, CA 95661
(916) 945-3030
CITY OF FOLSOM

PLAN No : 1401683
JOB No : 000999_101
DATE : 1/20/20
January 23, 2020
1-STORY



Elevation 'A' - Spanish



Elevation 'B' - Craftsman



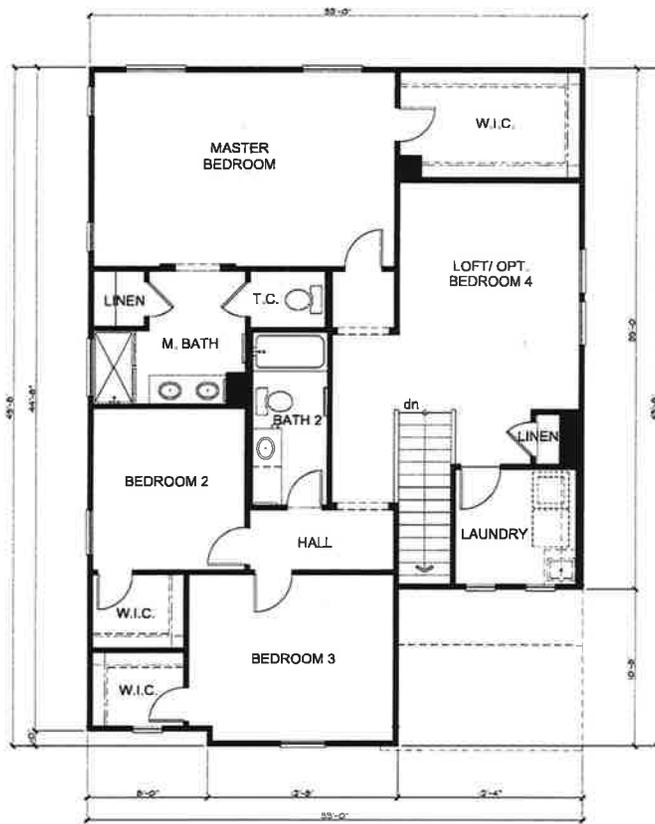
Elevation 'C' - Farmhouse



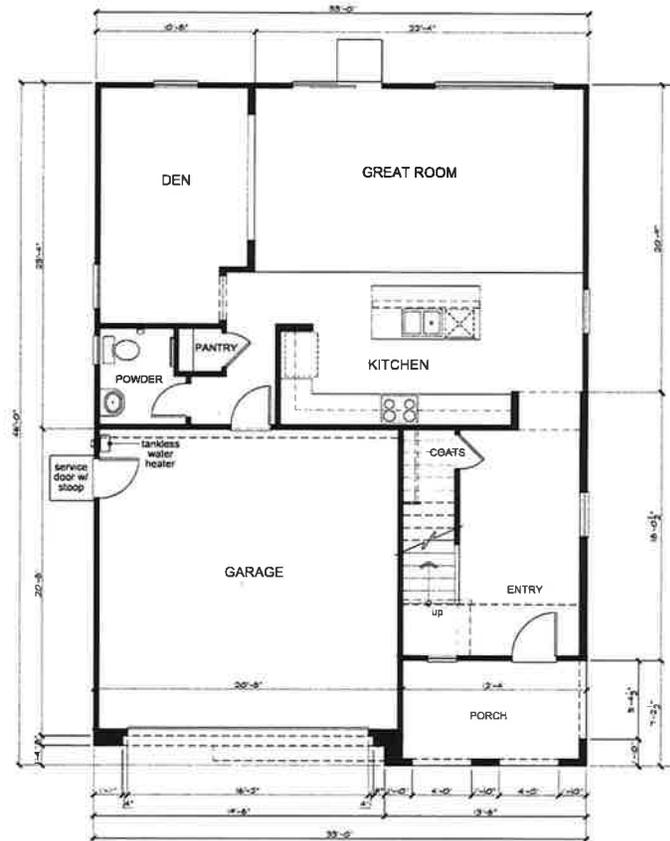
Elevation 'D' - Cottage

ELEVATION LEGEND

- 1 CONCRETE S TILE ROOFING
- 2 CONCRETE FLAT TILE ROOFING
- 3 WOOD FASCIA BOARD
- 4 STUCCO FINISH
- 5 STUCCO OVER FOAM TRIM
- 6 STUCCO OVER FOAM CORBELS/SHAPED FOAM TRIM
- 7 DECORATIVE STUCCO COLUMNS (STUCCO OVER WOOD FRAMING)
- 8 PRE-FAB WINDOW SYSTEM
- 9 COMPOSITE ENTRY DOOR
- 10 METAL ROLL-UP GARAGE DOOR
- 11 DECORATIVE SHUTTERS
- 12 DECORATIVE CLAY PIPES
- 13 DECORATIVE WROUGHT IRON
- 14 WOOD SIDING
- 15 DECORATIVE ACCENT
- 16 STONE VENEER
- 17 DECORATIVE FOAM VENTS
- 18 PRE-FAB POT SHELF & CORBEL
- 19 DECORATIVE BOARD & BATTEN
- 20 WOOD POST
- 21 BRICK VENEER
- 22 DECORATIVE OUTLOOKER WITH KNEEBRACE
- 23 WOOD/ CEMENTITIOUS FIBER TRIM
- 24 WOOD PORCH RAILING
- 25 SHAKE SIDING



Second Floor Plan 'A'



First Floor Plan 'A'

SQUARE FOOTAGE			
PLAN 231278			
FIRST FLOOR AREA	465	SG. FT.	
SECOND FLOOR AREA	333	SG. FT.	
TOTAL AREA	2278	SG. FT.	
GARAGE AREA	423	SG. FT.	
PORCH AREA	41	SG. FT.	
	ELEVATION 'A'	40	SG. FT.
	ELEVATION 'B'	40	SG. FT.
	ELEVATION 'C'	66	SG. FT.
	ELEVATION 'D'	108	SG. FT.

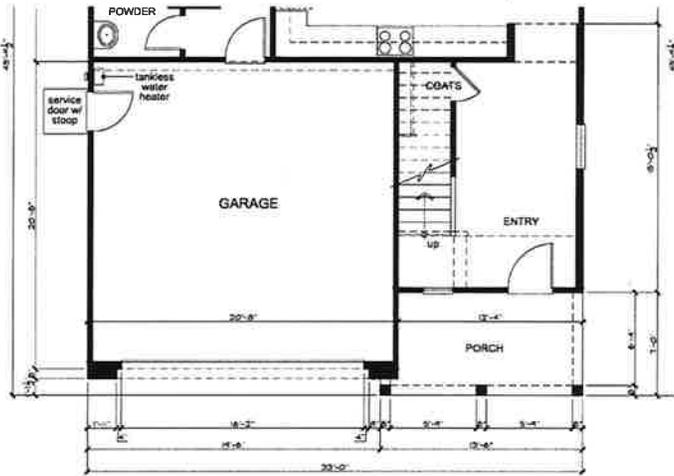
MANGINI RANCH



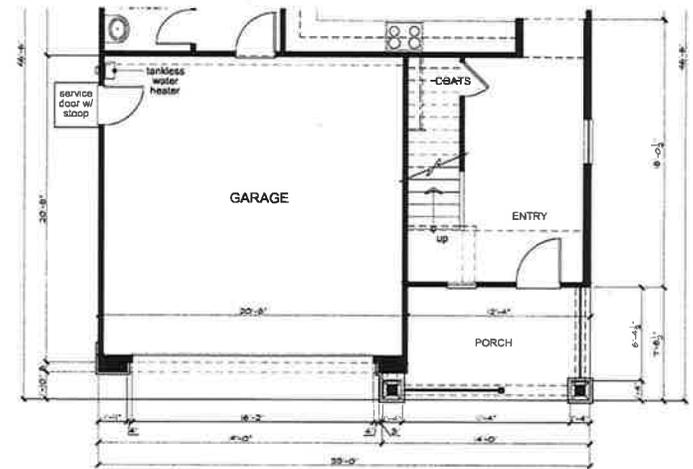
Second Floor Plan 'C'



Second Floor Plan 'B'



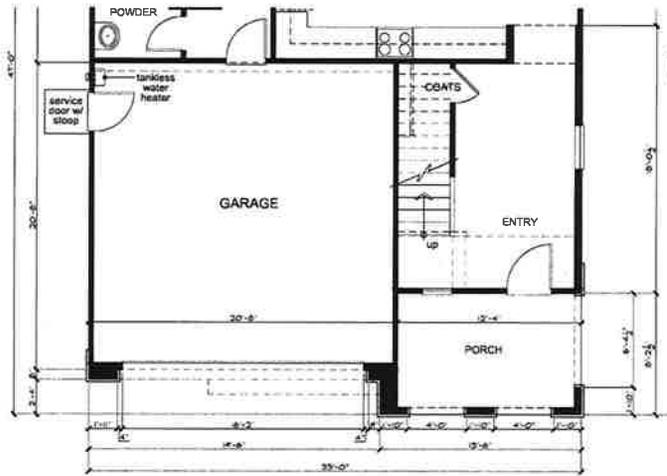
First Floor Plan 'C'



First Floor Plan 'B'



Second Floor Plan 'D'



First Floor Plan 'D'

MANGINI RANCH



KB Home Central California
 3303 Douglas Blvd. Suite 250
 Roseville, CA 95661
 (916) 945-3880
 CITY OF FOLSOM

PLAN No.: 231 1178
 JOB No.: 600999_101
 STORY: 2-STORY
 January 23, 2020



'A'



'B'



'C'



'D'

Roof Plans

MANGINI RANCH



Left Elevation 'A'



Front Elevation 'A' - Spanish



Right Elevation 'A'



Rear Elevation 'A'



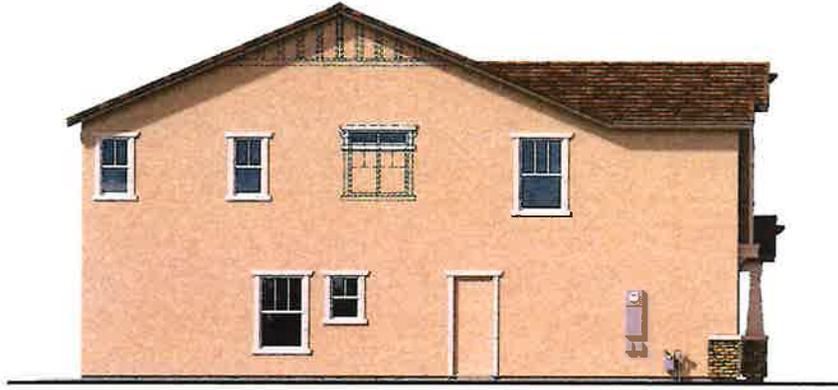
Right Elevation 'A'



Rear Elevation 'A'

Enhanced Elevations

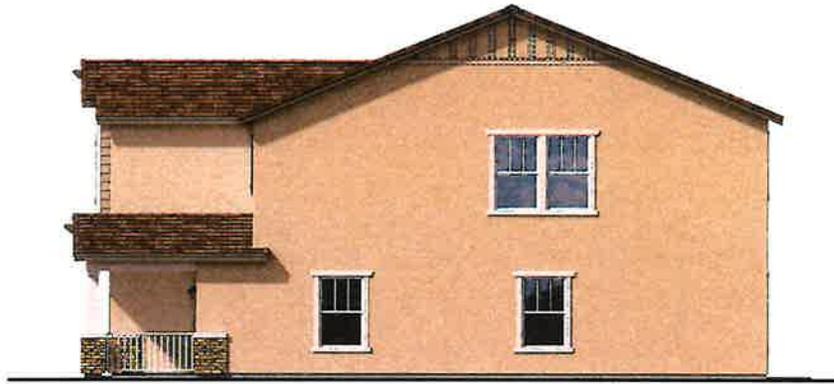
MANGINI RANCH



Left Elevation 'B'



Front Elevation 'B' - Craftsman



Right Elevation 'B'



Rear Elevation 'B'



KB Home Central California
 3085 Douglas Blvd, Suite 250
 Knoxville, CA 95061
 (916) 945-3880
 CITY OF FOLSOM

MANGINI RANCH

PLAN No. : 213 2278
 JOB No. : 600999_101
 STORY : 2-STORY
 January 23, 2020



Right Elevation 'B'



Rear Elevation 'B'

Enhanced Elevations

MANGINI RANCH



Left Elevation 'C'



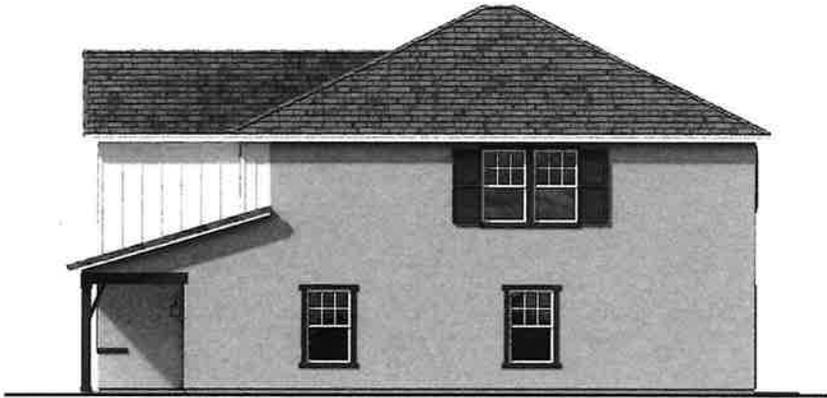
Front Elevation 'C' - Farmhouse



Right Elevation 'C'



Rear Elevation 'C'



Right Elevation 'C'



Rear Elevation 'C'

Enhanced Elevations

MANGINI RANCH



KB Home Central California
1005 Douglas Blvd, Suite 350
Roseville, CA 95661
(916) 945-3800
CITY OF FOLSOM

PLAN No : 233.2279
JOB No. : 609999_101
SCALE : 2-STORY
January 23, 2020



Left Elevation 'D'



Front Elevation 'D' - Cottage



Right Elevation 'D'



Rear Elevation 'D'

MANGINI RANCH



Right Elevation 'D'



Rear Elevation 'D'

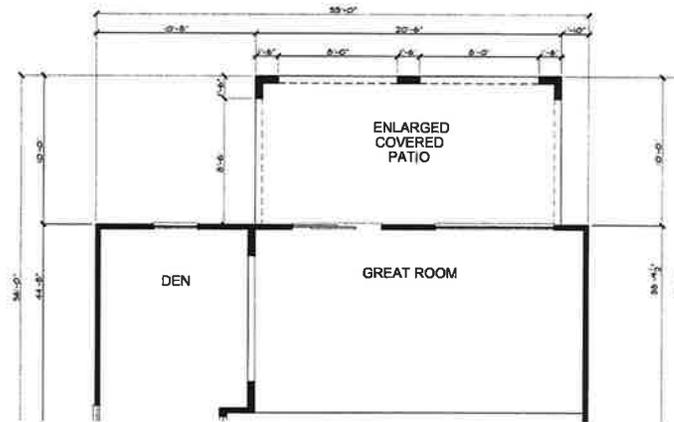
Enhanced Elevations

MANGINI RANCH

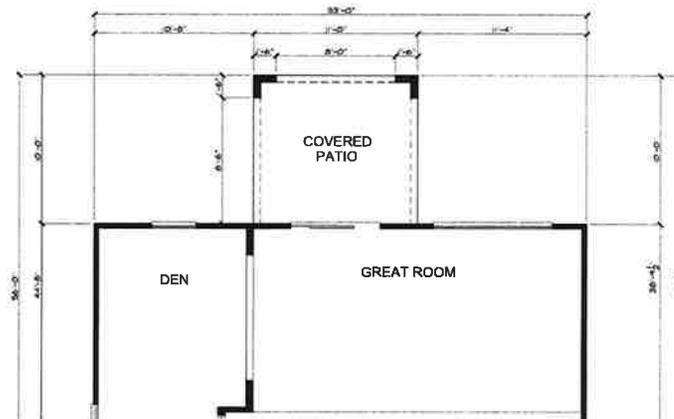


KB Home Central California
3065 Douglas Blvd., Suite 250
Roseville, CA 95661
(916) 945-3880
CITY OF FOLSOM

PLAN No. 233 2376
JOB No. 669999_161
STORY: 2-STORY
January 23, 2020



Floor Plan at Enlarged Covered Patio Option



Floor Plan at Covered Patio Option

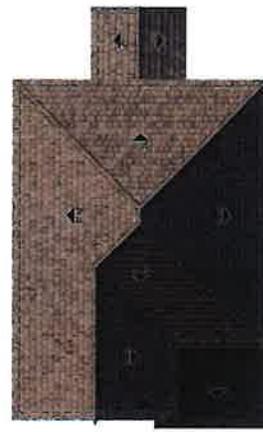
MANGINI RANCH



'A'



'B'



'C'



'D'

Roof Plans at Covered Patio Option

MANGINI RANCH



KB Home Central California
3105 Douglas Blvd., Suite 250
Roseville, CA 95661
(916) 945-3880
CITY OF FOLSOM

PLAN No : 233.3278
JOB No : 00999_101
STORY : 2-STORY
January 23, 2020



'A'



'B'



'C'



'D'

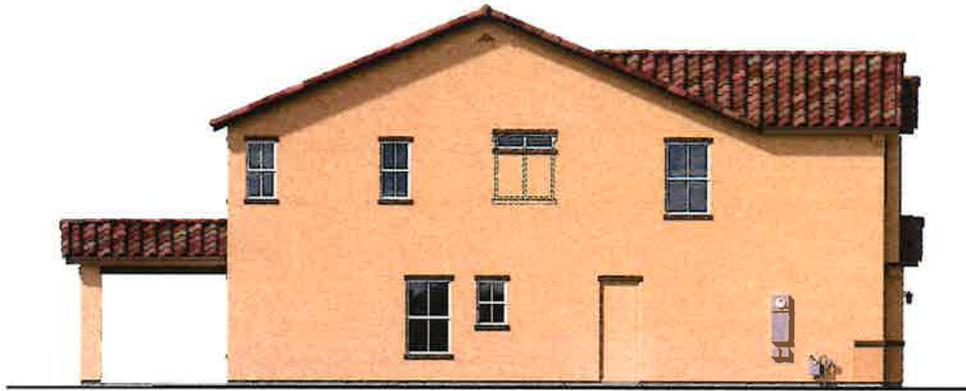
Roof Plans at Enlarged Covered Patio Option



KB Home Central California
3005 Douglas Blvd, Suite 250
Emeryville, CA 94661
(916) 955-1850
CITY OF FOLSOM

MANGINI RANCH

PLAN No : 233-2578
JOB No : 606999_101
STORY : 2-STORY
January 23, 2020



Left Elevation 'A'



Front Elevation 'A' - Spanish



Right Elevation 'A'

NOTE: DECORATIVE ELEMENTS ON SIDES AND REAR ELEVATIONS WHICH INCLUDE: HERRINGBONE TILE PATIO, GRANITE/SLATE TRIM AND ARCHITECTURAL DETAILS TO BE SHOWN ON SIDES AND REAR ELEVATIONS. FINISH: MAIN HIGHWAY, STREETS, OPEN AREAS AND ALLEYS.

Covered Patio Option



Rear Elevation 'A'



KB Home Central California
 2005 Douglas Blvd., Suite 200
 Roseville, CA 95661
 (916) 945-3488
 CITY OF FOLSOM

MANGINI RANCH

PLAN No. 233.2376
 JOB No. 660999_101
 3/20/07
 January 23, 2008
 2-STORY



Left Elevation 'A'



Front Elevation 'A' - Spanish



Right Elevation 'A'

NOTE:
 DECORATIVE ELEMENTS ON
 SIDES AND REAR ELEVATIONS WHICH INCLUDE
 SHUTTERS, RABLE END DETAILS AND WINDOW GRIDS
 SHOULD BE SHOWN ON FRONT ELEVATION DETAILS TO BE
 SHOWN ON SIDES AND REAR ELEVATIONS. PACING
 MAIN HIGHWAY, STREETS, OPEN AREAS AND ALLEYS

Covered Enlarged Patio Option



Rear Elevation 'A'

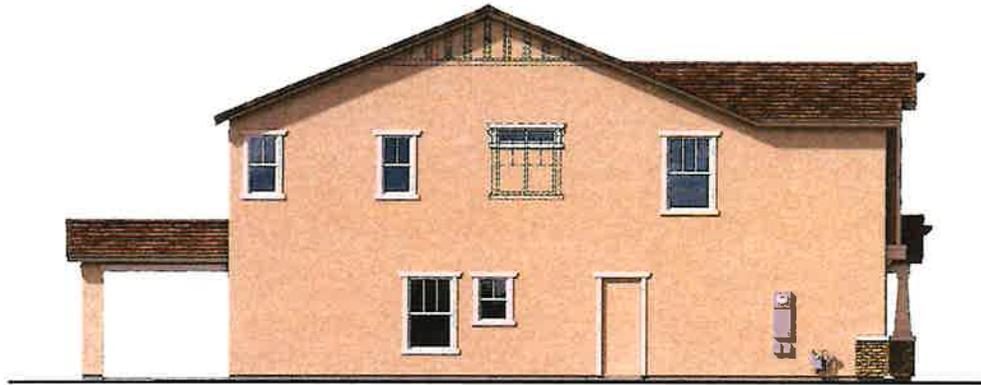


KB Home Central California
 2805 Douglas Blvd., Suite 250
 Roseville, CA 95661
 (916) 945-3650

CITY OF FOLSOM

MANGINI RANCH

PLAN No: 338 2578
 JOB No: 405996_101
 S10R01: 2-STORY
 January 23, 2020



Left Elevation 'B'



Front Elevation 'B' - Craftsman



Right Elevation 'B'

NOTE:
 DECORATIVE ELEMENTS ON
 SIDES AND REAR ELEVATIONS WHICH INCLUDE
 SHUTTERS, RAILS AND DETAILS AND WINDOW GRIDS
 SHOWN TO ENHANCE ELEVATION DETAILS TO BE
 SHOWN ON SIDES AND REAR ELEVATIONS. PLEASE
 MARK HIGHWAY, STREETS, OPEN AREAS AND ALLEYS.

Covered Patio Option



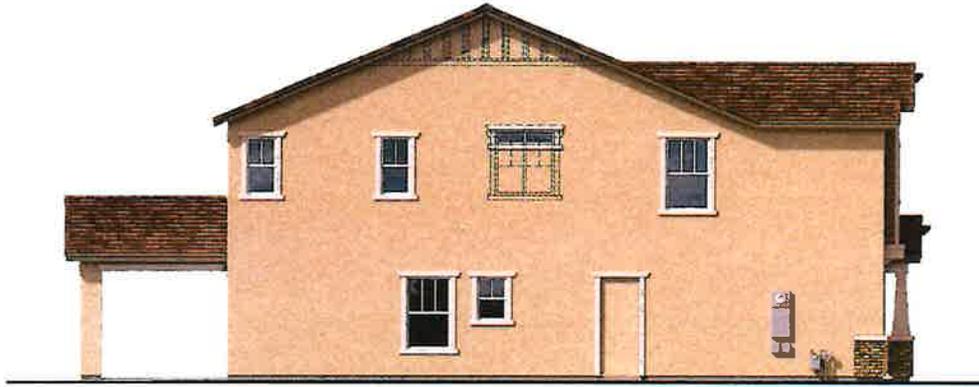
Rear Elevation 'B'



KB Home Central California
 3005 Douglas Blvd, Suite 250
 Roseville, CA 95661
 (916) 945-3880
 CITY OF FOLSOM

MANGINI RANCH

PLAN No: 233.2376
 JOB No: 60999_101
 STORY: 2-STORY
 January 23, 2020



Left Elevation 'B'



Front Elevation 'B' - Craftsman



Right Elevation 'B'

NOTE
 DECORATIVE ELEMENTS ON
 SIDES AND REAR ELEVATIONS WHICH INCLUDE
 INDIVIDUAL FISH TAIL FOR WINDOW
 SHUTTERS, WABLE END DETAILS AND WINDOW GRIDS
 SHOULD BE MAINTAINED. ELEVATION DETAILS TO BE
 SHOWN ON SIDES AND REAR ELEVATIONS FACING
 MAIN HIGHWAY, STREETS, OPEN AREAS AND ALLEYS.

Covered Enlarged Patio Option



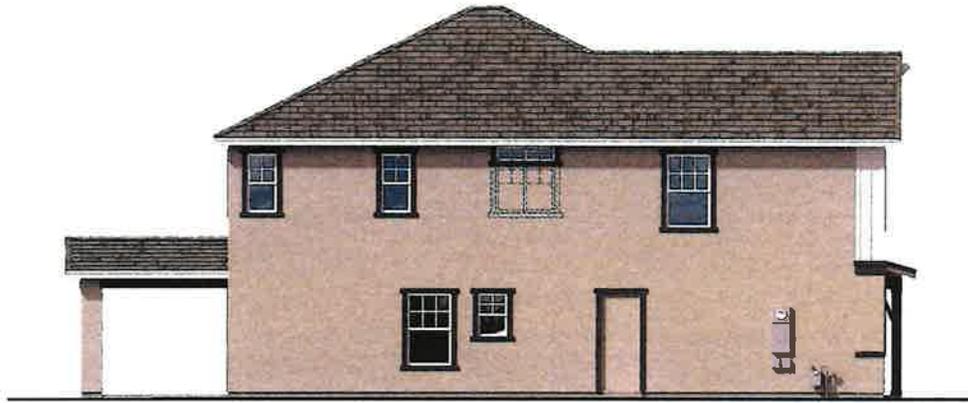
Rear Elevation 'B'



KB Home - Central California
 3885 Douglas Blvd, Suite 250
 Roseville, CA 95661
 (916) 945-3580
 CITY OF FOLSOM

MANGINI RANCH

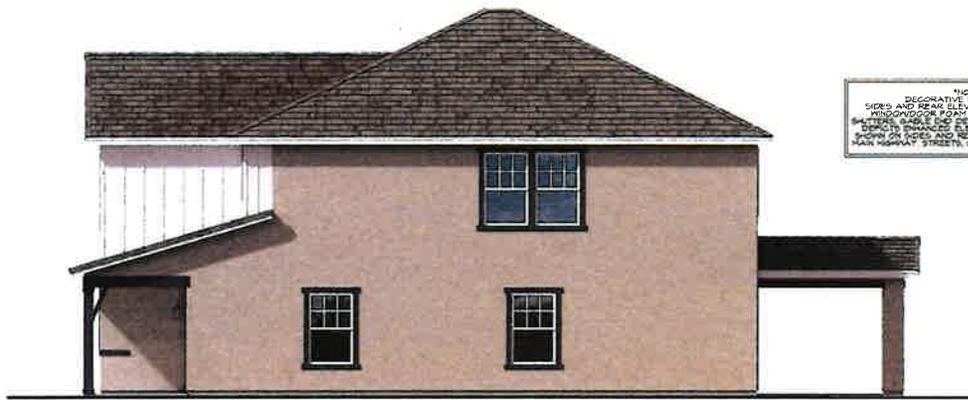
PLAN No. : 223-2278
 JOB No. : 60999_101
 STORY : 1-STORY
 January 23, 2020



Left Elevation 'C'



Front Elevation 'C' - Farmhouse



Right Elevation 'C'

NOTE:
 DECORATIVE ELEMENTS ON
 SIDES AND REAR ELEVATIONS WHICH INCLUDE
 TRIMWORK, PORCH TRIMS, PORCH
 BALUSTERS, BASES AND BRACKETS
 SHOWN IN THESE ELEVATION DETAILS TO BE
 SHOWN ON SIDES AND REAR ELEVATIONS, FACED
 WITH HEMLOCK, STAIN, GROUT, AND SEALERS.

Covered Patio Option



Rear Elevation 'C'

MANGINI RANCH



KB Home Central California
 3885 Douglas Blvd., Suite 250
 Roseville, CA 95664
 (916) 945-3830
 CITY OF FOLSOM

PLAN No : 223.2275
 JOB No : 60999_101
 STORY : 2-STORY
 Issued: 11/2020



Left Elevation 'C'



Front Elevation 'C' - Farmhouse



Right Elevation 'C'

NOTE:
 DECORATIVE ELEMENTS ON
 SIDES AND REAR ELEVATIONS DO NOT INCLUDE
 WINDOW OR GARAGE DETAILS AS THEY ARE
 SHOWN ON SIDE AND REAR ELEVATIONS. DETAILS TO BE
 SHOWN ON SIDE AND REAR ELEVATIONS FIGURES
 MAIN HIGHWAY STREETS, OPEN AREAS AND ALLEYS

Covered Enlarged Patio Option



Rear Elevation 'C'



Left Elevation 'D'



Front Elevation 'D' - Cottage



Right Elevation 'D'

NOTE:
 DECORATIVE ELEMENTS ON
 SIDES AND REAR ELEVATIONS MAY INCLUDE
 SIDING, STUCCO, BRICK, TILE AND OTHER
 MATERIALS. MATERIALS AND FINISHES ARE APPROXIMATE
 SHOWN. ENLARGED ELEVATION DETAILS TO BE
 SHOWN ON TOPS AND REAR ELEVATIONS. FINISH
 MAIN HIGHWAY, STREETS, OPEN AREAS AND ALLEYS

Covered Patio Option



Rear Elevation 'D'



Left Elevation 'D'



Front Elevation 'D' - Cottage



Right Elevation 'D'

NOTE:
 DECORATIVE ELEMENTS ON
 SIDES AND REAR ELEVATIONS SHALL INCLUDE
 WOOD-GRAIN FOAM TRIM, FOAM PORCH
 SHUTTERS, SILL AND HEADS, AND WINDOW GRIDS.
 DEPICTED ENLARGED ELEVATION DETAILS TO BE
 SHOWN ON SITES AND REAR ELEVATIONS FACED
 MAIN HIGHWAY, STREETS, OPEN AREAS AND ALLEYS

Covered Enlarged Patio Option



Rear Elevation 'D'



Elevation 'A' - Spanish



Elevation 'B' - Craftsman



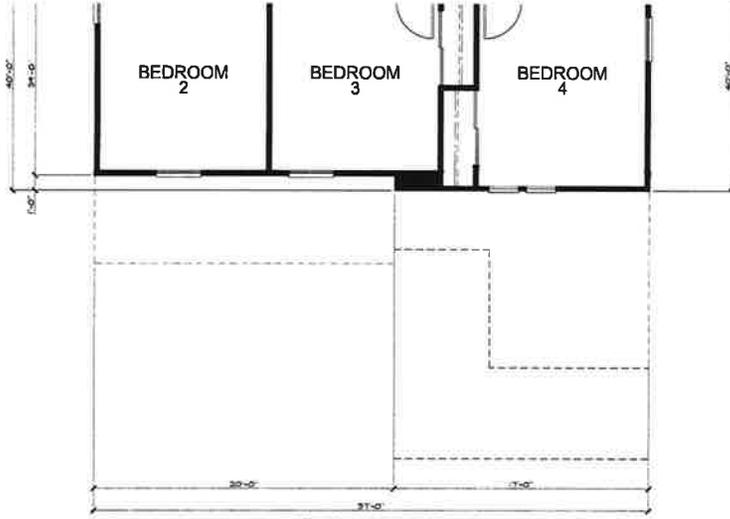
Elevation 'C' - Farmhouse



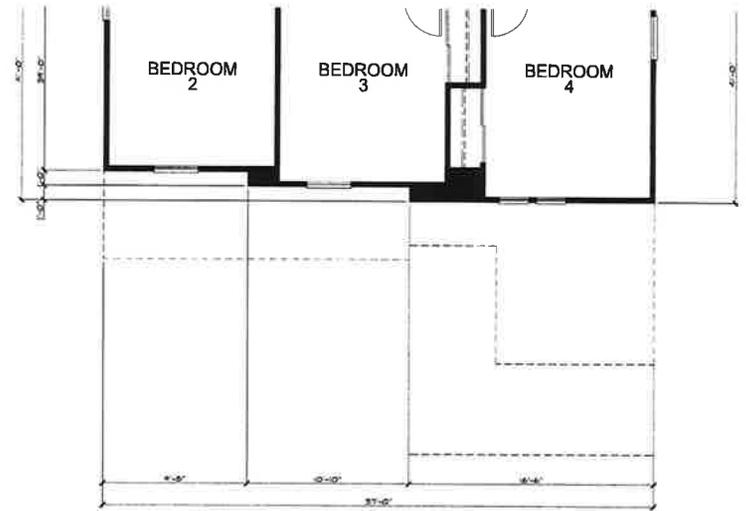
Elevation 'D' - Cottage

ELEVATION LEGEND

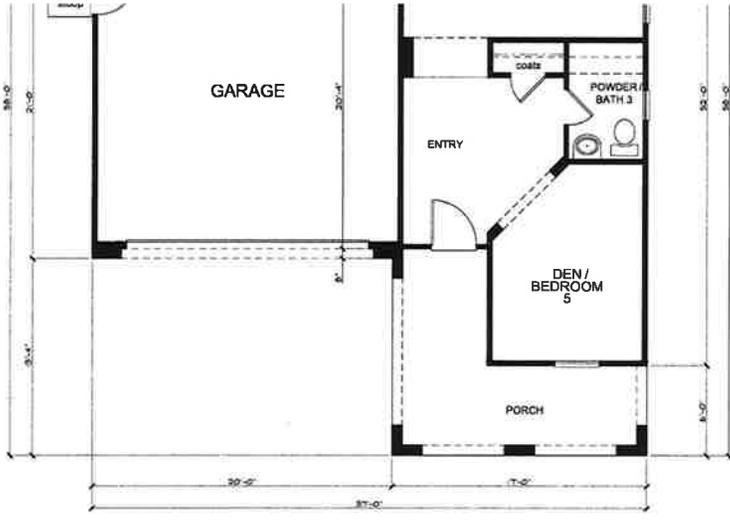
- 1 CONCRETE S' TILE ROOFING
- 2 CONCRETE FLAT TILE ROOFING
- 3 WOOD FASCIA BOARD
- 4 STUCCO FINISH
- 5 STUCCO OVER FOAM TRIM
- 6 STUCCO OVER FOAM CORBELS/SHAPED FOAM TRIM
- 7 DECORATIVE STUCCO COLUMNS (STUCCO OVER WOOD FRAMING)
- 8 PRE-FAB WINDOW SYSTEM
- 9 COMPOSITE ENTRY DOOR
- 10 METAL ROLL-UP GARAGE DOOR
- 11 DECORATIVE SHUTTERS
- 12 DECORATIVE CLAY PIPES
- 13 DECORATIVE WROUGHT IRON
- 14 WOOD SIDING
- 15 DECORATIVE ACCENT
- 16 STONE VENEER
- 17 DECORATIVE FOAM VENTS
- 18 PRE-FAB POT SHELF & CORBEL
- 19 DECORATIVE HOARD & BATTEN
- 20 WOOD POST
- 21 BRICK VENEER
- 22 DECORATIVE OUTLOOKER WITH KNEEBRACE
- 23 WOOD/ CEMENTITIOUS FIBER TRIM
- 24 WOOD PORCH RAILING
- 25 SHAKE SIDING



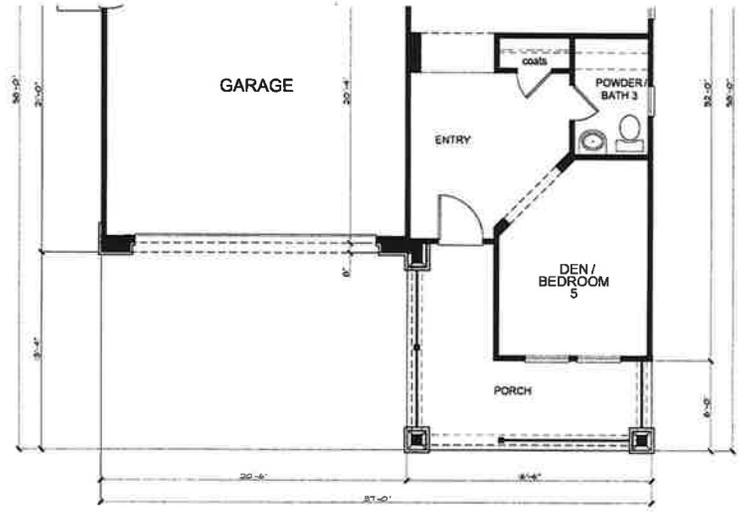
Second Floor Plan 'C'



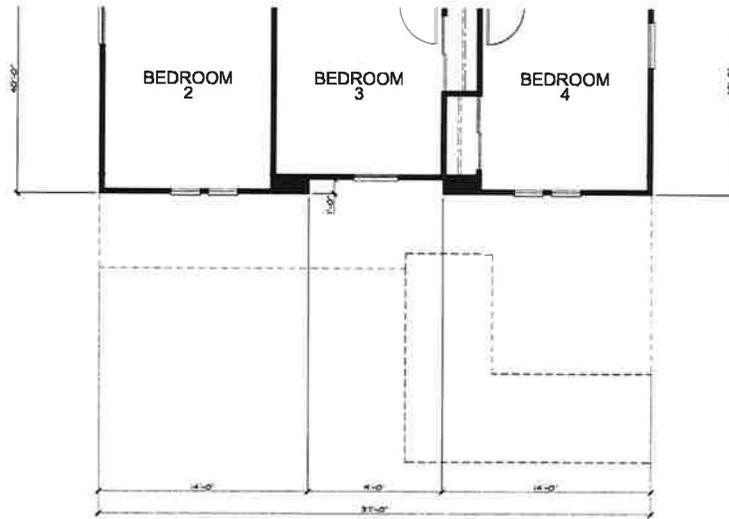
Second Floor Plan 'B'



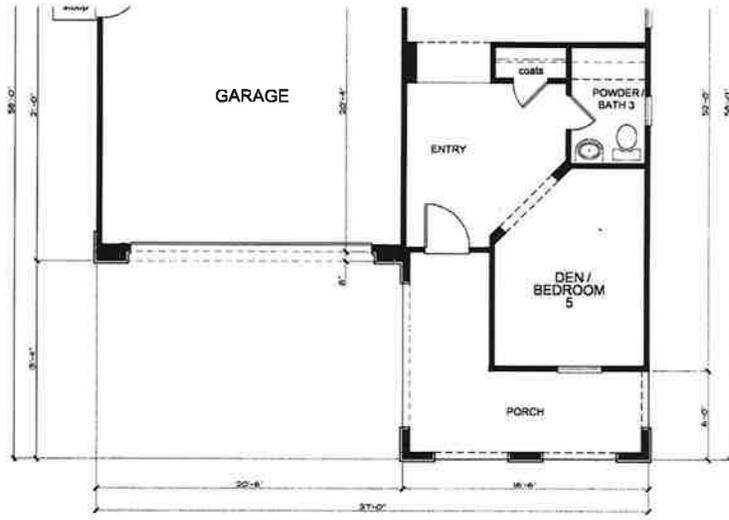
First Floor Plan 'C'



First Floor Plan 'B'



Second Floor Plan 'D'

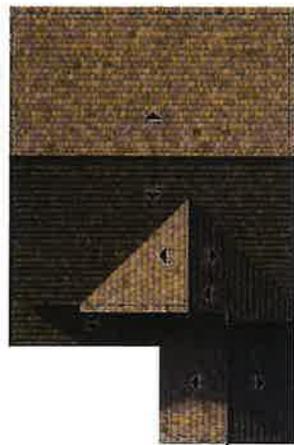


First Floor Plan 'D'

MANGINI RANCH



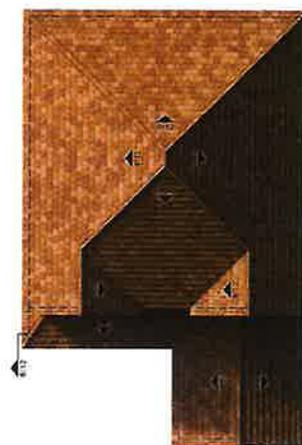
'A'



'B'



'C'



'D'

Roof Plans

MANGINI RANCH



KB Home Central California
3085 Douglas Blvd, Suite 230
Ranaville, CA 95661
(916) 943-3880
CITY OF FOLSOM

PLAN No. : 231.2689
JOB No. : 600999_101
STORY: 1-STORY
January 23, 2020



Left Elevation 'A'



Front Elevation 'A' - Spanish



Right Elevation 'A'



Rear Elevation 'A'



KB Home Central California
 3105 Douglas Blvd., Suite 210
 Roseville, CA 95661
 (916) 945-3080

CITY OF FOLSOM

MANGINI RANCH

PLAN No. : 237 2609
 JOB No. : 600999_101
 STOKY : 2-STORY
 January 23, 2020



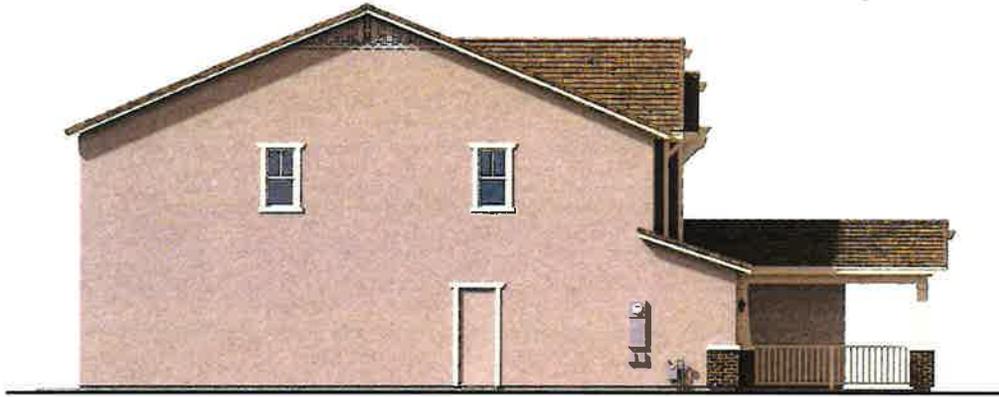
Right Elevation 'A'



Rear Elevation 'A'

Enhanced Elevations

MANGINI RANCH



Left Elevation 'B'



Front Elevation 'B' - Craftsman



Right Elevation 'B'



Rear Elevation 'B'

MANGINI RANCH



KB Home Central California
 3085 Douglas Blvd, Suite 250
 Roseville, CA 95661
 (916) 945-3830
 CITY OF FOLSOM

PLAN No : 277-2689
 JOB No. : 606999_101
 STORY : 2-STORY
 January 23, 2020



Right Elevation 'B'



Rear Elevation 'B'

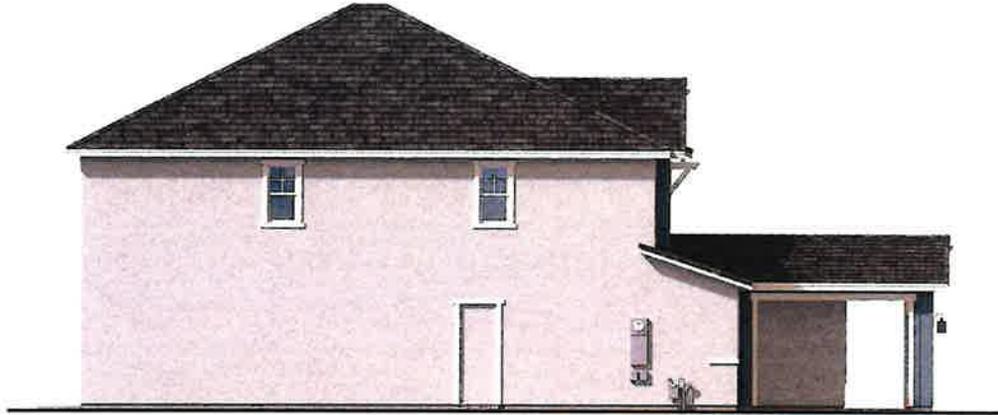
Enhanced Elevations

MANGINI RANCH



KB Home Central California
1085 Douglas Blvd., Suite 250
Roseville, CA 95661
(916) 945-3880
CITY OF FOLSOM

PLAN No : 237 2689
JOB No : 68999_101
DATE : 2/27/20
February 23, 2020



Left Elevation 'C'



Front Elevation 'C' - Farmhouse



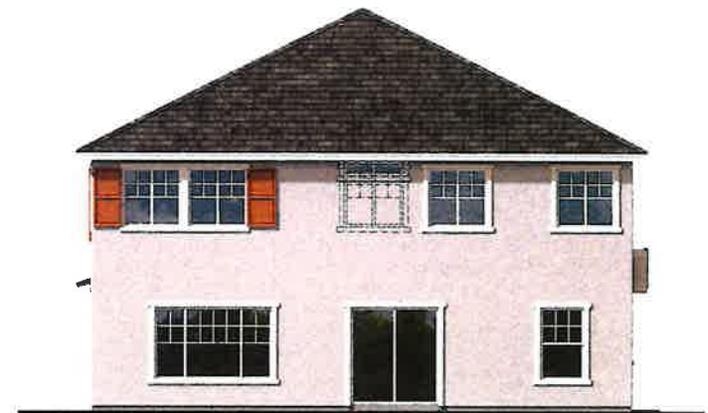
Right Elevation 'C'



Rear Elevation 'C'



Right Elevation 'C'



Rear Elevation 'C'

Enhanced Elevations

MANGINI RANCH



KB Home - Central California
 3005 Douglas Blvd., Suite 250
 Roseville, CA 95661
 (916) 945-3890

CITY OF FOLSOM

PLAN No : 237-2689
 JOB No : 000999_101
 STOKY :
 January 23, 2020 2-STORY



Left Elevation 'D'



Front Elevation 'D' - Cottage



Right Elevation 'D'



Rear Elevation 'D'



KB Home Central California
 3885 Douglas Blvd, Suite 250
 Roseville, CA 95661
 (916) 945-3530
 CITY OF FOLSOM

MANGINI RANCH

PLAN No. 237-2619
 JOB No. 600999_101
 DATE: January 23, 2020
 2-STORY



Right Elevation 'D'



Rear Elevation 'D'

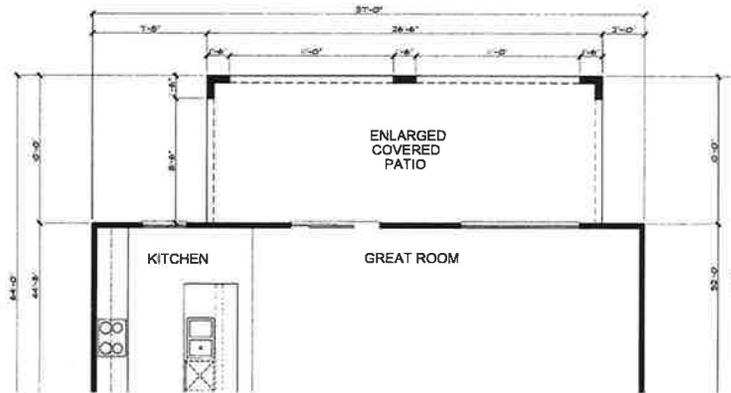
Enhanced Elevations

MANGINI RANCH

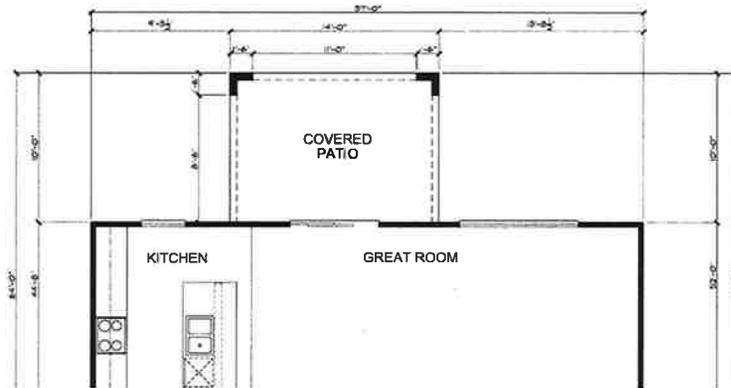


Kb Home Central California
3905 Donkey Blvd, Suite 250
Roseville, CA 95661
(916) 945-3330
CITY OF FOLSOM

PLAN No. 277-2639
JOB No. 40599-101
SIOKY: 2-STORY
January 23, 2020



Floor Plan at Enlarged Covered Patio Option



Floor Plan at Covered Patio Option

MANGINI RANCH



'A'



'B'



'C'



'D'

Roof Plans at Covered Patio Option

MANGINI RANCH



KB Home Central California
3005 Douglas Blvd. Suite 250
Ranaville, CA 95661
(916) 945-3880
CITY OF FOLSOM

PLAN No. 237-2489
JOB No. 60999_101
STORY: 2-STORY
January 23, 2020



'A'



'B'



'C'



'D'

Roof Plans at Enlarged Covered Patio Option

MANGINI RANCH



KB Home Central California
3065 Douglas Blvd, Suite 250
Rancho, CA 95661
(916) 945-3880
CITY OF FOLSOM

PLAN No 237 2689
JOB No : 60999_101
STORE : 3-STORY
January 21, 2020



Left Elevation 'A'



Front Elevation 'A' - Spanish

NOTE:
 DECORATIVE ELEMENTS ON
 SIDES AND REAR ELEVATIONS WHICH INCLUDE
 PERSONALIZATION FROM FLOOR PLAN/HOOK
 SHUTTERS, MANGLE END DETAILS AND WINDOW GRIDS
 DISPLAYS ENHANCED ELEMENTS TO BE
 SHOWN ON SIDES AND REAR ELEVATIONS FACED
 TOWARD HIGHWAY, STREETS, OPEN AREAS AND ALLEYS.



Right Elevation 'A'

Covered Patio Option



Rear Elevation 'A'

MANGINI RANCH



Left Elevation 'A'



Front Elevation 'A' - Spanish

NOTE
 DECORATIVE ELEMENTS ON
 SIDES AND REAR ELEVATIONS WHICH INCLUDE
 TRUSWOOD PORCH TRIMS, ROAM WINDOW
 SHUTTERS, GABLE END DETAILS AND WINDOW GRIDS
 SHOULD ENHANCE ELEVATION DETAILS TO BE
 SAVED ON SIDES AND REAR ELEVATIONS PACING
 MAIN HIGHWAY, STREETS, OPEN AREAS AND ALLEYS



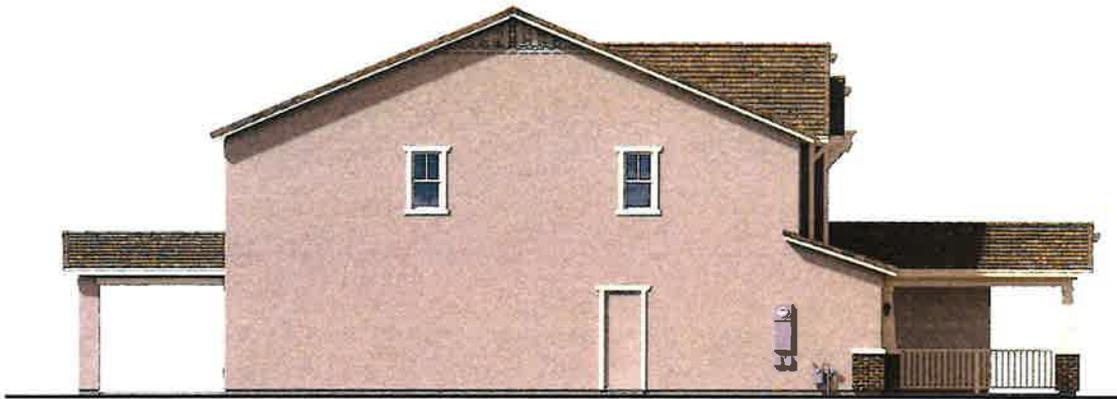
Right Elevation 'A'

Covered Enlarged Patio Option



Rear Elevation 'A'

MANGINI RANCH

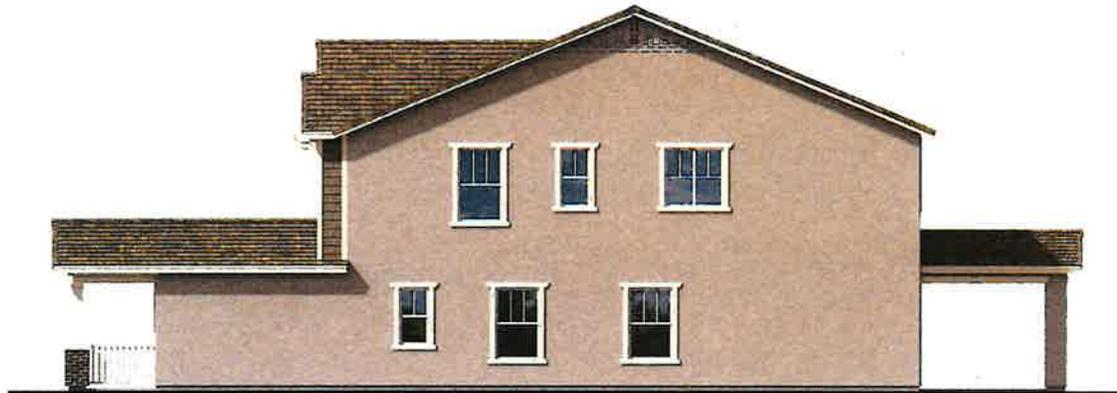


Left Elevation 'B'



Front Elevation 'B' - Craftsman

NOTE: DECORATIVE ELEMENTS ON SIDES AND REAR ELEVATIONS WHICH INCLUDE WINDOW/DOOR FOAM TRIMS, FOAM WINDOW SHUTTERS, SADDLE BUS DETAILS AND WINDOW BRIDS SPECIFIC ENLARGED ELEVATION DETAILS TO BE SHOWN ON SIDES AND REAR ELEVATIONS FACING MAIN HIGHWAY, STREETS, OPEN AREAS AND ALLEYS.



Right Elevation 'B'

Covered Patio Option



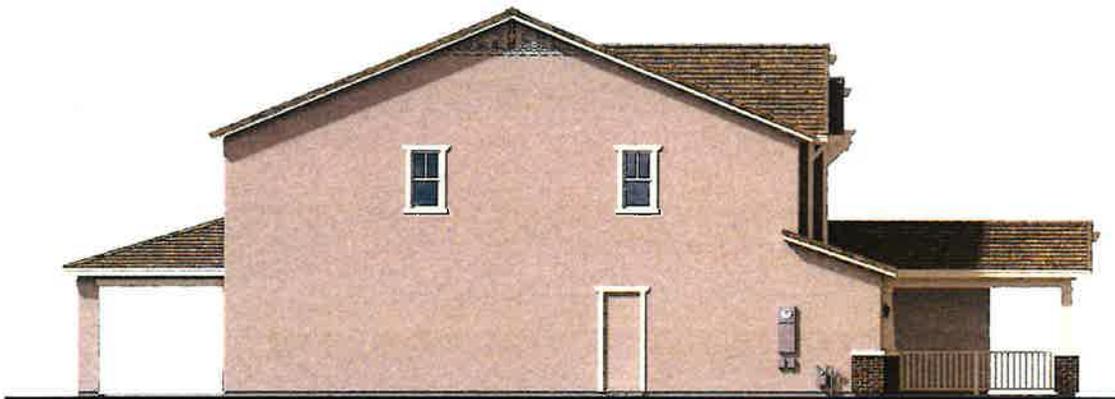
Rear Elevation 'B'

MANGINI RANCH



KB Home Central California
 3085 Douglas Blvd, Suite 250
 Roseville, CA 95661
 (916) 945-3830
 CITY OF FOLSOM

PLAN No. 237 2689
 JOB No. 60999, 101
 STORY 2-STORY
 January 23, 2020

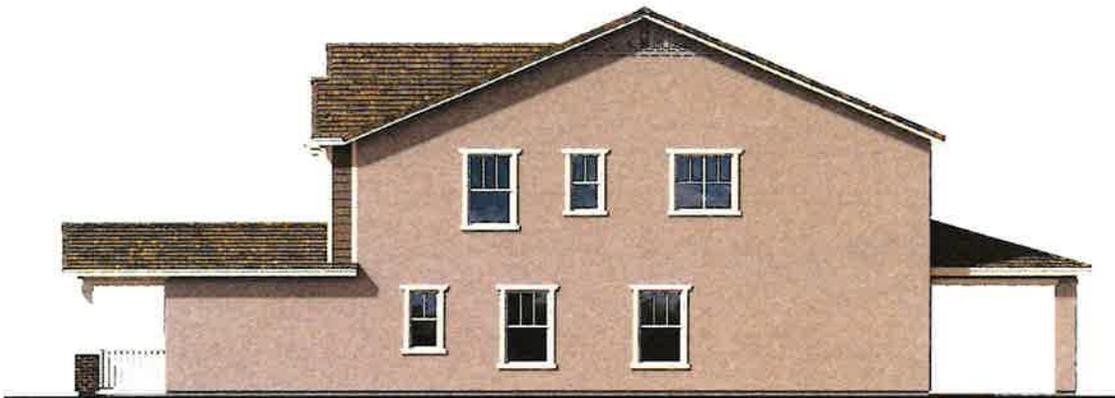


Left Elevation 'B'



Front Elevation 'B' - Craftsman

NOTE: DECORATIVE ELEMENTS ON SIDES AND REAR ELEVATIONS WHICH INCLUDE TRIMWORK FOR EYES, FISH BONES, SWATHES, PANELS AND DETAILS AND WINDOW SIZES. SPECIFIC SIDING AND REAR ELEVATION FINISHES SHOWN ON SIDES AND REAR ELEVATIONS FACING MAIN HIGHWAY STREETS, OPEN AREAS AND ALLEYS.



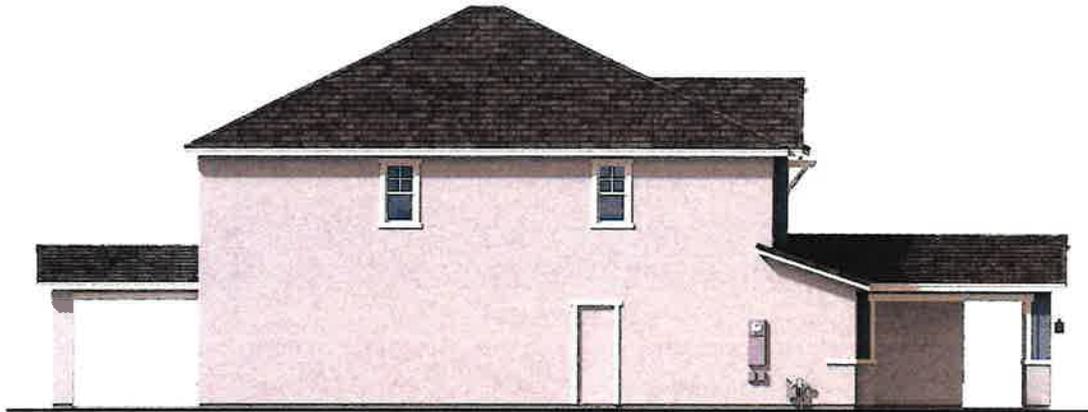
Right Elevation 'B'

Covered Enlarged Patio Option



Rear Elevation 'B'

MANGINI RANCH



Left Elevation 'C'



Front Elevation 'C' - Farmhouse

NOTE:
 DECORATIVE ELEMENTS ON
 SIDES AND REAR ELEVATIONS WHICH INCLUDE
 WINDOW/DOOR FOAM TRIMS, FOAM WINDOW
 SHUTTERS, ETC. ARE NOT TO BE USED ON MAIN
 HIGHWAY STREETS, OPEN AREAS AND ALLEYS

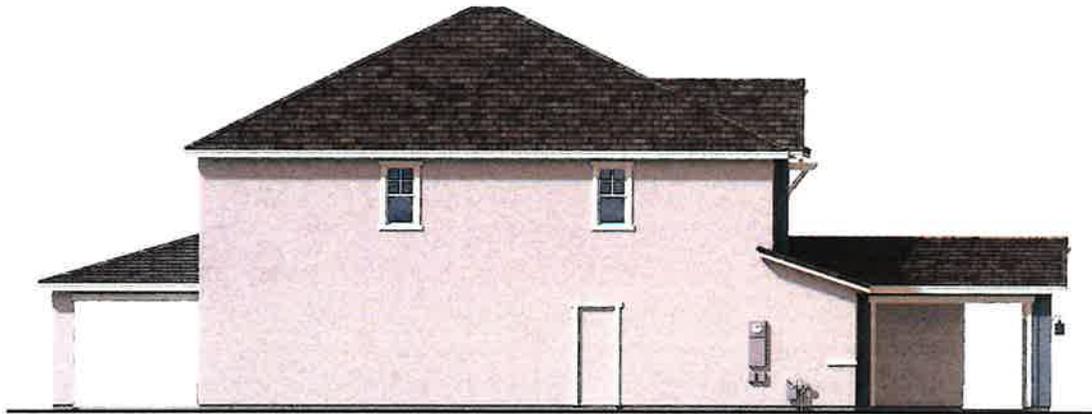


Right Elevation 'C'

Covered Patio Option



Rear Elevation 'C'

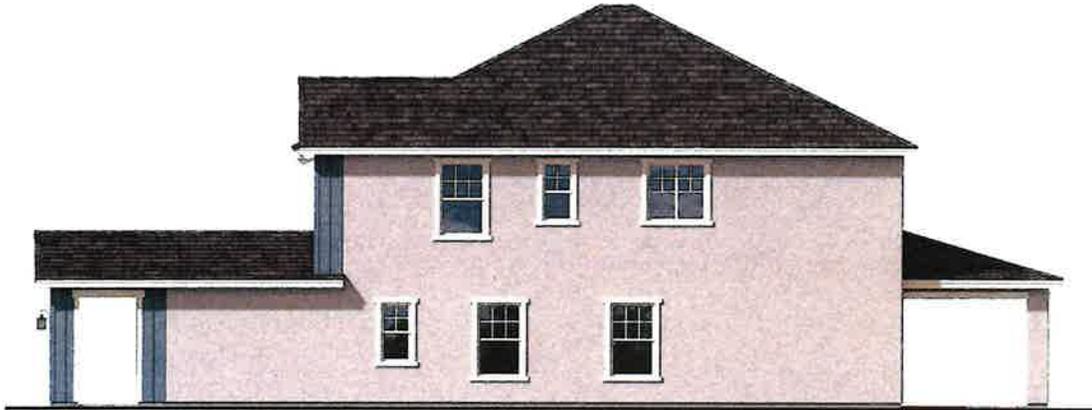


Left Elevation 'C'



Front Elevation 'C' - Farmhouse

NOTE:
 DECORATIVE ELEMENTS ON
 SIDES AND REAR ELEVATIONS WHICH INCLUDE
 SIDING AND/OR FOAM TRIMS, FOAM WINDOW
 SHUTTERS, SABLE END DETAILS, AND WINDOW BRISSES
 SHOULD BE DETAILED SEPARATELY TO BE
 SHOWN ON SIDES AND REAR ELEVATIONS ACROSS
 MAIN HIGHWAY STREETS, OPEN AREAS AND ALLEYS



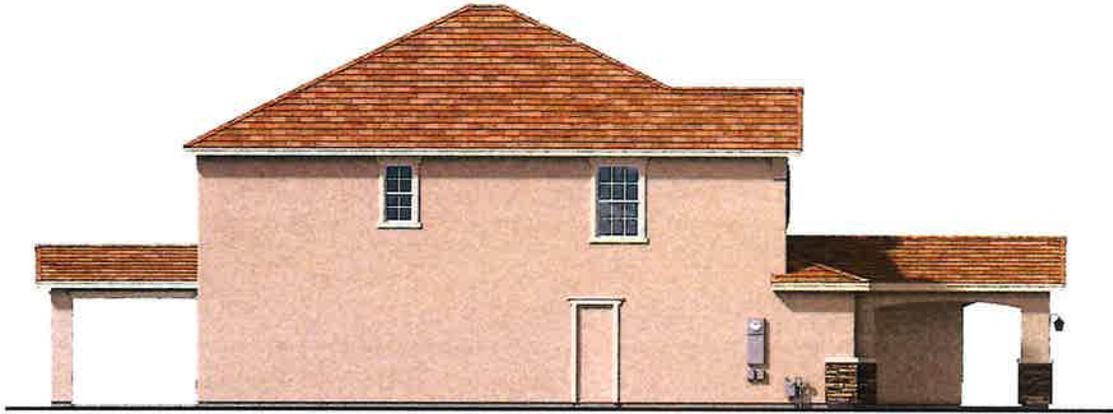
Right Elevation 'C'

Covered Patio Option



Rear Elevation 'C'

MANGINI RANCH



Left Elevation 'D'



Front Elevation 'D' - Cottage

NOTE: DECORATIVE ELEMENTS ON SIDES AND REAR ELEVATIONS WHICH INCLUDE FIBROGLASS FIBER TRIM, FIBER HOODS, SHUTTERS, SHALE JOB DETAILS AND FIBER GLASS DETAILS SHOULD BE SPECIFICALLY EVALUATED TO BE SUITABLE ON SIDES AND REAR ELEVATIONS FACING MAIN HIGHWAY, STREETS, OPEN AREAS AND ALLEYS



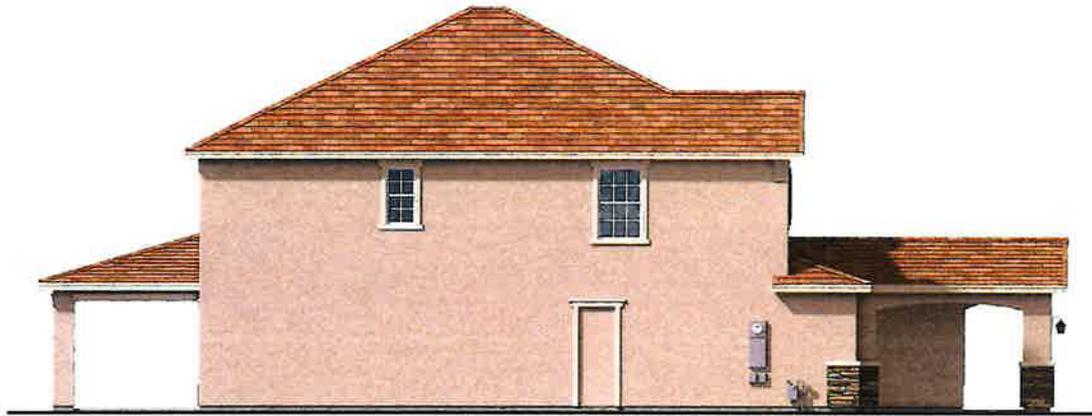
Right Elevation 'D'

Covered Patio Option



Rear Elevation 'D'

MANGINI RANCH



Left Elevation 'D'



Front Elevation 'D' - Cottage

NOTE:
 DECORATIVE ELEMENTS ON
 SIDING AND CEILING ELEVATIONS WHICH INCLUDE
 WINDOW/DOOR FOAM TRIMS, FOAM WINDOW
 SHUTTERS, GABLE END DETAILS AND FINISHES ARE
 SPECIFIC TO THIS AND OTHER PROJECTS AS TO
 MAIN HIGHWAY, STREETS, OPEN AREAS AND ALLEYS



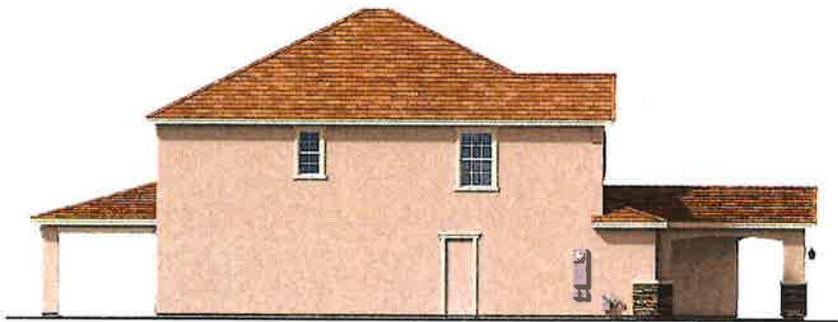
Right Elevation 'D'



Rear Elevation 'D'

Covered Enlarged Patio Option

MANGINI RANCH

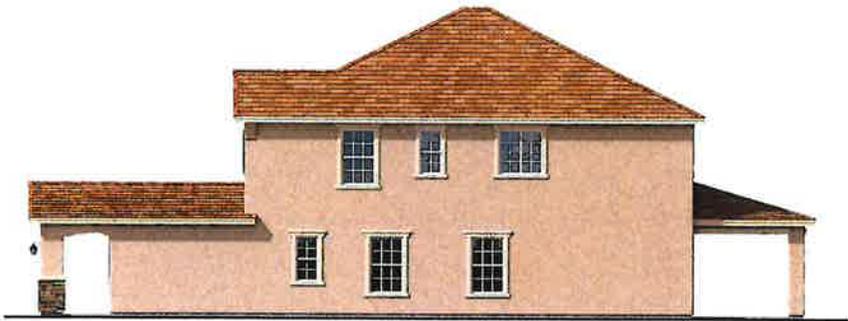


Left Elevation 'D'



Front Elevation 'D' - Cottage

Notes:
 1. All elevations are shown with a tan stucco finish.
 2. All windows are shown with white frames.
 3. All doors are shown with white frames.
 4. All roofs are shown with a brown shingle finish.
 5. All exterior walls are shown with a tan stucco finish.
 6. All exterior accents are shown with a tan stucco finish.
 7. All exterior accents are shown with a tan stucco finish.
 8. All exterior accents are shown with a tan stucco finish.
 9. All exterior accents are shown with a tan stucco finish.
 10. All exterior accents are shown with a tan stucco finish.



Right Elevation 'D'



Rear Elevation 'D'

Covered Enlarged Patio Option

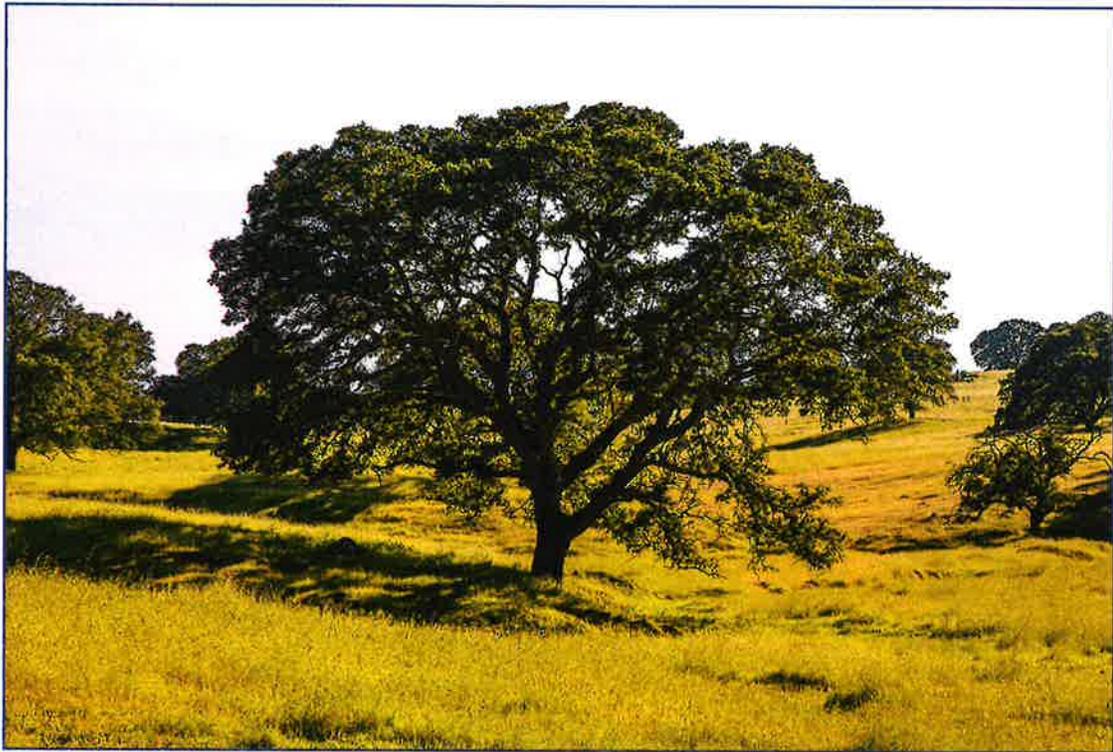
Planning Commission
Mangini Ranch Villages 4 and 8 Subdivision (Phase 2) Residential Design Review (PN 19-431)
March 18, 2020

Attachment 11

Folsom Ranch Central District Design Guidelines

2

ARCHITECTURAL DESIGN GUIDELINES



ARCHITECTURAL GUIDING PRINCIPLES

The following residential guiding principles will guide the architecture to ensure quality development:

- Provide a varied and interesting streetscene.
- Focus of the home is the front elevation, not the garage.
- Provide a variety of garage placements.
- Provide detail on rear elevations where visible from the public streets.
- Choose appropriate massing and roof forms to define the architectural styles.
- Ensure that plans and styles provide a degree of individuality.
- Use architectural elements and details to reinforce individual architectural styles.

GENERAL ARCHITECTURAL GUIDELINES

Edge Conditions

Rear elevations visible from open spaces and major roadways shall incorporate enhanced details used on the front elevation of the home. Rear elevations observable from open spaces and major roadways shall be visually aesthetically pleasing from surrounding viewpoints and adjacencies. Silhouettes and massing of homes along edges require design sensitivity. A row of homes with a single front or rear facing gable are prohibited. The following should be considered, and at least one element incorporated, in the design of the side and rear elevations along edge conditions:

- A balance of hip and gable roof forms;
- Single-story plan;
- Single-story elements on two-story homes;
- Offset massing or wall planes (on individual plans or between plans);
- Roof plane breaks (on individual plans or between plans);
- Detail elements on the front elevation shall be applied to the side and rear elevations along edge conditions.



Roof Forms

Rows of homes seen along major community roadways are perceived by their contrast against the skyline or background. The dominant impact is the shape of the building and roofline. To minimize the visual impact of repetitious flat planes, similar building silhouettes and similar ridge heights, discernibly different roof plans for each home plan shall be designed. Individual roof plans may be simple but, between different plans, should exhibit variety by using front to rear, side-to-side, gables, hipped roofs, and/or the introduction of single story elements.

The following roof design guidelines should also be considered:

- Provide a mix of gable and hip roofs along the streetscene.
- Design roofs for maximum solar exposure for the potential installation of solar features.
- Consider deep overhangs where appropriate to the style to provide additional shade and interior cooling.
- Offset roof planes, eave heights, and ridge lines.



Corner Buildings

Buildings located on corners often times function as neighborhood entries and highlight the architecture for the overall Folsom Ranch, Central District community. Buildings located on corners shall include one of the following:

- Front and side facade articulation using materials that wrap around the corner-side of the building;
- Awning on corner side;
- Home entry on corner side;
- Corner facing garage;
- A pop-out side hip, gable, or shed form roof;
- An added single-story element, such as a wrap-around porch or balcony;
- Recessed second- or third-story (up to 35' max.); or
- Balcony on corner side.



Front Elevations

Front elevations shall be detailed to achieve a variety along the street scene. Each front elevation shall incorporate a Feature Window treatment (see Feature Window requirements on page 2-6). In addition, each front elevation shall incorporate one or more of the following techniques:

- Provide enhanced style-appropriate details on the front elevation.
- Offset the second story from the first level for a portion of the second story.
- Vary the wall plane by providing projections of elements such as bay windows, porches, and similar architectural features.
- Create recessed alcoves and/or bump-out portions of the building.
- Incorporate second-story balconies.
- Create interesting entries that integrate features such as porches, courtyards, large recessed entry alcoves, or projecting covered entries with columns.
- Use a minimum of two building materials or colors on the front elevation.

- If due to building configuration the front entry location is not immediately apparent, direct and draw the observer to it with added elements such as signs, lighting, and landscape.



Multi-family Entries

Entries for multi-family homes should create an initial impression, locate and frame the doorway, act as a link between public and private spaces, and further identify individual unit entries.

- Wherever possible, orient the front door and principal access towards the roadway, paseo, or common open space.
- Incorporate appropriate roof elements, columns, Feature Windows and/or architectural forms in the entry statement to emphasize the building character and the location of individual doorways.



Feature Windows

All front and visible edge elevations shall incorporate one Feature Window treatment that articulates the elevation. Feature Window options include:

- A window of unique size or shape;
- Picture window;
- A bay window projecting a minimum of 24 inches, or a 12 inch pop-out surround;
- A window with a substantial surround matching or contrasting the primary color of the home;
- A window recess a minimum of 2 inches;
- Decorative iron window grilles;
- Decorative window shelves or sill treatments;
- Grouped or ganged windows with complete trim surrounds or unifying head and/or sill trim:
- A Juliet balcony with architectural style appropriate materials;
- Window shutters; or
- Trellis protruding a minimum of 12 inches from the wall plane of the window.

Windows

Windows on south-facing exposures should be designed, to the greatest extent possible, to maximize light and heat entering the home in the winter, and to minimize light and heat entering in the summer.

West-facing windows should be shaded where feasible to avoid prolonged sun exposure/overheating of the homes.

For additional window requirements addressing Sound Attenuation requirements refer to the Mangini Ranch Residential Development Environmental Noise Assessment document prepared by Bollard Acoustical Consultants, Inc. on January 29, 2015.



Example of Feature Window



Example of Juliet Balcony



Garage Door Treatments

Appropriate treatment of garage doors will further enhance the building elevation and decrease the utilitarian appearance of the garage door. Various garage door patterns, windows, and/or color schemes should be applied as appropriate to individual architectural styles, where feasible.

- Garage doors shall be consistent with the architecture of the building to reduce the overall visual mass of the garage.
- Garage doors shall be recessed 8 inches from the wall plane.
- All garage doors shall be automatic section roll-up doors.
- When appropriate, single garage doors are encouraged.
- Carriage-style garage doors of upgraded design are encouraged.



Porte Cochere with garage at rear of house



Street Facing Garages

All street facing garages should vary the garage door appearance along the streetscene. Below are options for the door variety:

- Vary the garage door pattern, windows, and/or color as appropriate to individual architectural styles.
- Use an attached overhead trellis installed beneath the garage roof fascia and/or above garage door header trim.
- Span the driveway with a gated element or overhead trellis.
- Provide a porte cochere.
- Street facing garages on corner lots at neighborhood entries shall be located on the side of the house furthest away from the corner.



Alley Treatments

The use of alleys should be elevated from purely functional, simple garage access to an enjoyable space that residents experience and utilize daily. Design of alleys shall address the functional and aesthetic features of the space to create a positive experience for the residents. At least one of the following shall be implemented along the alley:

- Building size and shape shall have stepped massing (recessed or cantilevered, i.e., stepping back upper floors or protruding forward upper floors) of at least one foot.
- Window trim, color, and appropriate details from the front elevation.
- Rear privacy walls and pedestrian gates designed and located for ease of unit access.
- Enhanced garage door patterns or finishes; garage door shall complement the design intent of the home and neighborhood.
- Provide sufficient planting areas between garages to soften the vertical architectural planes at alleys.

Building Forms

Building form, detail, and placement greatly influences how a structure is perceived based on how light strikes and frames the building. The effect of sunlight is a strong design consideration, as shadow and shade can lend a sense of substance and depth to a building. The following elements and considerations can be used to facilitate the dynamic of light and depth perception of the building.

Architectural Projections

Projections can create shadow and provide strong visual focal points. This can be used to emphasize design features such as entries, major windows, or outdoor spaces. Projections are encouraged on residential building forms. Projections may include, but are not limited to:

- Awnings (wood, metal, cloth)
- Balconies
- Shutters
- Eave overhangs
- Projecting second- or third-story elements
- Window/door surrounds
- Tower elements
- Trellis elements
- Recessed windows
- Porch elements
- Bay windows or dormers
- Shed roof elements

Offset Massing Forms

Front and street-facing elevations may have offset masses or wall planes (vertically or horizontally) to help break up the overall mass of a building.

- Offset forms are effective in creating a transition:
 - Vertically between stories, or
 - Horizontally between spaces, such as recessed entries.
- Offset massing features are appropriate for changes in materials and colors.
- Offsets should be incorporated as a functional element or detail enhancement.
- Over-complicated streetscenes and elevations should be avoided.



- Streetscenes should provide a mix of simple massing elevation with offset massing elements to compose an aesthetic and understandable streetscape.

Floor Plan Plotting

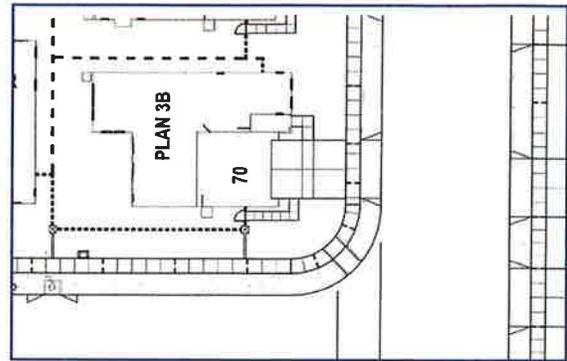
In each single-family detached neighborhood with a **minimum** of up to 80 homes, provide:

- Three floor plans.
- Four elevations for each floor plan using a minimum of **two** architectural styles. If only two styles are selected, elevations shall be significantly different in appearance.
- Four different color schemes for each floor plan.

In each single-family detached neighborhood with **more** than 80 homes, provide:

- Three floor plans.
- Four elevations for each floor plan using a minimum of **three** architectural styles. If only three styles per floor plan are selected, elevations shall be significantly different in appearance.
- Four different color schemes for each floor plan.

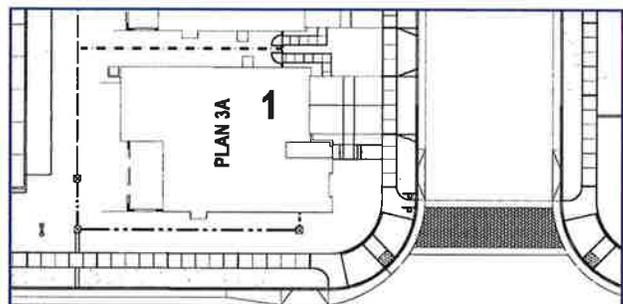
In each single-family detached neighborhood, street facing garages on corner lots at neighborhood entries shall be located on the side of the house furthest away from entry corner.



Example of undesirable Corner Lot Street Facing Garage Placement



Example of undesirable Corner Lot Street Facing Garage Placement



Example of preferred Corner Lot Plotting Garage Placement



Example of preferred Corner Lot Plotting Garage Placement



Style Plotting

To ensure that architectural variety occurs, similar elevations cannot be plotted adjacent to or immediately across the street from one another. No more than two of the same floor plan/elevations shall be plotted next to each other or directly across the street from one another. (Refer to Section Four for Design Review process.) The following describes the minimum criteria for style plotting:

- For a home on a selected lot, the same floor plan and elevation is not permitted on the lot most directly across from it and the one lot on either side of it.
- Identical floor plans may be plotted on adjacent lots, provided a different elevation style is selected for each floor plan.
- Identical floor plans may be plotted on lots across the street from each other provided a different elevation style is selected for each floor plan.

Color Criteria

To ensure variety of color schemes, like color schemes cannot be plotted adjacent to or immediately across the street from one another. Color and material sample boards shall be submitted for review along with the Master Plot Plan. (Refer to Section Four.)

A color scheme for a home on a selected lot may not be repeated (even if on a different floor plan) on the three lots most directly across from it and on the single lot to each side of it.



Lower Height Elements

Lower height elements are important to streetscene variety, especially for larger buildings or masses, as they articulate massing to avoid monotonous single planes. These elements also provide a transition from the higher story vertical planes to the horizontal planes of sidewalk and street, and help to transition between public and private spaces. Lower height elements are encouraged to establish pedestrian scale and add variety to the streetscene. Lower height elements may include, but are not limited to:

- Porches
- Entry features
- Interior living spaces
- Courtyards
- Bay windows
- Trellises



Balconies

Balconies break up large wall planes, offset floors, create visual interest to the facade, provide outdoor living opportunities, and adds human scale to a building. Scaled second- or third-story balconies can have as much impact on stepped massing and building articulation as a front porch or lower height elements. Balcony elements:

- May be covered or open, recessed into or projecting from the building mass.
- Shall be an integral element of, and in scale with, the building mass, where appropriate.
- Are discouraged from being plotted side-by-side at the same massing level (i.e. mirrored second-story balconies).



Roof Considerations

Composition and balance of roof forms are as definitive of a streetscape as the street trees, active architecture, or architectural character.

- Rooflines and pitches, ridgelines and ridge heights should create a balanced form to the architecture and elevation.
- Direction of ridgelines and/or ridge heights should vary along a streetscene.
- Roof overhangs (eaves and rakes) may be used as projections to define design vocabulary and create light and shade patterns.
- Hip, gable, shed, and conical roof forms may be used separately or together on the same roof or streetscene composition.
- Roof form and pitch shall be appropriate to the massing and design vocabulary of the home.

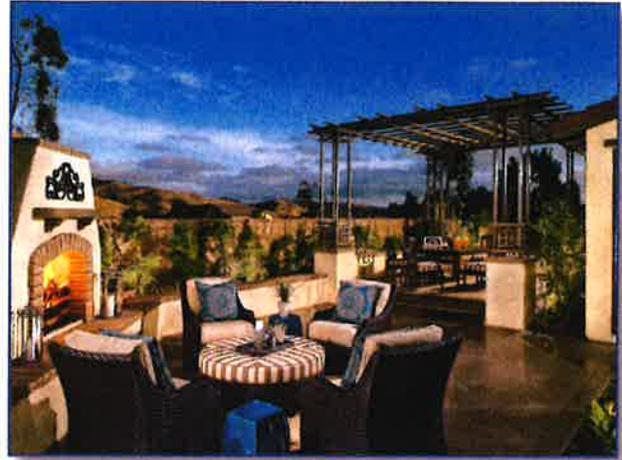


Outdoor Living Spaces

Outdoor living spaces, including porches, balconies, and courtyards, activate the streetscene and promote interaction among neighbors. Outdoor living spaces can also create indoor/outdoor environments opening up the home to enhance indoor environmental quality. Wherever possible, outdoor living space is encouraged.

Materials

The selection and use of materials has an important impact on the character of each neighborhood and the community as a whole. Wood is a natural material reflective of many architectural styles; however, maintenance concerns, a design for long-term architectural quality and new high-quality manufactured alternative wood materials make the use of real wood elements less desirable. Where “wood” is referred to in these guidelines, it can also be interpreted as simulated wood trim with style-appropriate wood texture. Additionally, some styles can be appropriately expressed without the wood elements, in which case stucco-wrapped, high-density foam trim (with style-appropriate stucco finish) is acceptable. Precast elements can also be satisfied by high-density foam or other similar materials in a style-appropriate finish.



- Brick, wood, and stone cladding shall appear as structural materials, not as applied veneers.
- Material changes should occur at logical break points.
- Columns, tower elements, and pilasters should be wrapped in its entirety.
- Materials and colors should be varied to add texture and depth to the overall character of the neighborhood.
- The use of flashy or non-traditional materials or colors that will not integrate with the overall character of the community is prohibited.
- Material breaks at garage corners shall have a return dimension equal to or greater than the width of the materials on the garage plane elevation.
- Use durable roofing and siding materials to reduce the need for replacement.
- Use local, recycled and/or rapidly renewable materials to conserve resources and reduce energy consumption associated with the manufacturing and transport of the materials. (Refer to Section Four for Design Review process.)



Exterior Structures

Exterior structures, including but not limited to, porches, patio covers, and trellises shall reflect the character, color, and materials of the building to which they are related.

- Columns and posts should project a substantial and durable image.
- Stairs should be compatible in type and material to the deck and landing.
- Railings shall be appropriately scaled, consistent with the design vernacular of the building, and constructed of durable materials.
- Exposed gutters and downspouts shall be colored to complement or match the fascia material or surface to which they are attached.

Accessory Structures

Accessory structures should conform to the design standards, setbacks, and height requirements of the primary structure. If visible from the front or side lot line, the visible elevation should be considered a front elevation and should meet the design criteria of the applicable architectural style.



Lighting

Appropriate lighting is essential in creating a welcoming evening atmosphere for the Folsom Ranch, Central District community. As a forward-thinking community, The Folsom Ranch, Central District will institute dark sky recommendations to mitigate light pollution, cut energy waste, and protect wildlife. All lighting shall be aesthetically pleasing and non-obtrusive, and meet the dark sky recommendations.

- All exterior lighting shall be limited to the minimum necessary for public safety.
- All exterior lighting shall be shielded to conceal the light source, lamp, or bulb. Fixtures with frosted or heavy seeded glass are permitted.
- Each residence shall have an exterior porch light at its entry that complements the architectural style of the building.
- Where feasible, lighting should be on a photocell or timer.
- Low voltage lighting shall be used whenever possible.

Address Numbers

To ensure public safety and ease of identifying residences by the Fire and Police Departments, address numbers shall be lighted or reflective and easily visible from the street.



RESIDENTIAL ARCHITECTURAL STYLES

Folsom Ranch, Central District is envisioned as a sustainable, contemporary community where architectural massing, roof forms, detailing, walls, and landscape collaborate to reflect historic, regional, and climate-appropriate styles.

The design criteria established in this section encourages a minimum quality design and a level of style through the use of appropriate elements. Although the details are important elements that convey the style, the massing and roof forms are essential to establishing a recognizable style. The appropriate scale and proportion of architectural elements and the proper choice of details are all factors in achieving the architectural style.

ARCHITECTURAL THEME: CALIFORNIA HERITAGE

The styles selected for Folsom Ranch, Central District have been chosen from the traditional heritage of the California home styles, a majority of which have been influenced by the Spanish Mission and Mexican Rancho eras. Over the years, architectural styles in California became reinterpreted traditional styles that reflect the indoor-outdoor lifestyle choices available in the Mediterranean climate. These styles included the addition of western materials while retaining the decorative detailing of exposed wood work, wrought iron hardware, and shaped stucco of the original Spanish styles. Mixing of style attributes occurs in both directions, such as adapting Spanish detailing to colonial style form, or introducing colonial materials and details to the Hacienda form and function. The landscape and climate of California has also generated styles that acknowledge and blend with its unique setting. The Italian Villa is a prime example of a transplanted style developed in a climate zone similar to the climate found in California.

The following styles can be used within Folsom Ranch, Central District:

- Italian Villa
- Spanish Colonial
- Monterey
- Western Farmhouse
- European Cottage
- Craftsman
- Early California Ranch
- American Traditional

Additional architectural styles compatible with the intent of these guidelines may be added when it can be demonstrated to the Architectural Review Committee that they are regionally appropriate.

The following pages provide images and individual “style elements” that best illustrate and describe the key elements of each style. They are not all mandatory elements, nor are they a comprehensive list of possibilities. Photographs of historic and current interpretations of each style are provided to inspire and assist the designer in achieving strong, recognizable architectural style elevations. The degree of detailing and/or finish expressed in these guidelines should be relative to the size and type of building upon which they are applied.

These images are for concept and inspiration only and should not be exactly replicated.



ITALIAN VILLA

The Italian Villa was one of the most fashionable architectural styles in the United States in the 1860's. Appearing on architect-designed landmarks in larger cities, the style was based on formal and rigidly symmetrical palaces of the Italian Renaissance.

Although residential adaptations generated less formality, traditional classical elements, such as the symmetrical facade, squared tower entry forms, arched windows, and bracketed eaves, persisted as the enduring traits of this style. When cast iron became a popular building material, it became a part of the Italianate vocabulary, embellishing homes with a variety of designs for balconies, porches, railings, and fences.

Italian Villa Style Elements:

- Eave and exaggerated overhangs.
- Wall materials typically consist of stucco with stone and precast accents.
- Decorative brackets below eaves may be added accents.
- Barrel tile or "S" tile roof
- The entry may be detailed with a precast surround feature.
- Stucco or precast columns with ornate cap and base trim are typical.
- Wrought iron elements, arched windows or elements, and quoins are frequently used as details.



Example of Italian Villa Architecture



Example of Italian Villa Architecture



Example of Italian Villa Architecture



SPANISH COLONIAL

This style evolved in California and the southwest as an adaptation of Mission Revival infused with additional elements and details from Latin America. The style attained widespread popularity after its use in the Panama-California Exposition of 1915.

Key features of this style were adapted to the California lifestyle. Plans were informally organized around a courtyard with the front elevation very simply articulated and detailed. The charm of this style lies in the directness, adaptability, and contrasts of materials and textures.

Spanish Colonial Style Elements:

- Plan form is typically rectangular or “L”-shaped.
- Roofs are typically of shallower pitch with “S” or barrel tiles and typical overhangs.
- Roof forms are typically comprised of a main front-to-back gable with front-facing gables.
- Wall materials are typically stucco.
- Decorative “wood” beams or trim are typical.
- Segmented or full-arch elements are typical in conjunction with windows, entry, or the porch.
- Round or half-round tile profiles are typical at front-facing gable ends.
- Arcades are sometimes utilized.
- Windows may be recessed, have projecting head or sill trim, or be flanked by plank-style shutters.
- Decorative wrought-iron accents, grille work, post or balcony railing may be used.



Example of Spanish Colonial Architecture



Example of Spanish Colonial Architecture



Example of Spanish Colonial Architecture



MONTEREY

The Monterey style is a combination of the original Spanish Colonial adobe construction methods with the basic two-story New England colonial house. Prior to this innovation in Monterey, all Spanish colonial houses were of single story construction.

First built in Monterey by Thomas Larkin in 1835, this style introduced two story residential construction and shingle roofs to California. This Monterey style and its single story counterpart eventually had a major influence on the development of modern architecture in the 1930's.

The style was popularized by the use of simple building forms. Roofs featured gables or hips with broad overhangs, often with exposed rafter tails. Shutters, balconies, verandas, and porches are integral to the Monterey character. Traditionally, the first and second stories had distinctly different cladding material; respectively siding above with stucco and brick veneer base below.

The introduction of siding and manufactured materials to the home building scene allowed for the evolution of the Monterey home from strictly Spanish Adobe construction to a hybrid of local form and contemporary materials. Siding, steeper pitched flat tile roofing, and the cantilevered balcony elements on the Monterey house define this native California style.



Example of Monterey Architecture

Monterey Style Elements:

- Plan form is typically a simple two-story box.
- Roofs are typically shallow to moderately pitched with flat concrete tile or equal; "S" tile or barrel tile are also appropriate.
- Roof forms are typically a front-to-back gable with typical overhangs.
- Wall materials are typically comprised of stucco, brick, or siding.
- Materials may contrast between first and second floors.
- A prominent second-story cantilevered balcony is typically the main feature of the elevation; two-story balconies with simple posts are also appropriate.
- Simple Colonial corbels and beams typically detail roof overhangs and cantilevers.
- Balcony or porch is typically detailed by simple columns without cap or base trim.
- Front entry is typically traditionally pedimented by a surround, porch, or portico.
- Windows are typically accented with window head or sill trim of colonial-style and louvered shutters.
- Corbel and post sometimes lean toward more "rustic" details and sometimes toward more "Colonial" details.



Example of Monterey Architecture



WESTERN FARMHOUSE

The Farmhouse represents a practical and picturesque country house. Its beginnings are traced to both Colonial styles from New England and the Midwest. As the American frontier moved westward, the American Farmhouse style evolved according to the availability of materials and technological advancements, such as balloon framing.

Predominant features of the style are large wrapping front porches with a variety of wood columns and railings. Two story massing, dormers, and symmetrical elevations occur most often on the New England Farmhouse variations. The asymmetrical, casual cottage look, with a more decorated appearance, is typical of the Western American Farmhouse. Roof ornamentation is a characteristic detail consisting of cupolas, weather vanes, and dovecotes.

Western Farmhouse Style Elements:

- Plan form is typically simple.
- Roofs are typically of steeper pitch with flat concrete tiles or equal.
- Roof forms are typically a gable roof with front-facing gables and typical overhangs.
- Roof accents sometimes include standing-seam metal or shed forms at porches.
- Wall materials may include stucco, horizontal siding, and brick.
- A front porch typically shelters the main entry with simple posts.
- Windows are typically trimmed in simple colonial-style; built-up head and sill trim is typical.
- Shaped porch columns typically have knee braces.



Example of Western Farmhouse Architecture



Example of Western Farmhouse Architecture



Example of Western Farmhouse Architecture



EUROPEAN COTTAGE

The European Cottage is a style that evolved out of medieval Tudor and Normandy architecture. This evolving character that eventually resulted in the English and French “Cottage” became extremely popular when the addition of stone and brick veneer details was developed in the 1920’s.

Although the cottage is looked upon as small and unpretentious, the style was quickly recognized as one of the most popular in America. Designs for the homes typically reflected the rural setting in which they evolved. Many established older neighborhoods across the United States contain homes with the charm and character of this unpretentious style.

Roof pitches for these homes are steeper than traditional homes, and are comprised of gables, hips, and half-hip forms. The primary material is stucco with heavy use of stone and brick at bases, chimneys, and entry elements. Some of the most recognizable features for this style are the accent details in gable ends, sculptured swooping walls at the front elevation, and tower or alcove elements at the entry.

European Cottage Style Elements:

- Rectangular plan form massing with some recessed second floor area is desirable.
- Main roof hip or gable with intersecting gable roofs is typical of this style.
- Steep roof pitches with swooping roof forms are encouraged.
- Roof appearance of flat concrete tile or equal is typical of the European Cottage style.
- Recessed entry alcoves are encouraged.
- Wall materials are typically comprised of stucco with brick and/or stone veneer.
- Bay windows, curved or round top accent windows, and vertical windows with mullions and simple 2x trim are utilized at front elevations and high visibility areas.
- Stone or brick accent details at the building base, entry, and chimney elements are typical.
- Horizontal siding accents and wrought iron or wood balconies and pot shelves are encouraged.



Example of European Cottage Architecture



Example of European Cottage Architecture



CRAFTSMAN

Influenced by the English Arts and Crafts movement of the late 19th century and stylized by California architects like Bernard Maybeck in Berkeley and the Greene brothers in Pasadena, the style focused on exterior elements with tasteful and artful attention. Originating in California, Craftsman architecture relied on the simple house tradition, combining hip and gable roof forms with wide, livable porches, and broad overhanging eaves. The style was quickly spread across the state and across the country by pattern books, mail-order catalogs, and popular magazines.

Extensive built-in elements define this style, treating details such as windows and porches as if they were furniture. The horizontal nature is emphasized by exposed rafter tails and knee braces below broad overhanging eaves constructed in rustic-textured building materials. The overall effect was the creation of a natural, warm, and livable home of artful and expressive character. Substantial, tapered porch columns with stone piers lend a Greene character, while simpler double posts on square brick piers and larger knee braces indicate a direct Craftsman reference to the style of California architect Bernard Maybeck, who was greatly influenced by the English Arts and Crafts Movement of the late 19th Century.



Example of Craftsman Architecture

Craftsman Style Elements:

- Plan form is typically a simple box.
- Roofs are typically of shallower pitch with flat concrete tiles (or equal) and exaggerated eaves.
- Roof forms are typically a side-to-side gable with cross gables.
- Roof pitch ranges from 3:12 to 5:12 typically with flat concrete tiles or equal.
- Wall materials may include stucco, horizontal siding, and stone.
- Siding accents at gable ends are typical.
- A front porch typically shelters the main entry.
- Exposed rafter tails are common under eaves.
- Porch column options are typical of the Craftsman style:
 - Battered tapered columns of stone, brick, or stucco
 - Battered columns resting on brick or stone piers (either or both elements are tapered)
 - Simpler porch supports of double square post resting on piers (brick, stone, or stucco); piers may be square or tapered.
- Windows are typically fully trimmed.
- Window accents commonly include dormers or ganged windows with continuous head or sill trim.



Example of Craftsman Architecture



EARLY CALIFORNIA RANCH

A building form rather than an architectural style, the Ranch is primarily a one-story rambling home with strong horizontal lines and connections between indoor and outdoor spaces. The “U”- or “L”-shaped open floor plan focused on windows, doors, and living activities on the porch or courtyard. The horizontal plan form is what defines the Ranch.

The applied materials, style, and character applied to the Ranch have been mixed, interpreted, adapted, and modernized based on function, location, era, and popularity.

This single-story family oriented home became the American dream with the development of tract homes in the post-World War II era. Simple and affordable to build, the elevation of the Ranch was done in a variety of styles. Spanish styling with rusticated exposed wood beams, rafter tails under broad front porches, and elegantly simple recessed windows were just as appropriate on the Ranch as the clean lines of siding and floor to ceiling divided-light windows under broad overhanging laminate roofs.

Details and elements of the elevation of a Ranch should be chosen as a set identifying a cohesive style. Brick and stucco combinations with overly simple sill trim under wide windows with no other detailing suggests a Prairie feel, while all stucco, recessed windows, and exposed rusticated wood calls to mind a Hacienda ranch.



Example of California Ranch Architecture

California Ranch Style Elements:

- Plan form is typically one-story with strong horizontal design.
- Roofs are typically shallow pitched with “S” tile, barrel tile, or flat concrete tile.
- Roof forms are typically gable or hip with exaggerated overhangs.
- Wall materials are commonly comprised of stucco, siding, or brick.
- A porch, terrace, or courtyard is typically the prominent feature of the elevation.
- Exposed rafter tails are typical.
- Porch is commonly detailed by simple posts or beams with simple cap or base trim.
- Front entry is typically traditionally pedimented by a surround, porch, or portico.
- Windows are typically broad and accented with window head and sill trim, shutters, or are recessed.
- A strong indoor/outdoor relationship joined by sliding or French doors, or bay windows is common.



Example of California Ranch Architecture



AMERICAN TRADITIONAL

The American Traditional style is a combination of the early English and Dutch house found on the Atlantic coast. Their origins were sampled from the Adam style and other classical styles. Details from these original styles are loosely combined in many examples.

Current interpretations have maintained the simple elegance of the early prototypes, but added many refinements and new design details. This style relies on its asymmetrical form and colonial details to differentiate it from the strict colonial styles.

Highly detailed entries having decorative pediments extended and supported by semi-engaged columns typically. Detailed doors with sidelights and symmetrically designed front facades. Cornices with dentils are an important feature and help identify this style.



Example of American Traditional Architecture



Example of American Traditional Architecture

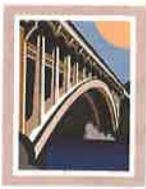
American Traditional Style Elements:

- Plan form is typically asymmetric “L”-shaped.
- Roofs are typically of moderate to steeper pitch with flat concrete tile (or equal) roof and exaggerated boxed eaves.
- Roof forms are typically hip or gable with dominant forward facing gables.
- Front facade is typically one solid material which may include stucco, brick, or horizontal siding.
- The front entry is typically sheltered within a front porch with traditionally detailed columns and railings.
- A curved or round-top accent window is commonly used on the front elevation.
- Windows are typically fully trimmed with flanking louvered shutters.
- Gable ends are typically detailed by full or partial cornice, sometimes emphasized with dentils or decorative molding.
- Decorative or pedimented head and sill trim on windows is typical.



Example of American Traditional Architecture





CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 3
Type: Public Meeting
Date: March 18, 2020

Planning Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: Bidwell Place Design Review
File #: PN 20-013
Request: Design Review
Location: 403 East Bidwell Street
Parcel(s): 071-0190-060 and 071-0190-061
Staff Contact: Brianna Gustafson, Assistant Planner, 916-461-6210
bgustafson@folsom.ca.us

Property Owner

Name: St. Anton Communities
Address: 1801 I Street, Suite 200
Sacramento, CA 95811

Applicant

Name: St. Anton Communities
Address: 1801 I Street, Suite 200
Sacramento, CA 95811

Recommendation: Conduct a public meeting and upon conclusion approve the Design Review Application to construct the Bidwell Place Apartment complex at 403 East Bidwell Street (PN 20-013) subject to the findings included in this report (Findings A-E) and attached conditions of approval (Conditions 1-58).

Project Summary: The proposed project is the development of a 75-unit, one hundred percent affordable rental housing community to be known as Bidwell Place. The proposed project, which includes the development of three (3) three-story residential buildings totaling 66,000-square-feet, is located on a 3.24-acre site located on East Bidwell Street. In addition, the project includes leaving the existing Bank of America building onsite. Additional site improvements include drive aisles, 167 parking spaces, underground utilities, site lighting and site landscaping.

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CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 3
Type: Public Meeting
Date: March 18, 2020

- 10 - Biological and Wetlands Resources Site Constraints Assessment
- 11 - Phase I Environmental Site Assessment Report

Submitted,

A handwritten signature in black ink, appearing to read 'Pam Johns', written over a horizontal line.

PAM JOHNS
Community Development Director

ATTACHMENT 1 DESCRIPTION/ANALYSIS

APPLICANT'S PROPOSAL

The applicant, St. Anton Communities, is requesting Design Review approval for the development of a 75-unit affordable rental housing community (Bidwell Place) on a 3.24-acre site located on East Bidwell Street between Rumsey Way and Market Street. The proposed project, which includes development of three (3) three-story apartment buildings, features nine studio units, 39 one-bedroom units, and 27 two-bedroom units. The individual apartment units range from 503-square feet (studio units) to 959-square feet (two-bedroom units). In addition to the residential units, the project includes demolishing approximately 8,860-square-feet of the existing commercial building that is at the project site. The applicant has executed an agreement with the existing tenant, Bank of America, to stay-in-place during and after construction of the new housing community.

This project is 100% affordable housing, with four (4) units being at the 30% Average Median Income (AMI) Level, four (4) units at the 50% AMI level, 61 units at the 60% AMI level, five (5) units at the 80% AMI level and then one manager unit. The California Department of Housing and Community Development explains that extremely low income is categorized as 0% to 30% of AMI, very low income is categorized as 30% to 50% of AMI, and low income is 50% to 80% of AMI. The project is proposing to have eight (8) units at very low income, and 66 units at low income.

In terms of building design, the proposed project features three buildings that are fairly contemporary in architectural style with many high-quality elements. Proposed building materials include stucco siding, stucco trim, stone veneer, decorative metal railing, and composition shingle roof tiles. Primary colors are generally light earth tones with a richer accent green, as shown in the renderings. The design of this project is proposed to match and be an extension of the neighboring community complex, Bidwell Pointe Apartments, which was approved by the Planning Commission on June 21, 2017 and is currently operational.

Vehicle access will be provided by two existing driveways on the east side of the property that each connect to East Bidwell Street. Internal vehicle circulation is facilitated by an internal drive aisle that is spread through the community. Pedestrian circulation is accommodated by a combination of existing sidewalks and new interior walkways. The proposed project provides a total of 167 parking spaces. Additional site improvements include underground utilities, trash enclosures, site lighting, and site landscaping.

POLICY/RULE

Multifamily residential projects containing more than two units are required to be submitted to the Planning Commission for their review and approval, per Section

17.06.030 of the Folsom Municipal Code.

Government Code section 65589.5

As a part of a comprehensive series of changes to the State's Planning and Zoning Law, the Legislature enacted various updates to the Housing Accountability Act that went into effect on January 1, 2020. Even before these recent updates, Government Code Section 65589.5 prohibited local agencies from disapproving, or conditioning approval in a manner that would render a housing development project infeasible for the development of very low, low, or moderate-income households, including through the use of design review standards, unless it makes very specific findings based upon a preponderance of the evidence in the record. This requirement is in addition to the City's standard Design Review denial findings.

Specifically, pursuant to Gov. Code Section 65589.5(d)(2), in order to deny a housing development project, the Commission would have to find that the project as proposed would have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households.

As defined in Gov. Code Section 65589.5(d)(2), a "specific, adverse impact" means "a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete." Updates to this law that went into effect on January 1, 2020 make clear that inconsistency with the zoning ordinance or general plan land use designation do not constitute "specific, adverse impacts upon the public health or safety" for purposes of this analysis. (Gov. Code § 65589.5(d)(2)(A).)

Similarly, Gov. Code section 65589.5(j)(4) states that "a proposed housing development project is not inconsistent with the applicable zoning standards and criteria, and shall not require a rezoning, if the housing development project is consistent with the objective general plan standards and criteria but the zoning for the project site is inconsistent with the general plan".

ANALYSIS

General Plan and Zoning Consistency

The General Plan land use designation for the project site is CC (Community Commercial) within the East Bidwell Corridor (EBC) Overlay. The EBC Overlay designation gives property owners along the East Bidwell Corridor the flexibility to develop sites with a mixture of commercial and residential uses that are mutually compatible along East Bidwell Street. This designation balances existing commercial uses with future mixed-site development. As described on page LU-7 of the General Plan, this designation allows for multifamily housing as well as shops, restaurants, offices, and other compatible uses. The EBC allows for 20-30 dwelling units per acre, and the proposed project is 23.1 dwelling units per acre. Therefore, the proposed

project is consistent with the EBC Overlay.

Currently, the proposed project is not consistent with the Zoning Code, FMC Chapter 17.22, as the zoning designation for the site is C-2 (Central Business) and C-2 zones do not allow for residential development. However, state law (discussed in detail above) makes clear that a proposed housing development project is not inconsistent with the applicable zoning standards and criteria, and shall not require a rezoning, if the housing development project is consistent with the objective general plan standards and criteria but the zoning for the project site is inconsistent with the general plan. (Gov. Code § 65589.5(j)(4).) While the zoning for the project site (C-2) does not allow residential development, that prohibition is inconsistent with the general plan (EBC Overlay), with which the project complies. Accordingly, state law prohibits a finding that the proposed project is inconsistent with applicable zoning standards or requires a re-zone (Gov. Code § 65589.5(j)(4)) and it also prohibits a denial of the project based on inconsistency with the zoning ordinance (Gov. Code § 65589.5(d)(2)(A)).

Staff anticipates that differences between the existing zoning designations along East Bidwell Street and the provisions of the General Plan's EBC Overlay will be addressed as a part of the upcoming zoning code update, which will bring the Zoning Ordinance into conformance with the General Plan.

Regional Housing Needs Allocation (RHNA)

In evaluating the proposed development, staff considered the potential impact of the project on the City's Regional Housing Needs Allocation (RHNA) requirement. State Housing Element Law (Government Code Section 65580) mandates that local governments must adequately plan to meet the existing and projected housing needs of all economic segments of the community. The City of Folsom Housing Element, which was adopted on October 22, 2013, assesses the city's future housing needs based on the regional "fair share" allocation in the Regional Housing Needs Allocation (RHNA) prepared by the Sacramento County Council of Governments (SACOG). SACOG, in its RHNA, allocated the City of Folsom a total of 4,633 housing units for the period from January 1, 2013 through June 30, 2021. The RHNA Methodology that was adopted in November 21, 2019 for the 2021 Folsom Housing Element update was projected to be 6,363 total housing units. As described earlier in this report, the applicant is proposing to develop all 75 apartment rental units as affordable, ranging from low to very low income which will help meet the RHNA requirement.

Land Use Compatibility/Site Considerations

The 3.24-acre project site is located at East Bidwell Street between Rumsey Way and Market Street. The project site is surrounded by a shopping center to the north, Kohls shopping center to the west, and a storage and hotel site to the south. In reviewing the proposed project with respect to land use compatibility, City staff took into consideration existing land uses in the project vicinity. The project site is located within the central

business district which includes a variety of land uses such as large retail stores, small retail stores, restaurants, grocery stores, restaurants, professional offices, service stations, a motel, a middle school, a post office, a bowling alley, and an aquatic center. Residential development, including single-family homes and apartment buildings, is located primarily around the periphery of the central business district. The Bidwell Pointe Apartments are northwest of the project, and Bidwell Place is to be an extension of Bidwell Pointe. Based on the existing land uses present in the project vicinity and taking into consideration the intent of the EBC overlay, staff has determined that the proposed project is compatible with existing land uses in the project vicinity.

The existing site has the Bank of America office located on the southern parcel, with most of the two lots paved. The western portion of the lot is undeveloped and not paved. As stated before, the EBC designation allows for multifamily housing as well as shops, restaurants, offices, and other compatible uses. The Bank of America office is considered a similar use as the uses listed above, and the inclusion of the multifamily use on the same site is encouraged with the EBC Overlay. Staff concluded that the proposed project would be compatible with the existing commercial use and also more aligned with the character of the EBC Overlay, as the site is currently underutilized

The project is currently proposed on two parcels of land. It has been conditioned in this report that the applicant must perform a lot line adjustment to provide separate parcels for the bank and the apartment complex, to ensure that no parcel lines would be bisected due to the new development. Per the California Building Code, a single building is prohibited from bisecting two parcels. The lot line adjustment will be required to be completed prior to the issuance to Building Permits. Lot line adjustments are approved at a staff level.

Density Bonus

As described above, the applicant is requesting design review approval of a multifamily project that includes 75 rental units on a 3.24-acre site located at 403 East Bidwell Street (23 units per acre). However, as also stated above, staff has recommended that the project be conditioned to require the applicant to perform a lot line adjustment to allow the bank and the apartment complex to have separate parcels, to ensure no parcel lines would be bisected due to the new development. This lot line adjustment has the potential to increase the density of the project above the 20 to 30 dwelling units per acre that is allowed under the General Plan per the EBC Overlay. After the lot line adjustment, the parcel with the apartment community is anticipated to be approximately 2.09 acres. This would make the density to be 35.8 dwelling units per acre.

In 2011, in order to facilitate the development of affordable housing and to implement the goals, objectives, and policies of the City's Housing Element, the City adopted FMC Chapter 17.102, the Density Bonus Ordinance. This ordinance is intended to provide incentives for the production of housing affordable to very low, low, and moderate-

income households, as well as senior households, as required by state law. As relevant to this project, for purposes of the Density Bonus Ordinance, “density bonus” means a density increase over the maximum residential density otherwise allowable under the City’s General Plan (FMC section 17.102.020(G)). Generally, as described in FMC section 17.102.030, the City shall grant a density bonus to a housing development project consisting of five or more dwelling units if the project applicant agrees to provide at least ten percent of the total units for low income households or at least five percent of the total units for very low income households.

Pursuant to FMC section 17.102.030(A)(3)(a) and Government Code section 65915(f), the State Density Bonus Law, the amount of density increase to which a project applicant is entitled shall vary according to the amount by which the project’s percentage of affordable housing units exceeds the percentages stated above. An amendment to the State Density Bonus Law that took effect on January 1, 2020 now mandates that housing projects (like the proposed project) where all of the units are affordable to low, very low- and moderate-income residents, receive a density increase of up to 80% above the maximum residential density otherwise allowed. (Gov. Code § 65915(f)(3)(D).) As stated above, the projected density for the project after the lot line adjustment is processed is approximately 36 dwelling units per acre, which is 6 units more than what is permitted in the EBC Overlay. The City’s Density Bonus Ordinance and the recent amendment to the State Density Bonus Law allow affordable housing projects to be constructed at densities in excess of what is permitted under the EBC Overlay General Plan land use designation and specifically require approval of the projected density bonus needed for this project.

In addition, per Gov. Code section 65589.5(j)(3) of the Housing Accountability Act, the receipt of a density bonus shall not constitute a valid basis on which to find a proposed housing development project inconsistent, not in compliance, or not in conformity with any applicable plan, program, policy, ordinance, standard, requirement, or similar provision. This requirement is consistent with Government Code section 65915(f)(5) of the State Density Bonus Law, which states that “the granting of a density bonus shall not require, or be interpreted, in and of itself, to require a general plan amendment, zoning change, or other discretionary approval.” Therefore, even if the lot line adjustment impacts the project to be a higher density than what is permitted in the EBC Overlay, the project would not be required to go through a re-zone or a general plan amendment, as the law does not view density bonus as a valid basis for finding inconsistency between the project and the zoning ordinance or the General Plan.

DESIGN REVIEW

Development Standards

As stated above, the project is not in compliance with the Zoning Code, as the C-2 zone does not allow for residential uses. However, the project is in compliance with the Commercial Zone Development Standards for the C-2 zone. The project is proposed to be 3 stories and 40-feet in height, and the C-2 Development Standards state that

building limitation is 4 stories, not exceed 50-feet in height. The rear yard requirement is 12-feet and the project proposes to maintain 19-foot rear yard. Per the Commercial Zone Development Standards, there are no front yard or side yard requirements. The project is proposing to maintain 7.9-foot side yard setback and a 10.1-foot setback. Additionally, there are no requirements for building coverage, lot area, and lot width per the Commercial Zone Development Standards. Therefore, by meeting the standards described above, the project is consistent with the Commercial Zone Development Standards as described in the FMC, Section 17.22.050.

The Multifamily Design Guidelines state that the setback for all structures, carports and similar features shall have a 25 feet setback from any public or private streets along the perimeter of the site. The existing commercial bank occupies the front of the parcel that faces East Bidwell Street, and the closest residential building is approximately 180-linear-feet away from East Bidwell Street. Furthermore, the Guidelines state that distances between main buildings on the same lot shall be 10-feet away, which the project is proposing at least 16-feet away.

Architecture and Design

The proposed project, which includes development of three (3) three-story apartment buildings, reflects a fairly modern architectural style with many high-quality elements including varied roof forms and shapes, highly articulated facades, recessed entries and balconies, dormers, and decorative enhancements. Proposed building materials include stucco siding, fiber cement panels, stone veneer, stucco trim, decorative metal railing, and composition shingle roof tiles. Primary colors are generally lighter earth tones enhanced by richer trim and accent colors.

Staff considered the City's Design Guidelines for Multifamily Development when evaluating the architecture and design of the proposed project. The primary purpose of Design Guidelines for Multifamily Development is to establish specific development standards and design guidelines for the development of multifamily units which are necessary to protect the public health, safety, and general welfare of the community. The Design Guidelines include a variety of recommendations for residential land uses including:

- The architectural design of buildings should consider the site, relationship to other structures, and climatic orientation.
- Strong variations of traditional architecture, massing, and form which create texture and shadow should be a major consideration.
- Openings in buildings should be accentuated architecturally through indentation, framing, and roof variations.
- Buildings with long uninterrupted exterior walls should be avoided. Walls should have varied forms to create shadows which soften the architecture.

- Buildings should be articulated with balconies, dormers, gables, porches, varied setbacks, and staggered roof planes to break up the visual massing of building facades.
- Natural materials such as stone, masonry, wood, and patterned concrete should be used as building materials.
- Finish colors of general wall areas should be of natural earth tones or variations of these tones. Limited accent colors of compatible schemes may be used for trim, window areas, balconies, and doors.

In reviewing the architecture and design of the proposed residential community (Attachment 5), City staff determined that the applicant incorporated many of the essential design elements required by the Design Guidelines for Multifamily Development including highly articulated facades, varied roof design elements, dormers, covered entries, balconies, and various decorative enhancements. As recommended by the Design Standards and Guidelines, the primary colors are generally earth tone in nature and feature various shades of beige and tan. The supporting trim and accent colors offer richer and more vibrant colors such as olive, gray, brown, bronze, and black. Proposed roof shingle colors, which have been designed to complement the building colors, are charcoal in color. In addition, the proposed apartment buildings utilize a variety of natural building materials as suggested by the Design Standards and Guidelines including stucco siding, fiber cement panels, stucco trim, and composition shingle roof tiles. As this project is anticipated to be an extension of the Bidwell Pointe Apartments, and as such, is proposed to match with colors, materials and general architectural features.

The applicant is anticipated to make the existing Bank of America building match the proposed community complex, however, any remodel to the façade will be subject to its own Design Review approval process and is not associated with this project. It has been conditioned in this staff report as Condition No. 53 that the Bank of America building will be subject to future Design Review.

Grading and Drainage

The partially developed project site is relatively flat, and the proposed project will involve a minimal amount of overall grading. Development of the project site is anticipated to require minimal movement of soils (including cutting, filling, and leveling) and the compaction of said materials. The applicant will be required to provide a complete geotechnical report before the design of interior roads, parking lot areas, and building foundations are finalized. Condition No. 11 is included to reflect this requirement.

Public storm drainage facilities are provided to accommodate runoff for the surrounding commercial and educational land uses, but limited information on existing infrastructure currently exists within the project site itself. Staff has conditioned the project that a drainage report will be required prior to the issuance of improvement plans, as provided for in Condition No. 34. The drainage study is required to demonstrate that peak flows

leaving the site do not exceed pre-project levels. Staff also recommends the storm drain improvement plans provide for “Best Management Practices” that meet the requirements of the water quality standards of the City’s National Pollutant Discharge Elimination System Permit issued by the State Regional Water Quality Control Board. Condition No. 29 and Condition No. 30 are included to reflect this requirement.

Fencing

The applicant is proposing to install six-foot-tall decorative metal fencing along the northern, western, and southern property boundaries of the project site in order to provide a safe environment for residents and to provide a buffer between the project site and adjacent commercial land uses. In addition, staff recommends that the final location, design, height, materials, and colors of fencing be subject to review and approval by the Community Development Department. Condition No. 55 is included to reflect this requirement.

Trash/Recycling Enclosures

The proposed project includes two trash/recycling enclosures which are located in the northwestern and southeastern portions of the site respectively. The proposed six-foot-tall residential trash/recycling enclosure, which measures 24 feet in width by 12 feet in depth, includes a design that features CMU split-face blocks, a CMU wall-cap, and a metal gate. The applicant is proposing to paint the trash-recycling enclosure an earth-tone color to match the colors utilized on the proposed apartment and community buildings. The second trash enclosure will be for the Bank of America waste bins, which measure at 12 feet in width by 9 feet in depth and include similar design to the residential trash enclosure. Staff recommends that the final location, orientation, design, materials, and colors of the trash/recycling enclosures is subject to review and approval by the Community Development Department. Condition No. 50 is included to reflect this requirement.

Signage

The applicant has not provided specific details with respect to the design of the proposed monument sign. Staff recommends that the final location, design, and materials of any sign be subject to review and approval by the Community Development Department. In addition, staff recommends that the owner/applicant obtain a sign permit and that all signage associated with proposed project comply with the requirements established by the Folsom Municipal Code (FMC, Section 17.59, Signs). Condition No. 52 is included to reflect this requirement.

Parking

The applicant proposed to provide a total of 167 parking spaces of which 120 will be designated for the residential units and 47 will be exclusively for Bank of America’s use. The parking areas will be fenced to facilitate parking enforcement between commercial and residential uses. Per FMC Section 17.57.040, Off-Street Parking Requirements, multifamily structures and complexes are required to have one and five-tenths spaces per unit. By those standards, the applicant would be required to provide 112.5 parking

spaces. As the proposed project provides 120 parking spaces for the 75-unit complex, the applicant is over the required parking by 7.5 parking spaces.

The Multifamily Design Guidelines provide the following parking ratio recommendations:

- One bedroom: one and one-half on-site parking space per unit; and
- Two bedrooms: two on-site parking spaces per unit.

With these standards, the project would be required to have 119.25 parking spaces and 120 are being provided. Based on the aforementioned analysis, staff has determined that the project meets the parking requirements of the Folsom Municipal Code.

As stated above, the existing Bank of America building will retain 47 parking spaces. The FMC states that retail commercial uses, banks, financial institutions, and office/service-type commercial uses require one space per two hundred square feet of gross floor area. The Bank of America site will be 6,289-square-feet after the partial demolition, which means that they would be required to have 31.5 parking spaces. The proposed project is over the required parking for the commercial use.

The applicant is proposing to install two (2) electric vehicle charging stations at the apartment complex as part of the project. 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, prioritizing installations at multifamily residential units. By installing the two electric vehicle charging stations, the applicant will be consistent with Goal M. 4.2.4 the General Plan.

The Folsom Municipal Code requires that multifamily residential projects provide one bicycle parking space per every five dwelling units. Staff recommends that the applicant provide 15 bicycle parking spaces evenly distributed throughout the project site. Condition No. 44 is included to reflect this requirement.

Landscaping

The western portion of the project site is an unimproved dirt field. The remainder of the site is developed with two driveways fronting East Bidwell Street and parking lot areas with associated lighting and landscape improvements. The proposed shade and accent trees include Red Pointe Red Maple, Saratoga Sweet Bay, Chinese Pistache, Red Oak, Little Leaf Linden, and Chinese Evergreen Elm. The proposed shrubs and ground coverage include Glossy Abelia, Blue Oat Grass, Feather Reed Grass, Heavenly Bamboo, India Hawthorn, Manzanita, Blue Fescue, Flower Carpet Rose, and Bluebell Creeper. The preliminary landscape plan meets the City parking lot shade requirement contained in FMC section 17.57.070 (G)(3) by providing 40% shade in the parking lot area within fifteen (15) years.

All proposed landscape areas will have automatically controlled irrigation systems that incorporate the use of spray, subsurface in-line emitters, and other high efficiency drip-

type systems. 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 shall comply with all state water conservation regulations including the Model Water Efficient Landscape Ordinance (MWELo) pertaining to water conservation and outdoor landscaping. Condition No. 38 is included to reflect this requirement.

Tree Preservation

The City of Folsom Tree Preservation Ordinance (Folsom Municipal Code Chapter 12.16) regulates both the removal of protected trees and the encroachment of construction activities within their drip lines. Protected trees include, but are not limited to, native oak trees with a trunk diameter of 6 inches or greater, and multiple-trunked oak trees with an aggregate trunk diameter of 20 inches. An Arborist Report prepared for the project identified a total of 24 trees on the project site including Coast Live Oak, Italian Stone Pine, Black Pine, Coast Live Oak, Coast Redwood, Interior Live Oak, and Pacific Willow. Twelve trees are proposed for removal from the proposed project area due to the nature and extent of compromised health or structural instability. Therefore, it has been conditioned as follows:

- The applicant shall supply a tree permit application in accordance with the city's Tree Preservation Ordinance (Folsom Municipal Code 12.16) to the Community Development Department prior to any development activity. All items in the tree permit application shall be subject to review and approval by the Community Development Department and contain the following:
 - A tree plan clearly illustrating which on-site trees are proposed for removal and which are proposed for preservation. The tree plan shall include physical characteristics of the site (existing and proposed) as well as trees on neighboring properties possessing Tree Protection Zones (TPZ) which overlap onto the project site. The tree plan shall be included within all associated plan sets and shall include the contact information of the applicant's project arborist
 - An arborist report and tree survey of all on-site trees and trees on neighboring properties potentially impacted by the proposed development. The arborist report shall include an impact assessment for each tree based on the proposed development plans and prescribe preservation actions to minimize impacts for trees to be retained.
- The applicant shall retain the services of an independent project arborist throughout the duration of the project to monitor the condition all trees potentially impacted by the development and supervise regulated activity within the TPZ. All tree management recommendations by the project arborist shall be followed to the satisfaction of the Community Development Department.
- Prior to Certificate of Occupancy, at the time of the final inspection, the applicant

shall submit to the Community Development Department a written statement from the project arborist attesting that the conditions associated with the tree permit have been satisfied.

Options to Improve Circulation Along the East Bidwell Corridor

Staff has been exploring the possibility of connecting a roadway or pedestrian access between East Bidwell Street and Riley Street along the project sites southern property line. There is no official proposal to accomplish this connection at this time, however, staff and the applicant have discussed this concept and have agreed on the language in Condition No. 56. This condition provides for a 6-foot-wide pedestrian access easement along the projects southern boundary terminating at the adjacent Kohls department store property. This easement maintains the possibility of a future pedestrian connection to Riley Street. Staff will continue to explore the feasibility of this connection.

ENVIRONMENTAL REVIEW

In reviewing the submitted development application, City staff determined that the proposed project was potentially eligible for categorical exemption under Public Resources Code sections 21159.21 and 21159.23 as further described in Sections 15192 and 15194, Affordable Housing Exemption, of the California Environmental Quality Act (CEQA). In order to be eligible for this particular exemption, a project must satisfy twenty-four (24) specific criteria established within the code sections referenced above. The applicant has provided an Exemption Analysis, which is attached to this report as Attachment 9. Staff reviewed the applicant's Exemption Analysis and determined that the proposed project satisfies the statutory criteria and therefore it is exempt from environmental review.

RECOMMENDATION/HISTORIC DISTRICT COMMISSION ACTION

Staff recommends that the Planning Commission approve the Design Review application for the proposed project (PN20-013) located at 403 East Bidwell Street, with the below findings (Findings A-E) and the attached conditions of approval (Conditions 1-58).

GENERAL FINDINGS

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

- B. THE PROJECT IS CONSISTENT WITH THE GENERAL PLAN.

CEQA FINDINGS

- C. THE PROJECT IS EXEMPT FROM ENVIRONMENTAL REVIEW UNDER PUBLIC RESOURCES CODE SECTIONS 21159.21 AND 21159.23 AS FURTHER DESCRIBED IN SECTIONS 15192 AND 15194 (AFFORDING HOUSING EXEMPTION) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.

DESIGN REVIEW FINDINGS

- D. 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.
- E. THE PROPOSED PROJECT ITSELF IS IN CONFORMANCE WITH THE MULTIFAMILY DESIGN AND DEVELOPMENT GUIDELINES ADOPTED BY CITY COUNCIL.

ATTACHMENT 3
Conditions of Approval

CONDITIONS OF APPROVAL FOR 403 EAST BIDWELL STREET BIDWELL PLACE DESIGN REVIEW (PN 20-013)				
Cond. No.	Mitigation Measure	GENERAL REQUIREMENTS	When Required	Responsible Department
1.		<p>The applicant shall submit final site development plans to the Community Development Department that shall substantially conform to the exhibits referenced below:</p> <ul style="list-style-type: none"> • Preliminary Site Plan, dated March 9, 2020 • Preliminary Fire Apparatus Access Plan, dated January 24, 2020 • Preliminary Building Plans, dated March 9, 2020 • Preliminary Landscape Plan, dated March 10, 2020 • Preliminary Grading & Drainage Plans, dated January 24, 2020 • Preliminary Utility Plan, dated January 24, 2020 • Preliminary Demolition Plan, dated January 24, 2020 • Building Elevations, dated March 9, 2020 • Building Renderings, dated March 9, 2020 • Color and Materials Board, dated March 9, 2020 <p>The Design Review is approved for the development of a 75-unit affordable housing community (Bidwell Place). 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 approval granted under this staff report (Design Review) shall remain in effect for two years from final date of approval (March 18, 2022). 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.</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
DEVELOPMENT COSTS AND FEE REQUIREMENTS				
5.		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.	I, B	CD (P)(E)
6.		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)
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, M, B	CD (P)(E)

9.		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 (March 18, 2020). The fees shall be calculated at the fee rate in effect at the time of building permit issuance.	B	CD (P)(E), PW, PK
10.		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)
11.		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)
12.		Public and private improvements, including roadways, curbs, gutters, sidewalks, bicycle lanes and trails, streetlights, underground infrastructure and all other improvements shall be provided in accordance with the current edition of the City of Folsom <i>Standard Construction Specifications</i> and the <i>Design and Procedures Manual and Improvement Standards</i> .	I, B	CD (P)(E)
13.		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 <i>Standard Construction Specifications</i> and the <i>Design and Procedures Manual and Improvement Standards</i> .	I	CD (E)
14.		The improvement plans for the required public and private improvements, including but not limited to street and frontage improvements on East Bidwell Street shall be reviewed and approved by the Community Development Department prior to issuance of the Building Permit.	B	CD (E)
15.		Required public and private improvements, including but not limited to street and frontage improvements on East Bidwell Street shall be completed prior to issuance of a Certificate of Occupancy.	O	CD (E)

16.		Any reimbursement for public improvements constructed by the owner/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)
17.		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)
18.		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)
19.		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)
20.		A Master Apartment Rental Lease Agreement 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 issuance of the first Building Permit. In addition, the Master Apartment Rental Lease Agreement shall comply with the conditions of approval for this project.	B	CD (P)(E)
21.		The owner/applicant shall prepare and implement a facility use regulation as part of the Master Apartment Rental Agreement that prohibits outdoor storage on porches/balconies to the satisfaction of the Community Development Department. Outdoor storage closets on porches will be permitted.	B, OG	CD (P)
22.		The owner/applicant shall disclose to the apartment renters in the Master Apartment Rental Agreement commercial land uses, and a middle school, are located in close proximity to the project site and that these uses may generate noise and light impacts during various times, including but not limited to evening and nighttime hours. In addition, the owner/applicant shall disclose to apartment renters in the Master Apartment Rental Agreement that the project site is located within close proximity to the Mather Airport flight path and that overflight noise may be present at various times.	B	CD (P)

23.		<p>The proposed project shall include the following parking and vehicle restrictions (this condition shall be included in the Master Apartment Rental Agreement for this project):</p> <p>1) <u>Parking and Vehicle Restrictions</u></p> <p>a) <u>Parking Restrictions</u> - The purpose and intent of this Declaration is to restrict the areas where motor vehicles can be parked within the development.</p> <ul style="list-style-type: none"> • Residents shall only park motor vehicles in garages or in on-site parking spaces. <p>b) <u>Vehicle Type Restrictions</u> - The purpose and intent of this Declaration is to restrict the types of vehicles which can be parked within the development.</p> <ul style="list-style-type: none"> • <u>Permitted Vehicles</u> – Only motor vehicles registered and permitted to drive on public roadways by a government agency are permitted within the development. • <u>Recreational Vehicles</u> - No trailer, motor home, camper, boat, personal watercraft, all-terrain, or other similar recreational vehicle shall be parked, stored, or permitted to remain within the development 	B	CD (P,E)
24.		<p>The owner/applicant shall form a Property Management Company, which shall be responsible for maintenance of all private streets, maintenance of all common areas, maintenance of all on-site landscaping, maintenance of private storm drain facilities, maintenance of water quality swales, maintenance of water quality ponds, maintenance of sanitary sewer improvements, and maintenance of any other on-site facilities throughout the life of the project to the satisfaction of the Community Development Department.</p>	I, B, OG	CD (P)(E)
25.		<p>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.</p>	G, I	CD (E)

26.		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 lighting, including but not limited to free-standing parking area lights, landscape/walkway lights, and building-attached lights shall be designed to be screened, shielded, and directed downward onto the project site and away from adjacent properties and public rights-of-way. The final design of the building-attached lights shall be subject to review and approval by the Community Development Department. Lighting shall be equipped with a timer or photo condenser. In addition, pole-mounted parking lot lights shall utilize a low-intensity, energy efficient lighting method.	I, B	CD (P)
27.		The existing overhead utility lines (including overhead poles) located along East Bidwell Street and all future utility lines, lower than 69 KV, shall be placed underground within and along the perimeter of the project at the owner/applicant's cost.	I	CD (E)
STORM WATER POLLUTION/CLEAN WATER ACT REQUIREMENTS				
28.		During Construction, the owner/applicant shall be responsible for litter control and sweeping of all paved surfaces in accordance with City standards. All on-site storm drains shall be cleaned immediately before the commencement of the rainy season (October 15).	G, I, B	CD (E)
29.		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.	G, I, B, O	CD (E)
30.		Prior to issuance of a Grading Permit, the owner/applicant shall submit erosion control plans and other monitoring programs for the construction and operational phases of the proposed project for review and approval by the City. The plan shall include Best Management Practices (BMP) to minimize and control the level of pollutants in stormwater runoff, and in runoff released to off-site receiving waters. Specific techniques may be based on geotechnical reports or the Erosion and Sediment Control Handbook of the California Department of Conservation and shall comply with current City standards.	G, I	CD (E)
31.		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)

32.		<p>Prior to issuance of grading permits, the project applicant shall obtain coverage under the State Water SWRCB General Permit for Discharges of Storm Water Associated with Construction Activity (Order 2009-0009-DWQ), including preparation and submittal of a project-specific 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.</p> <p>The SWPPP shall contain a site map(s) which shows the construction site perimeter, existing and proposed buildings, lots, roadways, storm water collection and discharge points, general topography both before and after construction, and drainage patterns across the project. The SWPPP must list BMPs the discharger will use to protect storm water runoff and the placement of those BMPs. Additionally, the SWPPP must contain a visual monitoring program; a chemical monitoring program for "non-visible" pollutants to be implemented if there is a failure of BMPs; and a sediment monitoring plan if the site discharges directly to a water body listed on the 303(d) list for sediment. Section A of the Construction General Permit describes the elements that must be contained in a SWPPP.</p>	G, I, B	CD (E)
33.		<p>The proposed project shall comply with all conservation requirements established within the <u>Folsom Municipal Code, (Chapter 13.26 Water Conservation)</u>, or amended from time to time.</p>	I, B, OG	CD (P)(E)
34.		<p>The owner/applicant shall be responsible for constructing any onsite and offsite drainage improvements as recommended by the approved drainage study (COA #13), to the satisfaction of the Community Development Department, prior to the issuance of any Building Permits.</p>	B, OG	CD (P)(E)

LANDSCAPE/TREE PRESERVATION REQUIREMENTS				
35.		<p>The applicant shall submit a tree permit application in accordance with the city’s Tree Preservation Ordinance (Folsom Municipal Code 12.16) to the Community Development Department prior to any development activity. All items in the tree permit application shall be subject to review and approval by the Community Development Department and contain the following:</p> <ul style="list-style-type: none"> • A tree plan clearly illustrating which on-site trees are proposed for removal and which are proposed for preservation. The tree plan shall include physical characteristics of the site (existing and proposed) as well as trees on neighboring properties possessing Tree Protection Zones (TPZ) which overlap onto the project site. The tree plan shall be included within all associated plan sets and shall include the contact information of the applicant’s project arborist • An arborist report and tree survey of all on-site trees and trees on neighboring properties potentially impacted by the proposed development. The arborist report shall include an impact assessment for each tree based on the proposed development plans and prescribe preservation actions to minimize impacts for trees to be retained. 	G, I	CD (P)(E)
36.		<p>The applicant shall retain the services of an independent project arborist throughout the duration of the project to monitor the condition all trees potentially impacted by the development and supervise regulated activity within the TPZ. All tree management recommendations by the project arborist shall be followed to the satisfaction of the Community Development Department.</p>	G, I	CD (E)
37.		<p>Prior to Certificate of Occupancy, at the time of the final inspection, the applicant shall supply to the Community Development Department a written statement from the project arborist attesting that the conditions associated with the tree permit have been satisfied.</p>	G, I	CD (E)
38.		<p>Final landscape plans and specifications for the project shall be prepared by a registered landscape architect and approved by the City Arborist and City staff prior to the approval of improvement plans. Said plans shall include all landscape specifications and details. Landscaping of the parking areas for guest parking shall meet shade requirements as outlined in the Folsom Municipal Code Chapter 17.57. The landscape plans shall comply with and implement water efficient requirements as adopted by the State of California (Assembly Bill 1881). 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, sign visibility, 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.</p>	G, I	CD (E)

39.		<p>If subsurface deposits believed to be cultural or human in origin are discovered during construction, all work must halt within a 100-foot radius of the discovery. A qualified professional archaeologist, meeting the Secretary of the Interior’s Professional Qualification Standards for prehistoric and historic archaeologist, shall be retained to evaluate the significance of the find, and shall have the authority to modify the no-work radius as appropriate, using professional judgment. The following notifications shall apply, depending on the nature of the find:</p> <ul style="list-style-type: none"> • If the professional archaeologist determines that the find does not represent a cultural resource, work may resume immediately and no agency notifications are required. • If the professional archaeologist determines that the find does represent a cultural resource from any time period or cultural affiliation, he or she shall immediately notify the relevant federal and CEQA agencies, and applicable landowner. The agencies shall consult on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be eligible for inclusion in the NRHP or CRHR. Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the site either: 1) is not eligible for the NRHP or CRHR; or 2) that the treatment measures have been completed to their satisfaction. 	G, I	CD (P)(E)
40.		<p>If the find includes human remains, or remains that are potentially human, the archaeologist shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641). The archaeologist shall notify the Sacramento County Coroner. The provisions of § 7050.5 of the California Health and Safety Code, Section 5097.98 of the California Public Resources Code, and Assembly Bill 2641 will be implemented. If the Coroner determines the remains are Native American and not the result of a crime scene, then the Coroner will notify the Native American Heritage Commission, which then will designate a Native American Most Likely Descendant (MLD) for the project (§ 5097.98 of the Public Resources Code). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the landowner does not agree with the recommendations of the MLD, then the NAHC can mediate (§ 5097.94 of the Public Resources Code). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (Section 5097.98 of the Public Resources Code). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (AB 2641). Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the treatment measures have been completed to their satisfaction.</p>	G, I	CD (P)(E)

41.		<p>If paleontological or other geologically sensitive resources be identified during any phase of project development, the construction manager shall cease operation at the site of the discovery and immediately notify the Community Development Department. The owner/applicant shall retain a qualified paleontologist to provide an evaluation of the find and to prescribe mitigation measures to reduce impacts to a less than significant level. In considering any suggested mitigation proposed by the consulting paleontologist, the Community Development Department shall determine whether avoidance is necessary and feasible in light of factors such as the nature of the find, project design, costs, land use assumptions, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the project site while mitigation for paleontological resources is carried out.</p>	G, I	CD (P)(E)
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AIR QUALITY REQUIREMENTS

42.	<p>The owner/applicant shall follow all construction control measures recommended by the Sacramento Air Quality Management District (SMAQMD). The following control measures, which are consistent with basic construction emission control practices recommended by SMAQMD, shall be implemented by the owner/applicant to reduce PM10 emission during construction:</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)
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HAZARDOUS MATERIALS REQUIREMENTS

43.		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)
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TRAFFIC, ACCESS, CIRCULATION, AND PARKING REQUIREMENTS

44.		A minimum of 15 bicycle parking spaces shall be provided for the project. In addition, the applicant shall incorporate two electric vehicle charging stations at the project to the satisfaction of the Community Development Department.	I, O	CD (P,E)
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NOISE REQUIREMENTS

45.		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. No construction is permitted on Sundays or holidays. Construction equipment shall be muffled and shrouded to minimize noise levels.	I, B	CD (P)(E)
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ARCHITECTURE/SITE DESIGN REQUIREMENTS				
46.		<p>The project shall comply with the following architecture and design requirements:</p> <ol style="list-style-type: none"> 1. This approval is for three (3) individual apartment buildings associated with the Bidwell Place Community project. The applicant shall submit building plans that comply with this approval, the attached building elevations and renderings dated March 9, 2020. 2. The design, materials, and colors of the proposed Bidwell Place Community buildings shall be consistent with the submitted building elevations, color renderings, materials samples, and color scheme to the satisfaction of the Community Development Department. 3. 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. 4. Utility equipment such as transformers, electric and gas meters, electrical panels, and junction boxes shall be screened by walls and or landscaping. 5. Brick pavers, stamped colored asphalt, or another type of colored masonry material (ADA compliant) shall be used to designate pedestrian crosswalks on the project site, in addition to where pedestrian paths cross drive aisles, and shall be incorporated as a design feature at the driveway entrances. 6. 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 apartment and community recreation buildings. 	B	CD (P)
FIRE DEPARTMENT REQUIREMENTS				
47.		<p>The 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 Department.</p>	I	FD
48.		<p>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.</p>	I, B	FD

ENVIRONMENTAL AND WATER RESOURCE REQUIREMENTS				
49.		The owner/applicant shall be subject to all requirements established by <u>Folsom Municipal Code (FMC, Chapter 13.26, Water Conservation)</u> relative to water conservation.	I, OG	EWR, CD (E)
MISCELLANEOUS REQUIREMENT				
50.		The final trash and recycling collection plan, location, design, materials, and color shall be subject to review and approval by the Community Development Department.	I, B	CD (P)
51.		The owner/applicant shall obtain permission (permit, letter, agreement, etc.) from all applicable public utility companies (SMUD, PG&E, WAPA, etc.) in a form acceptable to the Community Development Department for construction-related activities proposed within the existing public utility easements.	I	CD (P)
52.		The final location, design, and materials of any signs for the project shall be subject to review and approval by the Community Development Department. In addition, the owner/applicant shall obtain a sign permit and all signage associated with proposed project shall comply with the requirements established by the <u>Folsom Municipal Code (FMC, Section 17.59, Signs)</u> .	OG	(P)
53.		Design Review approval is required for the Bank of America prior to the issuance of a demolition permit.	B	(P)
54.		Prior to grading or site improvements, a Lot Line Adjustment must be completed to modify the parcel lines at 403 East Bidwell Street, to the satisfaction of the Community Development Department.	G,I	CD (P,E,B)
55.		The final walls and fencing location, design, material, and color shall be subject to the review and approval by the Community Development Department.	I, B	CD (P)
56.		The Applicant shall either provide a 6' wide access easement or dedicate a 6' strip of land, for a potential future pedestrian/bicycle trail system along the southern property line of the future new parcel created for the project. The decision to either provide an easement or to dedicate the land shall be at the discretion of the Applicant. Applicant's sole obligation shall be the creation of the 6' easement or the dedication of land. All costs and liabilities for the trail system, including improvement, operations and long-term maintenance, shall be the responsibility of the City of Folsom.	LLA/OG	CD, PW
57.		The project shall comply with the CEQA exemption, 21159.23, and provide sufficient legal commitments to the City of Folsom to ensure that continued availability and use of the housing units will be for lower income households, for a period for at least 30 years.	I,B	CD (P)
58.		The owner/applicant shall dedicate reciprocal access easements for both parcels for common use of the project driveways on E. Bidwell Street and the internal drive aisles. This condition shall be met prior to the issuance of any Building Permits.	B	CD (E)

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

Planning Commission
403 East Bidwell Street Bidwell Place Design Review (PN20-013)
March 18, 2020

Attachment 4 Project Narrative

General Project Description

January 24, 2020

Bidwell Place – A Workforce Housing Community

Bidwell Place is a 75-unit affordable rental housing community with a diverse mix of unit sizes and types for residents with incomes between 30% and 80% of the Area Median Income.

The applicant, St. Anton Communities, is a locally based, privately-owned affordable and market-rate housing developer with more than 8,000 units developed throughout California, including the Granite City (completed 2013) and Bidwell Pointe (completed 2019) apartments in Folsom. This proposed new community, “*Bidwell Place*,” is a Transit Oriented Development (“TOD”) with a pedestrian focus, within walking proximity to a variety of grocery stores, retail shopping and restaurants, including the thriving Sutter Street business district. It also benefits from proximity to the Historic Folsom Light Rail Station and access to bicycle trail and pedestrian walkways.

Based on market data accumulated through their recently-completed adjacent project, St. Anton Communities introduces a “studio” unit concept in Bidwell Place, designed for the unmet housing demand of entry-level working professionals. In addition, Bidwell Place also provides some Extremely Low Income units to create a broad range of workforce housing options for the community. The residential units are indistinguishable from market-rate housing and will have access to a variety of amenities, programs and classes targeted toward the enrichment and growth of the community and the residents of *Bidwell Place*.

In addition to the open spaces and gathering areas proposed at Bidwell Place, the future residents have full access to all amenities offered in St. Anton’s recently-completed Bidwell Pointe project.

SITE

The ±3.24 acre site located at 403 E. Bidwell Street holds a one-story commercial building which is half-occupied by a banking center. The back portion of the site is unpaved vacant land. St. Anton has executed agreements with the existing tenant to stay-in-place during and after construction of the new workforce housing community. The project circulation and parking plan is designed to enable both the housing and commercial space to operate independently with little to no disruption.

The back half of the commercial building, which has been vacant for years, will be demolished to create more open space and parking for the community, while the banking center stays in place. In addition, cosmetic improvements are planned for the banking center to create a consistent aesthetic scheme between the housing community and the center.

The proposed new apartment construction and reuse of an existing commercial center is the highest and best use of this vacant property and will yield deeply needed affordable housing while maintaining the mixed-use character of the Bidwell corridor. The project perfectly aligns with the Folsom General Plan land use designation for this area, East Bidwell Corridor (EBC) Overlay.

ZONING AND ENTITLEMENT

The project's parcel is within the EBC Overlay, which allows development per Mixed-Use standards. It allows for residential density of 20-30 dwelling units per acre with commercial uses along major commercial corridors. *Bidwell Place*'s proposed density is ± 23 du/acre, which falls within the permitted density.

DESIGN AND CONSTRUCTION

The project consists of three at-grade walk-up (3 story) wood-frame buildings. The buildings' dynamic façade includes modern and unique design elements to stimulate activity and movement and is in harmony with the surrounding area and the newly-developed Bidwell Pointe project.

UNITS, PARKING AND COMMERCIAL SPACE

Based on data obtained during Bidwell Pointe's lease-up, St. Anton developed a unit mix for *Bidwell Place* based on up-to-date demand in the immediate submarket. *Bidwell Place* offers studio, one, and two-bedroom floor plans and provides 167 parking spaces of which 120 will be designated for the residential units and 47 will be exclusively for Bank of America's use. The parking areas will be fenced to facilitate parking enforcement between commercial and residential uses.

FEATURES AND AMENITIES

Units:

- Studio, one, and two bedroom floor plans
- Washer/dryer hookups in all units
- Laundry room access
- Patio or balcony
- Wall to wall flooring
- White vertical blinds
- Fully equipped kitchens
- Designer cabinetry
- Double stainless steel sinks
- Quartz counter tops
- Dishwasher
- Refrigerator
- Self-cleaning oven range
- Built-In Microwave
- Garbage disposal
- Large bathrooms
- Shower/tub combos
- Sheet vinyl flooring
- Mirrored medicine cabinets

Common Areas:

- **Access to:**
 - Leasing office
 - Fully equipped communal kitchen
 - Business Center
 - Fitness Center
 - Community room
 - Swimming pool
 - BBQ and sun deck
 - Tot Lot
- Social activities
- Garden landscaping
- Bike racks

Planning Commission
403 East Bidwell Street Bidwell Place Design Review (PN20-013)
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Attachment 5 Architectural Plans



Vicinity Map
N.T.S.

SHEET INDEX

ARCHITECTURE:

- A0.1 COVER SHEET
- A1.0 SITE PLAN
- A1.1 FIRE APPARATUS ACCESS EXHIBIT
- A2.0 BUILDING ELEVATIONS
- A2.1 BUILDING ELEVATIONS
- A2.2 BUILDING ELEVATIONS
- A3.1 BUILDING PLANS
- A3.2 BUILDING PLANS
- A5.1 ENLARGED PLANS - UNIT PLANS
- A6.1 RENDERINGS
- A6.2 RENDERINGS
- A6.3 RENDERINGS
- A7.1 MATERIAL BOARD

CIVIL:

- C1 PRELIMINARY GRADING AND DRAINAGE PLAN
- C2 PRELIMINARY UTILITY PLAN
- C3 PRELIMINARY DEMOLITION PLAN

LANDSCAPE:

- L1.0 CONSTRUCTION PLAN
- L1.1 PLANTING PLAN



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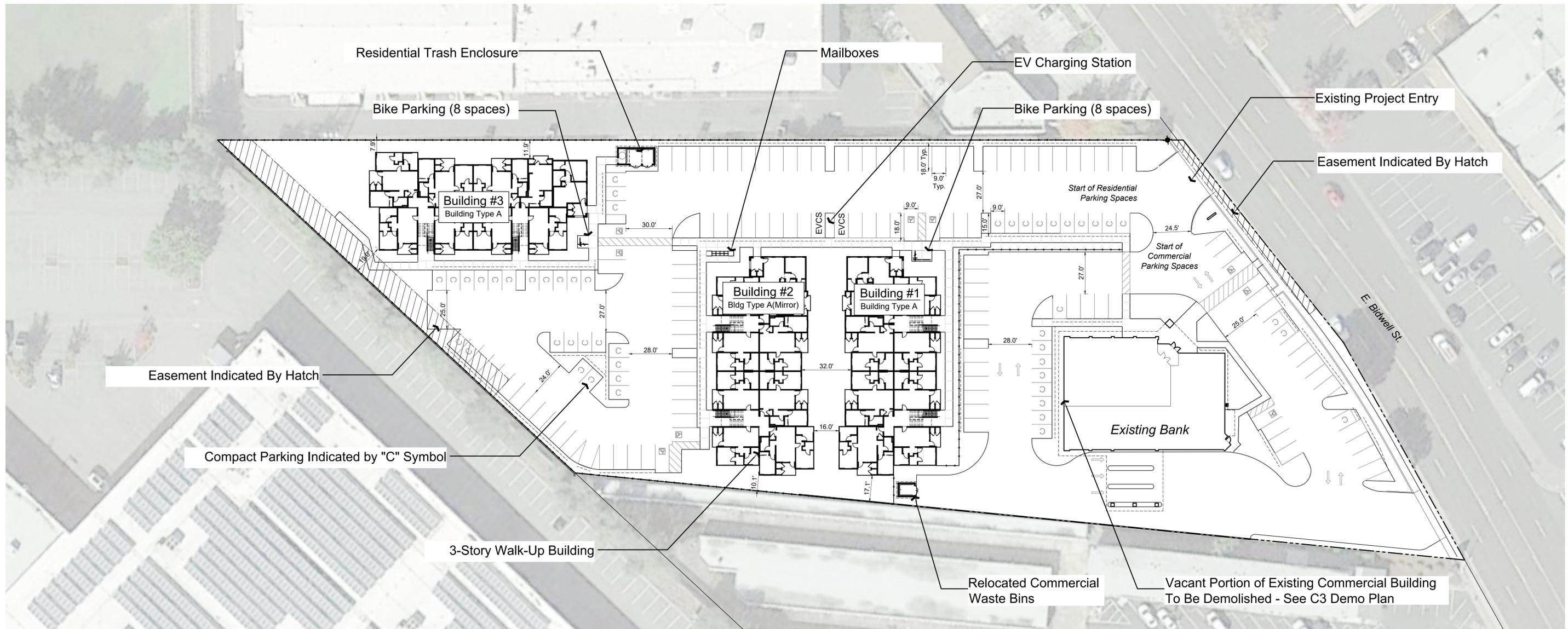
St. Anton Communities
1801 I Street, Suite 200
Sacramento, CA 916.471.3000

BIDWELL PLACE
FOLSOM, CA # 2019-0766

CONCEPTUAL DESIGN
MARCH 9TH, 2020

COVER SHEET
SHEET INDEX

A0.1



Site Plan

Project Data

Address
403 E. Bidwell St., Folsom, CA 95630

Existing Land Use Designation
East Bidwell Corridor (EBC) Overlay

Gross Site Area ± 3.24 Acres
Unit Count 75 Units
Gross Res. Density 23.1 Units/ Acre

New Building Summary:

(3) Three-Story Construction Type VB Apartment Buildings

Unit Type:	Beds/Baths	DUs	Ratio
P0-1	Studio/1 Bath	9	12.0%
P1-1	1 Bed/1 Bath	36	48.0%
P1-2	1 Bed/1 Bath	3	4.0%
P2-1	2 Bed/2 Bath	27	36.0%
		75 Units	

Proposed Parking

Residential Parking:	Standard	Access	Total
Compact Open	36		36 spaces
Standard Open	76	06	82 spaces
Open (EV Charging)	2		02 spaces
			120 spaces
			1.60 space/DU

Commercial Parking:	Standard	Access	Total
Compact Open	12		12 spaces
Standard Open	32	3	35 spaces
			47 spaces

Bike Parking:	Req'd	Proposed
Class II	15 spaces	16 spaces
		1 space/ 5 units



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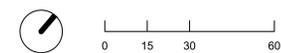


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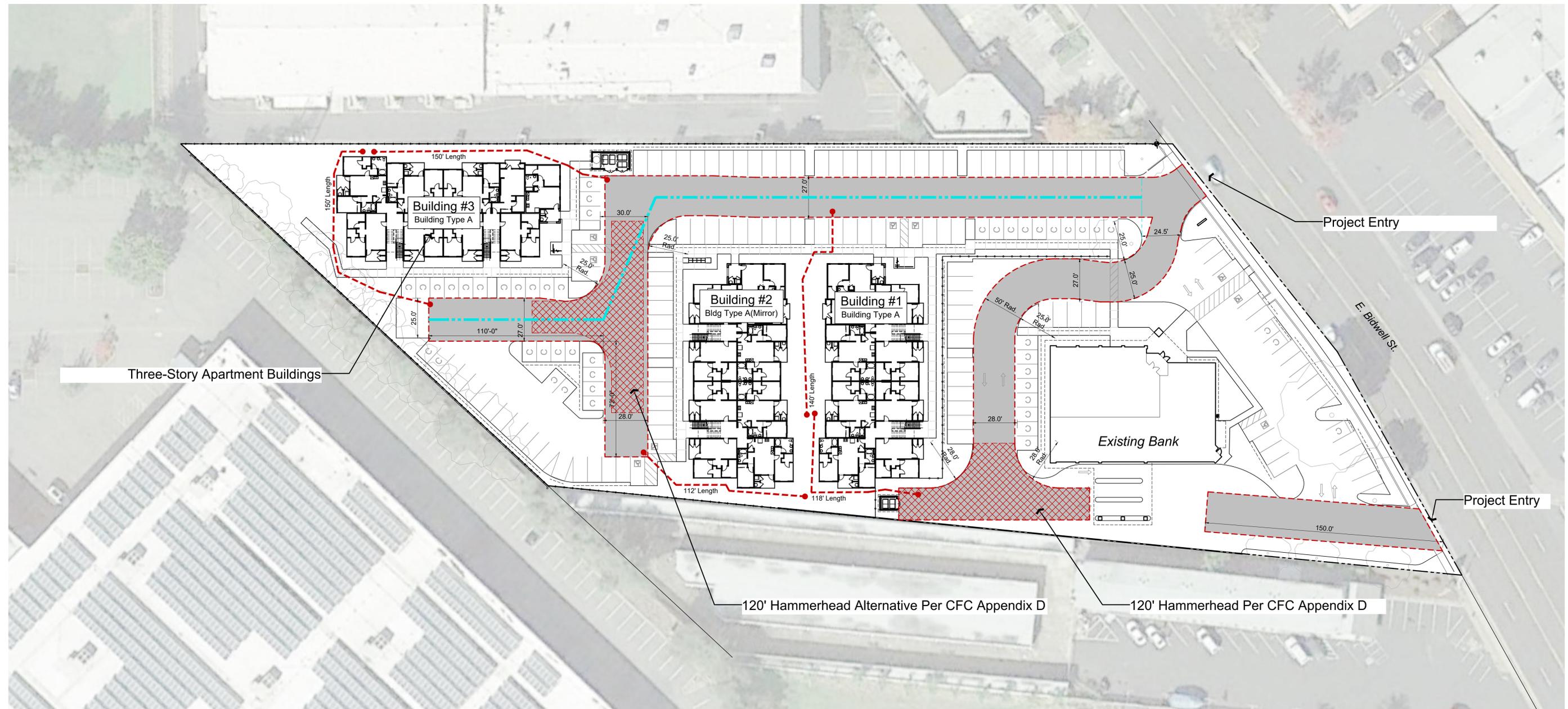
FOLSOM, CA # 2019-0766

CONCEPTUAL DESIGN
MARCH 9TH, 2020



SITE PLAN

A1.0



Site Plan

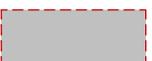
Project Description

(3) Three-Story Walk-Up Apartment Buildings in Construction Type VB

Building Areas:	
Building A	±22,000 SF
Building B	±22,000 SF
Building C	±22,000 SF
	±66,000 SF

Occupancy:	R2
Building Height:	3 Stories; ±40'-0"
Fire Sprinkler:	NFPA 13

Legend

-  Asphalt Concrete Fire Apparatus Access Road
Per CFC §503 & Appendix D
27'-0" Wide Minimum
-  "Hose Pull" Access Per CFC §503.1.1
150' Maximum
-  500' Max. Fire Apparatus Access Without Secondary Entry



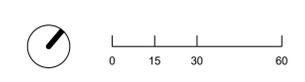
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BIDWELL PLACE
FOLSOM, CA # 2019-0766

CONCEPTUAL DESIGN
JANUARY 24TH, 2020

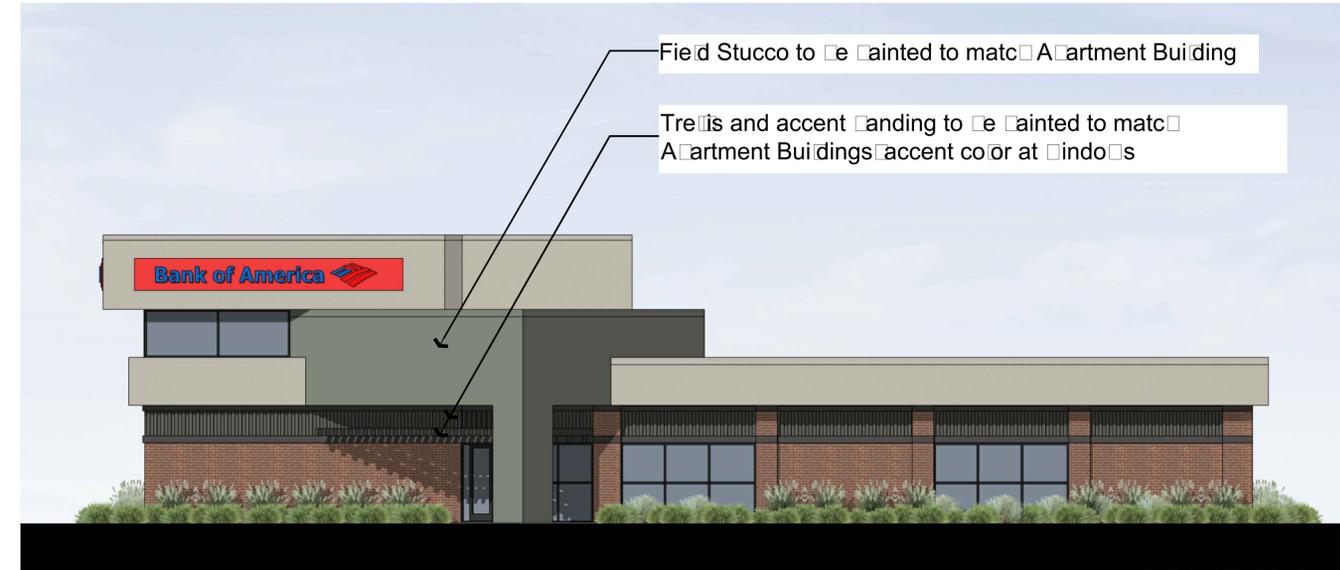


FIRE APPARATUS ACCESS PLAN

A1.1



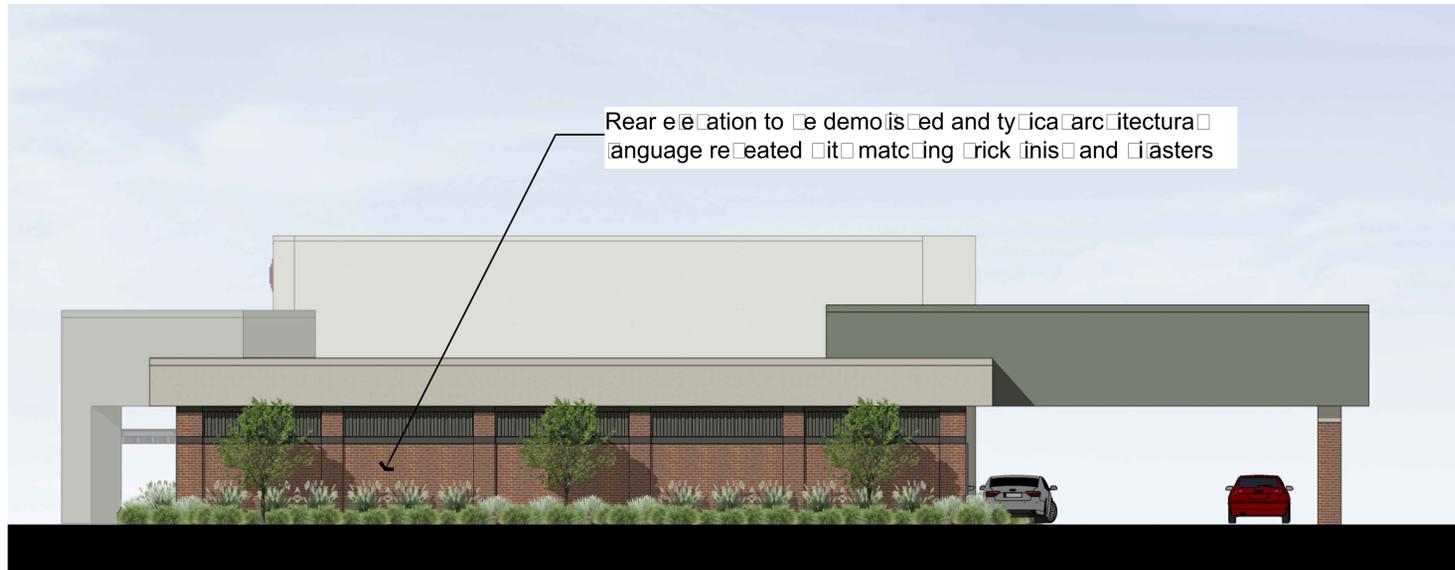
FRONT ELEVATION | BIDWELL STREET
NORTH-EAST



RIGHT ELEVATION
NORTH-EAST

Field Stucco to be painted to match Apartment Building

Trellis and accent banding to be painted to match Apartment Buildings accent color at windows



REAR ELEVATION
SOUTH-WEST

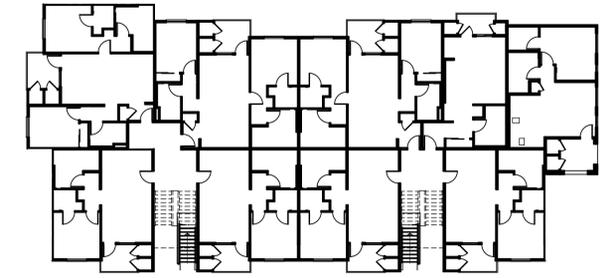
Rear elevation to be demolished and typical architectural language repeated with matching brick finish and details



LEFT ELEVATION
SOUTH-EAST



VIEW 1 - FRONT ELEVATION



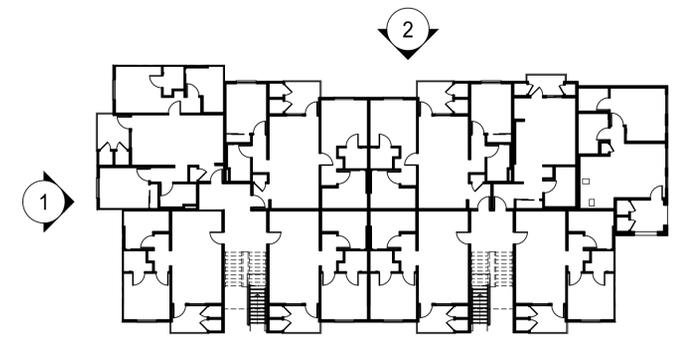
KEY PLAN
N.T.S.



VIEW 2 - LEFT ELEVATION



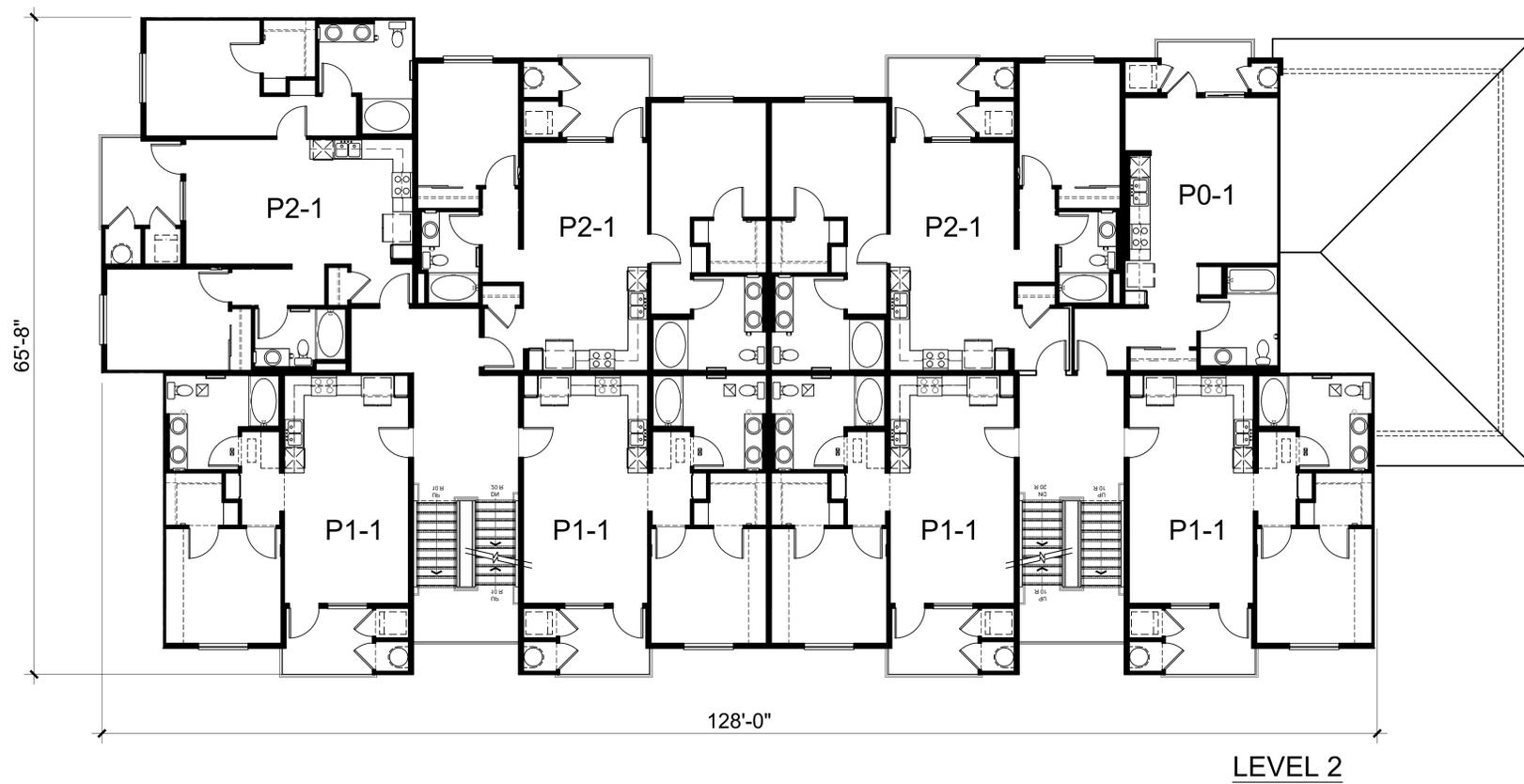
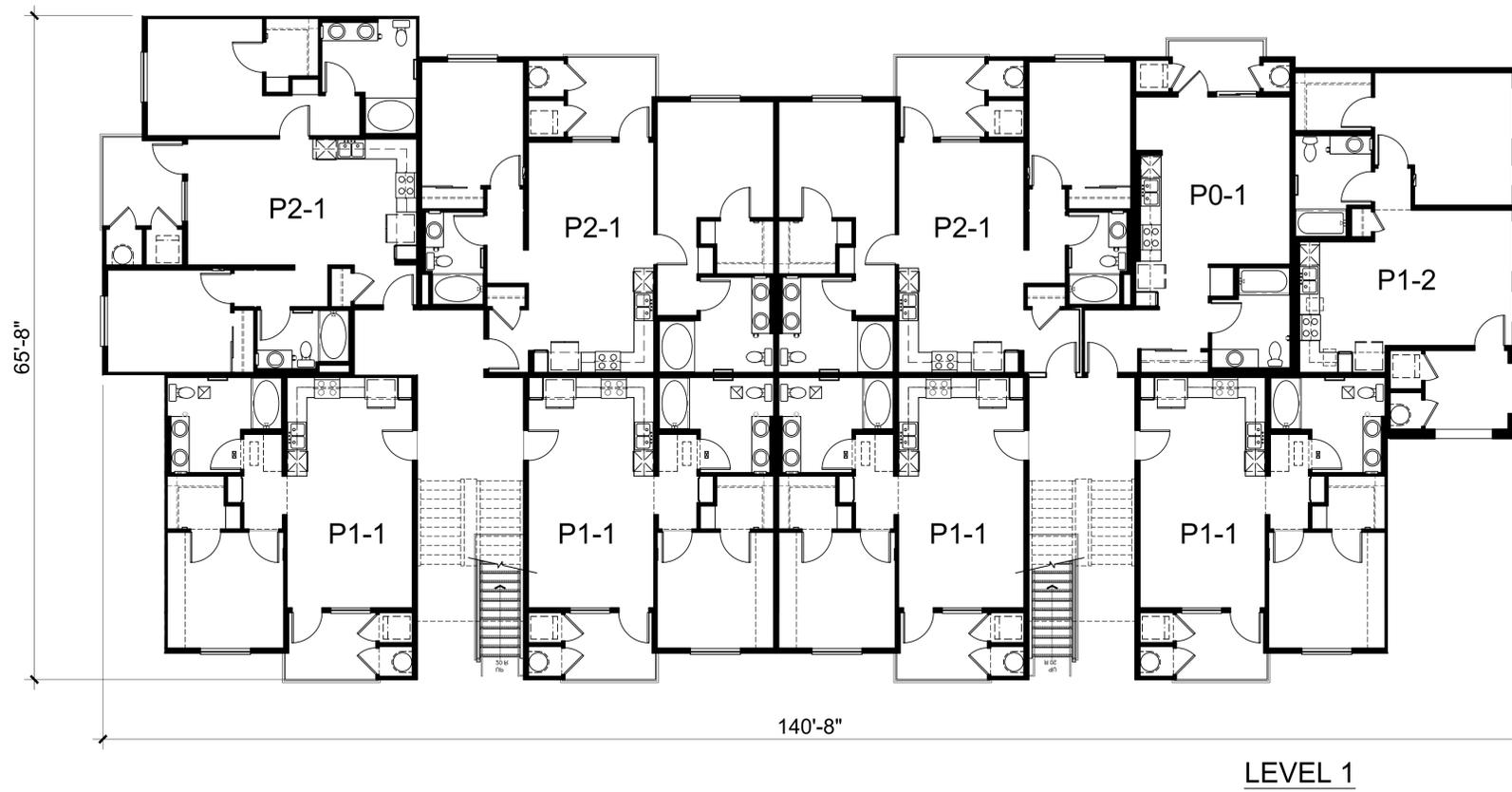
VIEW 1 - REAR ELEVATION



KEY PLAN
N.T.S.



VIEW 2 - RIGHT ELEVATION



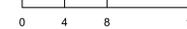
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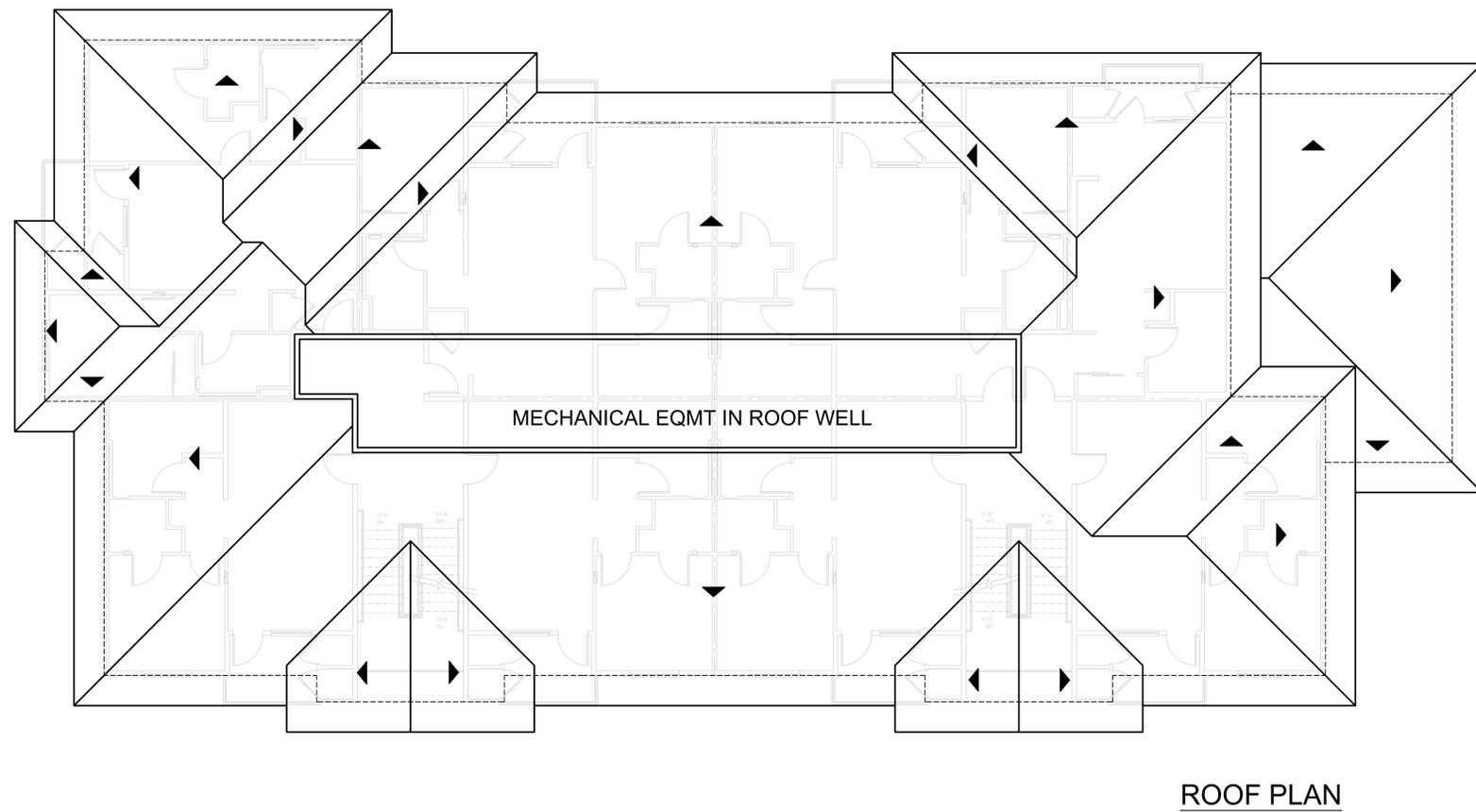
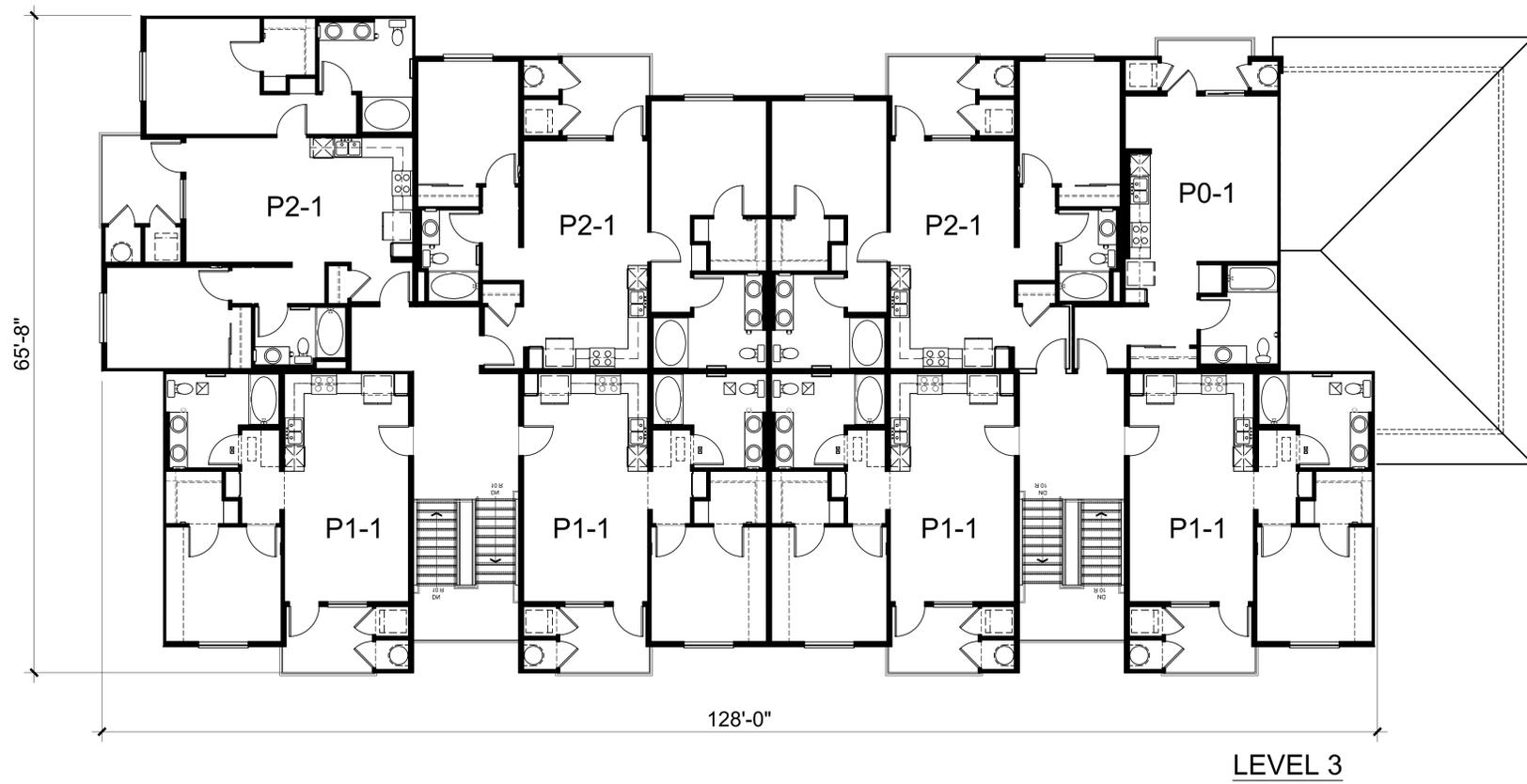
BIDWELL PLACE
FOLSOM, CA # 2019-0766

CONCEPTUAL DESIGN
MARCH 9TH, 2020



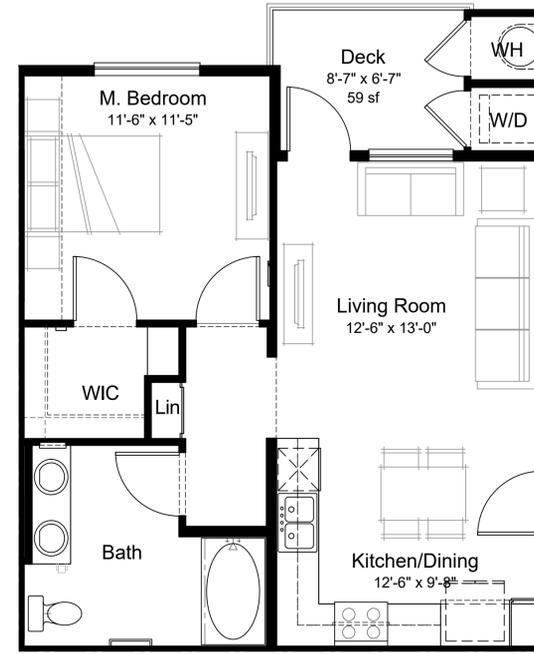
BUILDING PLANS
BUILDING TYPE A

A3.1

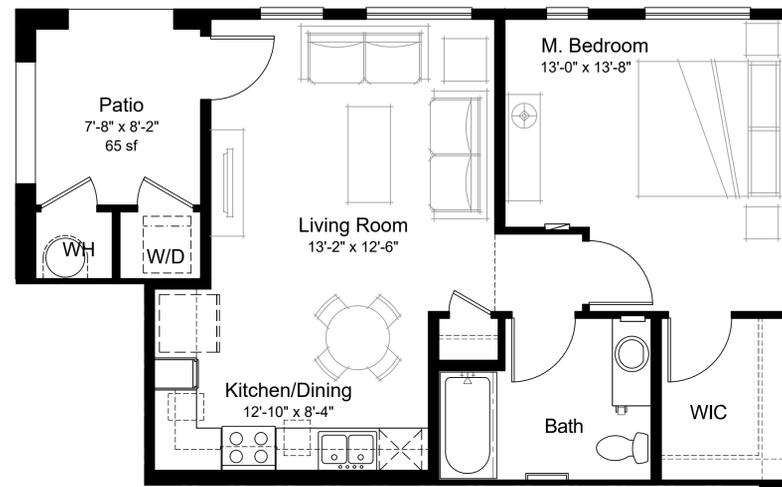




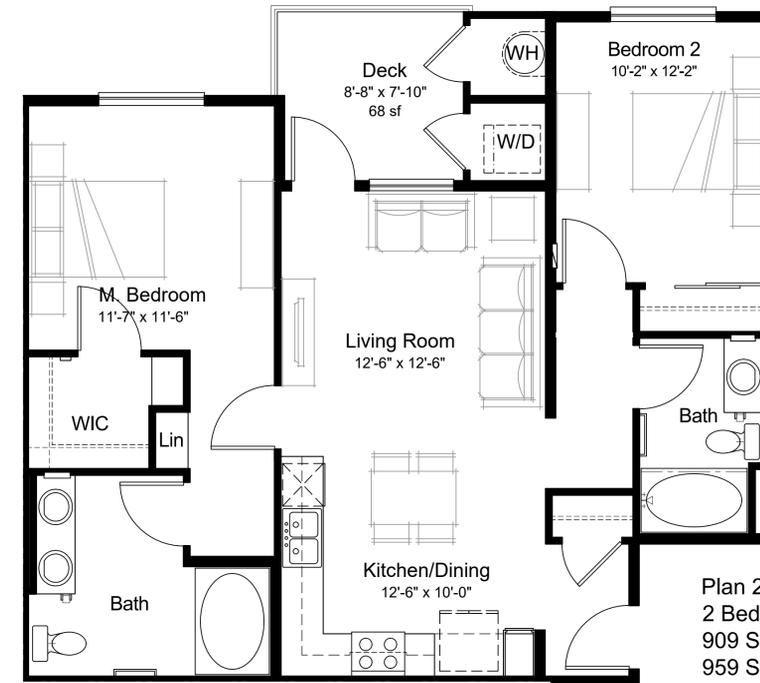
Plan 0-1
 Studio / 1 Bathroom
 464 SQ. FT. net
 503 SQ. FT. gross



Plan 1-1
 1 Bedroom / 1 Bathroom
 624 SQ. FT. net
 666 SQ. FT. gross



Plan 1-2
 1 Bedroom / 1 Bathroom
 631 SQ. FT. net
 682 SQ. FT. gross



Plan 2-1
 2 Bedroom / 2 Bathroom
 909 SQ. FT. net
 959 SQ. FT. gross



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BIDWELL PLACE
FOLSOM, CA # 2019-0766

CONCEPTUAL DESIGN
MARCH 9TH, 2020

RENDERINGS
VIEW OF PROJECT ENTRY FROM E. BIDWELL STREET

A6.1



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BIDWELL PLACE
FOLSOM, CA # 2019-0766

CONCEPTUAL DESIGN
MARCH 9TH, 2020

RENDERINGS
VIEW OF FRONT ELEVATION

A6.2



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BIDWELL PLACE
FOLSOM, CA # 2019-0766

CONCEPTUAL DESIGN
MARCH 9TH, 2020

RENDERINGS
VIEW OF LEFT ELEVATION

A6.3



(Left Elevation)

(Front Elevation)



A. Stucco 1
SW 7036
Accessible Beige



B. Stucco 2
SW 9184
Foxhall Green



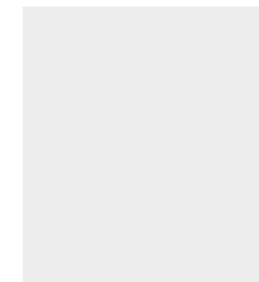
C. Stone Veneer
El Dorado Stone



D. Trim & Accent 1
SW 7033
Brainstorm Bronze



E. Metal Railing
SW 7048
Urbane Bronze



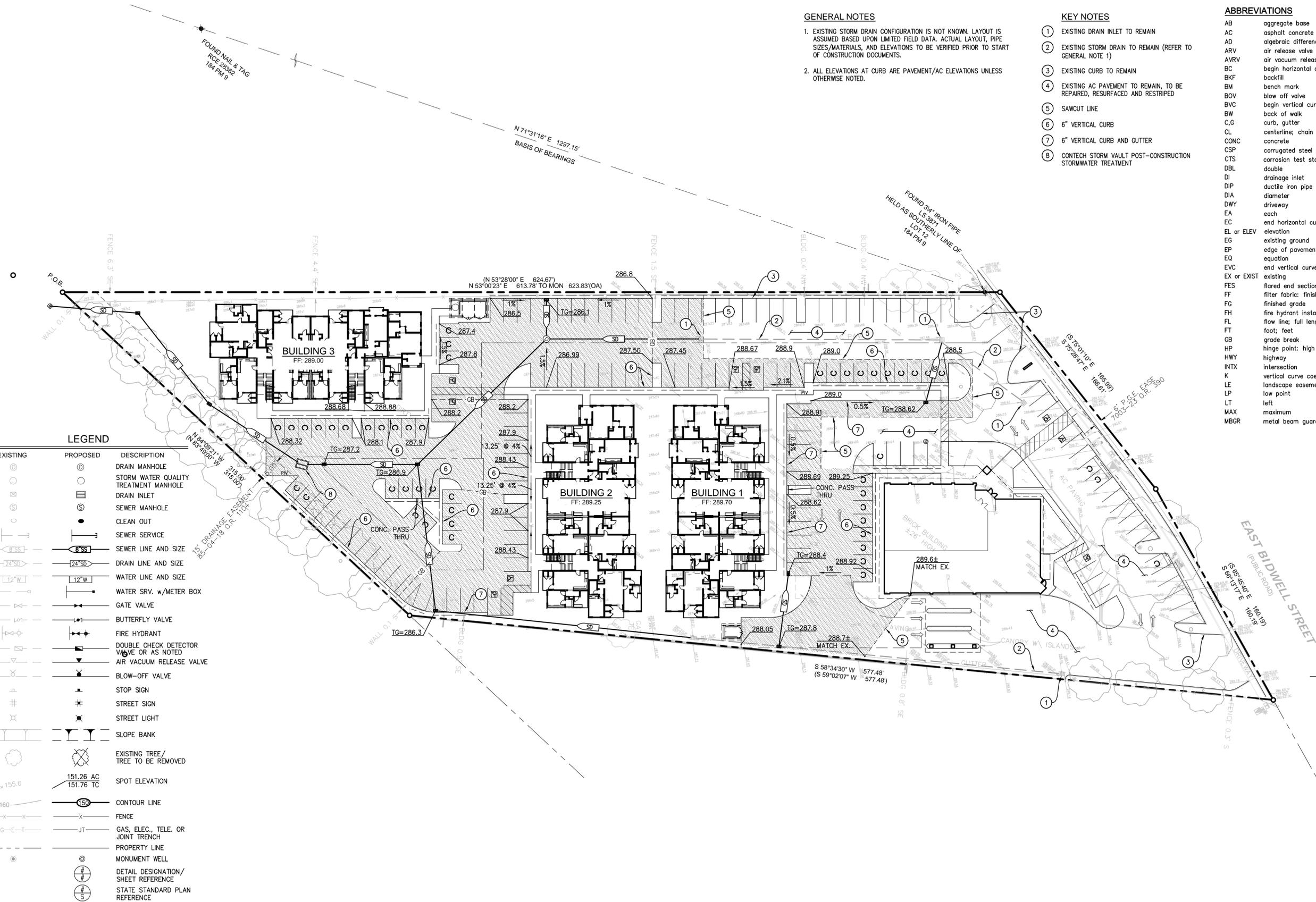
F. Vinyl Window
White



F. Asphalt Shingle
CertainTeed Traditional
"Heather Blend"

Planning Commission
403 East Bidwell Street Bidwell Place Design Review (PN20-013)
March 18, 2020

Attachment 6 Civil Plans



GENERAL NOTES

- EXISTING STORM DRAIN CONFIGURATION IS NOT KNOWN. LAYOUT IS ASSUMED BASED UPON LIMITED FIELD DATA. ACTUAL LAYOUT, PIPE SIZES/MATERIALS, AND ELEVATIONS TO BE VERIFIED PRIOR TO START OF CONSTRUCTION DOCUMENTS.
- ALL ELEVATIONS AT CURB ARE PAVEMENT/AC ELEVATIONS UNLESS OTHERWISE NOTED.

- KEY NOTES**
- EXISTING STORM INLET TO REMAIN
 - EXISTING STORM DRAIN TO REMAIN (REFER TO GENERAL NOTE 1)
 - EXISTING CURB TO REMAIN
 - EXISTING AC PAVEMENT TO REMAIN, TO BE REPAIRED, RESURFACED AND RESTRIPE
 - SAWCUT LINE
 - 6" VERTICAL CURB
 - 6" VERTICAL CURB AND GUTTER
 - CONTECH STORM VAULT POST-CONSTRUCTION STORMWATER TREATMENT

ABBREVIATIONS

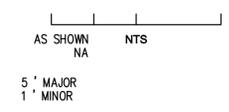
AB	aggregate base	MAX	maximum
AC	asphalt concrete	MED	median
AD	algebraic difference	MH	manhole
ARV	air release valve	MIN	minimum
AVRV	air vacuum release valve	MOD	modified
BC	begin horizontal curve	MON	monument
BKF	backfill	MPE	multipurpose easement
BM	bench mark	MTL	material
BOV	blow off valve	NTS	not to scale
BVC	begin vertical curve	OC	on center
BW	back of walk	OG	original ground
C.G.	curb, gutter	OH	overhead utility line
CL	centerline; chain link; class	PI	point of intx, angle point
CONC	concrete	PL	property line
CSP	corrugated steel pipe	PUE	public utilities easement
CTS	corrosion test station	PVI	point of vertical tangent intx
DBL	double	PVC	poly vinyl chloride
DI	drainage inlet	PWMT	pavement
DIP	ductile iron pipe	R	radius
DIA	diameter	RAC	rubberized asphalt concrete
DWY	driveway	RCP	reinforced concrete pipe
EA	each	RL	restrained length
EC	end horizontal curve	RSP	rock slope protection
EL or ELEV	elevation	RT	right
EG	existing ground	R/W	right of way
EP	edge of pavement	S	slope
EQ	equation	SD	storm drain
EVC	end vertical curve	SHT	sheet
EX or EXIST	existing	SS	sanitary sewer
FES	flared end section	STA	station
FF	filter fabric; finished floor	STD	standard
FG	finished grade	STR	structure
FH	fire hydrant installation	S/W	sidewalk
FL	flow line; full length	TBC or TC	top back of curb
FT	foot; feet	TBW or BW	top back of walk
GB	grade break	TBM	temporary bench mark
HP	hinge point: high point	TEMP	temporary
HWY	highway	TCF	top face of curb
INTX	intersection	TG	top of grate
K	vertical curve coefficient	TI	traffic index
LE	landscape easement	TRANS	transition
LP	low point	TYP	typical
LT	left	W	water main
MAX	maximum	WMM	welded wire mesh
MBGR	metal beam guard railing	VCP	vitriified clay pipe

LEGEND

EXISTING	PROPOSED	DESCRIPTION
⊙	⊙	DRAIN MANHOLE
⊙	⊙	STORM WATER QUALITY TREATMENT MANHOLE
⊙	⊙	DRAIN INLET
⊙	⊙	SEWER MANHOLE
○	○	CLEAN OUT
—	—	SEWER SERVICE
—	—	SEWER LINE AND SIZE
—	—	DRAIN LINE AND SIZE
—	—	WATER LINE AND SIZE
—	—	WATER SRV. w/METER BOX
—	—	GATE VALVE
—	—	BUTTERFLY VALVE
—	—	FIRE HYDRANT
—	—	DOUBLE CHECK DETECTOR VALVE OR AS NOTED
—	—	AIR VACUUM RELEASE VALVE
—	—	BLOW-OFF VALVE
—	—	STOP SIGN
—	—	STREET SIGN
—	—	STREET LIGHT
—	—	SLOPE BANK
⊗	⊗	EXISTING TREE/TREE TO BE REMOVED
151.26 AC	151.76 TC	SPOT ELEVATION
—	—	CONTOUR LINE
—	—	FENCE
—	—	GAS, ELEC., TELE. OR JOINT TRENCH
—	—	PROPERTY LINE
⊙	⊙	MONUMENT WELL
⊙	⊙	DETAIL DESIGNATION/SHEET REFERENCE
⊙	⊙	STATE STANDARD PLAN REFERENCE

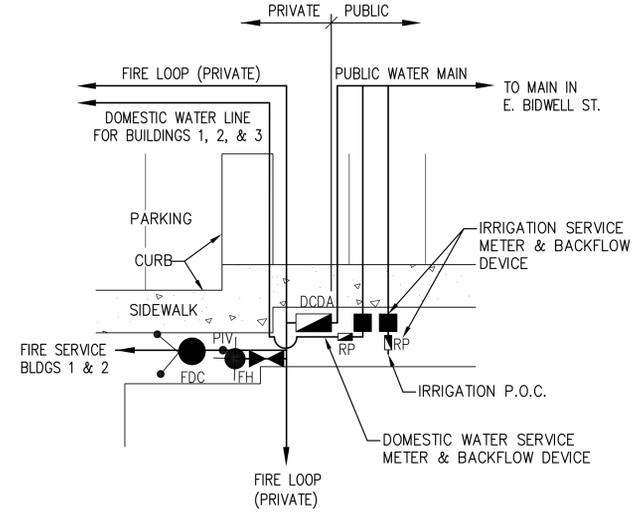
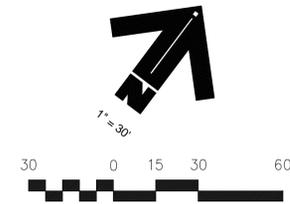
SHEET INDEX

C1	PRELIMINARY GRADING & DRAINAGE PLAN
C2	PRELIMINARY UTILITY PLAN
C3	PRELIMINARY DEMOLITION PLAN

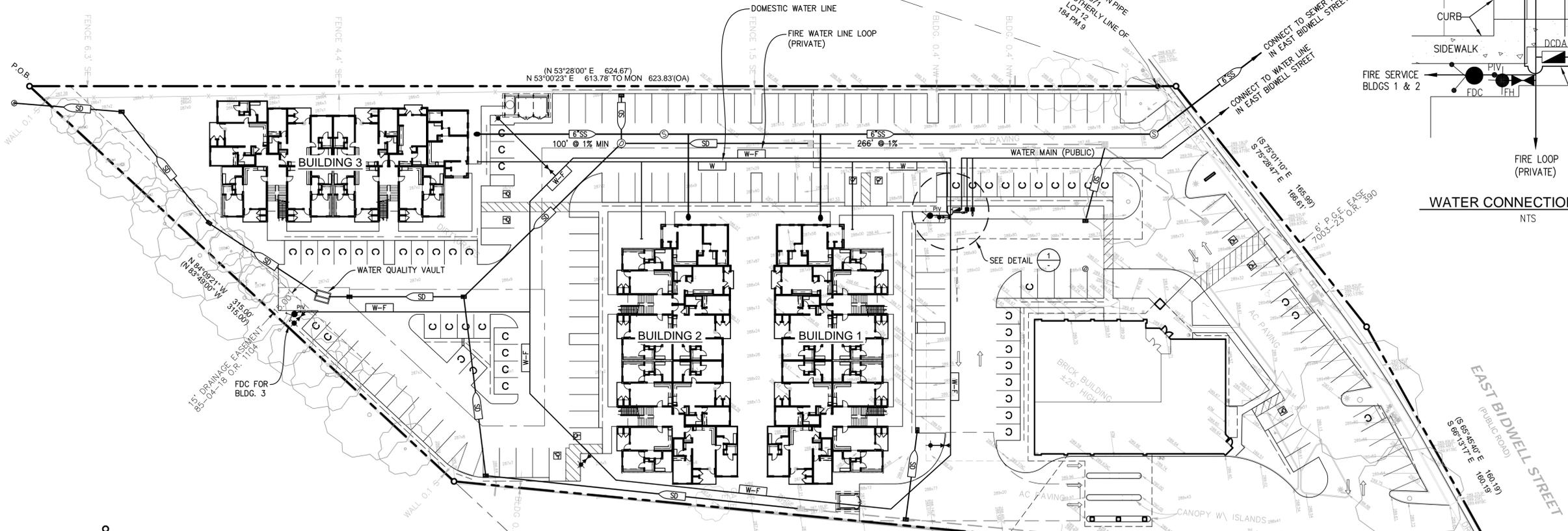


FOUND NAIL & TAG
PCE-26362
104 PM 9

N 71°31'16" E 1297.15'
BASIS OF BEARINGS



WATER CONNECTIONS DETAIL
NTS

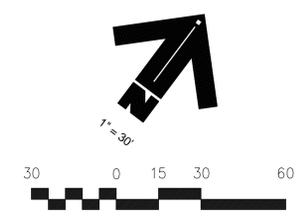


LEGEND

EXISTING	PROPOSED	DESCRIPTION
○	⊙	DRAIN MANHOLE
⊙	⊙	DRAIN INLET
○	●	SEWER MANHOLE
○	●	CLEAN OUT
—	—	SEWER SERVICE
8"SS	8"SS	SEWER LINE AND SIZE
24"SD	24"SD	DRAIN LINE AND SIZE
12"W	12"W	WATER LINE AND SIZE
—	—	WATER SRV. w/METER BOX
—	—	FIRE DEPT CONNECTION
—	—	FIRE HYDRANT
—	—	DOUBLE CHECK DETECTOR VALVE OR AS NOTED

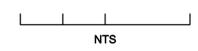
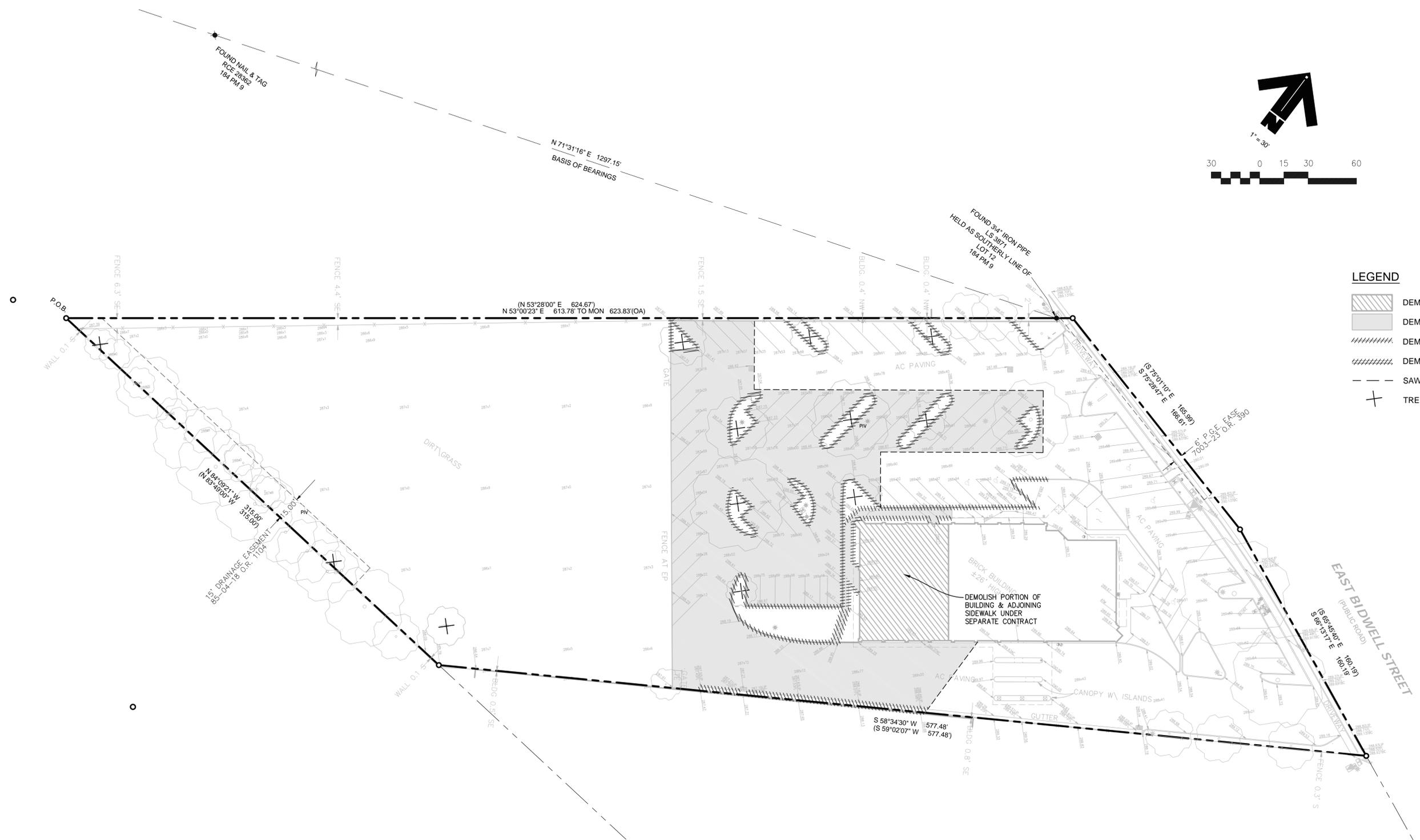
FOUND NAIL & TAG
RCE 2882
184 PM 9

N 71°31'16" E 1297.15'
BASIS OF BEARINGS



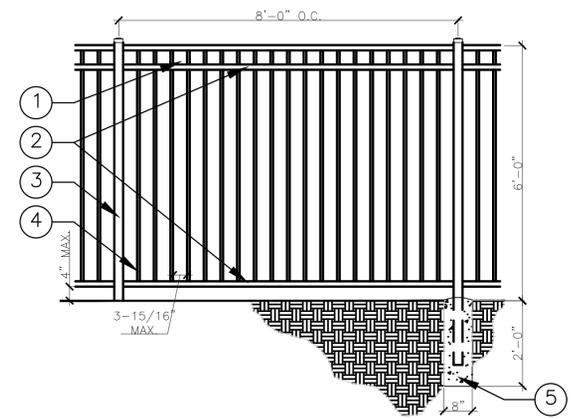
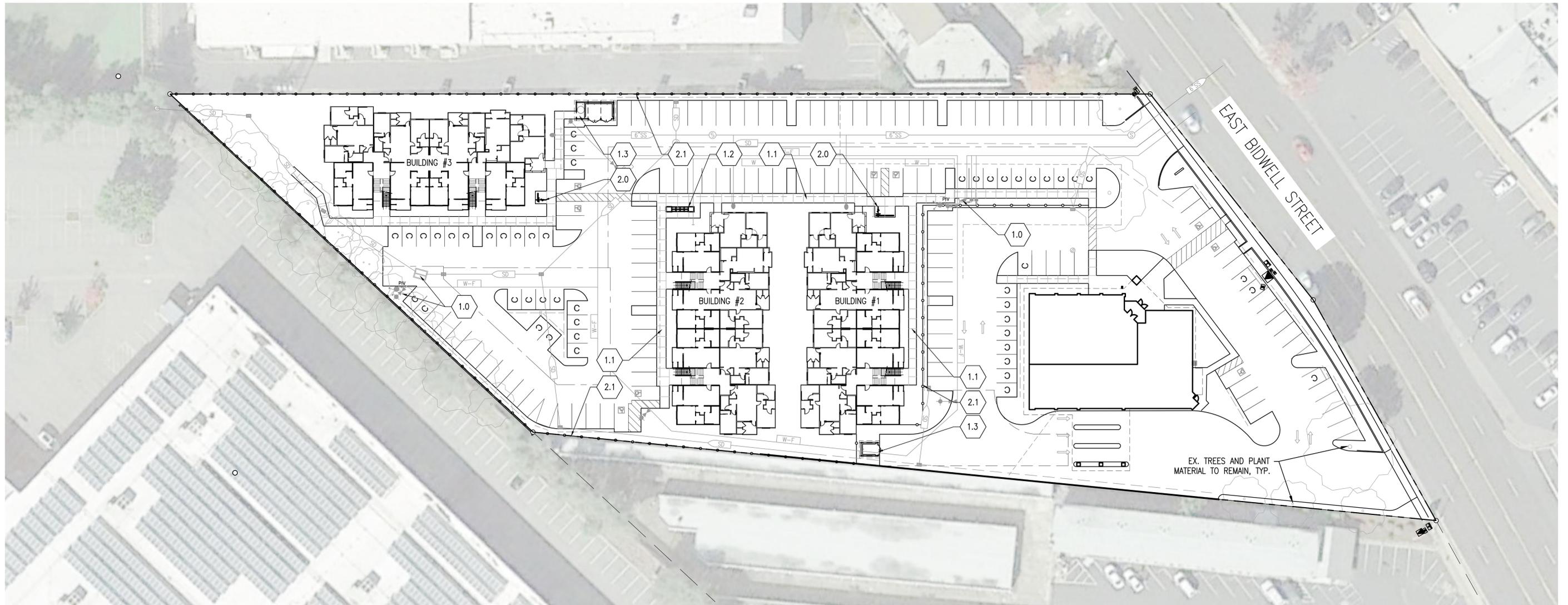
LEGEND

-  DEMO EXIST. BUILDING
-  DEMO EXIST. PAVEMENT
-  DEMO EXIST. CURB
-  DEMO EXIST. CURB & GUTTER
-  SAWCUT LINE
-  TREE TO BE REMOVED



Planning Commission
403 East Bidwell Street Bidwell Place Design Review (PN20-013)
March 18, 2020

Attachment 7 Landscape Plans

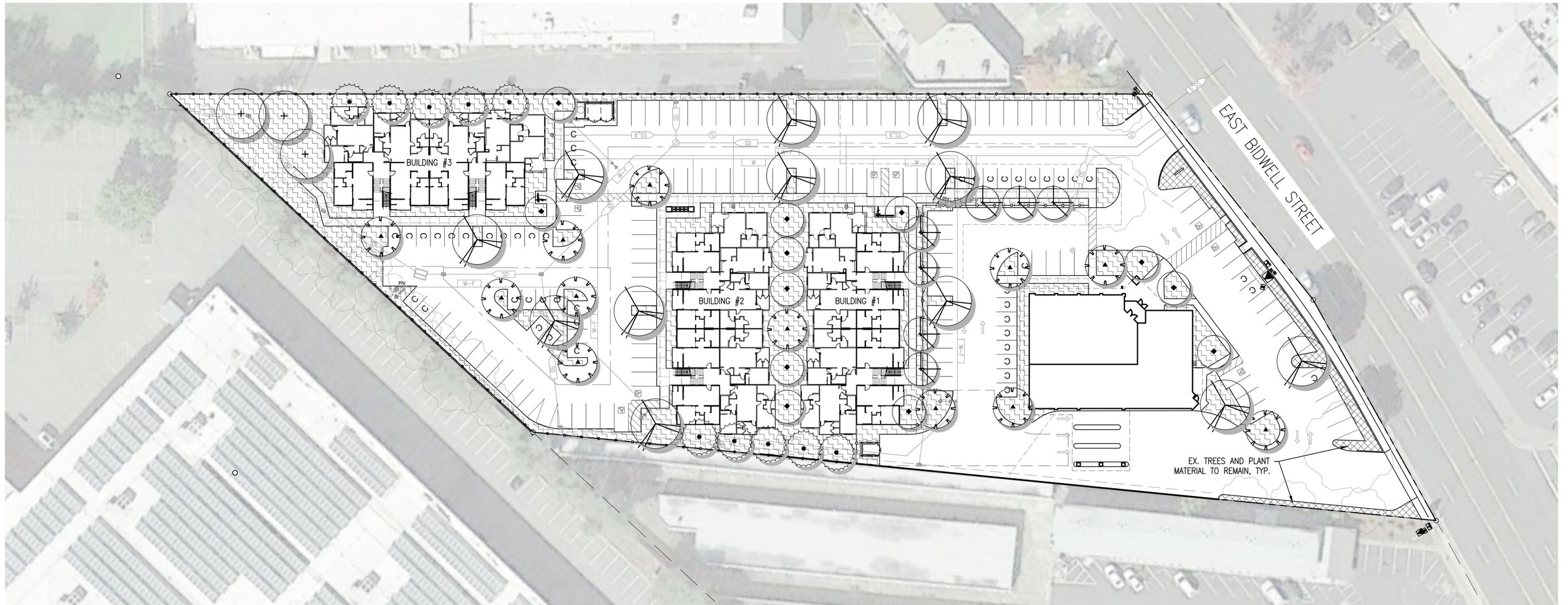


A TUBULAR METAL FENCE - 6'0" HEIGHT
SCALE: 1/2" = 1' - 0"

- LEGEND:**
1. WELDED PANEL.
 2. 1-1/2" SQ. RAILS - 16 Ga.
 3. 2-1/2" SQ. POST - 11 Ga. WITH CAP. PLACE POSTS 8'-0" O.C. MAXIMUM.
 4. 3/4" SQ. PICKET - 18 Ga.
 5. 8" X 24" CONCRETE FOOTING, TYP. SLOPE TOP AWAY FROM POST TO PREVENT STANDING WATER.
- FINISH:**
PAINT ALL METAL WITH TWO COATS SHOP PRIMER AND ONE COAT ENAMEL PAINT. COLOR PER FINISH SCHEDULE.

X CONSTRUCTION KEYNOTES

1 - GENERAL KEY NOTES	
1.0	PROPOSED UTILITIES - SEE CIVIL PLANS.
1.1	PROPOSED CONCRETE FLATWORK - SEE CIVIL PLANS.
1.2	PROPOSED MAILBOXES - SEE ARCHITECTURAL PLANS.
1.3	PROPOSED TRASH ENCLOSURE - SEE ARCHITECTURAL PLANS.
2 - SITE KEY NOTES	
2.0	PROPOSED BIKE RACKS BY FAIRWEATHER. MODEL: (1) BR-1.7 & (1) BR-1.13. COLOR: MINERAL BRONZE.
2.1	PROPOSED 6'0" OPEN METAL FENCE.



SHADE CALCULATIONS

TOTAL PAVED AREA = 53,753 S.F.
 TOTAL SHADE REQUIRED (40%) = 21,501 S.F.
 TOTAL SHADE PROVIDED (40%) = 21,645 S.F.

DIA.	QTY.	S.F.	TOTAL S.F.
35' TREES (PISK, TILC, EX. TREES)			
100%	10	962	9,620
75%	1	722	722
50%	11	481	5,291
25%	0	240	0
25' TREES (ULMP)			
100%	6	707	4,242
75%	0	531	0
50%	5	354	1,770
25%	0	177	0
20' TREES			
100%	0	314	0
75%	0	236	0
50%	0	157	0
25%	0	79	0

TOTAL SHADE PROVIDED: 21,645 S.F.

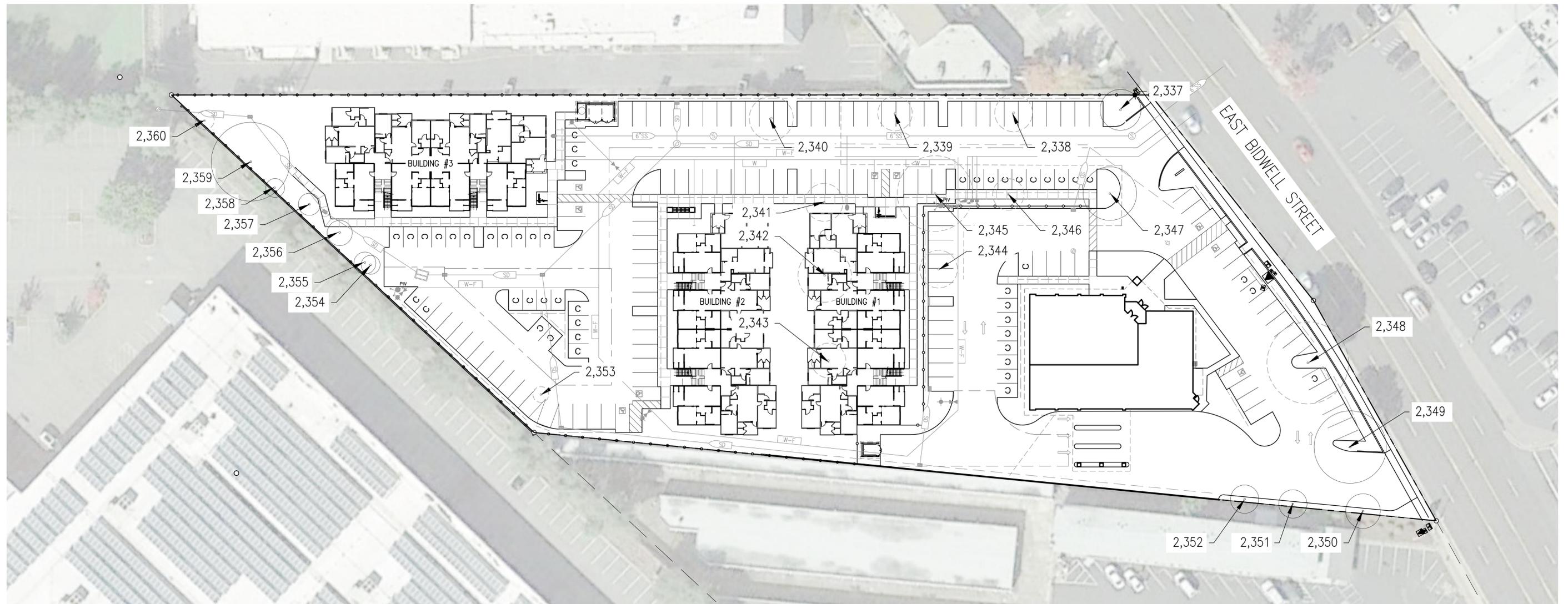
PRELIMINARY PLANT LIST AND LEGEND

SYMBOL	BOTANICAL NAME COMMON NAME	MIN. SIZE	WATER USE	DESIGN USE	QUANTITY
	ACER RUBRUM 'REDPOINTE' RED POINTE RED MAPLE	#15	MED	ACCENT	12
	LAURUS 'SARATOGA' SARATOGA SWEET BAY	#15	LOW	SCREEN	10
	PISTACIA CHINENSIS 'KEITH DAVEY' KEITH DAVEY CHINESE PISTACHE	#15	LOW	SHADE	12
	QUERCUS RUBRA RED OAK	#15	LOW	STREET	3
	TILIA CORDATA 'GREENSPIRE' LITTLE LEAF LINDEN	#15	MOD	SHADE	7
	ULMUS PARVIFOLIA 'ALLEE' ALLEE CHINESE EVERGREEN ELM	#15	LOW	SHADE	12

SHRUBS				
SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	WATER USE	REMARKS
	BACKGROUND / SCREEN SHRUBS - EVERGREEN, LARGE SHRUBS TO 6'-0" USED FOR REDUCING BUILDING MASS OR SCREENING UNDESIRABLE VIEWS.			
	ABELIA X 'ED GOUCHER' GLOSSY ABELIA	# 5	LOW	--
	ARCTOSTAPHYLOS 'SUNSET' SUNSET MANZANITA	# 5	LOW	--
	ARBUTUS UNEDO STRAWBERRY TREE	# 5	LOW	--
	RHAPHIOLEPIS INDICA 'JACK EVANS' INDIA HAWTHORN	# 5	LOW	--
	XYLOSMA C. 'COMPACTA' COMPACT XYLOSMA	# 5	LOW	--
	FACER/FILLER SHRUBS EVERGREEN OR DECIDUOUS SHRUBS TO 4'-0". USED FOR "TERRACING" OF PLANT MATERIAL. SEASONAL COLOR AND SOFTENING OF BUILDING EDGES AND FOUNDATION SHRUBS.			
	DIANELLA CAERULEA BLUE FLAX LILY	# 5	LOW	--
	DIETES BICOLOR FORTNIGHT LILY	# 5	LOW	--
	LOMONDRA LONGIFOLIA 'BREEZE' DWARF MAT RUSH	# 5	LOW	--
	MUHLENBERGIA RIGENS DEER GRASS	# 5	LOW	--
	NANDINA DOMESTICA 'COMPACTA' HEAVENLY BAMBOO	# 5	LOW	--
	RHAPHIOLEPIS INDICA 'SPP.' INDIA HAWTHORN	# 5	LOW	--

SHRUBS				
SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	WATER USE	REMARKS
	GROUND COVER MATERIAL - SMALL SCALE DUE TO PROJECT TYPE, EVERGREEN OR PERENNIAL SHRUBS TO 24" HIGH. USED AS A FILLER BETWEEN SITE WORK EDGES AND FACER SHRUBS.			
	ARCTOSTAPHYLOS U. URSI MANZANITA	# 1	LOW	36" O.C.
	ACACIA REDOLENS 'LOW BOY' PROSTRATE ACACIA	# 1	LOW	36" O.C.
	MYOPORUM PARVIFOLIUM 'PUTAH CREEK' CREEPING MYOPORUM	# 1	LOW	24" O.C.
	ROSA FLOWER CARPET (WHITE AND RED) FLOWER CARPET ROSE	# 1	MED	36" O.C.
	TEUCRIUM X LUCIDRYS 'PROSTRATUM' PROSTRATE GERMANDER	# 1	LOW	18" O.C.
	VINES/ESPALIER MATERIAL - EVERGREEN OR PERENNIAL VINES WITH MANAGEABLE SPREAD FOR COVERING BLANK WALLS, AND CASCADE OVER OUTDOOR ARBORS AND ACCENT STONE WALLS. USED TO SOFTEN ARCHITECTURAL ELEMENTS AND CREATE SEASONAL INTEREST VERTICALLY.			
	FICUS PUMILA CREEPING FIG	# 1	LOW	
	MACFADEYANA UNGIS CATI CATS CLAW VINE	# 1	LOW	





TREES TO REMAIN			
TAG #	NAME	TOTAL DBH	MEASURED CANOPY RADIUS
2337	QUERCUS AGRIFOLIA	10	13
2347	PINUS PINEA	16	17
2349	PINUS PINEA	23	25
2350	QUERCUS AGRIFOLIA	9	11
2351	QUERCUS AGRIFOLIA	10	9
2352	QUERCUS AGRIFOLIA	11	9
2354	QUERCUS WISLIZENII	13	6
2355	QUERCUS WISLIZENII	6	7
2356	QUERCUS WISLIZENII	7	8
2357	QUERCUS WISLIZENII	10	7
2358	QUERCUS WISLIZENII	11	6
2359	SALIX LASIANDRA	29	25

TREES TO BE REMOVED			
TAG #	NAME	TOTAL DBH	MEASURED CANOPY RADIUS
2338	QUERCUS AGRIFOLIA	9	12
2339	QUERCUS AGRIFOLIA	9	11
2340	PINUS PINEA	30	14
2341	PINUS NIGRA	41	12
2342	PINUS PINEA	43	17
2343	PINUS PINEA	9	11
2344	SEQUOIA SEMPERVIRENS	22	12
2345	PINUS PINEA	37	24
2346	PINUS PINEA	11	10
2348	PINUS PINEA	22	26
2353	QUERCUS WISLIZENII	13	5
2360	QUERCUS WISLIZENII	5	6

Planning Commission
403 East Bidwell Street Bidwell Place Design Review (PN20-013)
March 18, 2020

Attachment 8 Arborist Report



California Tree and Landscape Consulting, Inc.

January 21, 2020

Sahar Soltani, Development Manager
St. Anton Communities
1801 I Street, Suite 200
Sacramento, California 95811
Via Email: ss@antoncap.com

PROPERTY TRANSITION ARBORIST REPORT

RE: Arborist Report and Tree Inventory
403 E. Bidwell Street, Folsom, California

Executive Summary:

Sahar Soltani with St. Anton Communities, the owners, contacted California Tree and Landscape Consulting, Inc. to document the trees on the property for a better understanding of the existing resource and any potential improvement obstacles that may arise. Ms. Soltani requested an arborist report and tree inventory suitable for submittal to the City. This is a Preliminary Arborist Report and Tree Inventory for the initial filing of plans to develop the property. The property is 403 E. Bidwell Street, located in Folsom, California. (See Supporting Information – Tree Location Map.)

Ed Stirtz, ISA Certified Arborist WE0510A, visited the property on January 15, 2020, to provide species identification, measurements of DBH and canopy, field condition notes, recommended actions, ratings, and approximate locations for the trees. A total of 24 trees were evaluated on this property, of which 12 are protected trees (oaks larger than 6" diameter) according to the City of Folsom Tree Preservation Ordinance. The trees included in the inventory include those currently growing in the landscape of the existing bank and several trees in the vacant parcel immediately behind the bank. There are several native oak trees incorporated into the landscape and growing in the vacant lot. The multi-trunk trees have diameters for each individual stem in the multi-stem column and the number in the total DBH column represents the "extrapolated" diameter per the City of Folsom inventory requirements. The dripline radius measurements are presented as the TPZ, and the tree conditions are provided in the numerical rating format per the City of Folsom requirements.

Tree Species	Trees on this Site	Protected Trees on the Site:	Proposed for Removal for Development	Total Proposed for Retention
Black Pine (<i>Pinus nigra</i>)	1	0	0	1
Coast Live Oak (<i>Quercus agrifolia</i>)	6	6	3	3
Coast Redwood (<i>Sequoia sempervirens</i>)	1	0	0	1



Tree Species	Trees on this Site	Protected Trees on the Site:	Proposed for Removal for Development	Total Proposed for Retention
Interior Live Oak (<i>Quercus wislizeni</i>)	7	3	0	7
Italian Stone Pine (<i>Pinus pinea</i>)	8	3	0	8
Pacific Willow (<i>Salix lasiandra</i>)	1	0	1	0
TOTAL	24	12	4	20

ASSIGNMENT

Perform an examination of the site to document the presence and condition of trees protected by the City of Folsom Tree Preservation Ordinance. All trees protected by the City are included in the inventory. Prepare a report of findings.

METHODS

Appendix 2 and Tables 1, 2 and 3 in this report are the detailed inventory and recommendations for the trees. The following terms and Table A – Ratings Descriptions will further explain our findings.

Species of trees is listed by our local common name and botanical name by genus and species.

DBH (diameter breast high) is normally measured at 4'6" (54" above the average ground, height but if that varies then the location where it is measured is noted here. A steel diameter tape was used to measure the trees.

Canopy radius is measured in feet. It is the farthest extent of the crown composed of leaves and small twigs measured by a Stanley digital distance meter. This measurement often defines the Critical Root Zone (CRZ) or Protection Zone (PZ), which is a circular area around a tree with a radius equal to this measurement.

Actions listed are recommendations to improve health or structure of the tree. Trees in public spaces require maintenance. If a tree is to remain and be preserved, then the tree may need some form of work to reduce the likelihood of failure and increase the longevity of the tree. Preservation requirements and actions based on a proposed development plan are not included here.

Arborist Rating is subjective to condition and is based on both the health and structure of the tree. All of the trees were rated for condition, per the recognized national standard as set up by the Council of Tree and Landscape Appraisers and the International Society of Arboriculture (ISA) on a numeric scale of 5 (being the highest) to 0 (the worst condition, dead). The rating was done in the field at the time of the measuring and inspection.

Table A – Ratings Descriptions

No problem(s)	5	excellent
No apparent problem(s)	4	good
<u>Minor problem(s)</u>	<u>3</u>	<u>fair</u>
Major problem(s)	2	poor
Extreme problem(s)	1	hazardous, non-correctable
Dead	0	dead

Rating #0: This indicates a tree that has no significant sign of life.

Rating #1: The problems are extreme. This rating is assigned to a tree that has structural and/or health problems that no amount of work or effort can change. The issues may or may not be considered a dangerous situation.

Rating #2: The tree has major problems. If the option is taken to preserve the tree, its condition could be improved with correct arboricultural work including, but not limited to: pruning, cabling, bracing, bolting, guying, spraying, mistletoe removal, vertical mulching, fertilization, etc. If the recommended actions are completed correctly, hazard can be reduced and the rating can be elevated to a 3. If no action is taken the tree is considered a liability and should be removed.

Rating #3: The tree is in fair condition. There are some minor structural or health problems that pose no immediate danger. When the recommended actions in an arborist report are completed correctly the defect(s) can be minimized or eliminated.

Rating #4: The tree is in good condition and there are no apparent problems that a Certified Arborist can see from a visual ground inspection. If potential structural or health problems are tended to at this stage future hazard can be reduced and more serious health problems can be averted.

Rating #5: No problems found from a visual ground inspection. Structurally, these trees have properly spaced branches and near perfect characteristics for the species. Highly rated trees are not common in natural or developed landscapes. No tree is ever perfect especially with the unpredictability of nature, but with this highest rating, the condition should be considered excellent.

Notes indicate the health, structure and environment of the tree and explain why the tree should be removed or preserved. Additional notes may indicate if problems are minor, extreme or correctible.

Remove is the recommendation that the tree be removed. The recommendation will normally be based either on poor structure or poor health and is indicated as follows:

- Yes H - Tree is unhealthy
- Yes S - Tree is structurally unsound

OBSERVATIONS AND CONCLUSIONS

The site is an established commercial site with improvements completed many years ago. The existing landscape contains a few native oak trees and ornamentals. Most of the trees have developed shallow roots that are destroying the adjacent curbs and asphalt. The majority of native oaks in the parking area have been mispruned over the years and have poor structures.

Below is a summary of tree condition by Arborist Rating and Species.

# Trees	Common Name	DBH	Canopy Radius	Arborist Rating	Defects Found	Retain/ Remove?
1	Coast Live Oak	9	11	2- Major Structure or Health Problems	Parking lot tree in narrow planter. Out of balance north.	Remove
1	Italian Stone Pine	18	14	2- Major Structure or Health Problems	Past failure of the root system has left the tree lying on grade. Out of balance east.	Retain
1	Black Pine	19	12	3 - Fair/Minor Problems	Forks at grade. Chlorotic foliage.	Retain
5	Coast Live Oak	9-11	9-13	3 - Fair/Minor Problems	Surface rooting. Poor structure. Out of balance.	3 Retain/ 2 Remove
1	Coast Redwood	22	12	3 - Fair/Minor Problems		Retain
7	Interior Live Oak	5-8	5-8	3 - Fair/Minor Problems	Poor structure. Out of balance.	7 Retain
7	Italian Stone Pine	9-28	10-26	3 - Fair/Minor Problems	Surface rooting. Bark inclusions in crotches. Topped. Stem girdling root.	7 Retain
1	Pacific Willow	21	25	3 - Fair/Minor Problems	Forks at grade. Slightly above average amount of deadwood. Very poor condition. 90% dead. Extensive mistletoe infestation.	Remove
TOTAL						20 Retain/ 4 Remove
24						

RECOMMENDED REMOVALS

At this time, 4 trees have been recommended for removal from the proposed project area due to the nature and extent of defects, compromised health, and/or structural instability noted at the time of field inventory efforts. If these trees were retained within the proposed project area, it is our opinion that they may be hazardous depending upon their proximity to planned development activities. For reference, the trees which have been recommended for removal due to the severity of noted defects, compromised health, and/or structural instability are highlighted in green within the accompanying Tree Inventory Summary and are briefly summarized as follows:

Tag #	Protected By Code	Name	Common Name	Multi-Stem (inches)	Total Extra-polated DBH (Inches)	TPZ	Measured Canopy Radius	Structural Condition	Vigor Condition
2350	Yes	<i>(Quercus agrifolia)</i>	Coast Live Oak		9	10	11	Poor to Fair	Fair
2351	Yes	<i>(Quercus agrifolia)</i>	Coast Live Oak		10	11	9	Poor to Fair	Fair
2352	Yes	<i>(Quercus agrifolia)</i>	Coast Live Oak		11	12	9	Poor to Fair	Fair



Tag #	Protected By Code	Name	Common Name	Multi-Stem (inches)	Total Extra-polated DBH (inches)	TPZ	Measured Canopy Radius	Structural Condition	Vigor Condition
2359	No	(<i>Salix lasiandra</i>)	Pacific Willow	12,17	21	22	25	Poor	Poor

Note: The aggregate diameter inches represent the extrapolated number per the City of Folsom requirements.

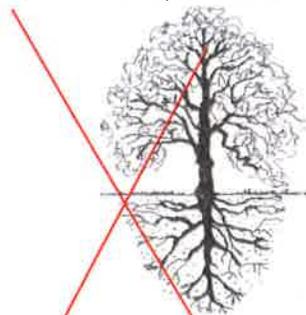
DISCUSSION

Trees need to be protected from normal construction practices if they are to remain healthy and viable on the site. Our recommendations are based on experience, and City ordinance requirements, so as to enhance tree longevity. This requires their root zones remain intact and viable, despite heavy equipment being on site, and the need to install foundations, driveways, underground utilities, and landscape irrigation systems. Simply walking and driving on soil has serious consequences for tree health.

Following is a summary of Impacts to trees during construction and Tree Protection measures that should be incorporated into the site plans in order to protect the trees. Once the plans are approved, they become the document that all contractors will follow. ***The plans become the contract between the owner and the contractor, so that only items spelled out in the plans can be expected to be followed. Hence, all protection measures, such as fence locations, mulch requirements and root pruning specifications must be shown on the plans.***

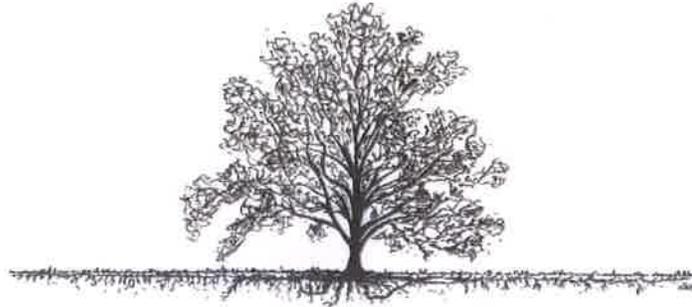
Root Structure

The majority of a tree's roots are contained in a radius from the main trunk outward approximately two to three times the canopy of the tree. These roots are located in the top 6" to 3' of soil. It is a common misconception that a tree underground resembles the canopy (see Drawing A below). The correct root structure of a tree is in Drawing B. All plants' roots need both water and air for survival. Surface roots are a common phenomenon with trees grown in compacted soil. Poor canopy development or canopy decline in mature trees is often the result of inadequate root space and/or soil compaction.



Drawing A

Common misconception of where tree roots are assumed to be located



Drawing B

The reality of where roots are generally located

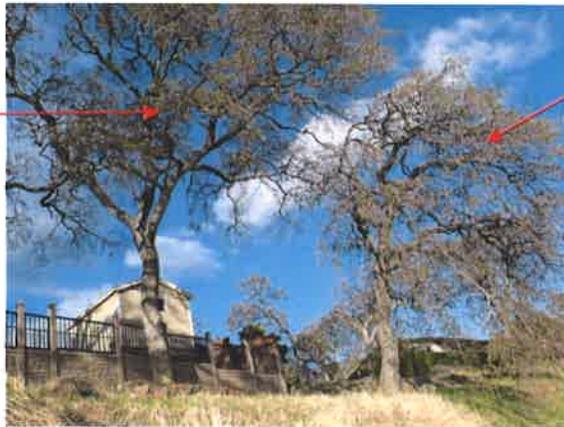
Structural Issues

Limited space for canopy development produces poor structure in trees. The largest tree in a given area, which is 'shading' the other trees is considered Dominant. The 'shaded' trees are considered Suppressed. The following picture illustrates this point. Suppressed trees are more likely to become a potential hazard due to their poor structure.

Dominant Tree

Growth is upright

Canopy is balanced by limbs and foliage equally

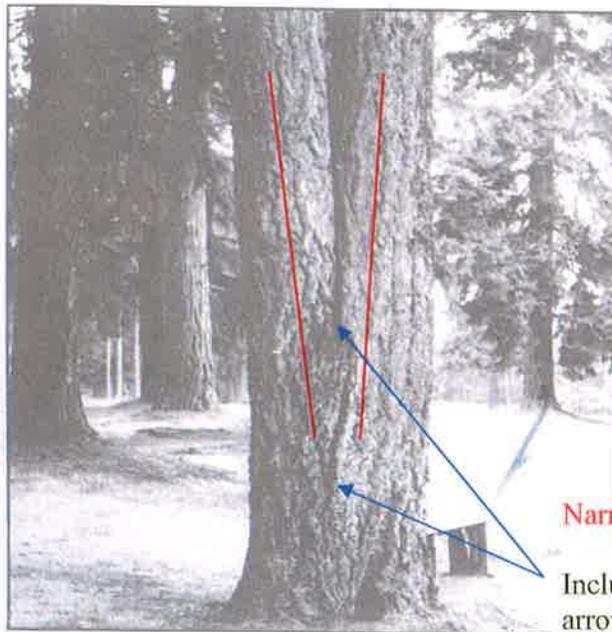


Suppressed Tree

Canopy weight all to one side

Limbs and foliage grow away from dominant tree

Co-dominant leaders are another common structural problem in trees.



The tree in this picture has a co-dominant leader at about 3' and included bark up to 7 or 8'. Included bark occurs when two or more limbs have a narrow angle of attachment resulting in bark between the stems – instead of cell to cell structure. This is considered a critical defect in trees and is the cause of many failures.

Narrow Angle

Included Bark between the arrows

Figure 6. Codominant stems are inherently weak because the stems are of similar diameter.

Photo from Evaluation of Hazard Trees in Urban Areas by Nelda P. Matheny and James R. Clark, 1994 International Society of Arboriculture

Pruning Mature Trees for Risk Reduction

There are few good reasons to prune mature trees. Removal of deadwood, directional pruning, removal of decayed or damaged wood, and end-weight reduction as a method of mitigation for structural faults are the only reasons a mature tree should be pruned. Live wood over 3" should not be pruned unless absolutely necessary. Pruning cuts should be clean and correctly placed. Pruning should be done in accordance with the American National Standards Institute (ANSI) A300 standards. It is far better to use more small cuts than a few large cuts as small pruning wounds reduce risk while large wounds increase risk.

Pruning causes an open wound in the tree. Trees do not "heal" they compartmentalize. Any wound made today will always remain, but a healthy tree, in the absence of decay in the wound, will 'cover it' with callus tissue. Large, old pruning wounds with advanced decay are a likely failure point. Mature trees with large wounds are a high failure risk.

Overweight limbs are a common structural fault in suppressed trees. There are two remedial actions for overweight limbs (1) prune the limb to reduce the extension of the canopy, or (2) cable the limb to reduce movement. Cables do not hold weight they only stabilize the limb and require annual inspection.



Normal limb structure

Over weight, reaching limb with main stem diameter small compared with amount of foliage present

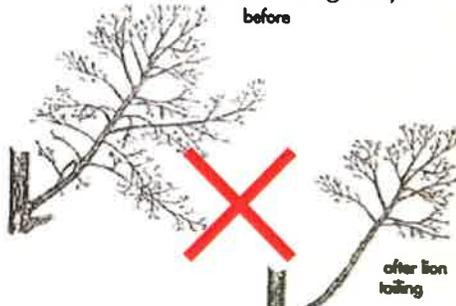


Photo of another tree – not at this site

Photo of another tree – not at this site.

Lion’s – Tailing is the pruning practice of removal of “an excessive number of inner and/or lower lateral branches from parent branches. Lion’s tailing is not an acceptable pruning practice” ANSI A300 (part 1) 4.23. It increases the risk of failure.

Pruning – Cutting back trees changes their natural structure, while leaving trees in their natural form enhances longevity.



Arborist Classifications

There are different types of Arborists:

Tree Removal and/or Pruning Companies. These companies may be licensed by the State of California to do business, but they do not necessarily know anything about trees;

Arborists. Arborist is a broad term. It is intended to mean someone with specialized knowledge of trees but is often used to imply knowledge that is not there.

ISA Certified Arborist: An International Society of Arboriculture Certified Arborist is someone who has been trained and tested to have specialized knowledge of trees. You can look up certified arborists at the International Society of Arboriculture website: isa-arbor.org.



Consulting Arborist: An American Society of Consulting Arborists Registered Consulting Arborist is someone who has been trained and tested to have specialized knowledge of trees and trained and tested to provide high quality reports and documentation. You can look up registered consulting arborists at the American Society of Consulting Arborists website: <https://www.asca-consultants.org/>

Decay in Trees

Decay (in General): Fungi cause all decay of living trees. Decay is considered a disease because cell walls are altered, wood strength is affected, and living sapwood cells may be killed. Fungi decay wood by secreting enzymes. Different types of fungi cause different types of decay through the secretion of different chemical enzymes. Some decays, such as white rot, cause less wood strength loss than others because they first attack the lignin (causes cell walls to thicken and reduces susceptibility to decay and pest damage) secondarily the cellulose (another structural component in a cell walls). Others, such as soft rot, attack the cellulose chain and cause substantial losses in wood strength even in the initial stages of decay. Brown rot causes wood to become brittle and fractures easily with tension. Identification of internal decay in a tree is difficult because visible evidence may not be present.



According to Evaluation of Hazard Trees in Urban Areas (Matheny, 1994) decay is a critical factor in the stability of the tree. As decay progresses in the trunk, the stem becomes a hollow tube or cylinder rather than a solid rod. This change is not readily apparent to the casual observer. Trees require only a small amount of bark and wood to transport water, minerals and sugars. Interior heartwood can be eliminated (or degraded) to a great degree without compromising the transport process. Therefore, trees can contain significant amounts of decay without showing decline symptoms in the crown.

additional cells. The weakest of the vertical wall. Accordingly, decay progression inward at large are more than one pruning cut trunk of the tree, the likelihood of decay progression and the associated structural loss of integrity of the internal wood is high.



Compartmentalization of decay in trees is a biological process in which the cellular tissue around wounds is changed to inhibit fungal growth and provide a barrier against the spread of decay agents into the barrier zones is the formation of while a tree may be able to limit pruning cuts, in the event that there located vertically along the main

Oak Tree Impacts

Our native oak trees are easily damaged or killed by having the soil within the Critical Root Zone (CRZ) disturbed or compacted. All of the work initially performed around protected trees that will be saved should be done by people rather than by wheeled or track type tractors. Oaks are fragile giants that can take little change in soil grade, compaction, or warm season watering. Don't be fooled into believing that warm season watering has no adverse effects on native oaks. Decline and eventual death can take as long as 5-20 years with

poor care and inappropriate watering. Oaks can live hundreds of years if treated properly during construction, as well as later with proper pruning, and the appropriate landscape/irrigation design.

RECOMMENDATIONS: SUMMARY OF TREE PROTECTION MEASURES

Hire a Project Arborist to help ensure protection measures are incorporated into the site plans and followed. The Project Arborist should, in cooperation with the Engineers and/or Architects:

- Identify the Root Protection Zones on the final construction drawings, prior to bidding the project.
- Show the placement of tree protection fences, as well as areas to be irrigated, fertilized and mulched on the final construction drawings.
- Clearly show trees for removal on the plans and mark them clearly on site. A Contractor who is a Certified Arborist should perform tree and stump removal. All stumps within the root zone of trees to be preserved shall be ground out using a stump router or left in place. **No trunk within the root zone of other trees shall be removed using a backhoe or other piece of grading equipment.**
- Prior to any grading, or other work on the site that will come within 50' of any tree to be preserved:
 1. Irrigate (if needed) and place a 3" layer of chip mulch over the protected root zone of all trees that will be impacted.
 2. Erect Tree Protection Fences. Place boards against trees located within 3' of construction zones, even if fenced off.
 3. Remove lower foliage that may interfere with equipment PRIOR to having grading or other equipment on site. The Project Arborist should approve the extent of foliage elevation, and oversee the pruning, performed by a contractor who is an ISA Certified Arborist.
- For cuts, expose roots by hand digging, potholing or using an air spade and then cut roots cleanly prior to further grading outside the tree protection zones.
- For fills, if a cut is required first, follow as for cuts.
- Where possible, specify geotextile fabric in lieu of compacting and root cutting, prior to placing fills on the soil surface. Any proposed retaining wall or fill soil shall be discussed with the engineer and arborist in order to reduce impacts to trees to be preserved.
- Clearly designate an area on the site outside the drip line of all trees where construction materials may be stored, and parking can take place. No materials or parking shall take place within the root zones of protected trees.
- Design utility and irrigation trenches to minimize disturbance to tree roots. Where possible, dig trenches with a hydraulic or air spade, placing pipes underneath the roots, or bore the deeper trenches underneath the roots.
- Include on the plans an Arborist inspection schedule to monitor the site during (and after) construction to ensure protection measures are followed and make recommendations for care of the trees on site, as needed.

General Tree protection measures are included as Appendix 3. These measures need to be included on the Site, Grading, Utility and Landscape Plans. A final report of recommendations specific to the plan can be completed as part of, and in conjunction with, the actual plans. This will require the arborist working directly with the engineer and architect for the project. If the above recommendations are followed, the amount of time required by the arborist for the final report should be minimal. This will require the arborist working directly with the engineer and architect for the project. If the above recommendations are followed, the amount of time required by the arborist for the final report should be minimal.

Report Prepared by:



Edwin E. Stirtz, Consulting Arborist
International Society of Arboriculture
Certified Arborist WE-0510A
ISA Tree Risk Assessment Qualified
Member, American Society of Consulting Arborists

Enc.: Appendix 1 – Map of The Property Showing Tree Locations
Appendix 2 – Tree Information Collected
Appendix 3 – General Practices for Tree Protection



APPENDIX 2 – TREE INFORMATION COLLECTED

Tag #	Protected By Code	Name	Common Name	Multi-Stem (inches)	Total Extrapolated DBH (inches)	Measured Canopy Radius	TPZ	Arborist Rating	Jurisdictional Rating	Structural Condition	Vigor Condition	Notes	Recommendations
2337	Yes	<i>(Quercus agrifolia)</i>	Coast Live Oak		10	13	14	3 = Fair/Minor Problems	Fair	Fair	Fair		Prune to remove deadwood. Clean out crown.
2338	Yes	<i>(Quercus agrifolia)</i>	Coast Live Oak		9	12	13	3 = Fair/Minor Problems	Fair to Poor	Poor to Fair	Fair	Out of balance/one-sided southwest.	None at this time.
2339	Yes	<i>(Quercus agrifolia)</i>	Coast Live Oak		9	11	12	3 = Fair/Minor Problems		Poor to Fair	Fair	Out of balance west.	Prune to remove deadwood. Clean out crown. Reduce either height/size & weight.
2340	No	<i>(Pinus pinea)</i>	Italian Stone Pine	8,10,12	18	14	15	2 = Major Structure or Health Problems	Fair to Poor	Poor to Fair	Fair	Past failure of the root system has left the tree lying on grade. Out of balance east.	None at this time.
2341	No	<i>(Pinus nigra)</i>	Black Pine	4,4,5, 5,5,6, 6,6,12	19	12	13	3 = Fair/Minor Problems	Fair to Poor	Poor to Fair	Poor to Fair	Forks at grade. Chlorotic foliage.	None at this time.
2342	No	<i>(Pinus pinea)</i>	Italian Stone Pine	9,17,17	26	17	18	3 = Fair/Minor Problems		Fair	Fair	Forks 3-4 feet above grade. Root damage to adjacent parking lot.	None at this time.
2343	No	<i>(Pinus pinea)</i>	Italian Stone Pine		9	11	12	3 = Fair/Minor Problems		Poor	Poor to Fair	Located in planter. Previously topped. Chlorotic. Probably mites.	None at this time.
2344	No	<i>(Sequoia sempervirens)</i>	Coast Redwood		22	12	13	3 = Fair/Minor Problems		Fair	Fair		None at this time.
2345	Yes	<i>(Pinus pinea)</i>	Italian Stone Pine	15,22	27	24	25	3 = Fair/Minor Problems	Fair	Fair	Fair	Located in planter. Root damage to adjacent parking area, fair.	None at this time.

Tag #	Protected By Code	Name	Common Name	Multi-Stem (inches)	Total Extra-polated DBH (inches)	Measured Canopy Radius	TPZ	Arborist Rating	Jurisdictional Rating	Structural Condition	Vigor Condition	Notes	Recommendations
2346	No	<i>(Pinus pinea)</i>	Italian Stone Pine		11	10	11	3 = Fair/Minor Problems	Fair	Fair	Fair		None at this time.
2347	No	<i>(Pinus pinea)</i>	Italian Stone Pine	7,9	11	17	18	3 = Fair/Minor Problems	Fair	Fair	Fair	Multi-stems. Forks 2'-3' above grade with inclusion.	Prune to remove deadwood. Clean out crown. Reduce either height/size & weight.
2348	Yes	<i>(Pinus pinea)</i>	Italian Stone Pine	17,22	28	26	27	3 = Fair/Minor Problems	Fair	Fair	Fair	Multi-stems. Forks 3.5' above grade. Root damage to adjacent parking lot.	None at this time.
2349	Yes	<i>(Pinus pinea)</i>	Italian Stone Pine		23	25	26	3 = Fair/Minor Problems	Fair to Poor	Poor	Fair	Root damage to parking lot. Stem girdling root, north side, affecting 1/3 of the circumference.	None at this time.
2350	Yes	<i>(Quercus agrifolia)</i>	Coast Live Oak		9	11	12	2 = Major Structure or Health Problems	Fair to Poor	Poor to Fair	Fair	Parking lot tree in narrow planter. Out of balance north.	Recommend removal due to nature and extent of noted defects.
2351	Yes	<i>(Quercus agrifolia)</i>	Coast Live Oak		10	9	10	3 = Fair/Minor Problems	Fair to Poor	Poor to Fair	Fair	Parking lot tree. Surface routes with minor hard scape damage. Out of balance north. Sparse foliage. Above average amount of deadwood.	Recommend removal due to nature and extent of noted defects.
2352	Yes	<i>(Quercus agrifolia)</i>	Coast Live Oak		11	9	10	3 = Fair/Minor Problems	Fair to Poor	Poor to Fair	Fair	Parking lot tree. Minor surface rooting. Minor hard scape damage. Out of balance north. One-sided.	Recommend removal due to nature and extent of noted defects.
2353	No	<i>(Quercus wislizeni)</i>	Interior Live Oak	1,3,4,5	7	5	6	3 = Fair/Minor Problems	Fair	Fair	Fair		None at this time.

Tag #	Protected By Code	Name	Common Name	Multi-Stem (Inches)	Total Extrapolated DBH (Inches)	Measured Canopy Radius	TPZ	Arborist Rating	Jurisdictional Rating	Structural Condition	Vigor Condition	Notes	Recommendations
2354	Yes	(<i>Quercus wislizeni</i>)	Interior Live Oak		6	6	7	3 = Fair/Minor Problems	Fair	Poor to Fair	Fair	Out of balance northeast. Slightly above average amount of deadwood.	None at this time.
2355	Yes	(<i>Quercus wislizeni</i>)	Interior Live Oak		6	7	8	3 = Fair/Minor Problems	Fair	Poor to Fair	Fair	Suppressed. Out of balance north. Slightly above average amount of deadwood.	None at this time.
2356	Yes	(<i>Quercus wislizeni</i>)	Interior Live Oak		7	8	9	3 = Fair/Minor Problems	Fair	Poor to Fair	Fair	Suppressed. Out of balance east. Slightly above average amount of deadwood.	None at this time.
2357	No	(<i>Quercus wislizeni</i>)	Interior Live Oak	3,3,4	6	7	8	3 = Fair/Minor Problems	Fair	Poor to Fair	Fair	Out of balance northeast.	None at this time.
2358	No	(<i>Quercus wislizeni</i>)	Interior Live Oak	5,6	8	6	7	3 = Fair/Minor Problems	Fair	Poor to Fair	Fair	Suppressed. Out of balance. Forks 2 feet above grade. Measured at 3 feet above grade.	None at this time.
2359	No	(<i>Salix lasiandra</i>)	Pacific Willow	12,17	21	25	26	3 = Fair/Minor Problems	Dead Diseased Dying 2	Poor	Poor	Forks at grade. Slightly above average amount of deadwood. Very poor condition. 90% dead. Extensive mistletoe infestation.	Recommend removal due to nature and extent of noted defects.
2360	No	(<i>Quercus wislizeni</i>)	Interior Live Oak		5	6	7	3 = Fair/Minor Problems	Fair	Fair	Fair		None at this time.

TOTAL INVENTORIED TREES = 24 trees (318 extrapolated aggregate diameter inches)
TOTAL RECOMMENDED REMOVALS = 4 trees (51 extrapolated aggregate diameter inches)
Rating: 0=0 trees; 1=0 trees; 2=2 trees; 3=22 trees; 4=0 trees; 5=0 trees
City Protected Trees = 12 trees (155 extrapolated aggregate diameter inches)

APPENDIX 3 – GENERAL PRACTICES FOR TREE PROTECTION

Definitions

Root zone: The roots of trees grow fairly close to the surface of the soil, and spread out in a radial direction from the trunk of tree. A general rule of thumb is that they spread 2 to 3 times the radius of the canopy, or 1 to 1 ½ times the height of the tree. It is generally accepted that disturbance to root zones should be kept as far as possible from the trunk of a tree.

Inner Bark: The bark on large valley oaks and coast live oaks is quite thick, usually 1" to 2". If the bark is knocked off a tree, the inner bark, or cambial region, is exposed or removed. The cambial zone is the area of tissue responsible for adding new layers to the tree each year, so by removing it, the tree can only grow new tissue from the edges of the wound. In addition, the wood of the tree is exposed to decay fungi, so the trunk present at the time of the injury becomes susceptible to decay. Tree protection measures require that no activities occur which can knock the bark off the trees.

Methods Used in Tree Protection:

No matter how detailed Tree Protection Measures are in the initial Arborist Report, they will not accomplish their stated purpose unless they are applied to individual trees and a Project Arborist is hired to oversee the construction. The Project Arborist should have the ability to enforce the Protection Measures. The Project Arborist should be hired as soon as possible to assist in design and to become familiar with the project. He must be able to read and understand the project drawings and interpret the specifications. He should also have the ability to cooperate with the contractor, incorporating the contractor's ideas on how to accomplish the protection measures, wherever possible. It is advisable for the Project Arborist to be present at the Pre-Bid tour of the site, to answer questions the contractors may have about Tree Protection Measures. This also lets the contractors know how important tree preservation is to the developer.

Root Protection Zone (RPZ): Since in most construction projects it is not possible to protect the entire root zone of a tree, a Root Protection Zone is established for each tree to be preserved. The minimum Root Protection Zone is the area underneath the tree's canopy (out to the dripline, or edge of the canopy), plus 10'. The Project Arborist must approve work within the RPZ.

Irrigate, Fertilize, Mulch: Prior to grading on the site near any tree, the area within the Tree Protection fence should be fertilized with 4 pounds of nitrogen per 1000 square feet, and the fertilizer irrigated in. The irrigation should percolate at least 24 inches into the soil. This should be done no less than 2 weeks prior to grading or other root disturbing activities. After irrigating, cover the RPZ with at least 12" of leaf and twig mulch. Such mulch can be obtained from chipping or grinding the limbs of any trees removed on the site. Acceptable mulches can be obtained from nurseries or other commercial sources. Fibrous or shredded redwood or cedar bark mulch shall not be used anywhere on site.

Fence: Fence around the Root Protection Zone and restrict activity therein to prevent soil compaction by vehicles, foot traffic or material storage. The fenced area shall be off limits to all construction equipment, unless there is express written notification provided by the Project Arborist, and impacts are discussed and mitigated prior to work commencing.

No storage or cleaning of equipment or materials, or parking of any equipment can take place within the fenced off area, known as the RPZ.

The fence should be highly visible, and stout enough to keep vehicles and other equipment out. I recommend the fence be made of orange plastic protective fencing, kept in place by t-posts set no farther apart than 6'.

In areas of intense impact, a 6' chain link fence is preferred.

In areas with many trees, the RPZ can be fenced as one unit, rather than separately for each tree.

Where tree trunks are within 3' of the construction area, place 2" by 4" boards vertically against the tree trunks, even if fenced off. Hold the boards in place with wire. Do not nail them directly to the tree.

The purpose of the boards is to protect the trunk, should any equipment stray into the RPZ.

Elevate Foliage: Where indicated, remove lower foliage from a tree to prevent limb breakage by equipment. Low foliage can usually be removed without harming the tree, unless more than 25% of the foliage is removed. Branches need to be removed at the anatomically correct location in order to prevent decay organisms from entering the trunk. For this reason, a contractor who is an ISA Certified Arborist should perform all pruning on protected trees.¹

Expose and Cut Roots: Breaking roots with a backhoe, or crushing them with a grader, causes significant injury, which may subject the roots to decay. Ripping roots may cause them to splinter toward the base of the tree, creating much more injury than a clean cut would make. At any location where the root zone of a tree will be impacted by a trench or a cut (including a cut required for a fill and compaction), the roots shall be exposed with either a backhoe digging radially to the trunk, by hand digging, or by a hydraulic air spade, and then cut cleanly with a sharp instrument, such as chainsaw with a carbide chain. Once the roots are severed, the area behind the cut should be moistened and mulched. A root protection fence should also be erected to protect the remaining roots, if it is not already in place. Further grading or backhoe work required outside the established RPZ can then continue without further protection measures.

Protect Roots in Deeper Trenches: The location of utilities on the site can be very detrimental to trees. Design the project to use as few trenches as possible, and to keep them away from the major trees to be protected. Wherever possible, in areas where trenches will be very deep, consider boring under the roots of the trees, rather than digging the trench through the roots. This technique can be quite useful for utility trenches and pipelines.

Protect Roots in Small Trenches: After all construction is complete on a site, it is not unusual for the landscape contractor to come in and sever a large number of "preserved" roots during the installation of irrigation systems. The Project Arborist must therefore approve the landscape and irrigation plans. The irrigation system needs to be designed so the main lines are located outside the root zone of major trees, and the secondary lines are either laid on the surface (drip systems), or carefully dug with a hydraulic or air spade, and the flexible pipe fed underneath the major roots.

Design the irrigation system so it can slowly apply water (no more than ¼" to ½" of water per hour) over a longer period of time. This allows deep soaking of root zones. The system also needs to accommodate infrequent irrigation settings of once or twice a month, rather than several times a week.

Monitoring Tree Health During and After Construction: The Project Arborist should visit the site at least twice a month during construction to be certain the tree protection measures are being followed, to monitor the health of impacted trees, and make recommendations as to irrigation or other needs. After construction is

¹ International Society of Arboriculture (ISA), maintains a program of Certifying individuals. Each Certified Arborist has a number and must maintain continuing education credits to remain Certified.

complete, the arborist should monitor the site monthly for one year and make recommendations for care where needed. If longer term monitoring is required, the arborist should report this to the developer and the planning agency overseeing the project.



Planning Commission
403 East Bidwell Street Bidwell Place Design Review (PN20-013)
March 18, 2020

Attachment 9

CEQA Exemption Analysis

CEQA Guidelines section 15192 Criteria:

- (1) The project must be consistent with any applicable general plan, specific plan, or local coastal program, including any mitigation measures required by such plan or program, as that plan or program existed on the date that the application for the project pursuant to Section 65943 of the Government Code was deemed complete. (CEQA Guidelines § 15192(a)(1).)

The site (APNs 071-0190-060 & 061) is situated with frontage on East Bidwell Street in Folsom. The Folsom General Plan set forth the East Bidwell Corridor Overlay, which gives property owners along East Bidwell Street the flexibility to develop sites as mixed use, including multifamily housing, shops, restaurants, services, offices, and other compatible uses. (City of Folsom General Plan, Table LU-6: Overlay Designations.) The Overlay allows for 20-30 dwelling units/acre and includes a Floor Area Ratio (FAR) of 0.5-1.5. (*Ibid.*) The Bidwell Place project is within the Overlay area. (City of Folsom General Plan, Figure LU-1.) It is surrounded in its entirety by other similarly situated sites zoned Central Business with the Overlay and proposes to construct a multifamily housing development with ±23 dwelling units/acre and a FAR of approximately 0.73. (see *Ibid.*) Therefore, the project is consistent with the East Bidwell Corridor Overlay.

The project is within the Community Commercial land use designation. (City of Folsom General Plan, Figure LU-1.) The project is consistent with the Community Commercial designation because it is fully compliant with the East Bidwell Corridor Overlay. The project also proposes to comply with all applicable policies and measures from the City of Folsom General Plan.

For these reasons, the project is consistent with the City of Folsom General Plan, as adopted on August 28, 2018. Therefore, the project as proposed satisfies this criterion.

- (2) The project must be consistent with any applicable zoning ordinance, as that zoning ordinance existed on the date that the application for the project pursuant to Section 65943 of the Government Code was deemed complete, unless the zoning of project property is inconsistent with the general plan because the project property has not been rezoned to conform to the general plan. (CEQA Guidelines § 15192(a)(2).)

As discussed above, the City of Folsom General Plan designates the project site as Community Commercial / East Bidwell Corridor Overlay. However, the Folsom Municipal Code has not yet been updated for consistency with the Community Commercial / East Bidwell Corridor Overlay designation. (City of Folsom General Plan, Figure LU-1; see also City of Folsom Municipal Code, § 17.22.030E.) Therefore, the site currently remains in the C-2 – Central Business zone.

The project is consistent with the C-2 – Central Business zone. The C-2 – Central Business zone expressly states which uses are prohibited in the zone. (City of Folsom Municipal Code, § 17.22.030E.) Residential uses are not included in the list of prohibited uses. (*Ibid.*)

Senior housing, caretaker residences, and proprietor residences are permitted in the zone. (*Ibid.*) If a proposed use is not mentioned in the list, but is “sufficiently similar” to a listed use, it may be allowed. (City of Folsom Municipal Code § 17.22.030(D).) An affordable housing development is more similar to a senior housing development than the uses expressly banned in the zone.

Even if the project was not considered “sufficiently similar” to uses allowed in the Central Business zone, a zoning inconsistency does not prevent use of this exemption where “the zoning of project property is inconsistent with the general plan because the project property has not been rezoned to conform to the general plan.”

Here, as discussed above, the project is consistent with the City of Folsom General Plan’s Community Commercial / East Bidwell Corridor Overlay land use designation, and the zoning code has not yet been updated in consideration of these applicable General Plan land use designations for the project site. Therefore, the project as proposed satisfies this criterion.

(3) Community-level environmental review has been adopted or certified. (CEQA Guidelines §15192(a)(2).)

For the purposes of this requirement, “community-level environmental review” includes an EIR certified for a general plan. (CEQA Guidelines section 15191(c)(1)(A).) Here, the City adopted its Folsom General Plan 2035, and certified an associated Program EIR in May of 2018. Therefore, the project satisfies this criterion.

(4) The project and other projects approved prior to the approval of the project can be adequately served by existing utilities, and the project applicant has paid, or has committed to pay, all applicable in-lieu or development fees. (CEQA Guidelines § 15192(c).)

The project and other sites within the project area are adequately served by existing utilities. The project site is currently served by a City of Folsom sewer connection, which was installed between 1999 and 2001. (Phase I Environmental Assessment Report for Proposed Residential Property: Bidwell Place, EnviroApplications, Inc. at 13 (“Phase I Environmental Assessment”).) Potable water is provided by the City of Folsom, and electric and gas are provided by PG&E. (*Ibid.*)

Furthermore, as a condition of approval, the project applicant will be required to pay applicable development fees. Therefore, the project as proposed satisfies this criterion.

(5) The site of the project does not contain wetlands, as defined in section 328.3 of Title 33 of the Code of Federal Regulations. (CEQA Guidelines § 15192(d)(1).)

In conducting the sites’ Phase I Environmental Assessment, EnviroApplications, Inc. (EAI) reviewed findings from the US Fish and Wildlife Service National Wetland Inventory map and USDA Soil Survey to conclude that no wetlands are mapped on or adjacent to the project site. (*Id.* at 33-34.) Furthermore, due to the highly disturbed area and surrounding uses, EAI concluded that it is unlikely that a wetland or “other water of the United States” exist on the site. (*Ibid.*)

The conclusions of the Phase I Environmental Assessment Report are supported by the Biological & Wetlands Resources Site Constraints Assessment performed by Barnett Environmental on February 25, 2020 (Barnett Assessment). Specifically, the Barnett Assessment confirms that “[t]here are no wetlands, ‘other waters of the U.S.’, or ‘waters of the State’ onsite....” (Barnett Assessment at 1.) Therefore, the project as proposed satisfies this criterion.

- (6) The site of the project does not have any value as an ecological community upon which wild animals, birds, plants, fish, amphibians, and invertebrates depend for their conservation and protection. (CEQA Guidelines § 15192(d)(2).)

The Barnett Assessment concluded that project site is surrounded primarily by highly developed commercial parcels, and is not valuable as habitat for wild animals, birds, plants, fish, amphibians, and other invertebrates. (Barnett Assessment at 1.) The site and the adjoining properties do not contain any pits, ponds, or lagoons. The closest site with aquatic features is approximately a half mile from the site. (*Ibid.*)

None of the, largely non-native, trees on the site provide high quality nesting habitat for local raptors or migratory birds and have little wildlife value. The open field on the western portion of the site does not contain appreciable foraging habitat value for Swainson's hawk or other raptors, and no evidence of ground nesting birds were identified during the field survey. (Barnett Assessment at 1.)

The California Department of Fish and Wildlife (CDFW) report, which is relied upon for foraging habitat mitigation in California, states:

Staff does not recommend requiring mitigation pursuant to CEQA nor a Management Authorization by the Department for infill (within an already urbanized area) projects in areas which have less than 5 acres of foraging habitat and are surrounded by existing urban development, unless the project area is within ¼ mile of an active nest tree.

(CDFW November 1999 Swainson's hawk Staff report at 13.)

Additionally, a 2006 agreement between CDFW and Sacramento County reduced Swainson's hawk mitigation requirements and foraging values within urban (i.e. infill) environments in the County.

Here, the proposed parcel is approximately 2.09 acres and is completely surrounded by existing urban development. The vacant lot comprising the western portion of the project site is not large enough to sustain high value foraging habitat for Swainson's hawk. Moreover, due to the partially commercial, and partially highly disturbed grassland nature of the site, the biologist concluded that the site does not have value as an ecological community upon which wild animals, birds, plants, fish, amphibians, and invertebrates depend for their conservation and protection. (Barnett Assessment at 1.) Therefore, the project as proposed satisfies this criterion.

- (7) The site of the project does not harm any species protected by the federal Endangered Species Act of 1973 (16 U.S.C. §1531 et seq.) or by the Native Plant Protection Act (Chapter 10 (commencing with § 1900) of Division 2 of the Fish and Game Code), the California Endangered Species Act (Chapter 1.5 (commencing with § 2050) of Division 3 of the Fish and Game Code. (CEQA Guidelines § 15192(d)(3).)

The site is not valuable as habitat for endangered, rare, or threatened species. (Barnett Assessment at 1.) The Barnett Assessment concluded that development of the project site will not harm any protected plant or animal species. (*Ibid.*) Therefore, the project as proposed satisfies this criterion.

- (8) The site of the project does not cause the destruction or removal of any species protected by a local ordinance in effect at the time the application for the project was deemed complete. (CEQA Guidelines § 15192(d)(4).)

The Barnett Assessment concluded that development of the project site does not result in the destruction or removal of any species protected by the City of Folsom. (Barnett Assessment at 1.) Therefore, the project as proposed satisfies this criterion.

- (9) The site of the project is not included on any list of facilities and sites compiled pursuant to Section 65962.5 of the Government Code. (CEQA Guidelines § 15192(e).)

Per the Phase I Environmental Assessment, the project site does not contain any hazardous wastes or materials which would qualify under Government Code section 65962.5. Therefore, the project as proposed satisfies this criterion.

- (10) The site of the project is subject to a preliminary endangerment assessment prepared by a registered environmental assessor to determine the existence of any release of a hazardous substance on the site and to determine the potential for exposure of future occupants to significant health hazards from any nearby property or activity. (CEQA Guidelines § 15192(f).)

The project site is subject to a preliminary endangerment assessment prepared as part of the Phase I Environmental Assessment. The findings of the Phase I Environmental Assessment satisfy the requirements of a preliminary endangerment assessment for a site of this nature, which – as discussed further below – is not subject to any releases of hazardous substances nor located in an area with the potential to pose future occupants to significant health hazards.

In preparing the Phase I Environmental Assessment, EAI consulted the Sacramento County Environmental Management Department, City of Folsom, California Department of Toxic Substances Control, Central Valley Regional Water Quality Control Board, and other State and Federal databases to determine if the project site, or any adjacent properties, were listed as hazardous waste generators, underground storage tank releases, or as having other environmental concerns (i.e., spill, leak, or above-ground tank). (Phase I Environmental Assessment at 5.)

The project site was not identified in the searched databases. (Phase I Environmental Assessment at 5.) Based on the evaluation, one adjacent site, two upgradient sites, and one nearby open release case site qualified as potential sources of environmental impact to the project site. (*Ibid.*) However, based on factors including regulatory case closure and location, the presence of this listings for the adjacent and nearby properties was found to not constitute an ASTM recognized environmental condition. (*Ibid.*) An ASTM recognized environmental conditions is defined as “...the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property due to release to the environment; under conditions indicative of a release to the environment or under conditions that pose a material threat of future release to the environment.” (ASTM Standard E 1527-13.)

A site reconnaissance on December 12, 2019 concluded that there was no evidence of contamination, distressed vegetation, petroleum-hydrocarbon staining, waste drums, illegal dumping, or improper waste storage and/or handling. (Phase I Environmental Assessment at 6.)

A Vapor Encroachment Screen was also conducted to evaluate whether nearby sites which store, use, and dispose of hazardous materials or other chemicals have documented releases potentially resulting in vapors migrating onto the project site as a result of contaminated soil and/or groundwater which may be present on or near the property (i.e., a Vapor Encroachment Condition or VEC). (Phase I Environmental Assessment at 5.) The presence of a potential VEC was ruled out due to the lack of chemicals of concern. (*Ibid.*)

Based on the database search, site inspection, and vapor encroachment screening, the Phase I Environmental Assessment demonstrates that the project site is not subject to any releases hazardous substances and does not have the potential to expose of future occupants to significant health hazards from any nearby property or activity. Therefore, the project as proposed satisfies this criterion.

- (11) The project does not have a significant effect on historical resources pursuant to Section 21084.1 of the Public Resources Code. (CEQA Guidelines § 15192(g).)

The site was historically utilized as gold mine tailings, then contained commercial buildings and a vacant lot from the 1970s to present day. (Phase I Environmental Assessment at 5, 32.) The project site is not within the Folsom Historic District, and the site and immediate surroundings are not zoned under the Folsom Municipal Code or otherwise identified as historic resources. Thus, the project would not have any effect on the City's historic resources. Therefore, the project as proposed satisfies this criterion.

- (12) The project site is not subject to wildland fire hazard, as determined by the Department of Forestry and Fire Protection, unless the applicable general plan or zoning ordinance contains provisions to mitigate the risk of a wildland fire hazard. (CEQA Guidelines § 15192(h).)

The Folsom General Plan identifies the area near the American River / Folsom-El Dorado Hills border as susceptible to wildfires. (City of Folsom General Plan at 9-6.) The site is approximately a mile away from the American River, and is not subject to wildland fire hazard, as determined by the Department of Forestry and Fire Protection. (See, e.g., Cal Fire, Fire Hazard Severity Zones Maps, Sacramento Map.) Therefore, the project as proposed satisfies this criterion.

- (13) The project site does not have an unusually high risk of fire or explosion from materials stored or used on nearby properties. (CEQA Guidelines § 15192(i).)

The Folsom General Plan and the Phase I Environmental Assessment do not identify the project site or surrounding area as storing or using materials that may create a high risk of fire or explosion. For this reason, the project site is not subject to an unusually high risk of fire or explosion from materials stored or used on nearby properties. Therefore, the project as proposed satisfies this criterion.

- (14) The project site does not present a risk of a public health exposure at a level that would exceed the standards established by any state or federal agency. (CEQA Guidelines § 15192(j).)

The Phase I Environmental Assessment concluded that neither the project site, nor the neighboring sites present a risk to public health, welfare, or the environment. (Phase I Environmental Assessment at 19-23.) Therefore, the project as proposed satisfies this criterion.

- (15) Either the project site is not within a delineated earthquake fault zone or a seismic hazard zone, as determined pursuant to Section 2622 and 2696 of the Public Resources Code respectively, or the applicable general plan or zoning ordinance contains provisions to mitigate the risk of an earthquake or seismic hazard. (CEQA Guidelines § 15192(k).)

The site vicinity is located at the western margin of the Sierra Nevada foothills. (Phase I Environmental Assessment at 17.) Although numerous faults have been mapped in the region, historic seismicity has been minor. (*Ibid.*) The Bear Mountain Fault, four miles east of Folsom, is a potentially active trace of the Foothills fault system. (*Ibid.*) However, according to the City of Folsom Planning Services, the site does not lie in an area subject to liquefaction, and there are no Alquist-Priolo Special Studies Zones in the City. (*Ibid.*)

Additionally, the Folsom General Plan contains Goal SN 2.1.1 requires the development, maintenance, and implementation of land use planning, building construction, and retrofitting requirements consistent with State standards to reduce the risk associated with geologic and seismic hazards—including earthquakes. (City of Folsom General Plan at 9-4.) Therefore, the project as proposed satisfies this criterion.

- (16) Either the project site does not present a landslide hazard, flood plain, flood way, or restriction zone, or the applicable general plan or zoning ordinance contains provisions to mitigate the risk of a landslide or flood. (CEQA Guidelines § 15192(l).)

The project site does not present a landslide hazard. The site has an approximate surface elevation of 290 feet above mean sea level at the western portion and rises to approximately 295 feet above mean sea level at the eastern portion. (City of Folsom General Plan at 17.) The site's topography has been disturbed, and the project parcels and surrounding area are relatively flat and slope gradually to the northwest toward the American River. (*Ibid.*) The topographic gradient in the site vicinity is generally to the west at approximately 0.025 feet per foot. (*Ibid.*) Additionally, the USGS U.S. Landslide Survey does not indicate sites of possible landslides in the project area. (USGS U.S. Landslide Hazard Program, ScienceBase, 2020.)

Additionally, the Federal Emergency Management Agency flood insurance information database indicates that the project site is not in a 100-or 500-year flood plain. (Phase I Environmental Assessment at 33.)

For these reasons, the project as proposed satisfies this criterion.

- (17) The project site is not located on developed open space. (CEQA Guidelines § 15192(m).)

As used in this section, "developed open space" means land that meets all of the following criteria: (1) land that is publicly owned, or financed in whole or in part by public funds, (2) is generally open to, and available for use by, the public, and (3) is predominantly lacking in structural development other than structures associated with open spaces, including, but not limited to, playgrounds, swimming pools, ball fields, enclosed child play areas, and picnic facilities. (CEQA Guidelines § 15191(d).)

Here, the land is not publicly owned, nor has it been dating back at least to the 1970s, when a bank was opened on the eastern portion of the project site. (Phase I Environmental Assessment at 32.) For this

reason, the project site does not constitute developed open space. Therefore, the project as proposed satisfies this criterion.

- (18) The project site is not located within the boundaries of a state conservancy. (CEQA Guidelines § 15192(n).)

The project site is not within the boundaries of a state conservancy. It has been used for private commercial uses dating back to at least the 1970s. (Phase I Environmental Assessment at 32.) Therefore, the project as proposed satisfies this criterion.

- (19) The project has not been divided into smaller projects to qualify for one or more of the exemptions set forth in sections 15193 to 15195. (CEQA Guidelines § 15192(o).)

The project proposes to develop the entire project site, and has not been divided into smaller projects. Therefore, the project as proposed satisfies this criterion.

CEQA Guidelines section 15194 Criteria:

- (1) The project is not more than five acres in area. (CEQA Guidelines § 15194(b).)

The project site consists of 2.09 acres of an existing 3.24-acre parcel, which is proposed to be subdivided into two parcels as part of the project. Therefore, the project as proposed satisfies this criterion.

- (2) The project site is located within an urbanized area or within a census-defined place with a population density of at least 5,000 persons per square mile (CEQA Guidelines § 15194(c)(1)(A)) or the project is located within either an incorporated city or a census defined place with a population density of at least 1,000 persons per square mile and there is no reasonable possibility that the project would have a significant effect on the environment or the residents of the project due to unusual circumstances or due to the related or cumulative impacts of reasonably foreseeable projects in the vicinity of the project (CEQA Guidelines § 15194(c)(1)(C)).

As used in this section, an “urbanized area” includes an incorporated city that either by itself or in combination with two contiguous incorporated cities has a population of at least 100,000 persons. (CEQA Guidelines § 15191(m).)

The City of Folsom has an estimated population of 79,022 and a density of approximately 3,017 people per square mile. (U.S. Census Bureau, City of Folsom Quickfacts; 2010-2014 Folsom, CA Population Density, USA.COM.) The project qualifies under this subsection because Folsom is adjacent to Rancho Cordova, which has an estimated population of 73,563. (Google Public Data, U.S. Census Bureau, September 19, 2019.) The City of Rancho Cordova is contiguous to the City of Folsom, in that the two incorporated cities are only separated by a public right-of-way; an approximately 0.8 mile stretch of U.S. Route 50 and Folsom Boulevard between Nimbus and Alder Creek. When combined, the two cities have a population which exceeds the 100,000-person urbanized area definition in CEQA Guidelines section 15191(m).

Additionally, the project also qualifies under this subsection because the project site is within the incorporated City of Folsom, which has over 1,000 persons per square mile. (2010-2014 Folsom, CA Population Density, USA.COM.)

There is no reasonably possibility that the project would have a significant effect on the environment or the residents of the project because the project is within an area which already comprises a mix of commercial, lodging, and residential uses. Residents would be similarly situated as those lodging next door at the motel, and the single-family residential neighborhood to the north beyond the Pioneer Center commercial development. Furthermore, as the project site consists of a partially developed commercial area and a highly disturbed urban grassland, the site includes no resources or natural conditions with the potential to be impacted by the project. (Barnett Assessment at 1.)

For these reasons, there is no reasonable possibility that the project would have a significant effect on the environment or the residents due to unusual circumstances. Development of an affordable housing project on this infill site does not involve or constitute an unusual circumstance. Therefore, the project as proposed satisfies this criterion.

- (3) The parcels immediately adjacent to the project site are developed with qualified urban uses. (CEQA Guidelines § 15194(c)(2)(B).)

As used in this section, a “qualified urban use” means any residential, commercial, public institutional, transit or transportation passenger facility, or retail use, or any combination of those uses. (CEQA Guidelines § 15191(k).)

Here, the project site is surrounded in its entirety by commercial and retail uses, including the Pioneer Center retail space, the Folsom Lodge Motel & Mini Storage, a Kohl’s clothing store, and 401 East Bidwell Street (which includes a retail building housing a hair salon, nail salon, bank, and check cashing service). Therefore, the project as proposed satisfies this criterion.

- (4) The project consists of the construction, conversion, or use of residential housing consisting of 100 or fewer units that are affordable to low-income households. (CEQA Guidelines § 15194(d)(1).)

As used in this section, “low-income households” means households of persons and families of very low and low income, which are defined in Sections 50093 and 50105 of the Health and Safety Code as follows:

(a) “Persons and families of low income” or “persons of low income” is defined in Section 50093 of the Health & Safety Code to mean persons or families who are eligible for financial assistance specifically provided by a governmental agency for the benefit of occupants of housing financed pursuant to this division. [Defined in Health and Safety Code section 50093 as 120% Area Median Income (AMI)];

(b) “Very low income households” is defined in Section 50105 of the Health & Safety Code to mean persons and families whose incomes do not exceed the qualifying limits for very low income families as established and amended from time to time pursuant to Section 8 of the United States Housing Act of 1937. [Defined in 42 US Code 1437a(b)(2)(B) as 50% AMI.] “Very low income households” includes extremely low income households, as defined in Section 50106 of the Health & Safety Code. [Defined in Health and Safety Code section 50106 as 30% AMI.]

(CEQA Guidelines § 15191(g).)

The Bidwell Place project would create 74 dwelling units with a mix of units ranging from 30%-80% AMI. Thus, the entirety of the development would be affordable to low-income household. Therefore, the project as proposed satisfies this criterion.

- (5) The developer of the project provides sufficient legal commitments to the appropriate local agency to ensure the continued availability and use of the housing units for lower income households for a period of at least 30 years, at monthly housing costs deemed to be “affordable rent” for lower income, very low income, and extremely low income households, as determined pursuant to Section 50053 of the Health and Safety Code. (CEQA Guidelines § 15194(d)(2).)

As used in this section, “lower income households” is defined in Section 50079.5 of the Health and Safety Code to mean any of the following:

- (a) “Lower income households,” which means persons and families whose income does not exceed the qualifying limits for lower income families as established and amended from time to time pursuant to Section 8 of the United States Housing Act of 1937 [80% AMI];
- (b) “Very low income households,” which means persons and families whose incomes do not exceed the qualifying limits for very low income families as established and amended from time to time pursuant to Section 8 of the United States Housing Act of 1937 [50% AMI]; and
- (c) “Extremely low income households,” which means persons and families whose incomes do not exceed the qualifying limits for extremely low income families as established and amended from time to time by the Secretary of Housing and Urban Development and defined in Section 5.603(b) of Title 24 of the Code of Federal Regulations [30% AMI]. (CEQA Guidelines § 15191(h).)

See above at (4)—the entirety of the development would be affordable to low-income households. As part of the project, the developer has agreed to provide a legal commitment to ensure the continued availability and use of the housing units for lower income households for at least 30 years. Therefore, the project as proposed satisfies this criterion.

Conclusion

As demonstrated above, the project meets all the criteria set forth in CEQA Guidelines sections 15192 and 15194 in order to qualify for CEQA’s statutory affordable housing exemption (Public Resources Code sections 21159.21 and 21159.23). Therefore, the project is exempt from further CEQA review.

Planning Commission
403 East Bidwell Street Bidwell Place Design Review (PN20-013)
March 18, 2020

Attachment 10
Biological Wetlands Resource Site Constraints
Assessment



Environmental Consulting,
Regulatory Compliance and
Aerial Photographic Services

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February 25, 2020

St. Anton Communities
1801 I Street, Suite 200
Sacramento, CA 95811

ATTN: Mr. Ardie Zahedani, Partner

SUBJECT: Biological & Wetlands Resources Site Constraints Assessment @ 403 E. Bidwell Street (APN 071-0190-060 & -061; 3.44 acres) in Folsom, CA 95630

Dear Mr. Zahedani,

Per your request, I looked at this approximately 3.5-acre site at 403 East Bidwell Street in Folsom, California on Monday, February 24, 2020. The weather at the time of the survey was clear skies with a temperature of 55°F and winds from the north @ 10 mph.

The site is bordered by the *Folsom Lake Shopping Center* on the west, *Folsom Lodge & Mini Storage* on the east, *Kohl's Department Store* on the south, and East Bidwell Street with fringing commercial properties on the north.

The northeastern half of the 403 East Bidwell site (i.e., the approximately two acres facing East Bidwell Street) is a commercial parcel, currently housing the *Bank of America* and associated parking lot and drive-through that are interspersed with mature, mostly exotic (i.e. non-native) conifer trees, such as gray pine (*Pinus sabiniana*) and a single California redwood (*Sequoia sempervirens*).

The southwestern portion of the site (approximately 1.5 acres) consists of a regularly mowed field of annual grassland bordered by additional, non-native landscape trees against the southern property line, abutting the Kohl's parking lot. This regularly disturbed, "semi-natural" habitat supports a fairly large California ground squirrel (*Otospermophilus beecheyi*) population, as well as transient, small rodents like the California vole (*Microtus californicus*) and occasional black-tailed jackrabbit (*Lepus californicus*). A western fence lizard (*Sceloporus occidentalis*) was observed in the grassland and a red-tailed hawk (*Buteo jamaicensis*) appeared to be foraging overhead at the time of the survey.

No ground-nesting birds, such as the burrowing owl (*Athene cunicularia*) or northern harrier (*Circus hudsonius*), or their sign were found during the field survey. None of the mostly non-native landscape trees within the parking lot and along the back fenceline of the property provide significant nesting substrate for raptors and/or migratory birds, though a preconstruction nesting survey within the appropriate breeding season (February 15 – August 1) would confirm this.

There are no wetlands, "other waters of the U.S.", or "waters of the State" onsite and the nearest aquatic features appear to be: (1) a 0.85-acre Freshwater Forested/Shrub Wetland on the south end of *Folsom Southside Park / Folsom Zoo*, approximately 0.5 mile to the north; and (2) the American River, approximately 0.75 mile to the north.

The highly disturbed -- partly commercial, partly grassland nature of the site provides little ecological value for plants and wildlife beyond those species normally exploiting such disturbed environments and provides no habitat value for regional endangered, rare, or threatened species.

Neither does a 1.5-acre grassland surrounded by urban development provide consequential foraging habitat for the Swainson's hawk, as confirmed in a stated "Exception" within CDFW's 1994 Staff Report, stating "*Staff does not recommend requiring mitigation pursuant to CEQA nor a Management Authorization by the Department for infill (within an already urbanized area) projects in areas which have less than 5 acres of foraging habitat and are surrounded by existing urban development.*"

Consequently, due to the highly disturbed, already partially developed nature of the site and the absence of natural habitat for plant & wildlife species beyond those common to disturbed environments, I see no reason why the property should not be developed. In other words, development of this site would not result in the destruction or removal of any species protected by the City of Folsom.

Please do not hesitate to contact me with any questions or to discuss this matter further.

Sincerely,

A handwritten signature in black ink that reads "Bruce D. Barnett" with a horizontal line extending to the right.

Bruce D. Barnett, Ph.D.
Barnett Environmental

Planning Commission
403 East Bidwell Street Bidwell Place Design Review (PN20-013)
March 18, 2020

Attachment 11

Phase I Environmental Site Assessment Report



PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT FOR

PROPOSED RESIDENTIAL PROPERTY
Bidwell Place
403 East Bidwell Street
City of Folsom, Sacramento County, CA 95630

EA/ Project Number: 80.ANTON04.19

December 23, 2019

APNs: 071-0190-060 and 071-0190-061

Prepared For:

Sahar Soltani, Development Manager,
St. Anton Communities, LLC
1801 I Street, Suite 200
Sacramento, CA 95811

Prepared by:

Polly Ivers
Project Scientist

Reviewed by:

Bernard A. Sentianin
Senior Project Manager

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EXECUTIVE SUMMARY

EnviroApplications, Inc. (EAI) is pleased to present this Phase I Environmental Site Assessment (ESA) report. Following is an overview of the project, including a summary of our significant findings:

Subject Property Name:	Proposed Multi-family Residential Project known as Bidwell Place; Existing use is as an operating Bank of America and as vacant land.
Subject Property Address (and/or Other Physical Location Description):	The bank facility is identified by the address 403 East Bidwell Street, City of Folsom, Sacramento County, CA 95630.
Subject Property and Area Description:	The subject property consists of two parcels, one situated on the northeastern portion (APN 071-0190-060), and one that comprises the western and southeastern portions (071-0190-061) (Figure 2). The northeastern parcel (071-0190-060) is approximately 0.9 acres in size, and includes a parking lot and driveway. The western and southeastern parcel (071-0190-061) is approximately 2.5 acres in size, and includes vacant land (western portion) and land developed with a one-story bank building (with mezzanine and a vacant commercial suite), totaling 14,000 square feet in size and associated driveway/parking lot (southeastern portion). Surrounding properties include a motel to the east, East Bidwell Street, a gas station, and strip centers to the north, commercial properties to the west, and Kohl's shopping center to the south.
Observed Current Subject Property Use/Operations:	The subject property use is as an operating Bank of America, along with associated paved parking, and driveway areas. The northeastern parcel (071-0190-060) includes a parking lot and driveway used by the bank facility. The western and southeastern parcel (071-0190-061) includes vacant land (western portion) and the bank building totaling 14,000 square feet in size (includes and approximately 3,000 square foot mezzanine) (southeastern portion). The building appears to be primarily wood frame and masonry construction on concrete slabs. Driveway/parking lot areas are located on the perimeter of the bank building and are accessed via two driveways along East Bidwell Street.

Years	Summary of Subject Property History
Since at least as early as 1937 to circa 1954	Undeveloped land.
1964 to 1972	The northeast portion of the property was occupied by a commercial Bank of America building; while the remaining portions were undeveloped.
1981 to 2019	Developed in its current configuration as a Bank of America. The western, roughly half portion of the subject property, has been historically undeveloped land.

CONCLUSIONS & RECOMMENDATIONS

EAI has performed a Phase I ESA in conformance with the Scope of Work (SOW) required by Title 40 Code of Federal Regulations (CFR) Part 312 (All Appropriate Inquiry; AAI), and ASTM International (ASTM) E1527-13 of the proposed Bidwell Place Multi-family Residential Project located at 403 East Bidwell Street in the City of Folsom, Sacramento County, CA 95630. Any exceptions to, or deviations from the SOW are described in this report, where applicable.

The historical records reviewed indicate that from at least as early as 1937 until circa 1954, the subject property was undeveloped land. From 1964 to 1972, the northeast portion of the property was occupied by a commercial building; while the remaining portions were undeveloped. Sometime between 1972 and 1984, the southeast portion was developed with the currently existing commercial building, and the northeast portion of the subject property was cleared of the previously depicted onsite structure and the area was depicted as a paved parking area for the bank. *EAI* notes that a previous report indicated the subject building was constructed in 1981. The western, roughly half portion of the subject property, has been historically undeveloped land. Directories dated from 1970 indicated the original occupant of the onsite building was Bank of America, which also occupied the second structural configuration of the subject property from about 1984, and through the present time. Adjacent property to the east and west was undeveloped land from at least 1937, and developed for commercial in about 1964. The property adjacent to the northern property corner (i.e. 401 East Bidwell Street), was a gasoline service station from about 1964 through 1980, and later, a commercial building housing multiple businesses.

From at least 1937 the surrounding area to the south, southwest, and southeast, were covered in gold mine tailings associated with the area's Placer mining. In a 1984 aerial photograph, the area immediately south of the subject property had been cleared of gold mine tailings, and the property farther south was undergoing tailings removal. The nearby areas, that formerly encompassed the gold mine tailings, were developed with a school property in 1984 (west) and a commercial shopping center in the early 1990's (south).

EAI contacted the Sacramento County Environmental Management Department (SCEMD), City of Folsom, California Department of Toxic Substances Control (DTSC), Central Valley Regional Water Quality Control Board (SFRWQCB), and reviewed other State and Federal databases to determine if the subject property, or any adjacent properties, were listed as hazardous waste generators, underground storage tank releases (UST), or as having other environmental concerns (i.e., spill, leak, or above-ground tank). The subject property was not identified on databases researched.

Based on the evaluation, one adjacent site, two upgradient sites, and one nearby open release case site qualify as potential sources of environmental impact to the subject property. However, based on factors such as regulatory case closure, and location (cross gradient in respect to groundwater flow direction); the presence of this listings for the adjacent and nearby properties does not constitute an ASTM REC.

EAI performed a Vapor Encroachment Screen (VES) for the subject property, in accordance with ASTM E2600-15. The purpose was to evaluate whether nearby sites (e.g., gas stations, dry cleaners, or other listings of environmental concern) that store, use dispose of hazardous materials or other chemicals have documented releases, potentially resulting in vapors migrating onto the subject property, as a result of contaminated soil and/or groundwater which may be present on or near the property (i.e., a Vapor Encroachment Condition or VEC). Based on *EAI*'s Tier 1 Screening evaluation, presence of a potential VEC at the subject property can be ruled out, due to the lack of chemicals of concern.

On December 12, 2019, *EAI* personnel conducted a site reconnaissance to physically observe the subject property and adjoining properties for conditions indicating a potential environmental concern. Concerns would include any evidence of contamination, distressed vegetation, petroleum-hydrocarbon staining, waste drums, illegal dumping, or improper waste storage and/or handling. No evidence of environmental concerns or ASTM RECs was noted on the property during our site reconnaissance.

Based on the information obtained in this ESA, *EAI* has the following findings and opinions:

- *Known or suspected RECs* – are defined by the ASTM E1527-13 as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.

This assessment has revealed no evidence of *known or suspected RECs* in connection with the subject property.

No further investigation or mitigation appears to be warranted at this time.

- *Controlled RECs (CRECs)* – are defined by the ASTM E1527-13 as a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (e.g., as evidenced by the issuance of a No Further Action “NFA” letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (e.g., property use restrictions, AULs, institutional controls, or engineering controls)

This assessment has revealed no evidence of *CRECs* in connection with the subject property.

- *Historical RECs (HRECs)* – are defined by the ASTM E1527-13 as a past release of any hazardous substances or petroleum products that have occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted residential use criteria established by a regulatory authority, without subjecting the property to any required controls (e.g., property use restrictions, AULs, institutional controls, or engineering controls).

This assessment has revealed no evidence of *HREC's* in connection with the subject property.

- *De minimis* Conditions – include environmental concerns identified which may warrant discussion but do not qualify as RECs, as defined by the ASTM Standard Practice E 1527-13.

No *de minimis* conditions were identified during the preparation of this ESA.

1.0 INTRODUCTION

1.1 Subject Property Name and Location

Subject Property Name:	Proposed Multi-family Residential Project
Street Address:	403 East Bidwell Street, City of Folsom, Sacramento County, CA 95630.
Assessor's Parcel Nos.:	071-0190-060 and 071-0190-061 (Attachment 2)

Figures 1 and 2 present maps showing the location of the subject property.

1.2 Contact Information

Client (User):	St. Anton Communities, LLC.
Subject Property Owner:	PI Properties No. 140, LLC, a California limited liability company.
ASTM Key Site Manager:	Sahar Soltani, Development Manager, St. Anton Communities, LLC.
Date Project Authorized:	December 2, 2019.

1.3 Objective

This Phase I ESA has been completed in accordance with the practices identified in the ASTM *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, ASTM Designation E1527-13 and pursuant to the terms set forth in the Authorization for Environmental Investigation and Contracting Services dated June 21, 2019.

1.4 Scope Of Work, Significant Assumptions, Terms and Conditions, Reliance

The scope of work, significant assumptions, and terms and conditions applicable to this Phase I ESA are identified in the following documents:
ASTM E1527-13 and E2600-15
Certifications are presented in Section 2 of this report.
This report was prepared for the exclusive use of the following:
St. Anton Capital, St. Anton Communities, LLC, CalHFA

2.0 SCOPE AND DECLARATIONS

2.1 Introduction

EAI has completed a Phase I ESA of the subject property. This Phase I ESA Report was prepared for St. Anton Tasman East LP for real estate loan environmental due diligence purposes. Photographs of the subject and surrounding properties are provided in Attachment 1. The location of the subject property is depicted on Figure 1 (Site Location Map) and Figure 2 (Regional Aerial Site Map). Figure 3 is an Aerial Site Map based on a recent aerial photograph.

2.2 Scope

The objective of this ESA was to perform all appropriate inquiry (AAI) into the past ownership and uses of the subject property consistent with good commercial or customary practice as outlined by the ASTM in Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, Designation E1527-13. The purpose of this ESA work was to identify, to the extent feasible, adverse environmental conditions (including RECs) of the subject property that potentially have and/or may cause an adverse environmental impact to the subject property. The effective date of this ESA is the same as its date of issue. In accordance with ASTM E1527-13 Section 4.6, its continued viability extends to 180 days after its effective date. The viability of this ESA can be extended beyond 180 days, up to one (1) year, if the specific ESA components specified in ASTM E1527-13 Section 4.0 are updated.

2.3 Declarations

Polly Ivers and Bernard A. Sentianin of *EAI* declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in Title 40 Code of Federal Regulations (CFR) Part 312. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in Title 40 CFR Part 312.

The term recognized environmental condition (REC) is defined by ASTM Standard E 1527-13 as:

"...the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property due to release to the environment; under conditions indicative of a release to the environment or under conditions that pose a material threat of future release."

The term does not include *de minimis* conditions, which generally do not present a material risk to human health or the environment and would not likely be subject to enforcement action if brought to the attention of governmental agencies. An example of such a *de minimis* condition would be the engine oil stains typically present on the pavement surfaces of parking spaces due to minor leaks from parked vehicles.

The SOW for this ESA consisted of a visual reconnaissance of the subject property, interviews, review of historical aerial photographs, maps and telephone directories, a current Environmental Data Resources Inc. government agency database records report (EDR Report), and, a review of the practically-available pertinent records of local, state, and federal agencies. The SOW did not include an assessment for historical overall environmental regulatory compliance of every facility or entity that ever operated at the subject property or sampling and analyzing of environmental media.

EAI was not contracted to perform any independent evaluation of the purchase or lease price of the subject property and its relationship to current fair market value. The conclusions presented in this ESA Report are professional opinions based on data described herein. Any data gaps resulting from the ESA described in this report are listed and discussed in the following table:

Deletions or Exceptions From Scope of Work Referenced in Section 1.4:	None
Weather-Related Restrictions to Site Reconnaissance:	None.
Facility Access Restrictions to Site Reconnaissance:	None.
Other Site Reconnaissance Restrictions:	None.
Data Gaps from Environmental Records Review:	None.
Data Gaps from Historical records Review:	No historical Sanborn fire insurance industry map coverage was found for the subject property and surrounding area. This data gap does not alter the conclusions of this report, since adequate historical aerial photograph coverage was obtained.
Data Gaps from Interviews:	None.
Other Data Gaps:	No environmental cleanup lien search report was provided by the ASTM User for the subject property. This data gap does not affect the ESA findings since a Preliminary Title Insurance Report (PTIR) was provided that indicates no cleanup liens or other activity and use restrictions for the subject property.

No other entity may rely on the information presented in the report without the expressed written consent of *EAI*. Any use of this Phase I ESA report constitutes acceptance of the terms and conditions under which it was prepared. *EAI's* liability extends only to its Client and parties listed in Section 1.4, and not to third, or any other, parties who may obtain copies of this Phase I ESA Report.

3.0 USER-PROVIDED INFORMATION

Prior to initiating a reconnaissance visit to the subject property, *EAI* reviewed information relevant to performance of this Phase I ESA received from the Client.

3.1 Information

1) Past Uses	Unknown.
2) Current Conditions	Occupied by a brick commercial building occupied by a bank and associated parking area.
Reason Why the User Wants to Have this Phase I ESA Performed:	Phase I ESA Report prepared as a requirement for real estate loan environmental due diligence purposes.

3.2 User-Provided Documents

The following documents were provided by Client to *EAI* and are summarized as follows:

ASTM 1527-13 User Specific Questionnaire	The user-supplied information required to comply with ASTM 1527-13 and AAI rules. No indication of ASTM RECS was noted.
ASTM E2600-15 Vapor Encroachment Survey User Questionnaire	The user-supplied information required to evaluate the possible presence of a Vapor Encroachment Condition (VEC). No indication of a possible VEC was noted (Attachment 2).
Preliminary Title Report (PTR) prepared by Old Republic Title dated November 7, 2019	The document provides ownership, size, purchase, lease and property tax information regarding the subject property but does not address its environmental condition (Attachment 2). No environmental cleanup liens or other activity or use restrictions are indicated in the PTRs.
Phase I Environmental Site Assessment prepared by EMG dated February 21, 2005.	<p><i>EAI</i> reviewed a previous environmental site assessment (ESA) conducted by EMG in February 2005, for a 2.0-acres of land and the bank facility that encompasses the roughly eastern half of the subject property (Attachment 2). The onsite building was originally constructed in 1981, and was a commercial bank facility at the time of the ESA. EMG reported that prior to construction of the bank facility; the site historically was an area of gold mine tailings. EMG concluded that no recognized environmental conditions (RECs) or historical RECs were identified, with the exception of the following:</p> <ul style="list-style-type: none"> • (Historical Review) A review of aerial photographs (1937 and 1958), in conjunction with the topographic maps (1995), indicated that gold mine tailings were present on the site and surrounding properties. Based on potential duration of operations, and the hazardous material and wastes typically associated with gold mine tailings, the potential exists for impacts to the site and further evaluation was warranted.

- (Adjacent Properties) The adjacent property to the northwest Chevron #9-9170 (401 East Bidwell Street – former and vacant) was identified on the LUST and Sacramento County Contaminated Sites (SCCS) databases. Based on a USGS Topographic Map, the site is located topographically downgradient from the subject parcel and estimated groundwater flow in the area of the sites is to the west-northwest, away from the subject parcel. Information in the LUST and SCCS databases indicates that soil at the site was contaminated with gasoline additives in 1987. Reportedly, a responsible party was identified, and the case was granted closure. The regulatory agency awards a case-closed status only when contamination, if any, has been investigated and/or remediated in accordance with currently accepted regulatory standards. A service station located on the property across Bidwell Street to the northeast, Valero Gas Station (500 East Bidwell Street), was listed on the LUST database. Two associated monitoring wells were located immediately adjacent to the northeast subject parcel boundary, along East Bidwell Street. The case was granted closure by the CVRWQCB in April 2006. In regards to both of the aforementioned adjacent properties, EMG stated that assessment of the 403 East Bidwell property does not indicate that the it would be investigated as a source of this contamination since there were no historic or current activities identified at the site which could lead to this type of contamination. In addition, there does not appear to be an immediate health risk to the occupants of the site since it is serviced by public water and sewer systems. Based on this information, no further action or investigation is recommended.

In addition, the following was identified:

- Asbestos-Containing Materials (ACM) - The identified suspect asbestos-containing ceiling tile, roofing materials, vinyl sheet flooring, vinyl floor tile, and drywall can be maintained in place if an Operations and Maintenance (O&M) Program is developed and implemented. A properly designed O&M Program is sufficient to maintain the Project in accordance with current regulatory standards and sound business practice. ACM maintained with an O&M Program can remain in place, provided the ACM remain intact and undisturbed.

The following additional action is recommended:

- A Phase II Environmental Site Assessment is recommended to evaluate on-site conditions as a result of historic use of the site as the location of gold mine tailings.
- The development and implementation of an Asbestos O&M Program.

4.0 SUBJECT PROPERTY AND AREA RECONNAISSANCE

The reconnaissance visit to the subject property was conducted by *EAI* on December 12, 2019. Lakshmi Bonala, Manager for Bank of America, provided access to *EAI* during our reconnaissance of the bank portion of the building. *EAI* was unaccompanied during our reconnaissance visit to the exterior portions of the property and vacant suite.

4.1 Site Reconnaissance Methodology

<i>EAI</i> utilized the following methodology to observe the subject property:
Observed the interiors of subject property building, parking lot and driveway areas.
Walked the reasonably-accessible exterior areas of the subject property and property boundaries.
Observed adjacent property areas from public thoroughfares.

4.2 General Description

Subject Property and Area Description:	<p>The subject property consists of two parcels, one situated on the northeastern portion (APN 071-0190-060), and one that comprises the western and southeastern portions (071-0190-061) (Figure 2). The northeastern parcel (071-0190-060) is approximately 0.9 acres in size, and includes a parking lot and driveway.</p> <p>The western and southeastern parcel (071-0190-061) is approximately 2.5 acres in size, and includes vacant land (western portion) and is developed with a one-story bank building (with mezzanine), vacant commercial suite, and associated driveway/parking lot (southeastern portion). Surrounding properties include a motel to the east, East Bidwell Street, a gas station, and strip centers to the north, commercial properties to the west, and Kohl's shopping center to the south.</p>
Structures, Roads, Other Improvements:	<p>The northeastern parcel (071-0190-060) is approximately 0.9 acres in size, and includes a parking lot and driveway. There are no structures on this parcel. The western and southeastern parcel (071-0190-061) is approximately 2.5 acres in size, and includes vacant land (western portion) and a building totaling 14,000 square feet in size (includes and approximately 3,000 square foot mezzanine) (southeastern portion). The building appears to be primarily wood frame and masonry construction on concrete slabs. Driveway/parking lot areas are located on the perimeter of the subject property building and are accessed via two driveways along East Bidwell Street.</p>
Subject Property Size:	<p>The subject property consists of a roughly rectangular-shaped 3.5-acre lot, comprised of two parcels. Source: Sacramento County.</p>

Estimated % of Property Covered by Building/Pavement:	>60 (based on reconnaissance visit).
Observed Evidence of Past Subject Property Use(s):	None.
Sewage Disposal Method (and age):	City Sewer (City of Folsom) installed approximately 1999-2001.
Emergency Generator	None observed or reported to be present.
Potable Water Source:	City Water (City of Folsom).
Electric & Gas Utility:	Pacific Gas and Electric (PG&E).

4.3 Hazardous Substances and Petroleum Products

EAI made the following visual observations during the subject property reconnaissance visit and identified the following information about hazardous substances at the subject property during the interview/records review portions of the ESA:

Observation	Description
Hazardous Substances, Chemicals and Petroleum Products:	Hazardous substances observed consisted of various commercial cleaning products (for general housekeeping). No other chemicals, petroleum products or associated wastes were observed.
Drums (≥ 5 gallons):	None observed.
Strong, Pungent, or Noxious Odors:	None observed.
Pools of Liquid:	None observed.
Unidentified Substance Containers:	None observed.
PCB-Containing Equipment:	None observed.
Other Observed Evidence of Hazardous Substances or Petroleum Products:	None.

4.4 Interior Observations

EAI made the following observations during the reconnaissance of the interior areas of the subject property and/or identified the following information during the interview or records review portions of the assessment:

Observation	Description
Heating/Cooling Method:	The subject property building appeared to be heated (natural gas) and cooled (electric) by HVAC equipment located concrete pads.
Surface Stains or Corrosion:	None observed.
Floor Drains and Sumps:	None observed.
Other Interior Observations:	No interior subterranean structures were observed.

4.5 Exterior Observations

EAI made the following observations during the reconnaissance of the exterior areas of the subject property and/or identified the following information during the interview or records review portions of the assessment:

Observation	Description
On-site Pits, Ponds, or Lagoons:	None observed.
Stained Soil or Pavement:	None observed.
Stressed Vegetation:	None observed.
Waste Streams and Waste Collection Areas:	None observed.
Solid Waste Disposal:	A small trash pile was notes on the northern end of the vacant lot.
Potential Areas of Fill Placement:	None observed.
Wastewater:	No direct sources were observed except for residential restrooms and kitchens. No industrial wastewater sources were observed at the subject property.

Storm water:	Storm water appears to drain northward away from the subject property building and then west to curb line drain openings observed along East Bidwell Street. The subject property is not listed on the National Pollutant Discharge and Elimination System (NPDES) database in the EDR Report (Attachment 3). No indication of a current discharge that would require a NPDES permit was observed.
Wells:	None observed.
Septic Systems:	None observed.
Electromagnetic Radiation Source:	None observed.
Other Exterior Observations:	A trash dumpster enclosure was noted in the southeast corner of the bank parking lot. Municipal trash service is provided by City of Folsom Public Works – Solid Waste Division.

4.6 Underground Storage Tanks/Structures

Existing USTs:	None observed.
Former USTs:	No evidence observed.
Other Underground Structures:	None observed.

4.7 Aboveground Storage Tanks

Existing ASTs:	No evidence observed.
Former ASTs:	No evidence observed.

4.8 Adjoining Properties

4.8.1 Current Uses of Adjoining Properties

As viewed from the subject property and/or from public rights-of-way, *EAI* made the following observations about use and activities on adjoining properties:

North:	East Bidwell Street, a Valero gas station, commercial strip center (including restaurants, massage parlor, hair salon, nail salon, and a dry cleaner to the northwest).
East:	Folsom Lodge Motel and Mini Storage
South:	Kohl's shopping center
West:	Commercial strip center with a check cashing business, hair salon and nail salon.

4.9 Observed Past Uses of Adjoining Properties

Observations of adjoining properties providing indications of past use and activities, if any, are described as follows:

North:	None observed.
South:	None observed.
East:	None observed.
West:	None observed.

4.9.1 Pits, Ponds or Lagoons on Adjoining Properties

As viewed from the subject property and/or from public right-of-ways, *EAI* made the following observations about the presence of pits, ponds and lagoons on adjoining properties:

North:	None observed.
South:	None observed.
East:	None observed.
West:	None observed.

4.10 Observed Physical Setting

Topography of the Subject Property and Surrounding Area:	The topography of the subject property and surrounding area is relatively flat and slopes gradually to the northwest toward the American River.
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4.11 Summary of Findings From Subject Property Reconnaissance

No indication of any adverse environmental impact to the subject property was observed during the reconnaissance visit for this ESA. There were no observed potential adverse environmental conditions and no evidence of an ASTM REC, controlled REC (CREC) or Historical REC (HREC) of the subject property based on the reconnaissance visit.

5.0 PHYSICAL SETTING

<p>Topography:</p>	<p>The subject property has an approximate surface elevation of 290 feet above mean sea level (amsl) at the western portion and rises to approximately 295 feet amsl at the eastern portion (USGS, 2012). The site is located in the Sacramento Valley, south of Folsom Lake, and just east of the American River, on a gently-to-moderately sloping, north-south oriented alluvial terrace. The site was historically utilized for mining purposes, and the topography has been disturbed. The topography of the subject property and surrounding area is relatively flat and slopes gradually to the northwest toward the American River located approximately 1.0 mile away. The topographic gradient in the site vicinity is generally to the west at approximately 0.025 feet per foot.</p>
<p>Soil/Bedrock and Earthquake Fault Data:</p>	<p>Soil in the vicinity of the site is identified by the United States Department of Agriculture - Soil Conservation Service as a mix of loam of the Red Bluff association at 2 to 5% slopes (central portion) and Urban land complex (eastern portion) (USDA, 2019). Soils in the Red Bluff series are formed on high terraces in old mixed alluvium, and typically have a surficial brown loam with clay loam subsoil. They are typically very deep, well drained, have a slow to medium runoff, moderately slow permeability, and slight to moderate hazard of erosion. The western (approximate 10%) portion of the property was identified as underlain by Xerorthents, dredge tailings, at 2 to 50 % slopes (USDA, 2019). Erosion potential is slight, in this somewhat excessively drained soil.</p> <p>The subject property is located in the Sacramento Valley which comprises the northern half of the Great Valley Geomorphic Province (Norris and Webb, 1990). It is bound by the Coast Ranges to the west, the Sierra Nevada Mountains to the east, the Klamath and Cascade Mountains north, and the San Joaquin Valley to the south. The Great Valley is an asymmetrical synclinal trough overlain with a thick sequence (over 20,000 feet) of sedimentary deposits. These deposits range in age from early Cretaceous to early Quaternary, and represent deep to shallow-water marine and nonmarine depositional environments. Recent alluvial soil, derived primarily from the erosion granitic terraces in the Sierra Nevada Mountains, fills the basin.</p> <p>The site vicinity is located at the western margin of the Sierra Nevada foothills. The local geology is characterized by Mesozoic granitic rock and metamorphosed volcanic and sedimentary materials overlain by tertiary and quaternary sedimentary rocks. Although numerous faults have been mapped in the region, historic seismicity has been minor. The August 1, 1975 earthquake near Oroville produced the most significant ground shaking within the project area. The earthquake occurred on a previously unknown fault trace in the Foothills fault system. The Bear Mountain Fault, four miles east of Folsom, is a potentially active trace of the Foothills fault system. According to the City of Folsom Planning Services, the site does not lie in an area subject to liquefaction, and there are no Alquist-Priolo Special Studies Zones in the City (City of Folsom, 201*).</p>

Estimated Depth to Groundwater:	Depth to groundwater in the site vicinity is influenced by seasonal fluctuations and has been measured within a one mile radius of the subject property at depths ranging from approximately 10 to 20 feet below ground surface (bgs).
Estimated Direction of Gradient:	
Known Regional Groundwater Impairment:	Groundwater movement direction is assumed to be west-northwest.
Known Regional Groundwater Impairment:	None known.

Sources of this information:

- California Department of Conservation, Division of Mines and Geology (CDMG), 2002 California Geological Survey, California Geomorphic Provinces Note 36, Electronic Copy, Revised December 2002.
- California Department of Conversation, Division of Mines and Geology (CDMG), 1998, Maps of Known Active Fault Near-Source Zones In California and Adjacent Portions of Nevada, published by International Conference of Building Officials.
- City of Folsom, 2019, Planning Services, <https://www.folsom.ca.us/community/planning/default.asp>.
- Norris and Webb, 1990, Geology of California, published by John Wiley and Sons, Inc.
- USDA-NRCS, 2019, Web Soil Survey <https://websoilsurvey.nrcs.usda.gov/>.
- USGS Topographic Map, Folsom, CA Quadrangle, 2012 (Figure 1).

6.0 ENVIRONMENTAL RECORDS REVIEW

6.1 Federal, State and Tribal Environmental Records

A government agency database search report was obtained from Environmental Data Resources, Inc. (EDR), a third-party environmental database search firm. A complete copy of the database search report, including the date the report was prepared, the date the information was last updated, and the definition of databases searched, is provided in Attachment 3.

EAI evaluated the properties listed within the EDR Report on the basis of their potential to environmentally impact the subject property. As part of this process, inferences have been made regarding the likely groundwater movement direction (west toward San Diego Bay). The following table summarizes the listings:

Agency List/Database	Search Radius	Number of Listed Sites	ASTM REC?
Federal NPL Sites	1.0 mile	0	No
Federal Delisted NPL Sites	1.0 mile	0	No
Federal CERCLIS List	0.5 mile	0	No
Federal CERCLIS NFRAP List	0.5 mile	0	No
Federal RCRA CORRACTS Facilities	1.0 mile	0	No
Federal RCRA Non-CORRACTS TSDF	0.5 mile	0	No
Federal RCRA LQG Generators	0.25 mile Subject Property	2 Not Listed.	No
Federal RCRA SQG/VSQG Generators	0.25 mile Subject Property	11 0	No
Federal RCRA Non-Gen/NLR	0.25 mile Subject Property	6 Not Listed.	No
Federal ERNS	Subject Property	Not Listed.	No
State and Tribal - Equivalent NPL (a.k.a. RESPONSE)	1.0 mile Subject Property	1 Not Listed.	No
State and Tribal - Equivalent CERCLIS (a.k.a. ENVIROSTOR)	1.0 mile Subject Property	4 (ENVIROSTOR) Not Listed.	No
State and Tribal Solid Waste Facilities (a.k.a. SWF/LF)	0.5 mile	0	No
State and Tribal Leaking Storage Tank Sites (a.k.a. LUST/CPS-	0.5 mile Subject Property	12 (LUST) 6 (CPS-SLIC)	No

Agency List/Database	Search Radius	Number of Listed Sites	ASTM REC?
SLIC/Sacramento Co. CS)		12 (Sac Co. CS) Not Listed.	
State and Tribal Registered Storage Tank Sites (a.k.a. UST & AST)	0.25 mile	5 UST 3 AST	No
Local Lists of Hazardous waste/contaminated sites (HIST Cal-Sites/Toxic Pits/CERS HAZ WASTE)	1.0 mile Subject Property	1 (Hist Cal-Sites) 1 (Toxic Pits) 15 (CERS HAZ WASTE) Not Listed.	No
Local Lists of Registered Storage Tanks (SWEEPS UST/HIST UST/ CERS TANKS/CA FID UST)	0.25 mile Subject Property	5/1/5/4 Not Listed.	No
State and Tribal Institutional Control/Engineering Control Registries	0.5 mile	0	No
State and Tribal Voluntary Cleanup Sites	0.5 mile	0	No
California Integrated Water Quality System (CIWQS)	0.5 mile	0	No
RCRA NonGen / NLR	0.25 mile Subject Property	19 Not Listed.	No
Cortese	0.5 mile	0	No
Local Land Records (Cal DEED)	Subject Property	Not Listed.	No
CA Drycleaners	0.25 mile Subject Property	3 Not Listed.	No
Historic CORTESE	0.5 mile Subject Property	10 Not Listed.	No
Sacramento Co. ML	0.25 mile Subject Property	54 Not Listed.	No
EPA FINDS, Cal/EPA HAZNET	Subject Property	Not Listed.	No
Other Oil / Gas	0.001 Subject Property	0 Not Listed.	No.
EDR HIST Auto	0.125 mile Subject Property	4 Not Listed.	No
EDR HIST Cleaner	0.125 mile Subject Property	2 Not Listed.	No

6.1.1 Listings For Subject Property

The subject property parcels are not included in the EDR Report maps or listings.

EAI also researched the presence of any storm water permits associated with the subject property on the Storm water Multi-Application, Reporting, and Tracking System (SMARTS) database. According to the database, there were no listings for the subject property.

Sources of this information:

California State Water Quality Control Boards, Storm water Multi-Application, Reporting, and Tracking System (SMARTS) (<https://smarts.waterboards.ca.gov/smarts/faces/SwSmartsLogin.xhtml>), accessed December 2019.

6.1.2 Listings for Nearby Sites with Potential to Impact Subject Property

The listings (including those with poor or inadequate address information a.k.a. Orphan Sites) in the EDR Report, provided in Attachment 3, for a ¼-mile radius of the subject property were evaluated as potential sources of impact and/or ASTM RECs of the subject property. Those sites located down-gradient of the subject property (northwest, west, and southwest) were not considered potential sources. The remainder of the listed and orphan (inadequate address information) sites were evaluated in accordance with the *Database Assessment Criteria* presented in Attachment 4. Based on the evaluation, one adjacent site, two upgradient sites, one nearby open release case site, and additional nearby sites, qualify as potential sources of environmental impact or ASTM RECs of the subject property. The following is a summary of the sites.

Adjacent Property

Records were on file for the adjacent property to the north, **401 East Bidwell Street**, a former Chevron Service Station. The records reviewed were related to an investigation of a former UST and related gasoline release that impacted soil only (approximately 250 cubic yards, contaminated to a depth of 8 feet bgs). Based on a USGS Topographic Map, the site is located topographically downgradient from the subject parcel and estimated groundwater flow in the area of the sites is to the west-northwest, away from the subject property. Background information indicated that in 1981, the service station was abandoned, which included the removal of the USTs, pump islands and station building. In November 1987, the site was investigated by ERM-West at the request of Pacific Bell, the prospective buyer for the property. Seven soil borings were drilled and sampled at varying depths in the vicinity of the UST locations. The borings contained detectable total fuel hydrocarbons (TFH) at concentrations ranging from 22 to 400 parts-per-million (ppm). In September and October 1988, WGR conducted a two phase soil vapor survey. Thirty five vapor points were installed and sampled at varying depths across the site. Total volatile hydrocarbons (TVH) were identified near the former USTs, waste oil tank, northernmost pump island and western property boundary. In January 1989, WGR implemented a workplan to excavate and remove soil containing hydrocarbons from the former UST pit and northernmost pump island. Both areas were excavated and sampled under the supervision of WGR. On April 7, 1989, the SCEMD determined that based on the site assessment, the site posed no significant threat to public health, welfare, or the environment with regard to the release of hazardous waste or substances from the UST located at the site, and no further action was necessary. Based on the closure of the reported release case, defined area of impact, and location down-gradient in respect to groundwater flow direction, the above referenced site is not considered to be an environmental concern for the subject property. The presence of this listing for the adjacent property does not constitute an ASTM REC.

Cross-gradient Property

A service station located within 100 feet northeast, across East Bidwell Street, at **500 Bidwell Street**, Valley Store #3, was listed on the LUST database. Two associated monitoring wells are located immediately adjacent to the northeast of the subject property boundary, along East Bidwell Street. Background information indicates that in 1997, three gasoline USTs were removed from the site and soil samples collected from beneath the USTs indicated that the tanks had leaked. Soil and groundwater investigations have been performed at the site from 1997 through 2013 in order to define the extent of petroleum contamination in soil and groundwater at the site. Dual phase extraction (DPE) was performed from 2005 to 2012 to remediate contamination of petroleum chemicals. Concentrations of chemicals have decreased with time through both active remediation and natural attenuation. Furthermore, the concentrations that do remain at the site are expected to attenuate without migrating. The case was granted closure by the CVRWQCB in April 2006.

Based on the closure of the reported release case, the above referenced site is not considered to be an environmental concern for the subject property. The presence of this listing for the nearby property does not constitute an ASTM REC.

The Folsom O.K. Tire Store located approximately 220 feet northeast of the subject property, at **516 East Bidwell Street**, was reported as the site of an automotive repair facility. Based on a soil and groundwater investigation, there was a release of hydrocarbon to soil and groundwater from the central former in-ground lift; however, the impacts were localized in the vicinity of the single boring. It was reported that the total quantity of hydraulic oil release from the central former in-ground lift appeared to be minimal (less than five gallons) and may have been incidentally released during the removal of the lift. Based on the closure of the reported release case, the above referenced site is not considered to be an environmental concern for the subject property. The presence of this listing for the nearby property does not constitute an ASTM REC.

Nearby Open Release Case

A nearby site at **301 East Bidwell Street**, Former Shell Service Station #204-2742-0201 (Shell), located approximately 400 feet to the northwest of the subject property, is an active cleanup site under the direction of the lead agency, the Sacramento County Environmental Management Department (SCEMD) (Case #E516). *EAI* reviewed the most recent site investigation report for the site, the First Quarter 2019 Groundwater Monitoring and Status Report (WPI, 2019a), and the most recent report available, a Fact Sheet, dated September 19, 2019 (WPI, 2019b). Currently, there is a Mobil-branded service station at the site. In 1988, soil and groundwater samples were collected near the USTs and dispenser islands. Sample results indicated there had been a fuel release that had contaminated the soil and/or groundwater beneath the site. Environmental investigations began in 1988 and have continued through 2019 in order to adequately define and monitor the fuel impacts to soil and groundwater beneath the site. There has been a total of 147 soil samples collected and 17 groundwater monitoring wells installed for this site. Groundwater data has been collected and reported to the SCEMD since December 1998. Depth to groundwater at or near the Site has ranged from 2 to 27 feet since initiation of groundwater sampling, and groundwater generally had a south/southwester flow direction at a gradient of 0.016 foot/foot. In July 2019, Equilon requested that the SCEMD close the case. SCEMD concluded that site conditions pose a low threat to human health, safety, and the environment; therefore, assessment is ongoing. Based on the down-gradient location in respect to groundwater flow, the above referenced site is not considered to be an environmental concern for the subject property. The presence of this listing for the nearby property does not constitute an ASTM REC.

Additional Nearby Sites

Folsom Dry Cleaners and Silverado Cleaners (316/318 E. Bidwell Street) are located in the Pioneer Center shopping mall at approximately 0.03 miles to the north of the subject property, across East Bidwell Street. Neither of the listings was dual listed as the site of a release. Based on the absence of a documented release and position down-gradient, these listings are not considered an environmental concern.

Bank of America (521 East Bidwell Street, 525 feet east), was reported as the site of a former UST, and where a gasoline release case was investigated and closed by the SCEMD in 1996. During the site investigation in 1993 and 1994, groundwater wells contained solvent concentrations unrelated to the UST investigation. The chlorinated solvents appeared to be migrating onsite from an upgradient source at the intersection of East Bidwell and Glen Drive. The likely source was leakage from the sewer collection/conveyance line constructed along Bidwell Street. The SCEMD recommended having the Sacramento waste water division conduct a sewer survey to evaluate if the sewer system was the source of VOCs. The most recent data was an Inactive Case Review, by the CVRWQCB, on June 13, 2016. The review indicated the 1994 solvent plume had not migrated offsite. The CVRWQCB identified two nearby dry cleaners; American Cleaners at 639 East Bidwell, and Former Dry Clean Today at 704 East Bidwell Street. Both of these sites discharge to sewer lines that run past the bank site. A third dry cleaner was identified as Park Place at 703 East Bidwell Street, and was investigated and found not to be a source of PCE to groundwater. The water board staff recommended contacting the City of Folsom to evaluate if any sewer surveys had been performed in the site vicinity.

Based on the fact that the contaminated groundwater plume had reportedly not migrated offsite, the location more than 500 feet of the subject property, and the cross gradient location in respect to groundwater flow, the above referenced site is not considered an environmental concern.

There were no other listings in the EDR Report, provided in Attachment 3, within a ¼-mile radius of the subject property evaluated as potential sources of impact and/or ASTM RECs of the subject property. The Database Assessment Criteria used for this evaluation is presented in Attachment 4.

6.2 Local/Regional Environmental Agency Records

EAI checked the following sources to obtain information pertaining to subject property use and/or indicative of potential ASTM RECs in connection with the subject property.

6.2.1 Local Environmental Health Department

Agency Name, Contact Information	Finding
<p>Sacramento County Environmental Management Department (SCEMD) Environmental Compliance Division, the designated Cal-EPA Certified Unified Program Agency (CUPA): https://sacounty.nextrequest.com/requests/19-3126</p>	<p>The SCEMD replied they have no files pertaining to the subject property (Attachment 5).</p> <p>Records were on file for the nearby property located adjacent and to the north, 401 East Bidwell Street, a former Chevron Service Station. The records reviewed were related to an investigation of a former UST and related gasoline release that impacted soil only (approximately 250 cubic yards, contaminated to a depth of 8 feet bgs). Background information indicated that in 1981, the service station was abandoned, which included the removal of the USTs, pump islands and station building. In November 1987, the site was investigated by ERM-West at the request of Pacific Bell, the prospective buyer for the property. Seven soil borings were drilled and sampled at varying depths in the vicinity of the UST locations. The borings contained detectable total fuel hydrocarbons (TFH) at concentrations ranging from 22 to 400 parts-per-million (ppm). In September and October 1988, WGR conducted a two phase soil vapor survey. Thirty five vapor points were installed and sampled at varying depths across the site. Total volatile hydrocarbons (TVH) were identified near the former USTs, waste oil tank, northernmost pump island and western property boundary. In January 1989, WGR implemented a workplan to excavate and remove soil containing hydrocarbons from the former UST pit and northernmost pump island. Both areas were excavated and sampled under the supervision of WGR. On April 7, 1989, the SCEMD determined that the based on the site assessment, the site posed no significant threat to public health, welfare, or the environment with regard to the a release of hazardous waste or substances from the UST located at the site, and no further action was necessary.</p>

6.2.2 Fire Department

Agency Name, Contact Information	Finding
<p>City of Folsom, City Clerk's Department, Lydia Konopka, CMC, Deputy City Clerk, - (916) 461-6037; lkonopka@folsom.ca.us</p>	<p>The City of Folsom replied that a search of their files revealed that there were no records for the subject property (Attachment 5). According to fire department staff, all hazardous materials and UST files for the City of Folsom are stored with the Sacramento County Environmental Management Department (SCEMD).</p>

6.2.3 Building Department

Agency Name, Contact Information	Finding
<p>City of Folsom, City Clerk's Department, Lydia Konopka, CMC, Deputy City Clerk, - (916) 461-6037; lkonopka@folsom.ca.us</p>	<p>The City of Folsom replied that a search of their files revealed that there were no records for the subject property (Attachment 5).</p>

6.2.4 State Environmental Departments

Agency Name, Contact Information	Finding
<p>DTSC (Cal/EPA): Choua Her – Regional Records Coordinator (916) 255-4159; PubReqAct@dtsc.ca.gov</p>	<p>No DTSC files pertaining to the subject property were found (Attachment 5).</p>
<p>CVRWQCB (Cal/EPA): Camile Hang - r5s-pra@waterboards.ca.gov</p>	<p>No CVRWQCB files pertaining to the subject property were found (Attachment 5).</p>

6.2.5 Air District

Agency Name, Contact Information	Finding
<p>Sacramento Metropolitan Air Quality Management District (SMAQMD): Virginia Muller, VMuller@airquality.org</p>	<p>The SMAQMD replied they have no permit or other file records for the subject property (Attachment 5).</p>

6.2.6 Industrial Wastewater Agency

Agency Name, Contact Information	Finding
<p>City of Folsom, City Clerk's Department, Lydia Konopka, CMC, Deputy City Clerk, - (916) 461-6037; lkonopka@folsom.ca.us</p>	<p>No wastewater related records for the subject property were found during a search of records by the City of Folsom (Attachment 5).</p>

6.3 Discussion and Summary of Findings from Environmental Records Review

No records, or records of any consequence with regard to the environmental condition of the subject property, were found at the SCEMD, City of Folsom, DTSC, CVRWQCB, or SMAQMD. No violations or other indication of an ASTM REC was found as a result of the environmental records review.

7.0 HISTORICAL RECORDS REVIEW

7.1 Land Title Records/Deeds

EAI reviewed the Preliminary Title Report prepared by Old Republic Title Company on November 7, 2019, for the subject property. The APNs were confirmed to be 071-0190-060-0000 and 071-0190-061-0000 (Attachment 2). The owner is listed as PI Properties No. 140, LLC, a California limited liability company.

7.2 Environmental Cleanup Lien Search

As previously indicated, St. Anton Communities, LLC (the ASTM User) provided a copy of a PTR for the subject property. There were no indications of environmental cleanup liens or activity or use limitations that exist in association with the subject property parcels (Attachment 2).

7.3 Aerial Photographs

EAI contracted with EDR to provide historical aerial photographs of the subject property and surrounding area. The following table summarizes the features observed in the photographs (all at a scale of 1"=500'):

Year(s)	Observations, Subject Property and Adjoining Properties
1937 1940 1952 1958	The subject and immediately adjacent properties to the east and west consist of undeveloped land. The surrounding area to the south, southwest, and southeast, were covered in gold mine tailings. East Bidwell Street was visible to the north of the subject property boundary in its current configuration. Residential and agricultural development, including orchards was visible in the site vicinity to the north. In the 1950's, East Bidwell Street appeared to have been improved and widened and increased single family residential development, commercial shopping centers, and a school property appeared to the north of East Bidwell Street.
1964 1966 1972	The subject property appeared occupied by a building and paved parking at the northeast portion (i.e. within APN 071-0190-060-0000) (former bank building). The remaining portions of the subject property remained undeveloped. An L-shaped building encompassing a shopping center is located adjacent and to the northwest of the subject property, which included what appeared as two separate service stations within the shopping center, one immediately adjacent to the northern corner of the subject property, the other was located to the northwest of the L-shaped building. A commercial building appeared on the adjacent property to the southeast, and in 1966, a motel was immediately adjacent and southeast of the subject property. The surrounding area to the south, southwest, and southeast, were covered in gold mine tailings. Increased commercial development and an expanded school property are visible along the north side of East Bidwell Street, which was followed by a large tract of single family residential development.
1984	The subject property is developed with the existing bank building, located within the southeast portion of the property; while the northeast portion appeared as paved parking. The remaining portions of the property (roughly western half) appeared undeveloped. Adjacent property to the east is a motel and commercial building; adjacent property to the northwest is a shopping center. The service station near the northern corner of the subject property no longer appeared to exist. Adjacent property to the south appeared to have been cleared of gold mine tailings. Property farther south in the surrounding area appeared to be undergoing removal of the gold mine tailings. Adjacent property directly to the west was developed with a school playing field. Surrounding area is a mix of residential and commercial development.
1993 1998 2006 2009 2012 2016	The subject property is developed with the existing bank building, located within the southeast portion of the property; while the northeast portion appeared as paved parking. The remaining portions of the property (roughly western half) appeared undeveloped. Adjacent property to the east is a motel and commercial building; adjacent property to the northwest is a shopping center. Adjacent property to the south is a shopping center with a large anchor store, and additional commercial pads, and is followed to the south by more commercial development. A different configuration of buildings is offsite near the northern corner of the subject property. Adjacent property to the west was developed with a school playing field. Surrounding area is a mix of residential and commercial development.

No conditions that could affect the environmental condition of the subject property were observed in the photographs. Copies of the 1937 through 2016 aerial photographs are included in Attachment 6. A 2018 photo is used as the basis of Figures 2 and 3.

7.4 City Directories

EAI reviewed a city telephone directories abstract report prepared by EDR for the subject property address, 403 East Bidwell Street, the adjacent property to the northwest, 401 East Bidwell Street, and nearby addresses. The subject street was listed in directories dating from 1970 through 2014. The following table summarizes the listings found for the subject property and adjacent property address:

Directory Year(s)	Occupant(s)	
	403 East Bidwell Street	401 East Bidwell Street
1970/ 1974	Bank of America	Chevron, J. Bullard/Fagaldes
1980/ 1985/ 1989	Bank of America	Chevron, Folsom/ Not listed/ Not listed.
1995	Bank of America	Various commercial businesses (49er Cellular; A to Z Office Products, Inc., Cash and Go, Cheezers Gourmet Pizza, Silky Nails).
2000/2005	Bank of America /BOFA; District Office	Various commercial businesses (49er Cellular; A to Z Office Products, Inc., Cash and Go, Cheezers Gourmet Pizza, Silky Nails).
2010/2014	Bank of America	Various commercial businesses (Cheezers Gourmet Pizza, First Cash; Mackendricks Computers, Silky Nails, Super Liquor and Deli/California Check Cashing; Tangled Hair Salon).

The listings indicate commercial use. Copies of pages from the directories are included in Attachment 6.

7.5 Historical Fire Insurance Maps

Fire insurance maps were developed for use by insurance companies to depict facilities, properties, and their uses for many locations throughout the United States. These maps provide prior land use history and assist in assessing whether there may be potential environmental contamination on or near the subject property. These maps, which were periodically updated from the late 19th Century to the 1980s (when they were replaced by satellite imagery and other sources), often provide valuable insight into historical property uses.

EAI contracted with EDR to provide copies of historical Sanborn® fire insurance maps covering the subject and immediately adjacent properties. EDR indicated that there are no maps for the area of the subject property (Attachment 6).

7.6 Historical Topographic Maps

Copies of the portions of the 1891, 1892, 1993, 1914, 1941, 1944, 1954, 1967, 1975, 1980, and 2012 US Geological Survey (USGS) Topographic Maps that include the subject property were reviewed. The subject property and immediately surrounding area appear as mainly undeveloped land in the late 1980's and early 1900's. In a 1941 through 1954 maps, the subject property appeared undeveloped; however, East Bidwell Street was visible and dense development within the City of Folsom was depicted to the north of the subject property, and the surrounding area to the south, east and west appeared covered with symbols indicating mine tailings. In the 1967 through 1980 maps, the commercial buildings had been developed east and west adjacent of the subject property, and increased urban development appeared in the surrounding area. The 2012 map shows the subject property and surrounding area as part of the development of Folsom. No evidence of ASTM RECs of the subject property was observed (Figure 1 and Attachment 6).

7.7 Other Historical Sources

No other historical sources were found.

7.8 Summary of Findings from Historical Records Review

The historical records reviewed indicate that from at least as early as 1937 until circa 1954, the subject property was undeveloped land. From 1964 to 1972, the northeast portion of the property was occupied by a commercial building; while the remaining portions were undeveloped. Sometime between 1972 and 1984, the southeast portion was developed with the currently existing commercial building, and the northeast portion of the subject property was cleared of the previously depicted onsite structure and the area was depicted as a paved parking area for the bank. *EAI* notes that a previous report indicated the subject building was constructed in 1981. The western, roughly half portion of the subject property, has been historically undeveloped land. Directories dated from 1970 indicated the original occupant of the onsite building was Bank of America, which also occupied the second structural configuration of the subject property from about 1984, and through the present time. Adjacent property to the east and west was undeveloped land from at least 1937, and developed for commercial in about 1964. The property adjacent to the northern property corner (i.e. 401 East Bidwell Street), was a gasoline service station from about 1964 through 1980, and later, a commercial building housing multiple businesses.

From at least 1937 the surrounding area to the south, southwest, and southeast, were covered in gold mine tailings associated with the area's Placer mining. In a 1984 aerial photograph, the area immediately south of the subject property had been cleared of gold mine tailings, and the property farther south was undergoing tailings removal. The nearby areas, that formerly encompassed the gold mine tailings, were developed with a school property in 1984 (west) and a commercial shopping center in the early 1990's (south).

8.0 INTERVIEWS

8.1 Findings From Interview With Owner/Occupant

Responses to the AAI questions asked during the reconnaissance visit are summarized as follows:

Responses to the AAI questions asked on a questionnaire are summarized as follows:

Name, Title, Telephone.	Rao Yalamanchili, Positive Investments (626) 321-4800.
What are the current use (s) and the past use (s) of the subject property?	The property has two units, one which is vacant and the other which is leased to Bank of America for use as a bank location. Past uses were as a bank location for a Bank of America.
Are there now or were there ever present any aboveground storage tanks, underground storage tanks or vent pipes, fill pipes or access ways indicating underground storage tanks?	Not to my knowledge.
Are there any areas of the site with strong, pungent, or noxious odors, or standing surface water, including Pools or sumps?	Not to my knowledge.
Are there any Hazardous Substances and/or Petroleum Product Containers, unlabeled Drums or Unidentified Substance Containers, stored on site?	Not to my knowledge.
Is there any Electrical or hydraulic equipment known to contain PCBs or likely to contain PCBs?	Not to my knowledge.
Do you know of any spills or other chemical release that have taken place at the property?	Not to my knowledge.
Do you know of any environmental cleanups that have taken place on the property?	Not to my knowledge.

<p>Are you aware of any deed restrictions or other activity or land use restrictions (AULs) that have been placed on the property as a result of an environmental issue?</p>	<p>Not to my knowledge.</p>
<p>Are you aware or any environmental liens, unresolved notices of violation, or litigation related to a contamination issue at the property?</p>	<p>Not to my knowledge.</p>
<p>Are you aware of any asbestos containing materials (ACM) and/or lead based pain (LBP) at the property?</p>	<p>Not to my knowledge.</p>

8.2 Summary of Findings from Interview

Based on the interview responses, no ASTM RECs, CRECs or HRECs of the subject property are indicated. Mr. Yalamanchili also qualifies as the ASTM key site manager.

9.0 SUMMARY OF HISTORICAL SUBJECT AND ADJACENT PROPERTY USE

The following summary of the historical uses of the subject property and adjoining properties was compiled from the referenced materials and interviews detailed in Sections 5.0, 6.0, and 7.0.

9.1 Subject Property Use

Years	Summary of Subject Property History
Since at least as early as 1937 to circa 1954	Undeveloped land.
1964 to 1972	The northeast portion of the property was occupied by a commercial Bank of America building; while the remaining portions were undeveloped.
1984 to 2019	Developed in its current configuration as a Bank of America. The western, roughly half portion of the subject property, has been historically undeveloped land.

9.2 Surrounding/Adjacent Property Use

Direction	Summary of Historical Surrounding Property Use
North:	East Bidwell Street, a Valero gas station, commercial strip center (including restaurants, massage parlor, hair salon, nail salon, and a dry cleaner to the northwest).
East:	Folsom Lodge Motel and Mini Storage
South:	Kohl's shopping center.
West:	Commercial strip center with a check cashing business, hair salon and nail salon.

10.0 OTHER NON-ASTM ENVIRONMENTAL CONSIDERATIONS

10.1 Lead-Based Paint

The subject property building was constructed sometime between 1972 and 1984, and there are no known concerns regarding lead-based paint (LBP). However, the presence of LBP cannot be ruled out. Rao Yalamanchili (the Property Owner Contact provided by the Client) indicated that he was unaware of the presence of any ACMs and/or LBP at the subject property and that no ACM / LBP survey has ever been conducted to his knowledge. *EAI* recommends a hazardous materials survey of building materials prior to any proposed future site improvements or demolition activities.

10.2 Asbestos

The subject property office building was constructed sometime between 1972 and 1984; therefore, it is possible that some asbestos containing materials (ACMs) were used. The construction materials that were observed during this ESA appeared to be in excellent condition. *EAI* observed no damaged areas and there is no known potential ACM exposure or other asbestos concerns associated with the subject property.

Rao Yalamanchili (the Property Owner Contact provided by the Client) indicated that he was unaware of the presence of any ACMs and/or LBP at the subject property and that no ACM / LBP survey has ever been conducted to his knowledge. *EAI* makes no warranty as to the possible existence or absence of observed or inaccessible materials or to their evaluation with respect to asbestos content. An ACM survey should be performed prior to any renovation or building demolition, in accordance with local APCD rules and EPA National Emission Standard for Hazardous Air Pollutants (NESHAP) regulations. In addition, if ACM are identified, an appropriate asbestos operations and maintenance (O&M) Plan should be implemented.

10.3 Flood Zones

EAI reviewed the Federal Emergency Management Agency (FEMA) flood insurance information for the subject property presented in the EDR Report. They indicate the subject property is not in a 100-or 500-year flood plain. A copy of the EDR Report is included in Attachment 3 of this report. The information is summarized on the following table:

FLOOD INSURANCE RATE MAPS	
Map Source & Name:	EDR Report – FEMA Panel 06067C0116H - FIRM Flood Data.
Subject Property Within 100-Year Flood Plain:	No.
Subject Property Within 500-Year Flood Plain:	No.

The subject property is not located within a 100-Year Flood Plain.

10.4 Wetlands

Wetlands cannot be definitively identified through visual observation alone. Defensible wetland delineations require taxonomic classification of subject site vegetation, an investigation into the surface and subsurface

hydrology of the subject property, and identification of hydric soils. This level of delineation is outside of the scope or work for this assessment. However, *EAI* reviewed US Fish and Wildlife Service National Wetland Inventory maps and USDA Soil Survey reports included in the EDR Report. No wetlands are mapped on or adjacent to the subject property.

10.5 Indoor Air Quality & Subsurface Contaminant Vapor Intrusion

An assessment of indoor air quality issues by *EAI* was included in the SOW for this ESA. No indoor air quality issues are known to exist at the subject property building according to Mr. Coles. To evaluate possible volatile organic compound (VOC) release sites located hydrogeologically up-gradient, or immediately cross-gradient, of the subject property that could act as a source of contamination to soil gas underlying the subject property, *EAI* performed a Tier 1 Vapor Encroachment Screen, based on the data contained in the EDR Report (Attachment 3), in accordance with ASTM Standard E2600-15.

Tier 1 Screening – Search Distance Test/Chemicals of Concern

1. A Tier 1 Screening includes the search distance test that involves a review of the regulatory database report and available historical records obtained during the Phase I ESA process to make a determination if any *known or suspect potentially contaminated* properties exist within the Area of Concern (AOC). High risk sites are typically current and former gas stations, former and current dry cleaners, manufactured gas plants, and industrial sites (Brownfields). The AOC is defined as any upgradient sites within the ASTM E1527-13 standard search distances and any cross or down gradient sites within 1/3 mile for solvents and petroleum products. If the contamination at the known or potentially contaminated sites within the AOC consists of Chemicals of Concern (COCs), then a potential Vapor Encroachment Condition (VEC) exists, and a Tier 2 Screening evaluation is recommended. If no known or potentially contaminated sites with COCs exist within the AOC, no further inquiry is necessary.

Based on *EAI*'s Tier 1 Screening evaluation, presence of a potential VEC at the subject property can be ruled out, due to the lack of chemicals of concern.

10.6 Radon

Radon is a colorless, tasteless radioactive gas with a U.S. Environmental Protection Agency (EPA) specified action level of 4.0 picocuries per liter (pCi/L) of air. Radon gas has a very short half-life of 3.8 days. The health risk potential of radon is associated with its rate of accumulation within confined areas, particularly confined areas near to the ground, where vapors can readily transfer to indoor air from the ground through foundation cracks or other pathways. Large, adequately-ventilated rooms generally present limited risk for radon exposure. According to the EPA, the radon concentrations in buildings and homes depend on many factors, including soil types, temperature, barometric pressure, and building construction.

EAI reviewed the USEPA Radon Zone Map for Solano County California and California Department of Public Health (CDPH) Radon Database for California (last updated in February 2016) and found that in zip code area 95630 where the subject property is located, eighty three (83) tests were taken as part of the survey. The 95630 zip code test results indicated only eight (10.8%) of the air samples had a radon level greater than 4.0 pCi/L, the concentration beyond which EPA recommends action be taken to lower radon gas exposure as indicated in the following summary table:

Subject property Location:	State	County & Zip Code
	California	Sacramento, 95630
EPA Radon Zones (Average Measured Indoor Radon Concentrations)		
Zone 1 – High (> 4.0 pCi/L)	Zone 2 - Moderate (2 to 4 pCi/L)	Zone 3 – Low (< 2 pCi/L)
No	No	Yes
Normally-occupied sub grade areas (i.e., basements, etc.):		
None.		

Information regarding the presence of radon at the subject property relies on regional data and does not represent site-specific data. Based on the Federal EPA Radon Zone rating, CDHS survey results and lack of a basement or crawlspace under the subject property building, radon is not expected to represent an environmental impact risk at the subject property and no further consideration appears to be warranted.

10.7 Dry-Cleaning Operations

No dry-cleaning operations were reported or observed to be at the subject property. In the immediate vicinity of the subject property, Folsom Dry Cleaners and Silverado Cleaners (316/318 E. Bidwell Street) are located in the Pioneer Center shopping mall at approximately 0.03 miles to the north of the subject property, across East Bidwell Street. Neither of the listings was dual listed as the site of a release. Based on the absence of a documented release; therefore, these listings are not considered an environmental concern.

10.8 Pesticides & Other Agricultural Chemicals

Based on the historical research results (aerial photographs, topographic maps), the subject property was not used for agricultural purposes. Residual pesticides and other agricultural chemicals are not considered to be a potential environmental impact issue for the subject property.

10.9 Mold

No areas of moisture accumulation or readily evident/obvious mold-like substances were observed at the subject property.

10.10 Electromagnetic Radiation

No high-voltage electrical power transmission lines, cellular communication stations, or other obvious sources of elevated electromagnetic radiation were observed on or near the subject property.

11.0 CONCLUSIONS AND RECOMMENDATIONS

EAI has performed a Phase I ESA in conformance with the Scope of Work (SOW) required by Title 40 Code of Federal Regulations (CFR) Part 312 (All Appropriate Inquiry; AAI), and ASTM International (ASTM) E1527-13 of the proposed Bidwell Place Multi-family Residential Project located at 403 East Bidwell Street, in the City of Folsom, Sacramento County, CA 95630. Any exceptions to, or deviations from the SOW are described in this report, where applicable.

The historical records reviewed indicate that from at least as early as 1937 until circa 1954, the subject property was undeveloped land. From 1964 to 1972, the northeast portion of the property was occupied by a commercial building; while the remaining portions were undeveloped. Sometime between 1972 and 1984, the southeast portion was developed with the currently existing commercial building, and the northeast portion of the subject property was cleared of the previously depicted onsite structure and the area was depicted as a paved parking area for the bank. *EAI* notes that a previous report indicated the subject building was constructed in 1981. The western, roughly half portion of the subject property, has been historically undeveloped land. Directories dated from 1970 indicated the original occupant of the onsite building was Bank of America, which also occupied the second structural configuration of the subject property from about 1984, and through the present time. Adjacent property to the east and west was undeveloped land from at least 1937, and developed for commercial in about 1964. The property across the street from the northern property corner (i.e. 401 East Bidwell Street), was a gasoline service station from about 1964 through 1980, and later, a commercial building housing multiple businesses.

From at least 1937 the surrounding area to the south, southwest, and southeast, were covered in gold mine tailings associated with the area's Placer mining. In a 1984 aerial photograph, the area immediately south of the subject property had been cleared of gold mine tailings, and the property farther south was undergoing tailings removal. The nearby areas, that formerly encompassed the gold mine tailings, were developed with a school property in 1984 (west) and a commercial shopping center in the early 1990's (south).

EAI contacted the Sacramento County Environmental Management Department (SCEMD), City of Folsom, California Department of Toxic Substances Control (DTSC), Central Valley Regional Water Quality Control Board (SFRWQCB), and reviewed other State and Federal databases to determine if the subject property, or any adjacent properties, were listed as hazardous waste generators, underground storage tank releases (UST), or as having other environmental concerns (i.e., spill, leak, or above-ground tank). The subject property was not identified on databases researched.

Based on the evaluation, one adjacent site, two upgradient sites, and one nearby open release case site qualify as potential sources of environmental impact to the subject property. However, based on factors such as regulatory case closure, and location (cross gradient in respect to groundwater flow direction); the presence of this listings for the adjacent and nearby properties does not constitute an ASTM REC.

EAI performed a Vapor Encroachment Screen (VES) for the subject property, in accordance with ASTM E2600-15. The purpose was to evaluate whether nearby sites (e.g., gas stations, dry cleaners, or other listings of environmental concern) that store, use dispose of hazardous materials or other chemicals have documented releases, potentially resulting in vapors migrating onto the subject property, as a result of contaminated soil and/or groundwater which may be present on or near the property (i.e., a Vapor Encroachment Condition or

VEC). Based on *EAI's* Tier 1 Screening evaluation, presence of a potential VEC at the subject property can be ruled out, due to the lack of chemicals of concern.

On December 12, 2019, *EAI* personnel conducted a site reconnaissance to physically observe the subject property and adjoining properties for conditions indicating a potential environmental concern. Concerns would include any evidence of contamination, distressed vegetation, petroleum-hydrocarbon staining, waste drums, illegal dumping, or improper waste storage and/or handling. No evidence of environmental concerns or ASTM RECs was noted on the property during our site reconnaissance.

Based on the information obtained in this ESA, *EAI* has the following findings and opinions:

- *Known or suspected RECs* – are defined by the ASTM E1527-13 as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.

This assessment has revealed no evidence of *known or suspected RECs* in connection with the subject property.

No further investigation or mitigation appears to be warranted at this time.

- *Controlled RECs (CRECs)* – are defined by the ASTM E1527-13 as a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (e.g., as evidenced by the issuance of a No Further Action “NFA” letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (e.g., property use restrictions, AULs, institutional controls, or engineering controls)

This assessment has revealed no evidence of *CRECs* in connection with the subject property.

- *Historical RECs (HRECs)* – are defined by the ASTM E1527-13 as a past release of any hazardous substances or petroleum products that have occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted residential use criteria established by a regulatory authority, without subjecting the property to any required controls (e.g., property use restrictions, AULs, institutional controls, or engineering controls).

This assessment has revealed no evidence of *HREC's* in connection with the subject property.

- *De minimis* Conditions – include environmental concerns identified which may warrant discussion but do not qualify as RECs, as defined by the ASTM Standard Practice E 1527-13.

No *de minimis* conditions were identified during the preparation of this ESA.

12.0 LIMITATIONS

The conclusions and recommendations contained in this report/assessment are based upon professional opinions with regard to the subject matter. These opinions were prepared in accordance with generally accepted environmental consulting and engineering standards and practices applicable to this location and existing at this time. The use of this report is subject to the following limitations:

1. The data and findings presented in this report are valid as of the dates when the investigations were performed. The passage of time, manifestation of latent conditions or occurrence of future events may require further exploration at the Subject Property, analysis of the data, and reevaluation of the findings, observations, and conclusions expressed in the report.
2. The data reported and the findings, observations, and conclusions expressed in the report are limited by the Scope of Work, budget, site access and schedule, as defined in EnviroApplications's Proposal for the work.
3. This report is based, in part, on unverified information supplied to EnviroApplications by third-party sources, such as regulatory agencies, prior owners or operators of the property, analytical laboratories, subcontractors, etc. Whereas efforts may have been made to substantiate this third-party information, EnviroApplications cannot guarantee the completeness or accuracy of this information.
4. The findings, observations, and conclusions expressed by EnviroApplications in this report are not, and should not be, considered an opinion concerning the compliance of any past or present owner or operator of the Subject Property with any Federal, state or local law or regulation.
5. No warranty or guarantee, whether expressed or implied, is made with respect to the data or the reported findings, observations, and conclusions, which are based solely upon conditions in existence at the time of investigation.
6. EnviroApplications reports present professional opinions and findings of a scientific and technical nature. Whereas attempts were made to relate the data and findings to applicable environmental laws and regulations, the report shall not be construed to offer a legal opinion or representations as to the requirements of, nor compliance with, environmental laws, rules, regulations or policies of Federal, state or local governmental agencies. Issues raised by the report should be reviewed by appropriate legal counsel.
7. This report is intended for the use of EnviroApplications Client, St. Anton Communities, St. Anton Capital, CalHFA, and, or, its affiliates, Massachusetts Mutual Life Insurance Company, its successors and assigns and Lenders, and Barings LLC (collectively, the "Lender Parties") ; any other use must be approved by EnviroApplications and the client in writing. If any such unauthorized use occurs, it shall be at the user's sole risk without liability to EnviroApplications.