

PLANNING COMMISSION AGENDA
October 7, 2020
CITY COUNCIL CHAMBERS
6:30 p.m.
50 Natoma Street
Folsom, California 95630

Pursuant to Governor Newsom's Executive Order N-29-20, members of the Folsom Planning Commission and staff may participate in this meeting via teleconference.

Due to the coronavirus (COVID-19) public health emergency, the City of Folsom is allowing remote public input during Commission meetings. Members of the public are encouraged to participate by e-mailing comments to kmullett@folsom.ca.us. E-mailed comments must be received no later than thirty minutes before the meeting and will be read aloud at the meeting during the agenda item. Please make your comments brief. Written comments submitted and read into the public record must adhere to the principles of the three-minute speaking time permitted for in-person public comment at Commission meetings. Members of the public wishing to participate in this meeting via teleconference may email kmullett@folsom.ca.us no later than thirty minutes before the meeting to obtain call-in information. Each meeting may have different call-in information. Verbal comments via teleconference must adhere to the principles of the three-minute speaking time permitted for in-person public comment at Planning Commission meetings.

Members of the public may continue to participate in the meeting in person at Folsom City Hall, 50 Natoma Street, Folsom CA while maintaining appropriate social distancing.

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 amended minutes of July 1, 2020 and the minutes of July 15, 2020 will be presented for approval.

PUBLIC HEARING

1. PN 20-162, Creekside Drive Medical Office Center Planned Development Permit Modification and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from the Katz Family Partnership for approval of a Planned Development Permit Modification to increase the size of a previously approved medical office center building located on a 1.91-acre site at the southeast corner of East Bidwell Street and Creekside Drive from 11,716 square feet to 17,775 square feet. The Zoning classification for the site is BP PD, while the General Plan Land Use designation is PO. The project is 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 Family Partnership)**

NEW BUSINESS

2. PN 20-072, Kidney Dialysis Treatment Center Design Review and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Market Street Development for Design Review approval for development of an 11,716-square-foot single-story medical building on a 4.28-acre site located near the southwest corner of the intersection of Iron Point Road and Rowberry Drive within the Folsom Corporate Center. The Zoning classification for the site is M-L PD, while the General Plan Land Use designation is IND. The project is 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: Market Street Development)**

3. PN 20-059, Toll Brothers at Folsom Ranch Clubhouse Design Review

A Public Meeting to consider a request from Toll West Coast, LLC, for Design Review approval for development of an 18,600-square-foot single-story clubhouse building with recreational amenities on a 5-acre site located on Lot D within the previously approved Toll Brothers at Folsom Ranch Subdivision. The Specific Plan classification for the site is SP-SFHD-PD, while the General Plan Land Use designation is SFHD. The City, as lead agency, previously adopted an Addendum to the Folsom Plan Area Final EIR/EIS for the Toll Brothers at Folsom Ranch Subdivision project on March 10, 2020 in accordance with the requirements of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Principal Planner, Steve Banks / Applicant: Toll West Coast, LLC)**

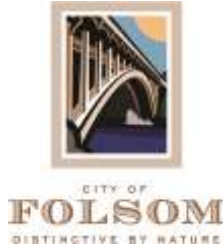
PLANNING COMMISSION / PLANNING MANAGER REPORT

The next Planning Commission meeting is scheduled for **October 21, 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) 461-6231 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) 461-6231, (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
AMENDED
July 1, 2020
CITY COUNCIL CHAMBERS
6:30 P.M.
50 Natoma Street
Folsom, CA 95630**

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

ABSENT: Grant absent for Roll Call

CITIZEN COMMUNICATION: None

MINUTES: The minutes of June 17, 2020 were approved as submitted.

PUBLIC HEARING

1. PN 19-388, Rockcross Subdivision Small-Lot Vesting Tentative Subdivision Map, Residential Design Review, and Minor Administrative Modification and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from East Carpenter Improvement Company, LLC for approval of a Small-Lot Vesting Tentative Subdivision Map, Residential Design Review, and Minor Administrative Modification for development of a 118-unit single-family residential subdivision on a 14.2-acre site located at the northeast corner of East Bidwell Street and Savannah Parkway within the Folsom Plan Area. The Specific Plan classification for the site is SP-MLD-PD, while the General Plan Land Use designation is MLD. The project is exempt from the California Environmental Quality Act in accordance with Government Code section 65457 and section 15182 of the CEQA Guidelines. **(Project Planner: Principal Planner, Steve Banks / Applicant: East Carpenter Improvement Company, LLC)**

COMMISSIONER REYNOLDS MOVED TO RECOMMEND THAT THE CITY COUNCIL:

- APPROVE THE CEQA EXEMPTION FOR THE PROPOSED PROJECT PURSUANT TO CEQA GUIDELINES SECTION 15182(C),
- APPROVE A SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP CREATING 118 SINGLE-FAMILY RESIDENTIAL LOTS AND THREE LETTERED LANDSCAPE LOTS,
- APPROVE DESIGN REVIEW OF THE APPLICANT'S MASTER PLAN RESIDENTIAL DESIGNS, AND
- APPROVE A MINOR ADMINISTRATIVE MODIFICATION TO REALLOCATE 36 SINGLE FAMILY UNITS TO THREE OTHER PARCELS IN THE FPASP

THESE APPROVALS ARE SUBJECT TO THE PROPOSED FINDINGS A-R AND CONDITIONS OF APPROVAL NOS. 1-53.

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

AYES: LANE, GRANT, REYNOLDS, WEST, DUEWEL, LEARY, RAITHEL
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

2. PN 19-396, College Point Business Center Sign Criteria Planned Development Permit Modification and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from Weidner CA for approval of the College Point Business Center Sign Criteria Planned Development Permit Modification located at 2600 E. Bidwell Street. The zoning classification for the site is SP 95-1, and the General Plan land-use designation is IND. The project is exempt from the California Environmental Quality Act in accordance with Section 15301 of the CEQA Guidelines. **(Project Planner: Josh Kinkade / Applicant: Weidner CA)**

COMMISSIONER REYNOLDS MOVED TO APPROVE THE COLLEGE POINT BUSINESS CENTER SIGN CRITERIA PLANNED DEVELOPMENT PERMIT MODIFICATION, AS ILLUSTRATED ON ATTACHMENT 6 (PN 19-396) SUBJECT TO THE FINDINGS INCLUDED IN THIS REPORT (FINDINGS A-I) AND THE ATTACHED CONDITIONS OF APPROVAL NOS. 1-4.

COMMISSIONER DUEWEL SECONDED THE MOTION.

COMMISSIONER LEARY AMENDED THE MOTION TO APPROVE THE COLLEGE POINT BUSINESS CENTER SIGN CRITERIA PLANNED DEVELOPMENT PERMIT MODIFICATION, AS ILLUSTRATED ON ATTACHMENT 6 (PN 19-396) SUBJECT TO THE FINDINGS IN THIS REPORT (FINDINGS A-I) AND THE ATTACHED CONDITIONS OF APPROVAL NOS. 1-4 WITH ADDITION TO CONDITION NO. 5 TO STATE:

"5. The applicant/owner shall reduce the sign lighting from 10:00 P.M. to 6:00 A.M."

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

AYES: LANE, GRANT, LEARY
NOES: REYNOLDS, WEST, DUEWEL, RAITHEL
ABSTAIN: NONE
ABSENT: NONE

MOTION FAILED.

COMMISSIONER RAITHEL RECOMMENDED TO VOTE ON THE ORIGINAL MOTION MADE BY COMMISSIONER REYNOLDS, WHICH LEAD TO THE FOLLOWING VOTE:

AYES: GRANT, REYNOLDS, WEST, DUEWEL, RAITHEL
NOES: LANE, LEARY
ABSTAIN: NONE
ABSENT: NONE

PLANNING COMMISSION / PLANNING MANAGER REPORT

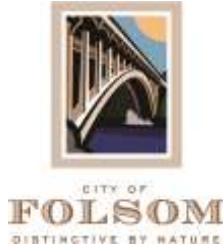
None

RESPECTFULLY SUBMITTED,

Kelly Mullett, ADMINISTRATIVE ASSISTANT

APPROVED:

Justin Raithel, CHAIR



PLANNING COMMISSION MINUTES
July 15, 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 July 1, 2020 were requested to be amended and will be presented for approval at the next Planning Commission meeting.

PUBLIC HEARING

1. PN 19-413, Avenida Senior Living Community Conditional Use Permit and Planned Development

A Public Hearing to consider a request from Avenida Senior Living for approval of a Conditional Use Permit and Planned Development Permit for development of a 154-unit age-restricted apartment community on a 6.9-acre site located at the northeast corner of Serpa Way and Healthy Way within the Broadstone Unit No. 3 Specific Plan Area. The Specific Plan classification for the site is SP 95-1, while the General Plan Land Use designation is RCC. An Initial Study and Mitigated Negative Declaration have been prepared in accordance with the requirements of the California Environmental Quality Act. **(Project Planner: Principal Planner, Steve Banks / Applicant: Avenida Senior Living)**

COMMISSIONER DUEWEL MOVED TO RECOMMEND THAT THE PLANNING COMMISSION:

- ADOPT THE MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM PREPARED FOR THE AVENIDA SENIOR LIVING COMMUNITY PROJECT (PN 19-413) PER ATTACHMENT 23; AND
- APPROVE A CONDITIONAL USE PERMIT TO ALLOW THE AVENIDA SENIOR LIVING COMMUNITY TO DEVELOP AND OPERATE A 154-UNIT ACTIVE-ADULT SENIOR APARTMENT COMMUNITY ON THE SUBJECT 6.29-ACRE PROJECT SITE LOCATED AT 115 HEALTHY WAY, AND

- APPROVE A PLANNED DEVELOPMENT PERMIT TO ESTABLISH DEVELOPMENT STANDARD AND TO PROVIDE FOR THE BUILDING ARCHITECTURE AND DESIGN

THESE APPROVALS ARE SUBJECT TO THE PROPOSED FINDINGS (FINDINGS A-O) AND THE RECOMMENDED CONDITIONS OF APPROVAL (CONDITIONS 1-82) ATTACHED TO THIS REPORT, WITH NEW CONDITION NO. 83 TO READ:

83. The owner/applicant shall install a four-foot-tall open view fencing along the project's northern boundary to restrict access into the open space parcel north of and adjacent to the project site. The four-foot-tall open view fencing shall extend from the western edge of the project site to eastern edge of the project site to the satisfaction the Community Development Department.

NEW CONDITION NO. 73-6 TO READ:

73-6. The owner/applicant shall change the primary color to earth tone to the satisfaction of the Community Development Department.

AND NEW CONDITION NO. 84 TO READ:

84. The owner/applicant shall install a solar generation system to serve the pool.

COMMISSIONER LEARY 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

None

RESPECTFULLY SUBMITTED,

Kelly Mullett, ADMINISTRATIVE ASSISTANT

APPROVED:

Justin Raithel, CHAIR



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 1
Type: Public Hearing
Date: October 7, 2020

Planning Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: Creekside Drive Medical Office Center Modification
File #: PN-20-162
Requests: Planned Development Permit Modification
Location: The proposed Creekside Drive Medical Office Center project is located at the southeast corner of the intersection of East Bidwell Street and Creekside Drive (1578 Creekside Drive)
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 Modification for development of the Creekside Drive Medical Office Center Project subject to the findings (Findings A-O) and conditions of approval (Conditions 1-49) attached to this report:

Project Summary: The proposed project involves a request for approval of a Planned Development Permit Modification to increase the size of a previously approved medical office center building located on a 1.91-acre site at the southeast corner of East Bidwell Street and Creekside Drive from 11,716 square feet to 17,775 square feet. In addition to increasing the size of the medical office building, the proposed project also includes relocating the building to the southwest corner of the project site and updating the architecture and design of the building.



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 1

Type: Public Hearing

Date: October 7, 2020

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- Attachment 1 - Background and Setting
- Attachment 2 - Project Description
- Attachment 3 - Analysis
- Attachment 4 - Conditions of Approval
- Attachment 5 - Vicinity Map
- Attachment 6 - Previously Approved Site Plan, dated October 21, 2016
- Attachment 7 - Previously Approved Building Elevations dated October 21, 2016
- Attachment 8 - Preliminary Site Plan, dated January 13, 2020
- Attachment 9 - Preliminary Grading and Drainage Plan, dated January 10, 2020
- Attachment 10 - Preliminary Utility Plan, dated January 10, 2020
- Attachment 11 - Preliminary Landscape Plan, dated January 6, 2020
- Attachment 12 - Building Elevations, dated January 13, 2020
- Attachment 13 - Color Renderings, dated January 13, 2020
- Attachment 14 - Color and Materials Board, dated January 6, 2020
- Attachment 15 - Project Narrative, dated January 20, 2020
- Attachment 16 - CEQA In-Fill Development Exemption Letter, dated August 27, 2020
- Attachment 17 - Site Photographs
- Attachment 18 - Planning Commission PowerPoint Presentation

Submitted,

PAM JOHNS
Community Development Director

ATTACHMENT 1 BACKGROUND AND SETTING

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.

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. On May 6, 2020, the Planning Commission approved a two-year extension in time of the previously approved Planned Development Permit associated

with development of the Creekside Drive Surgery Center

PHYSICAL SETTING

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. As mentioned previously, street widening and underground utility work is currently being conducted along the East Bidwell Street frontage and is expected to be completed in the fall of 2020. Additional frontage improvements currently being constructed along East Bidwell Street include a sidewalk, curb, and gutter.

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 medical office building beyond, a Southern Pacific Railroad Line to the east with the Humbug-Willow Creek Parkway beyond, and Creekside Drive to the west with a medical office building beyond. An aerial photograph of the project site and surrounding land uses is shown in Figure 1 below.

FIGURE 1: AERIAL PHOTOGRAPH OF PROJECT SITE (2018)



The architecture of the previously approved medical office building (Attachment 7) featured a modern design style that utilized contemporary building materials. The updated architecture, which also features a modern design concept, 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 stucco, metal clad panels, and corrugated metal siding. Primary colors are generally earth tone with darker trim and accent colors.

Primary vehicle access to the project site remains unchanged, with an existing shared driveway located on the east side of Creekside providing access to both the project site and the adjacent Oakmont Senior Living Community. Proposed internal vehicle circulation consists of a multiple drive aisles that are located to the east of the medical office building. Pedestrian access is provided by an existing sidewalk located on the east side of Creekside Drive, a new sidewalk (currently under construction) located on the south side of East Bidwell Street, and internal accessible pathways for connectivity throughout the project site. Additional site improvements include: 111 on-site parking spaces, underground utilities, site lighting, site landscaping, grass swales, and retaining walls.

**ATTACHMENT 3
ANALYSIS**

The following sections provide an analysis of the applicant's proposal. Staff's analysis includes:

- A. General Plan and Zoning Consistency
- B. Planned Development Permit Modification
 - Development Standards
 - Building Architecture and Design
- C. Traffic/Access/Circulation
- D. Parking
- E. Noise Impacts
- F. Site Lighting
- G. Trash/Recycling
- H. Signage
- I. Grading and Drainage
- J. Retaining Walls and Fencing
- K. Existing and Proposed Landscaping
- L. Conformance with Relevant General Plan Goals and Policies

A. General Plan and Zoning Consistency

General Plan and Zoning Consistency

The General Plan land use designation for the project site is PO (Professional Office) 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.

The proposed medical office 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 a medical office

building 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.

B. Planned Development Permit Modification

The purpose of the Planned Development Permit process is to allow greater flexibility in the design of integrated developments than otherwise possible through strict application of land use regulations. The Planned Development Permit process is also designed to encourage creative and efficient uses of land. The following are proposed as part of the applicant’s Planned Development Permit:

- Development Standards
- Building Architecture and Design

Development Standards

The applicant’s intent with the subject application is to create a set of development standards that will comply with the development standards established for the Business and Professional zoning district (BP) including maximum building coverage, building setbacks, and building height. The following table outlines the existing and proposed development standards for the Creekside Drive Medical Office Center project:

TABLE 1: DEVELOPMENT STANDARDS TABLE

Development Standards Table Creekside Drive Medical Office Center							
	Lot Area	Lot Width	Building Coverage	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Building Height limit
BP Standard	6,000 s.f.	60 feet	60%	20 feet	20 feet	NA	35 feet
Proposed Project	83,200 s.f.	950 feet	22%	20 feet	140 feet	37 feet and 13 feet	22 feet

As shown on the development standards table, the proposed project meets or exceeds all development standards established for the BP (Business and Professional) zoning district.

Building Architecture and Design

As referenced previously within this report, the proposed Creekside Drive Medical Office Center includes development of a one-story, 17,775-square-foot building. The proposed building features a modern style of design that incorporates varied 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 stucco, metal clad panels, and corrugated metal siding. Primary colors are generally earth tone with darker trim and accent colors. Proposed building elevations and a building rendering are shown below and on the following pages.

FIGURE 3: BUILDING ELEVATIONS



BUILDING ELEVATION

CREEKSIDE PROFESSIONAL OFFICE

13 JANUARY 2020

williams + paddon
ARCHITECTS + PLANNERS

FIGURE 4: BUILDING RENDERING



PERSPECTIVE RENDERING

CREEKSIDE PROFESSIONAL OFFICE

13 JANUARY 2020

williams + paddon
ARCHITECTS + PLANNERS

Based on the fact that the Creekside Drive Medical Office Center is located in close proximity to the Humbug-Willow Creek Corridor (approximately 85 feet to the east), staff utilized the Humbug-Willow Creek Design Guidelines to evaluate the architecture and design of the proposed project. 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 and covered entries. The proposed project also utilizes one of the recommended building materials (stucco is considered a masonry building material) from the Design Guidelines which will allow the building to integrate seamlessly with the natural setting of the adjacent parkway. Lastly, the proposed project features a palette of earth tone colors (predominantly tan and beige) 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, 17,775-square-foot Creekside Drive Medical Office Center. The owner/applicant shall submit building plans that comply with this approval and the attached building elevations and color renderings dated January 13, 2020.
2. The design, materials, and colors of the proposed Creekside Drive Medical Office 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. Utility equipment such as transformers, electric and gas meters, electrical panels, and junction boxes shall be screened by walls and/or landscaping.
5. Decorative (gooseneck, lantern style, etc.) lighting fixtures consistent with the architectural theme of the building shall be utilized on all building elevations.
6. All exterior building-attached light fixtures shall be shielded and directed downward and away from adjacent properties.
7. The final location, size, orientation, design, materials, and colors of the trash/recycling 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).

C. Traffic/Access/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 17,775-square-foot medical office 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 30 AM Peak Hour trips (24 inbound and 6 outbound) and 46 PM Peak Hour trips (25 inbound trips and 21 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 (Attachment 8), 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):

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

D. Parking

The proposed project includes development of an 17,775-square-foot medical office 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 91 on-site parking spaces for the medical office building whereas 89 parking spaces are required (17,775 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 11 bicycle parking spaces be provided in a location that is in close proximity to the building entrances consistent with the requirements of the Folsom Municipal Code (FMC, Section 17.57.090). 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 maintain these 20 parking spaces in generally the same location as they are currently located. However, there are some minor modifications to the actual locations of the parking spaces and associated landscape planters.

The applicant has discussed the proposed parking concept 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 approves 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.

E. Noise Impacts

Development of the 17,775-square-foot medical office 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 (91 new 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. 28-3 is included to reflect these requirements.

F. 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. 28-5 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. 28-6 is included to reflect this requirement.

G. Trash/Recycling

The proposed project includes a single trash/recycling enclosure which is located in the southeast corner of the project site. The proposed six-foot-tall trash/recycling enclosure, which measures 20 feet in width by 10 feet in depth, includes 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 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 be subject to review and approval by the Community Development Department. Condition No. 28-7 is included to reflect this requirement.

H. Signage

The applicant has not submitted any details regarding proposed freestanding signs or proposed wall signs for the project. Staff recommends that any future signage be subject to the requirements of the Folsom Municipal Code (FMC, Section 17.59.040). In addition, staff recommends that the owner/applicant obtain a sign permit prior to installation of any future signs. Condition No. 23 is included to reflect these requirements.

I. Grading and Drainage

As shown on the preliminary grading and drainage plan (Attachment 9), the finished pad grade of the medical office building is 300 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 foundation 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.

J. Retaining Walls and Fencing

As shown on the preliminary grading and drainage plan (Attachment 9), a three-foot-tall retaining wall is proposed along the eastern project boundary. A four-foot-tall wrought iron open view fence is proposed to be located on top of the retaining wall.

Staff recommends that the final location, design, height, materials, and colors of the retaining walls and fencing be subject to review and approval by the Community Development Department. Condition No. 28-8 is included to reflect this requirement.

K. 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 by the Joint Powers Authority Rail Line which is approximately 60 feet in width.

The preliminary landscape plan includes a twenty-foot-wide landscape buffer adjacent to Creekside Drive, a thirty-foot-wide landscape buffer adjacent to East Bidwell Street, and a ten-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 66% 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. 35 is included to reflect this requirement.

L. Conformance with Relevant General Plan Goals and Policies

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

APPLICABLE GENERAL PLAN GOALS AND POLICIES

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

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

GP POLICY LU 1.1.12-1 (Infill Development)

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

The proposed project is consistent with this policy in that the project features significant site and design improvements which will enhance the overall character of the area including introducing a new medical office building with a contemporary design intended to compliment the design of existing medical office buildings in the vicinity.

GP POLICY LU 1.1.15 (SACOG Blueprint Principles)

Strive to adhere to the Sacramento Regional Blueprint Growth Principles.

The proposed project is consistent with this policy in that the project has been designed to adhere to the primary SACOG Blueprint Principles including Compact Development, Use of Existing Assets, and Quality Design. Compact Development involves creating environments that are more compactly built and use space in an efficient but attractive manner and helps to encourage more walking, biking, and transit use and shorter auto trips. Use of Existing Assets entails intensification of the existing use or redevelopment in order to make better use of existing public infrastructure, including roads. Quality Design focuses on the design details of any land development (such as relationship to the street, placement of buildings, sidewalks, street widths, landscaping, etc.), which are all factors that influence the attractiveness of living in a compact development and facilitate the ease of walking within and in and out of a community.

GP GOAL M 4.1 (Vehicle Traffic and Parking)

Ensure a safe and efficient network of streets for car and trucks, as well as provide an adequate supply of vehicle parking.

GP POLICY M 4.1.3 (Level of Service)

Strive to achieve a least traffic Level of Service "D" (or better) for local streets and roadways throughout the City. In designing transportation improvements, the City will prioritize use of smart technologies and innovative solutions that maximize efficiencies and safety while minimizing the physical footprint. During the course of Plan buildout it may occur that temporarily higher Levels of Service result where roadway improvements have not been adequately phased as development proceeds. However, this situation will be minimized based on annual traffic studies and monitoring programs. Staff will report to the City Council at regular intervals via the Capital improvement Program process for the Council to prioritize project integral to achieving Level of Service D or better.

The proposed project is consistent with this policy in that the project will not result in a change in the level of service (LOS) at any of the three study intersections.

GP GOAL M 4.2 (Vehicle Traffic and Parking)

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

GP POLICY M 4.2.4 (Electric Vehicle Charging Stations)

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

The proposed project is consistent with this policy in that the project includes 5 electric vehicles parking spaces that will be wired for future installation of electric vehicle charging equipment for exclusive use by employees and customers of the medical office building. The number of proposed electric vehicle parking spaces is consistent with the California Green Buildings Standards Code's provisions for medical office development. In addition, the medical office building will be "solar ready" by designing the roof structure and conduit runs for a plug-and-play PV installation at a future date.

ENVIRONMENTAL REVIEW

In reviewing the submitted development application, and the CEQA In-Fill Development Exemption Letter provided by the applicant (Attachment 16), 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, an 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 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 Modification for development of the Creekside Drive Medical Office Center Project subject to the following findings (Findings A-O) and conditions of approval (Conditions 1-49) 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 ZONING CODE OF THE CITY, AND THE HUMBUG-WILLOW CREEK DESIGN GUIDELINES

CEQA FINDINGS

- C. THE PROJECT IS EXEMPT FROM CEQA PURSUANT TO SECTION 15332 IN-FILL DEVELOPMENT OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

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

PLANNED DEVELOPMENT PERMIT FINDINGS

- I. 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.
- J. THE PROPOSED PROJECT IS CONSISTENT WITH THE OBJECTIVES, POLICIES AND REQUIREMENTS OF THE DEVELOPMENT STANDARDS OF THE CITY.
- K. THE PHYSICAL, FUNCTIONAL AND VISUAL COMPATIBILITY BETWEEN THE PROPOSED PROJECT AND EXISTING AND FUTURE ADJACENT USES AND AREA CHARACTERISTICS IS ACCEPTABLE.
- L. THERE ARE AVAILABLE PUBLIC FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER, SEWER AND DRAINAGE TO ALLOW FOR THE DEVELOPMENT OF THE PROJECT SITE IN A MANNER CONSISTENT WITH THIS PROPOSAL.
- M. THE PROPOSED PROJECT WILL NOT CAUSE UNACCEPTABLE VEHICULAR TRAFFIC LEVELS ON SURROUNDING ROADWAYS, AND THE PROPOSED PROJECT WILL PROVIDE ADEQUATE INTERNAL CIRCULATION.

- N. 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.

- O. ADEQUATE PROVISION IS MADE FOR THE FURNISHING OF SANITATION SERVICES AND EMERGENCY PUBLIC SAFETY SERVICES TO THE PROJECT.

Attachment 4

Conditions of Approval

CONDITIONS OF APPROVAL FOR CREEKSIDE DRIVE MEDICAL OFFICE CENTER PLANNED DEVELOPMENT PERMIT MODIFICATION (PN 20-162) 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 January 13, 2020 • Preliminary Grading and Drainage Plan, dated January 10, 2020 • Preliminary Utility Plan, dated January 10, 2020 • Preliminary Landscape Plan, dated January 6, 2020 • Building Elevations, dated January 13, 2020 • Color Building Renderings, dated January 13, 2020 <p>This approval is for the Creekside Drive Medical Office Center Planned Development Permit Modification project, which includes development of an 17,775-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 two years from final date of approval (October 7, 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 MEDICAL OFFICE CENTER PLANNED DEVELOPMENT PERMIT MODIFICATION (PN 20-162) 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)
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.	I	CD (P)(E)

CONDITIONS OF APPROVAL FOR CREEKSIDE DRIVE MEDICAL OFFICE CENTER PLANNED DEVELOPMENT PERMIT MODIFICATION (PN 20-162) SOUTHEAST CORNER OF THE INTERSECTION OF EAST BIDWELL STREET AND CREEKSIDE DRIVE				
	Mitigation Measure		When Required	Responsible Department
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 has begun. 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> . In addition, the owner/applicant obtain a sign permit prior to installation of any future signs.	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, 17,775-square-foot Creekside Drive Medical Office Center. The owner/applicant shall submit building plans that comply with this approval and the attached building elevations and color renderings dated January 13, 2020. 2. The design, materials, and colors of the proposed Creekside Drive Medical Office 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. Utility equipment such as transformers, electric and gas meters, electrical panels, and junction boxes shall be screened by walls and/or landscaping. 5. Decorative (gooseneck, lantern style, etc.) lighting fixtures consistent with the architectural theme of the building shall be utilized on all building elevations. 6. All exterior building-attached light fixtures shall be shielded and directed downward and away from adjacent properties. 7. The final location, size, orientation, design, materials, and colors of the trash/recycling enclosure shall be subject to review and approval by the Community Development Department. 8. The final location, design, height, materials, and colors of the retaining walls and fencing 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.		“STOP” signs and appropriate pavement markings (i.e., stop bars and legends) shall be installed at the intersection of the southern terminus of the two drive aisles 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 109 on-site parking spaces (includes 20 parking spaces for exclusive use by the Oakmont Senior Living Community).	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 eleven (11) 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.		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)

35.		<p>Final landscape plans and specifications shall be prepared by a registered landscape architect and approved by the City prior to the approval of the first building permit. Said plans shall include all on-site landscape specifications and details including a tree planting exhibit demonstrating sufficient diversity and appropriate species selection to the satisfaction of the Community Development Department. The tree exhibit shall include all street trees, accent trees, parking lot shading trees, and mitigation trees proposed within the development. Said plans shall comply with all State and local rules, regulations, Governor’s declarations and restrictions pertaining to water conservation and outdoor landscaping.</p> <p>Landscaping of the parking area shall meet shade requirements as outlined in the Folsom Municipal Code Chapter 17.57. The landscape plans shall comply and implement water efficient requirements as adopted by the State of California (Assembly Bill 1881) (State Model Water Efficient Landscape Ordinance) until such time the City of Folsom adopts its own Water Efficient Landscape Ordinance at which time the owner/applicant shall comply with any new ordinance. Shade and ornamental trees shall be maintained according to the most current American National Standards for Tree Care Operations (ANSI A-300) by qualified tree care professionals. Tree topping for height reduction, view protection, light clearance or any other purpose shall not be allowed. Specialty-style pruning, such as pollarding, shall be specified within the approved landscape plans and shall be implemented during a 5-year establishment and training period. The owner/applicant shall comply with city-wide landscape rules or regulations on water usage. The owner/applicant shall comply with any state or local rules and regulations relating to landscape water usage and landscaping requirements necessitated to mitigate for drought conditions on all landscaping in the Creekside Drive Medical Office Center project.</p>	I	CD(P)(E)
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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 recommendations to the City. The City shall determine and require implementation of the appropriate mitigation as recommended by the consulting archaeologist. The City may also consult with individuals that meet the Secretary of the Interior’s Professional Qualifications Standards before implementation of any recommendation. If agreement cannot be reached between the project applicant and the City, the Planning Commission shall determine the appropriate implementation method.	G, I	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 REQUIREMENT

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)
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GRADING REQUIREMENTS

43.		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)
44.		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

45.		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)
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FIRE DEPARTMENT REQUIREMENTS

46.		<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 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
47.		<p>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.</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

POLICE/SECURITY REQUIREMENTS

49.		<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
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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
(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		

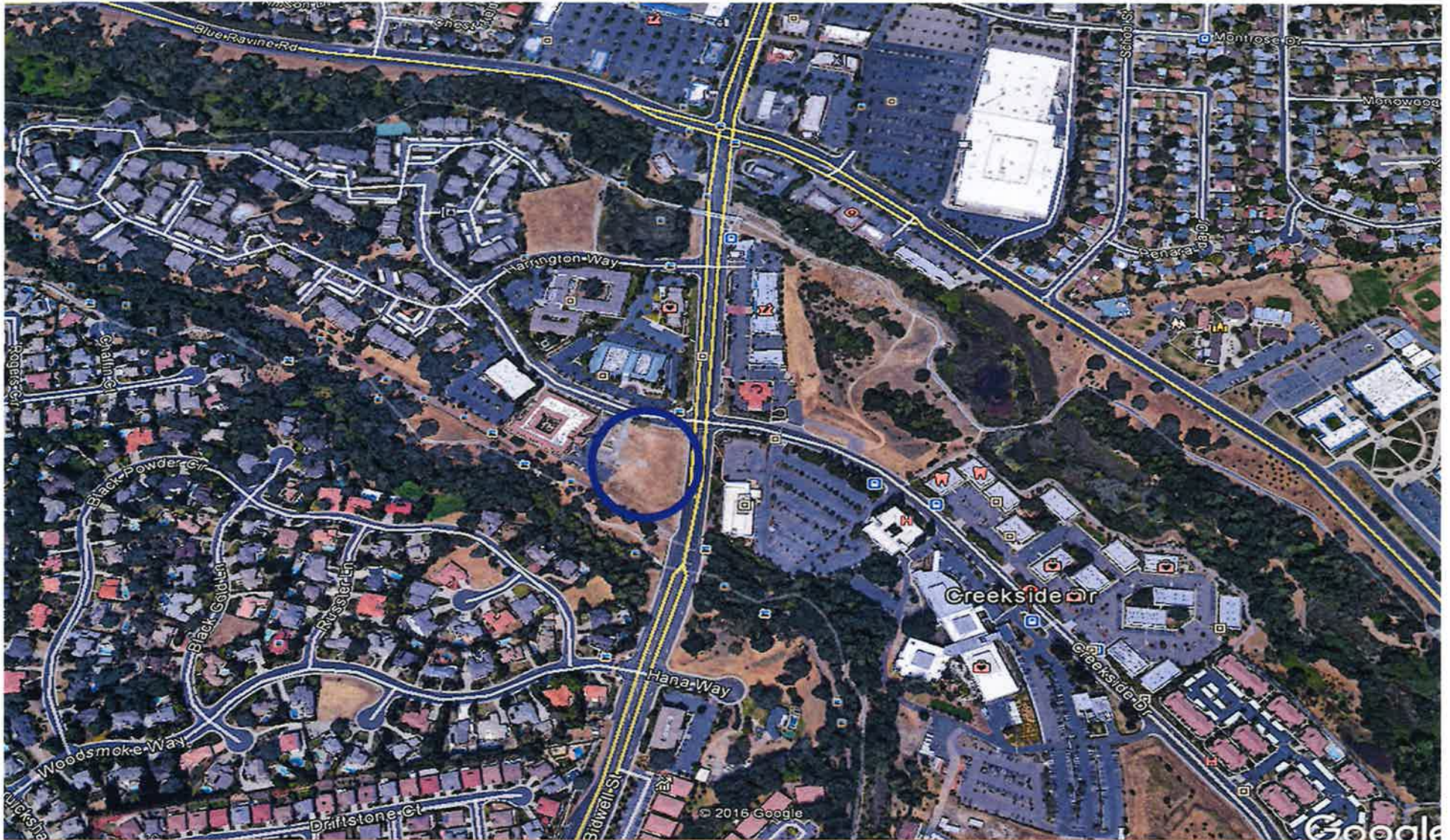
Attachment 5

Vicinity Map

Vicinity Map

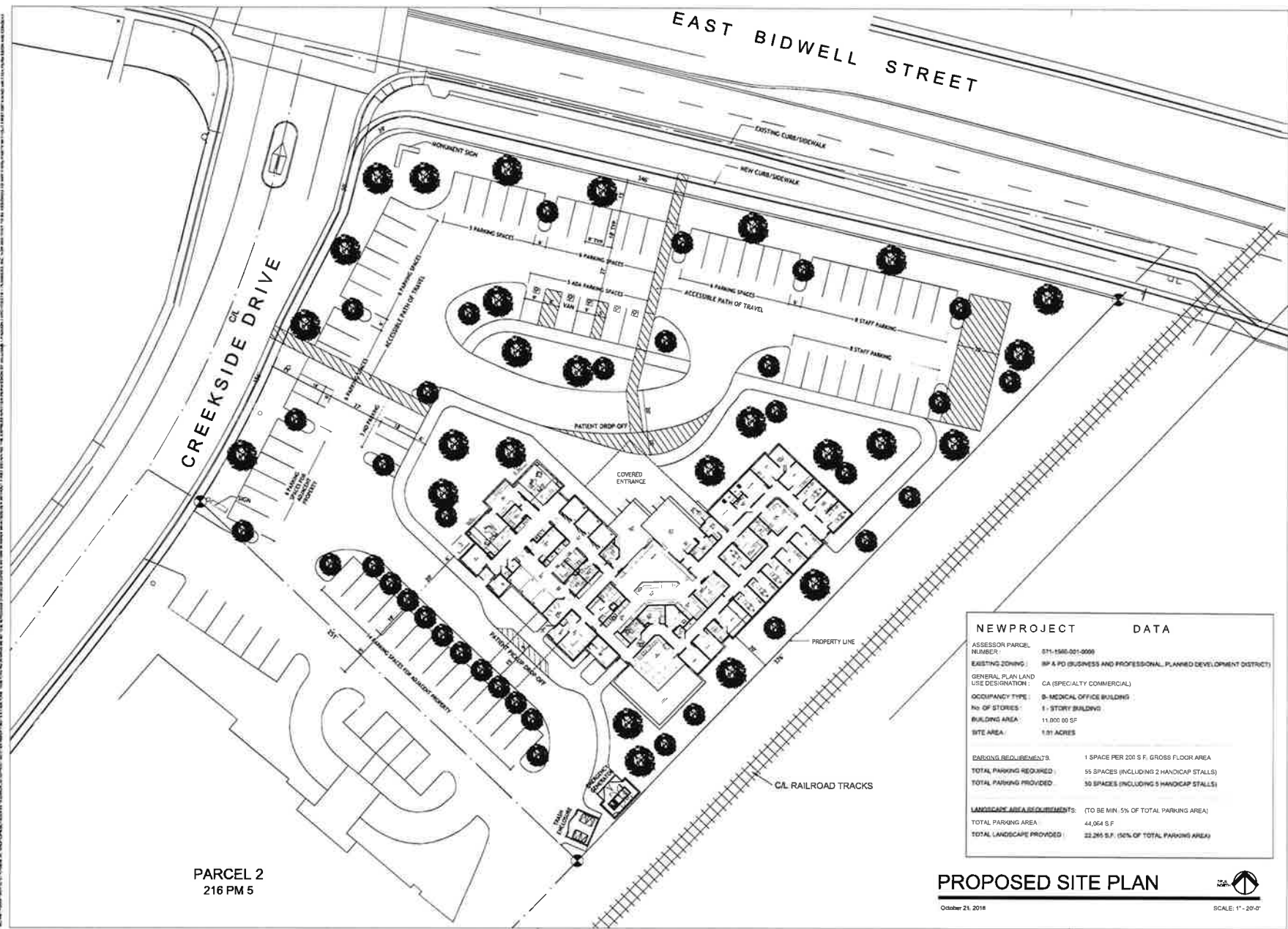


CITY OF
FOLSOM



Attachment 6

Previously Approved Site Plan Dated October 21, 2016



PARCEL 2
216 PM 5

NEWPROJECT DATA	
ASSESSOR PARCEL NUMBER:	011-196-001-000
EXISTING ZONING:	MP & PD (BUSINESS AND PROFESSIONAL, PLANNED DEVELOPMENT DISTRICT)
GENERAL PLAN LAND USE DESIGNATION:	CA (SPECIALTY COMMERCIAL)
OCCUPANCY TYPE:	0-MEDICAL OFFICE BUILDING
NO. OF STORES:	1-1 STORY BUILDING
BUILDING AREA:	11,000 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:	22,265 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

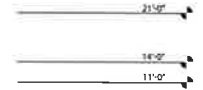
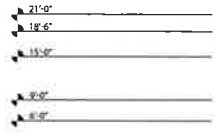
EAST BIDWELL
STREET &
CREEKSIDE DRIVE

Folsom, CA, 95630
KEYPLAN

REVISIONS	
JOB NO.	1830200
DRAWN	
DATE	10-21-2016
SCALE	AS NOTED
FILENAME	
www.williamspluspaddon.com	

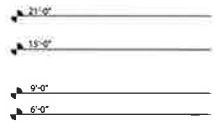
Attachment 7

Previously Approved Building Elevations Dated October 21, 2016



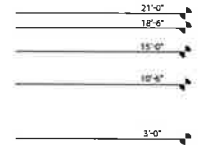
1 NORTHEAST ELEVATION
1/8" = 1' 0"

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



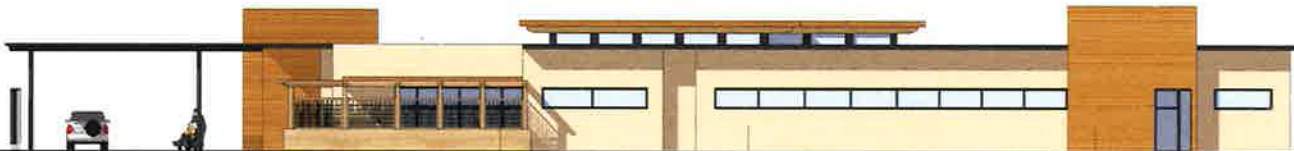
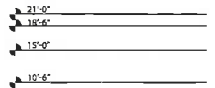
2 NORTHWEST ELEVATION
1/8" = 1' 0"

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



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

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



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

Attachment 8

Preliminary Site Plan Dated January 13, 2020



SITE LEGEND

- ① MAIN ENTRY
- ② TRASH ENCLOSURE
- ③ ADJACENT PARCEL PARKING
- ④ OUTDOOR SEATING

SITE SUMMARY

SITE:	2.37 GROSS ACRES (1.91 NET ACRES)
BUILDING:	+/- 17,775 GSF OFFICE: 16,200 GSF RESTAURANT: 1,575 GSF -395 SF INDOOR DINING / 15 SF PER OCC. = 27 SEATS
PARKING REQUIRED:	110 STALLS
ADJACENT PARCEL:	20 STALLS
OFFICE: (1 SPACE PER 200 SF)	81 STALLS
RESTAURANT (1 SPACE PER 3 SEATS)	9 STALLS
PARKING PROVIDED:	111 STALLS
ADJACENT PARCEL:	20 STALLS
OFFICE:	81 STALLS
RESTAURANT	10 STALLS

CREEKSIDE PROFESIONAL OFFICE

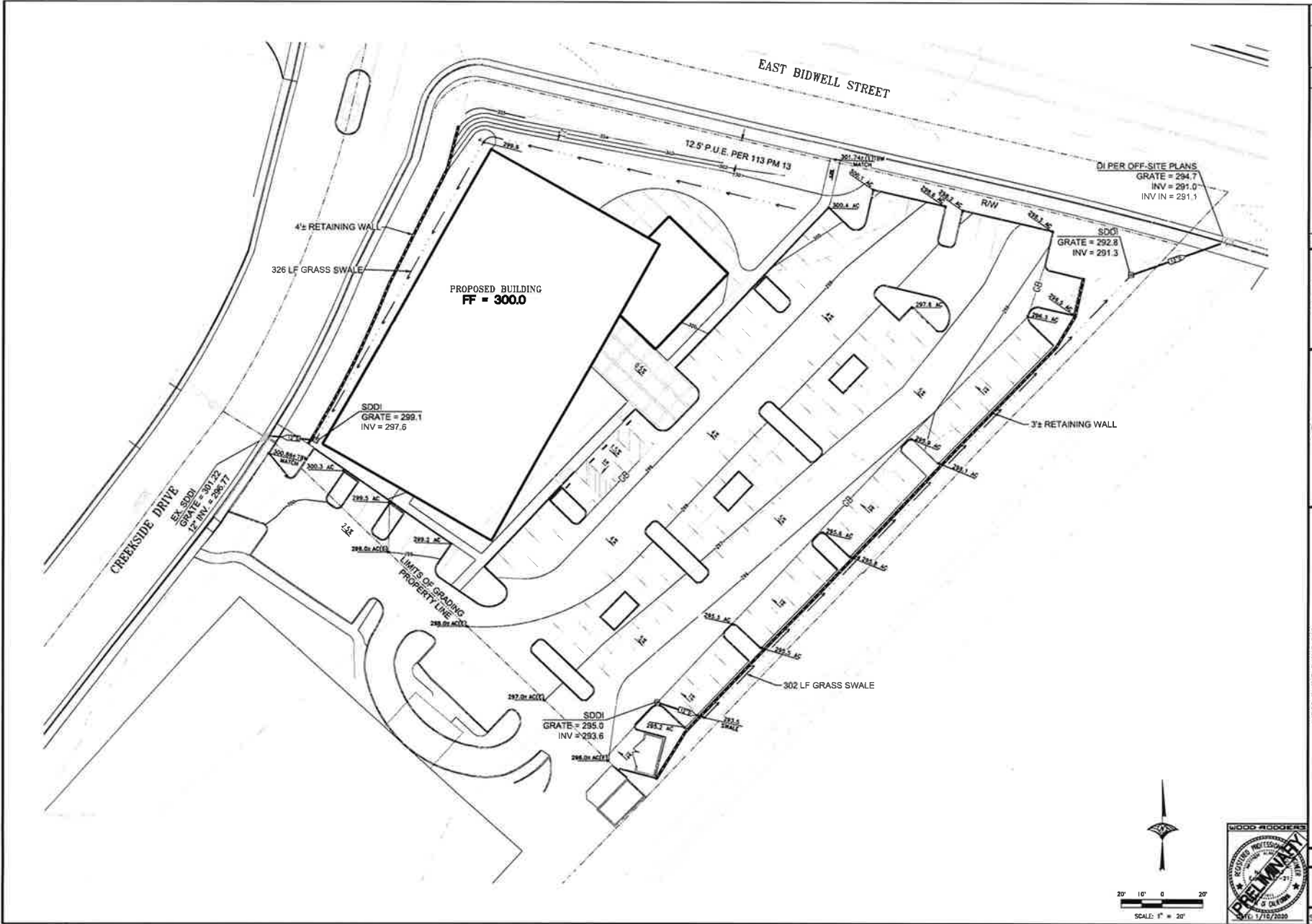
13 JANUARY 2020



ARCHITECTS + PLANNERS

Attachment 9

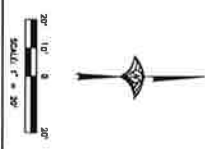
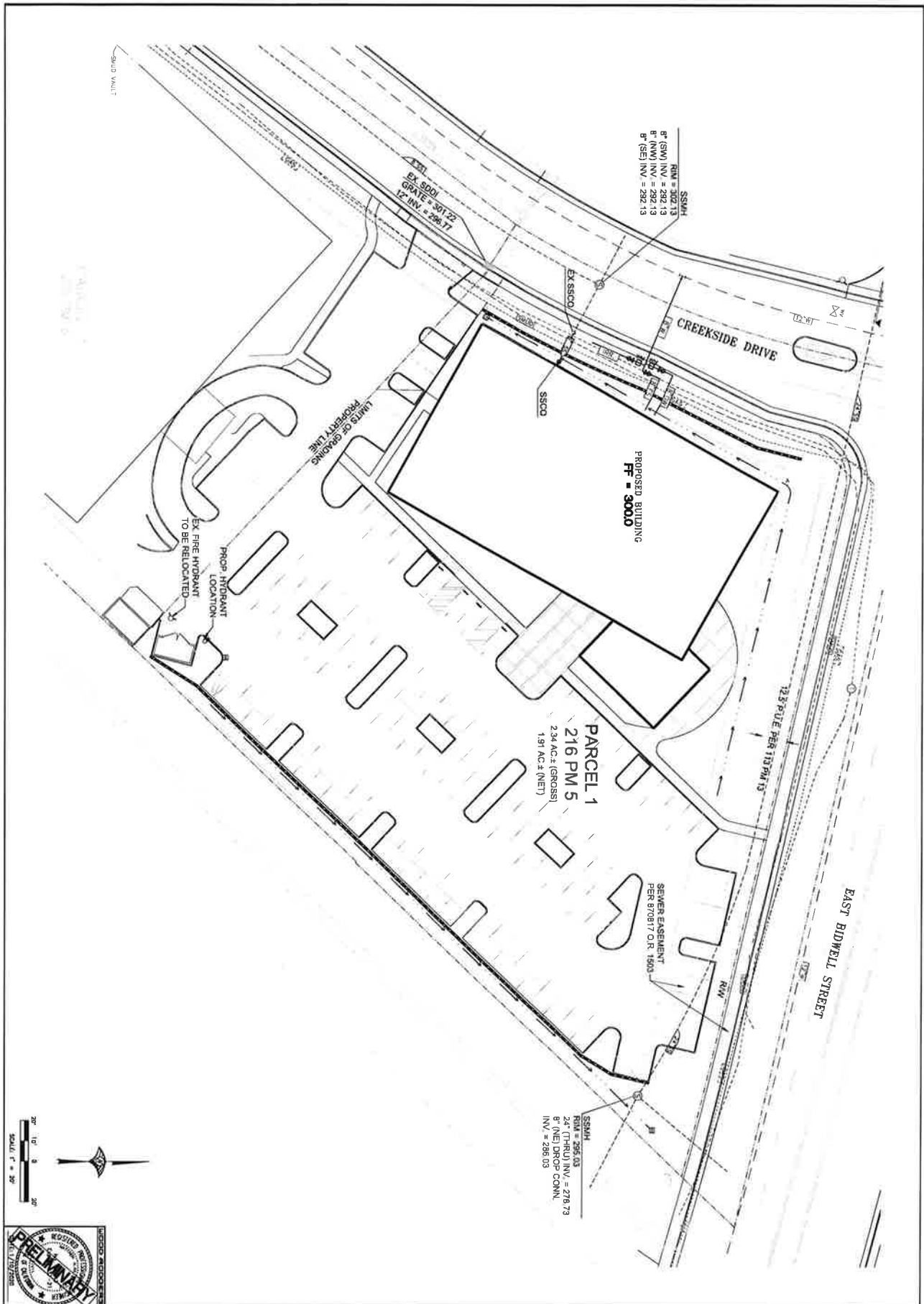
Preliminary Grading and Drainage Plan Dated January 10, 2020



IMPROVEMENT PLANS FOR 1574 CREEKSIDE DRIVE PRELIMINARY GRADING PLAN		PROJECT NO. 3748002
WOOD RODGERS ENGINEERS ARCHITECTS AND PLANNERS 2347 JEFFERSON ST., SUITE 100 SACRAMENTO, CALIFORNIA 95811		SHEET C-1 OF 2
DATE: 1/18/2019 SCALE: 1"=20' DRAWN BY: J. TORRES CHECKED BY: J. TORRES PROJECT NO.: 3748002	NO. 3748002-01 REVISIONS	SHEET NO. 3748002 - CREEKSIDE DRIVE

Attachment 10

Preliminary Utility Plan Dated January 10, 2020



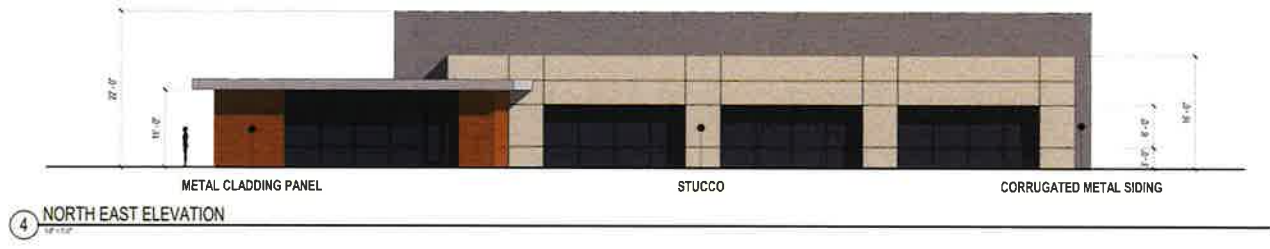
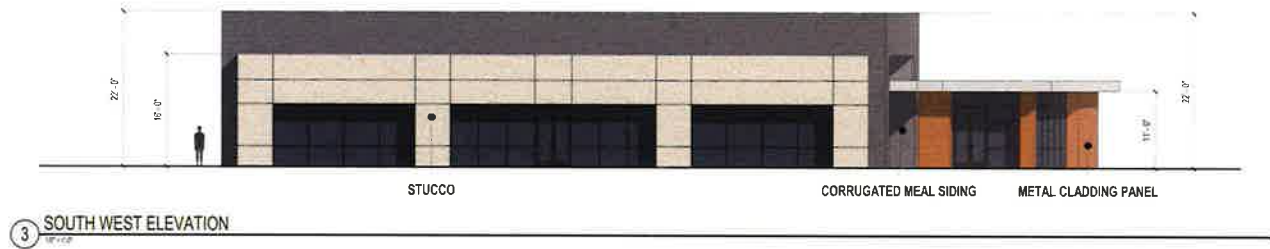
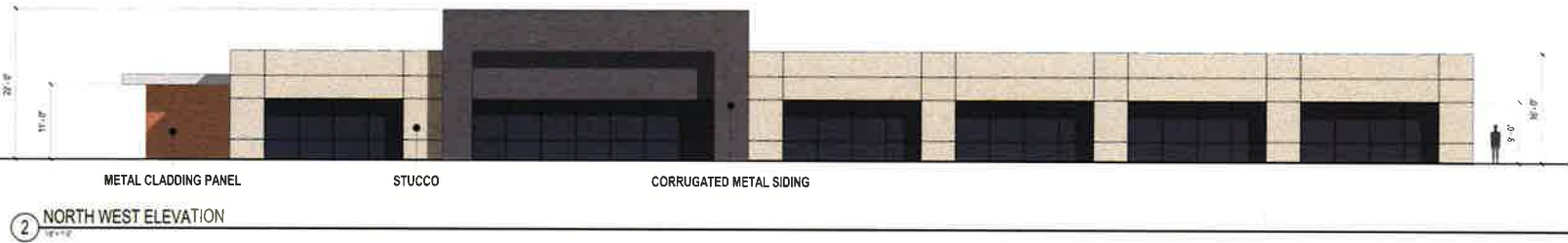
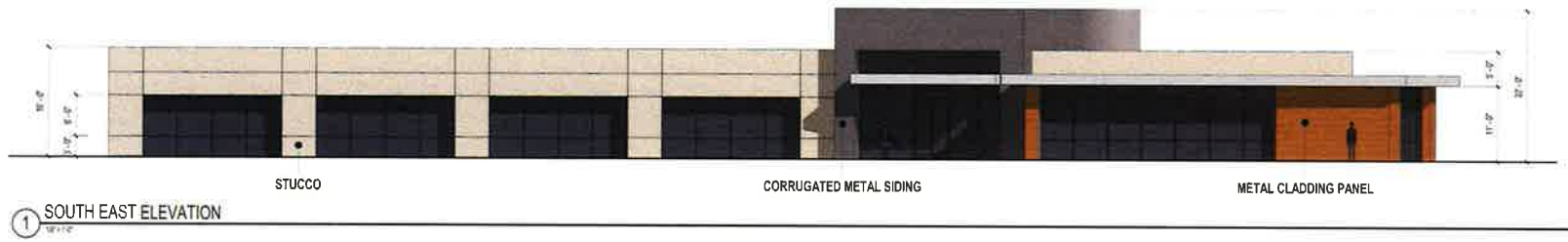
<p>IMPROVEMENT PLANS FOR 1574 CREEKSIDE DRIVE PRELIMINARY UTILITY PLAN</p>		<p>WOOD RODGERS BUILDING RELATIONSHIP ONE PROJECT AT A TIME 5701 C ST. SUITE 100A - FOLSOM, CA 95630 FOLSOM, CA 95630 TEL 916.341.7787</p>		<p>DATE: 1/19/2020 SCALE: 1"=20' DRAWN BY: J. FORRESTER DESIGNER: J. FORRESTER CHECKED BY: M. SPORKLEY</p>	<p>NO. _____ SHEET NO. _____ TOTAL SHEETS _____</p>
<p>SHEET NO. C-2 OF 2</p>	<p>FOLSOM</p>	<p>CALIFORNIA</p>	<p>3748002 - CREEKSIDE DRIVE</p>	<p>DATE: _____ SCALE: _____ DRAWN BY: _____ DESIGNER: _____ CHECKED BY: _____</p>	<p>NO. _____ SHEET NO. _____ TOTAL SHEETS _____</p>

Attachment 11

Preliminary Landscape Plan Dated January 6, 2020

Attachment 12

Building Elevations
Dated January 13, 2020



BUILDING ELEVATION

CREEKSIDE PROFESSIONAL OFFICE

13 JANUARY 2020



ARCHITECTS + PLANNERS

Attachment 13

Color Renderings
Dated January 13, 2020



PERSPECTIVE RENDERING

CREEKSIDE PROFESSIONAL OFFICE

13 JANUARY 2020

williams + paddon

ARCHITECTS + PLANNERS



PERSPECTIVE RENDERING

CREEKSIDE PROFESSIONAL OFFICE

13 JANUARY 2020

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ARCHITECTS + PLANNERS



PERSPECTIVE RENDERING

CREEKSIDE PROFESSIONAL OFFICE

13 JANUARY 2020

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Attachment 14

Color and Materials Board Dated January 6, 2020

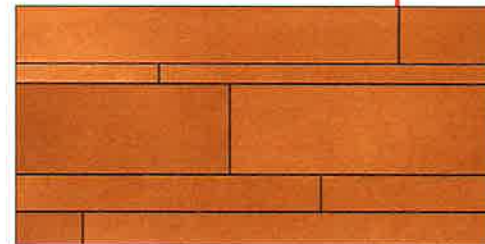
Exterior MATERIALS Color Board



Stucco Paint
- Sherwin William
- SW7554



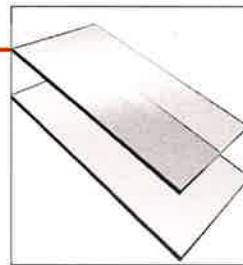
Sheet Metal Panel
- White



Metal Cladding Panel
-Dynamic Glass - Terracota



Storefront and Exposed Structural Metal
-Sierra Pacific, Dark Bronze



PPG Insulating Glass
-Solarban 60(2) Clear



Corrugated Siding
-Charcoal Grey

Attachment 15

Project Narrative
Dated January 20, 2020

January 20, 2020

To City of Folsom

Re: Project Narrative – Proposed “Creekside Professional Office” medical office, general office and café. Assessor Parcel Number: 071-1960-001-0000.

The proposed project is a single story 17,000 +/- sf Medical office / Office / Cafe located on the corner of East Bidwell Street and Creekside Drive. The site area is 1.91 acres. This general office, outpatient medical office, and café, will serve the local community by providing workspace, healthcare, and a small café for a quick lunch. Phase 1 will be to develop the site and shell. Phase 2 will be to build out the interior as tenants become available.

Design of the shell and site has focused on providing a simple, elegant, response to the client’s request for a building that incorporates sustainable features, and an appropriate response to local environmental conditions. The goal is to provide a high performance building that responds well to the needs of all occupants, as well as being a local hub for work, healthcare, and food.

Please do not hesitate to contact me if you have any further questions.

Thank you,



SCOTT PADDON, Assoc. AIA, LEED® AP BD+C
Market Leader Healthcare Environments Group
T 916.786.8178 // F 916.786.2175
spaddon@williamspluspaddon.com

Attachment 16

CEQA In-Fill Exemption Letter Dated August 27, 2020



REMY | MOOSE | MANLEY
LLP

Tiffany K. Wright
twright@rmmenvirolaw.com

August 27, 2020

City of Folsom
Planning Commission
Steve Banks, Principal Planner
50 Natoma Street
Folsom, CA 95630

Re: Creekside Drive Surgery Center Project (PN 20-011)

Dear Mr. Banks and Folsom Planning Commissioners:

This letter serves to support Dr. Javidan and Katz Kirkpatrick Properties' application for a planned development permit amendment for the proposed Creekside Drive Surgery Center Project (PN 20-011) ("the Project"). Per the Folsom Planning Commission's initial determination, the Project is categorically exempt from the California Environmental Quality Act ("CEQA"). Because no new impacts will result from the permit amendment that were not already previously considered, the Project is still eligible for the In-Fill Exemption under CEQA Guidelines section 15332.

The Project Satisfies the In-Fill Development Exemption Criteria under CEQA Guidelines section 15332.

The amended Creekside Drive Surgery Center Project will be located on a 1.91 net acre parcel at the Southeast Corner of East Bidwell Street and Creekside Drive. The Project contemplates a single-story, 17,775 square foot building that will accommodate a medical office space of 16,200 square feet and a restaurant of 1,575 square feet.

The Project can be considered an "In-Fill Development" exempt from CEQA review if it satisfies five criteria: (1) the project must be consistent with the applicable general plan designation and general plan policies, as well as applicable zoning designation and regulations; (2) the project occurs within city limits on a site surrounded by urban uses and no larger than five acres; (3) the project has no habitat for rare, endangered, or threatened species; (4) the project will not result in significant new traffic, noise, air quality, or water quality effects; and (5) the site can be served by all requisite utilities and public services. (Cal. Code Regs., tit. 14, § 15332 ["CEQA Guidelines"].)

Folsom Planning Department staff have concluded that "no new impacts will result from this [permit] amendment that were not already considered with the previous

[2017 Project] approval.”¹ Pursuant to the Planning Commission’s findings and for the reasons set forth below, the Project satisfies each of these criteria.

1. The Project is consistent with the Folsom General Plan and Zoning Code.

The Project must be consistent with the City of Folsom’s (“the City”) General Plan and Zoning Regulations. (CEQA Guidelines, § 15332, subd. (a).) The zoning designation for the Project site is “Business and Professional Planned Development District (BP PD).” The “intent of the BP zone is to designate areas suitable for business and professional offices. Uses in the BP zone are intended to be low-intensity commercial uses and compatible with higher-intensity residential uses.”² Medical offices are permitted uses in the BP zone.³ The Planned Development District (PD) designation seeks to “allow greater flexibility in the design of integrated developments than otherwise possible through strict application of land use regulations, to encourage the creative and efficient use of land, and to encourage the efficient allocation and maintenance of privately-controlled open space through the redistribution of overall density where such redistribution is desirable and feasible.”⁴ The General Plan land use designation for the Project site is “Professional Office (PO).” The PO designation “provides for low-intensity business and professional offices that are compatible with higher-intensity residential uses.”⁵

The Project is consistent with both the General Plan PO land use designation and the BP PD zoning designation because it proposes a low-intensity, professional medical office in a business professional planned development district. Both the General Plan PO land use designation and BP PD zoning designation identify medical offices and related uses as permitted uses. The Project will also be consistent with surrounding uses and land use designations, which include commercial (C-1) planned development and additional medical BP PD uses. Since the Project was first proposed, Planning Staff have determined that there have been no changes to the project site that would alter this consistency finding. Accordingly, the Project satisfies the first in-fill development exemption criterion under CEQA Guidelines section 15332, subdivision (a).

2. The Project is located on a less-than-five-acre site surrounded by urban uses.

The Class 32 Categorical Exemption requires that the Project site be located within the City, on less than five acres, and substantially surrounded by “urban uses.” (CEQA Guidelines, § 15332, subd. (b).) The Project satisfies each of these requirements.

¹ Folsom Planning Commission Staff Report, May 6, 2020, at p. 9.

² Folsom Municipal Code, Tit. 17, Ch. 17.22.030(A)(4) [Commercial Zones].

³ Folsom Municipal Code, Tit. 17, Ch. 17.22.030(E) [Commercial Use Table; see use no. 151].

⁴ Folsom Municipal Code, Tit. 17, Ch. 17.38.010 [Planned Development District – Purpose].

⁵ City of Folsom General Plan, Land Use Element, p. 2-7 (available at: <https://www.folsom.ca.us/civicax/filebank/blobdload.aspx?blobid=34196>).

Foremost, the Project contemplates an 17,775 square foot building on a 1.91 net acre site located at the southeast corner of East Bidwell Street and Creekside Drive in the City of Folsom. Thus, the Project will be located in the City's limits and on a site less than 5-acres in size.

Further, the Project is substantially surrounded by "urban uses." "Urban" "refers more to the location and 'varying characteristics' of a use than to the type of use."⁶ Accordingly, "urban uses" include those that are "of, relating to, characteristic of, or taking place in a city [] constituting or including and centered on a city [] of, relating to, or concerned with an urban and specifically a densely populated area [] belonging or having relation to buildings that are characteristics of cities."⁷ Here, the area surrounding the Project is zoned BP PD and C-1, and surrounding uses include: a medical office development on East Bidwell Street to the north of the project site; a medical office building and multi-family residential apartment complex to the south of the project site; the Southern Pacific Railroad Line and Humbug-Willow Creek Parkway to the east of the project site; and a medical office development on Creekside Drive to the west of the project site. These uses are characteristic of a densely populated area and city-environment. Finally, the proposed Project will complement the existing medical offices and contribute to the ongoing growth in urban improvements surrounding the Project site.

Thus, the Project satisfies the second exemption criterion under Guidelines section 15332, subdivision (b).

3. The Project site has no value as habitat for endangered, rare, or threatened species.

The Project qualifies for section 15332's In-Fill Development Exemption because the site has no value as habitat for endangered, rare, or threatened species. (Guidelines section 15332, subd. (c).)

Per the 2013 biological resource assessment prepared for the Project's proposed development site and the Oakmont Senior Living project, no rare, endangered, or threatened species are located on the Project site.⁸ Since then, staff have concluded that no changes have occurred on the Project site or within the Project vicinity that would alter the biological assessment's findings. Of additional note, the Project site was previously rough-graded and contains limited, non-significant vegetation such as non-native grasses and two cottonwood trees. The area surrounding the site has further

⁶ *Friends of Mammoth v. Town of Mammoth Lakes Redevelopment Agency* (2000) 82 Cal.App.4th 511, 544-545.

⁷ *Banker's Hill, Hillcrest, Park West Community Preservation Group v. City of San Diego* (2006) 139 Cal.App.4th 249, 270-271, quoting *Friends of Mammoth, supra*, 82 Cal.App.4th at p. 544.

⁸ City of Folsom Planning Commission, Staff Report, January 18, 2017, at p. 9 ["there are no natural habitats within the project site nor are there any water bodies (including wetlands)"].

undergone street-widening and utility underground work as part of a capital improvement project and as a condition of approval on the Project.

Staff have concluded that no new significant information has altered the 2013 biological assessment's findings. Accordingly, the Project site has no value as habitat for endangered, rare, or threatened species habitat, and thus satisfies the third criterion for exemption under section 15332.

4. The Project will not result in any significant effects relating to traffic, noise, air quality, or water quality.

The Project may be approved under the Class 32 exemption if its approval would not result in any significant effects on traffic, noise, air quality, or water quality. (CEQA Guidelines, § 15332, subd. (d).)

a. Traffic:

In 2013, MRO Engineers prepared a traffic study for the Oakmont Senior Living project and the Project. The study determined that the “extremely low volume of vehicle trips” originating from both projects would yield insignificant effects on traffic.⁹ However, to ensure safe travel within and around the Project site, staff proposed a permit condition requiring a “STOP” sign and appropriate pavement markings. The Applicant and planning staff have also agreed to additional traffic, access, and circulation conditions of approval, which will provide adequate vehicular and bicycle parking spaces.

The imposition of these conditions does not suggest the Project will yield new significant effects on traffic—rather, they constitute appropriate traffic management measures.¹⁰ This supports staff's findings that the Project will “not cause unacceptable vehicular traffic levels on surrounding roadways, and the proposed [P]roject will provide adequate internal circulation, including ingress and egress.”¹¹ Absent significant new information to the contrary, the Project will not create significant new effects on traffic that would preclude application of the Class 32 categorical exemption.

b. Noise:

The area surrounding the Project site is “dominated by traffic noise generated by vehicles on East Bidwell Street and Creekside Drive.”¹² Noise around the Project site is also generated by nearby commercial uses, including bicyclists and pedestrians who utilize the Humbug-Willow Creek Parkway.¹³ Per staff's recommendation and imposition

⁹ City of Folsom Planning Commission, Staff Report, January 18, 2017, at p. 5.

¹⁰ *Berkeley Hillside Preservation v. City of Berkeley* (2015) 241 Cal.App.4th 943, 961 [“managing traffic during...construction...is a common and typical concern in any urban area”].

¹¹ City of Folsom Planning Commission, Staff Report, May 6, 2020, at p. 13.

¹² City of Folsom Planning Commission, Staff Report, January 18, 2017, at p. 7.

¹³ *Ibid.*

of Condition No. 42, Project construction will be limited to weekdays from 7:00 AM to 6:00 PM and Saturdays from 8:00 AM to 5:00 PM; construction will not be permitted on Sundays or holidays.¹⁴ In doing so, the Project will be excluded from the City's Noise Ordinance and General Plan Noise Element standards.¹⁵ This, coupled with the limited volume of Project-related vehicle trips, means the Project will not significantly increase noise exposure in the Project vicinity as compared to existing conditions.

Planning staff have thus concluded that no new significant information exists to suggest the Project will yield significant effects on noise impacts. For these reasons, the Project is properly exempt from CEQA review under section 15332, subdivision (d).

c. Air Quality

In initially approving the Project, planning staff concluded that, "based on the low number of projected vehicle trips, the proposed project will not result in any air quality or greenhouse gas-related impacts."¹⁶ To ensure air quality impacts remain less-than-significant, staff proposed four conditions of approval, which will ensure compliance with Sacramento Metropolitan Air Quality Management District's (SMAQMD) air quality rules (as related to fugitive dust, architectural coatings, and equipment emissions).¹⁷

Staff have since concluded that "no new impacts will result from [the permit] amendment that were not already considered with the previous approval."¹⁸ The Project will also adhere to the above conditions of approval. Thus, in the absence of new significant information, the Project will not result in new significant effects on air quality. For these reasons, the Project may be exempted from CEQA review under section 15332, subdivision (d).

d. Water Quality

Staff first concluded the Project would not result in any water quality-related impacts because the Project "will utilize the existing storm drain system located adjacent to the [P]roject site."¹⁹ Staff imposed conditions of approval to ensure the Applicant adhered to storm water pollution abatement, best management practices in accordance with the Clean Water Act and National Pollutant Discharge Elimination System, and sedimentation control measures.²⁰

¹⁴ *Ibid.*

¹⁵ *Ibid.*

¹⁶ Folsom Planning Commission Staff Report, January 18, 2017, at p. 12.

¹⁷ *Id.* at pp. 28–29 [Conditions of Approval Nos. 38–41].

¹⁸ Folsom Planning Commission Staff Report, May 6, 2020, at p. 9.

¹⁹ Folsom Planning Commission Staff Report, January 18, 2017, at p. 12.

²⁰ *Ibid.*

Extending the Project permit will not yield any new impacts on water quality.²¹ The Project must adhere to the water quality conditions approval outlined above, and approval of the Project will not result in any significant effects on water quality. Because there are no changes to the Project site or within the Project vicinity that would require modification of these conditions or signify new impacts on water quality, the Project may be exempt under section 15332, subdivision (d).

5. The Project can be adequately served by all requisite utilities and public services.

The fifth criterion under In-Fill Development exemption requires that the Project site be adequately served by all required utilities and public services. (CEQA Guidelines, § 15332, subd. (e).) Staff's initial approval of the Project concluded the site will "be served by existing utilities located within the Creekside Drive and East Bidwell Street right-of-way."²² Staff also 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 [P]roject."²³ Staff also conditioned Project approval on the Applicant providing street widening and underground utility work.²⁴ This improvement project placed existing overhead utility lines along the Project's frontage with East Bidwell Street underground.²⁵ Staff ultimately concluded that this and existing utilities could adequately serve the Project site.²⁶

Since staff approved the Project in January 2017, the City and property owner commenced the street widening and utility underground work in 2018. Unforeseen delays have complicated completion of this improvement project, but it remains on track to be completed by summer 2020.²⁷ Accordingly, staff have determined that available necessary public facilities can serve the Project, including, but not limited to, water, sewer, and drainage.²⁸ Because no new significant information exists to change this determination, the Project can still enjoy the In-Fill Development exemption under Guidelines section 15332, subdivision (e).

Conclusion

Folsom Planning Commission staff have appropriately concluded that the Project qualifies for the In-Fill Development Exemption and thus, requires no further environmental review. As set forth above, the Project satisfies the requisite criteria under CEQA Guidelines section 15332. In finding that the Project site has not changed, such

²¹ Folsom Planning Commission Staff Report, May 6, 2020, at p. 9.

²² Folsom Planning Commission Staff Report, January 18, 2017, at p. 12.

²³ *Ibid.*

²⁴ Folsom Planning Commission Staff Report, May 6, 2020, at p. 11.

²⁵ *Id.* at p. 10.

²⁶ *Id.* at p. 12.

²⁷ *Id.* at p. 11.

²⁸ *Id.* at p. 13.

that it will not yield new significant impacts, staff has necessarily found, by implication, that any “exceptions for location, cumulative impact and significant effect on the environment due to unusual circumstances[,]” is also inapplicable to the Project.²⁹ Staff need not provide further independent research that the exceptions apply to the Project’s Class 32 exemption.³⁰

In approving the Project, staff is encouraged to prepare a thorough staff report that will provide substantial evidence that the Applicant continues to remain qualified for the exemption and that the Project will not result in any significant impacts. Thus, for these reasons, and in accordance with our initial recommendation, the Project qualifies for the In-Fill Development Exemption under CEQA Guidelines section 15223.

Very truly yours,



Tiffany K. Wright

Cc: Fred Katz
Steve Kirkpatrick

²⁹ *Association for the Protection etc. Values v. City of Ukiah* (1991) 2 Cal.App.4th 720, 731–732.

³⁰ *Id.* at p. 732, citing *Topanga Assn. for a Scenic Community v. County of Los Angeles* (1974) 11 Cal.3d 506, 515.

Attachment 17

Site Photographs













Attachment 18

Planning Commission PowerPoint Presentation

Creekside Drive Medical Office Center



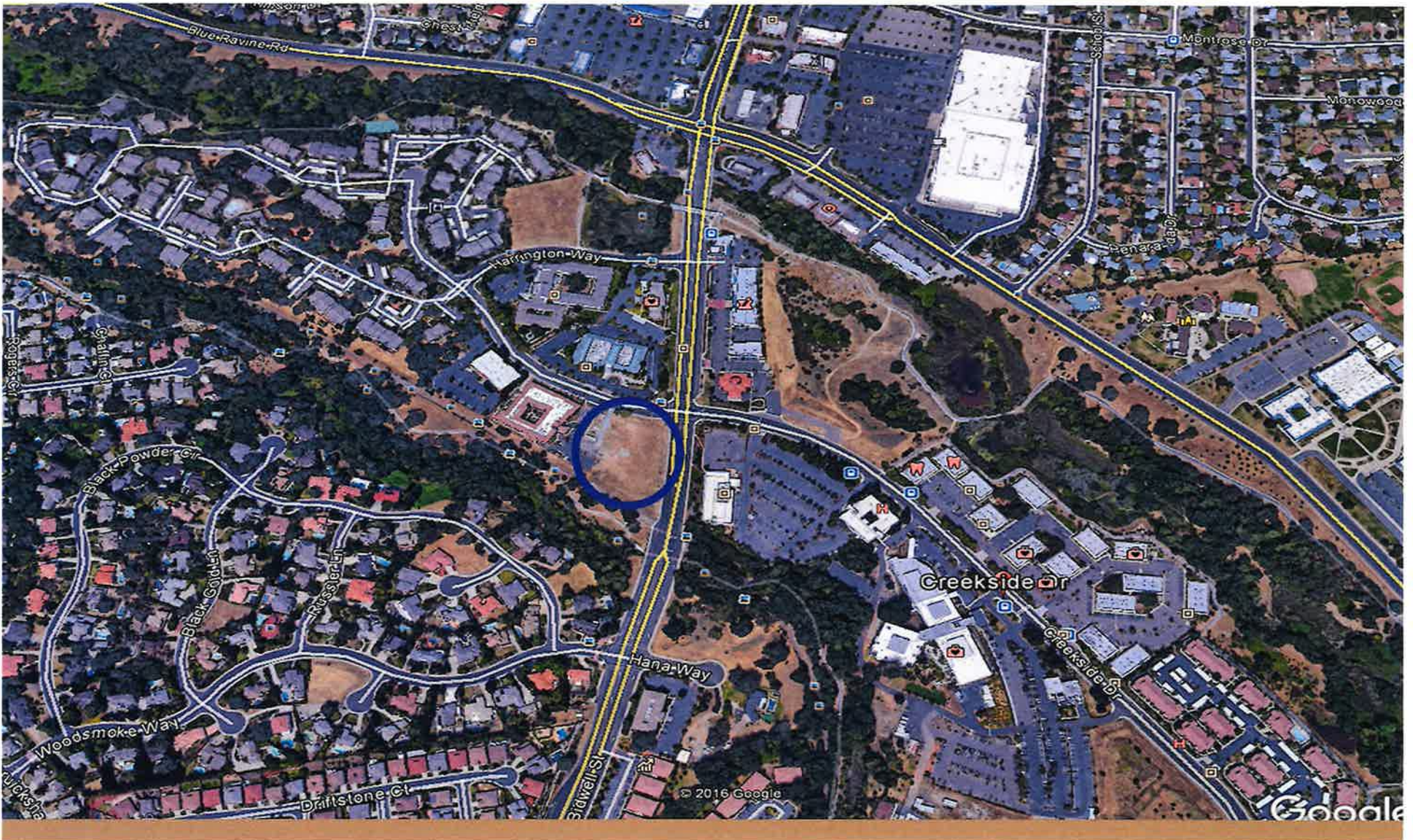
CITY OF
FOLSOM

Planned Development Permit Modification
for 17,775-Square-Foot Medical Office
Center at 1578 Creekside Drive
(PN 20-162)

Vicinity Map



CITY OF
FOLSOM



Aerial View of Project Site



CITY OF
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Project Background



CITY OF
FOLSOM

- 2017: Planning Commission Approval of a Planned Development Permit for Development of an 11,716-Square-Foot Surgery Center (Natural Results Surgery Center) on 1.91-Acre Site Located at Southeast Corner of East Bidwell Street and Creekside Drive
- 2018: Commencement of Street Widening and Underground Utility Work Along the Project's East Bidwell Street Frontage as Required by the City as a Condition of Approval for the Surgery Center Project
- 2019: Planning Commission Approval of a Planned Development Permit Extension for Creekside Drive Surgery Center Project
- 2020: Planning Commission Approval of a Planned Development Permit Extension for Creekside Drive Surgery Center Project

Key Project Details



CITY OF
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- **Creekside Drive Medical Office Center**
 - 17,775-Square-Foot Single-Story Medical Office Building
 - Medical and General Office Uses
 - Includes Small Cafe for Use by Employees and Visitors
 - 1.91-Acre Site at Southeast Corner of Creekside Drive and East Bidwell Street
 - Access Provided by Existing Driveway on Creekside Drive
 - 91 Parking Spaces (Plus 20 Parking Spaces Dedicated to Oakmont Community)
 - Contemporary Architecture and Design
- **Planned Development Permit Modification**
 - Increase Size of Building from 11,716 S.F. to 17,775 S.F.
 - Relocate Building from Southeast to Southwest Corner of Project Site
 - Update Architecture and Design of Building

Project Evaluation



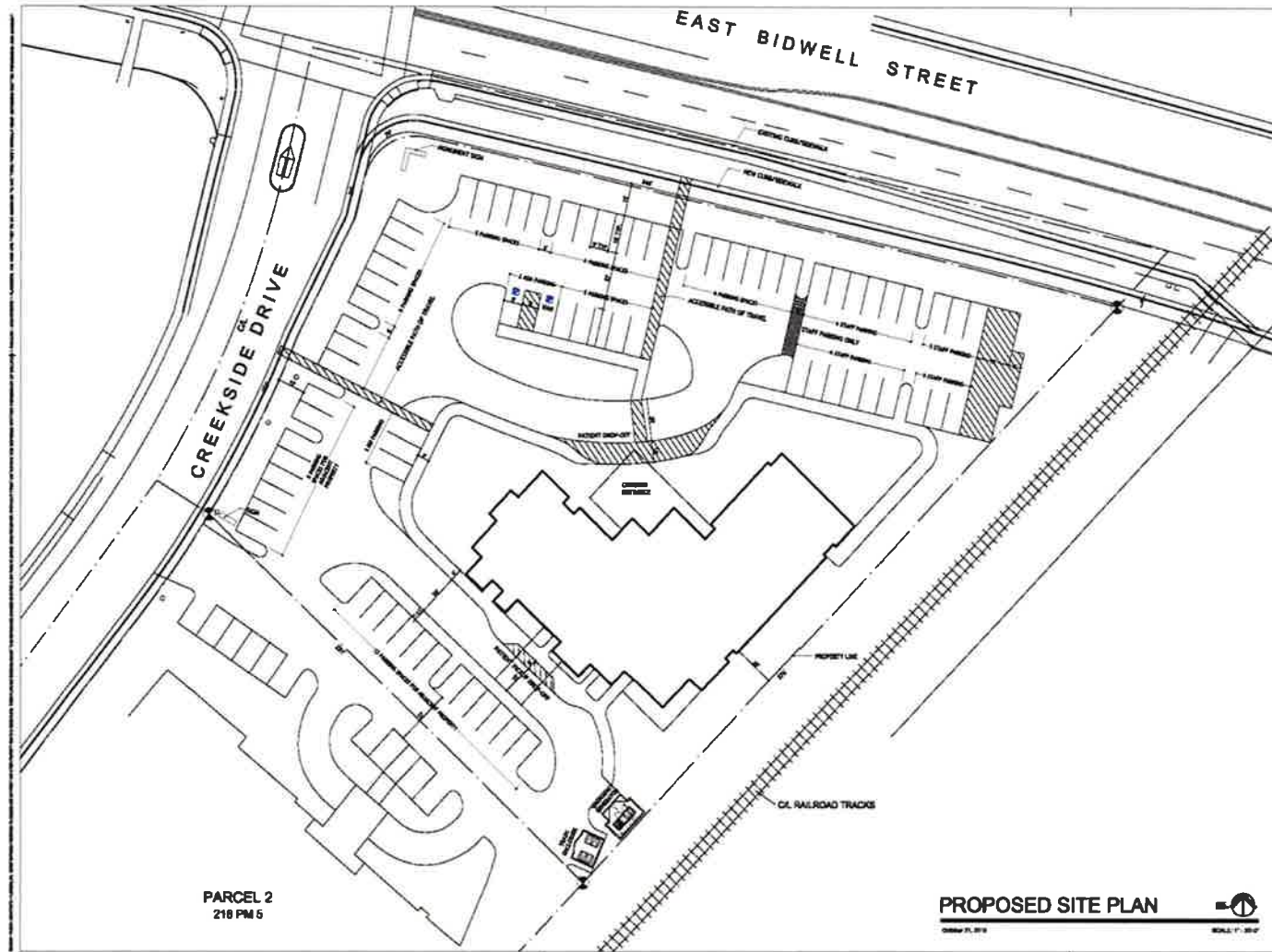
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- General Plan and Zoning Consistency
- Development Standards
- Traffic/Access/Circulation
- Parking
- Architecture/Design

Approved Site Plan



CITY OF
FOLSOM



PARCEL 2
218 PM 6

PROPOSED SITE PLAN



williams paddon
ARCHITECTS // PLANNERS // PEOPLE

1000 COLLEGE AVENUE, SUITE 100 • FOLSOM, CALIFORNIA 95630 • TEL: 916.438.1100 • WWW.WILLIAMPADDON.COM

THE NATURAL
RESULT / ASC
EAST BIDWELL
STREET &
CREEKSIDE DRIVE
Folsom, CA, 95630
10/1/16

REVISIONS

JOB NO.	1000016
OWNER	ASC
DATE	10/1/16
SCALE	AS SHOWN
PLANNED BY	WILLIAMPADDON.COM

Proposed Site Plan



CITY OF
FOLSOM



CREEKSIDE PROFESSIONAL OFFICE

13 JANUARY 2020

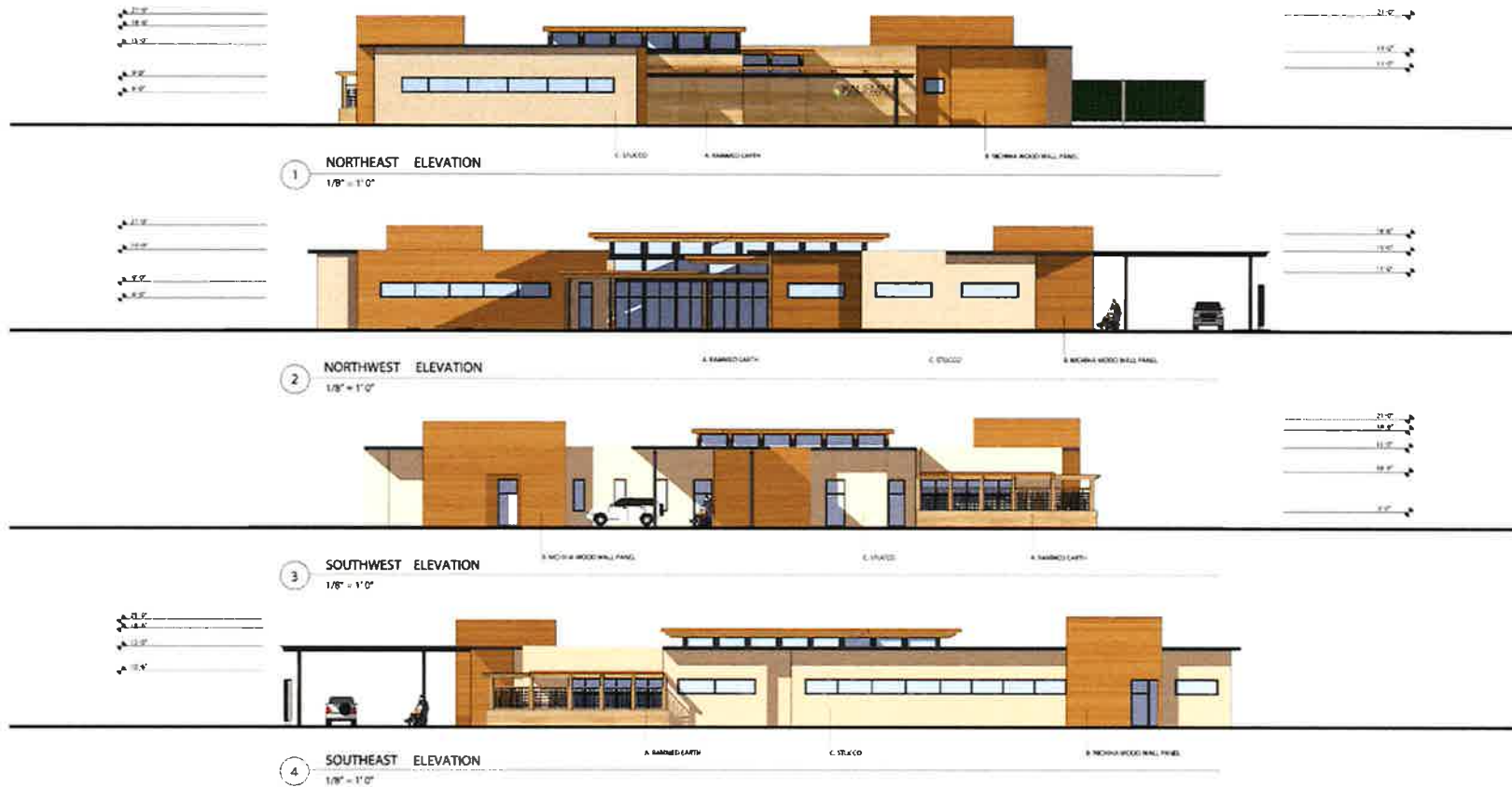
williams + paddon

ARCHITECTS + PLANNERS

Approved Building Elevations



CITY OF
FOLSOM



KAUFMAN MEDICAL OFFICE BUILDING

FOLSOM, CA
OCTOBER 21, 2016



Proposed Building Elevations



CITY OF
FOLSOM



BUILDING ELEVATION

CREEKSIDE PROFESSIONAL OFFICE

13 JANUARY 2020

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Proposed Building Renderings



CITY OF
FOLSOM



PERSPECTIVE RENDERING

CREEKSIDE PROFESSIONAL OFFICE

13 JANUARY 2020

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Proposed Building Renderings



CITY OF
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PERSPECTIVE RENDERING

CREEKSIDE PROFESSIONAL OFFICE

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Proposed Building Renderings



CITY OF
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PERSPECTIVE RENDERING

CREEKSIDE PROFESSIONAL OFFICE

13 JANUARY 2020

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Site Photographs



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Site Photographs



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Staff Recommendation



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Staff Recommends
Planning Commission Approval of the
Creekside Drive Medical Office Center
Planned Development Permit Modification



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 2

Type: Public Meeting

Date: October 7, 2020

Planning Commission Staff Report

50 Natoma Street, Council Chambers

Folsom, CA 95630

Project: Kidney Dialysis Treatment Center

File #: PN-20-072

Requests: Commercial Design Review

Location: The proposed Kidney Dialysis Treatment Center project is located near the southwest corner of the intersection of Iron Point Road and Rowberry Drive behind the Kaiser Permanente Medical Office Building (2195 Iron Point Road)

Staff Contact: Steve Banks, Principal Planner, 916-461-6207
sbanks@folsom.ca.us

Property Owner

Name: Bradville, LLC

Address: 1410 Rocky Ridge Drive, Suite No. 170, Roseville, CA 95661

Applicant

Name: Market Street Development

Address: 5930 Granite Lake Drive, Suite No. 110, Granite Bay, CA 95746

Recommendation: Conduct a public meeting and upon conclusion recommend Design Review approval for development of the Kidney Dialysis Treatment Center Project subject to the findings (Findings A-K) and conditions of approval (Conditions 1-50) attached to this report:

Project Summary: The proposed project involves a request for Design Review approval for development of an 11,716-square-foot single-story medical building (Kidney Dialysis Treatment Center) on a 4.28-acre site located near the southwest corner of the intersection of Iron Point Road and Rowberry Drive within the Folsom Corporate Center.



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 2

Type: Public Meeting

Date: October 7, 2020

Table of Contents:

- Attachment 1 - Background and Setting
- Attachment 2 - Project Description
- Attachment 3 - Analysis
- Attachment 4 - Conditions of Approval
- Attachment 5 - Vicinity Map
- Attachment 6 - Preliminary Site Plan, dated September 16, 2020
- Attachment 7 - Preliminary Grading and Drainage Plan, dated July 1, 2020
- Attachment 8 - Preliminary Utility Plan, dated July 1, 2020
- Attachment 9 - Preliminary Landscape Plan, dated July 2, 2020
- Attachment 10 - Preliminary Lighting Plan, dated July 1, 2020
- Attachment 11 - Building Elevations and Floor Plan, dated September 25, 2020
- Attachment 12 - Color Renderings, dated September 25, 2020
- Attachment 13 - Color and Materials Board, dated September 16, 2020
- Attachment 14 - Traffic Impact Analysis, dated February 24, 2020
- Attachment 15 - Arborist Report, dated November 25, 2019
- Attachment 16 - Tree Preservation Plan, dated July 8, 2020
- Attachment 17 - Project Narrative
- Attachment 18 - CEQA In-Fill Development Exemption Letter, dated July 27, 2020
- Attachment 19 - Site Photographs
- Attachment 20 - Planning Commission PowerPoint Presentation

Submitted,

PAM JOHNS
Community Development Director

ATTACHMENT 1 BACKGROUND AND SETTING

BACKGROUND

On August 15, 2000, the City Council approved a Tentative Subdivision Map and Planned Development for development of a 1.425-million-square-foot professional office center known as the Folsom Corporate Center. On May 1, 2002, the Planning Commission approved a Planned Development Permit and Conditional Use Permit for development of a 255,795-square-foot retail shopping center known as Folsom Gateway within the eastern portion of the previously approved Folsom Corporate Center. The aforementioned approval resulted in the loss of 395,000 square feet of office space within the Folsom Corporate Center. Subsequent to City Council approval of the Folsom Corporate Center, a total of four professional office buildings have been developed within the Folsom Corporate Center with major tenants including HDR, Kaiser Permanente, Micron Technology, and Safe Credit Union. It is important to note that there are currently four undeveloped commercially-zoned parcels remaining within the Folsom Corporate Center including the subject property.

PHYSICAL SETTING

The 4.28-acre project site, which has previously been rough-graded, slopes gradually from north to south and contains limited vegetation including non-native grasses and two oak trees. In 2017, the project site was utilized to stockpile soil moved from the future Rowberry Drive right-of-way located directly to the east of the subject parcel.

The project site is bounded by the Kaiser Permanente medical office building to the north with Iron Point Road beyond, U.S Highway 50 to the south with undeveloped land within the Folsom Plan Area beyond, a undeveloped commercial property to the west with the future Oak Avenue Interchange beyond, and undeveloped commercial property to the east with the Safe Credit Union office building beyond. An aerial photograph of the project site and surrounding land uses is shown in Figure 1 on the following page.

FIGURE 1: AERIAL PHOTOGRAPH OF PROJECT SITE (2020)



ATTACHMENT 2 PROJECT DESCRIPTION

APPLICANT'S PROPOSAL

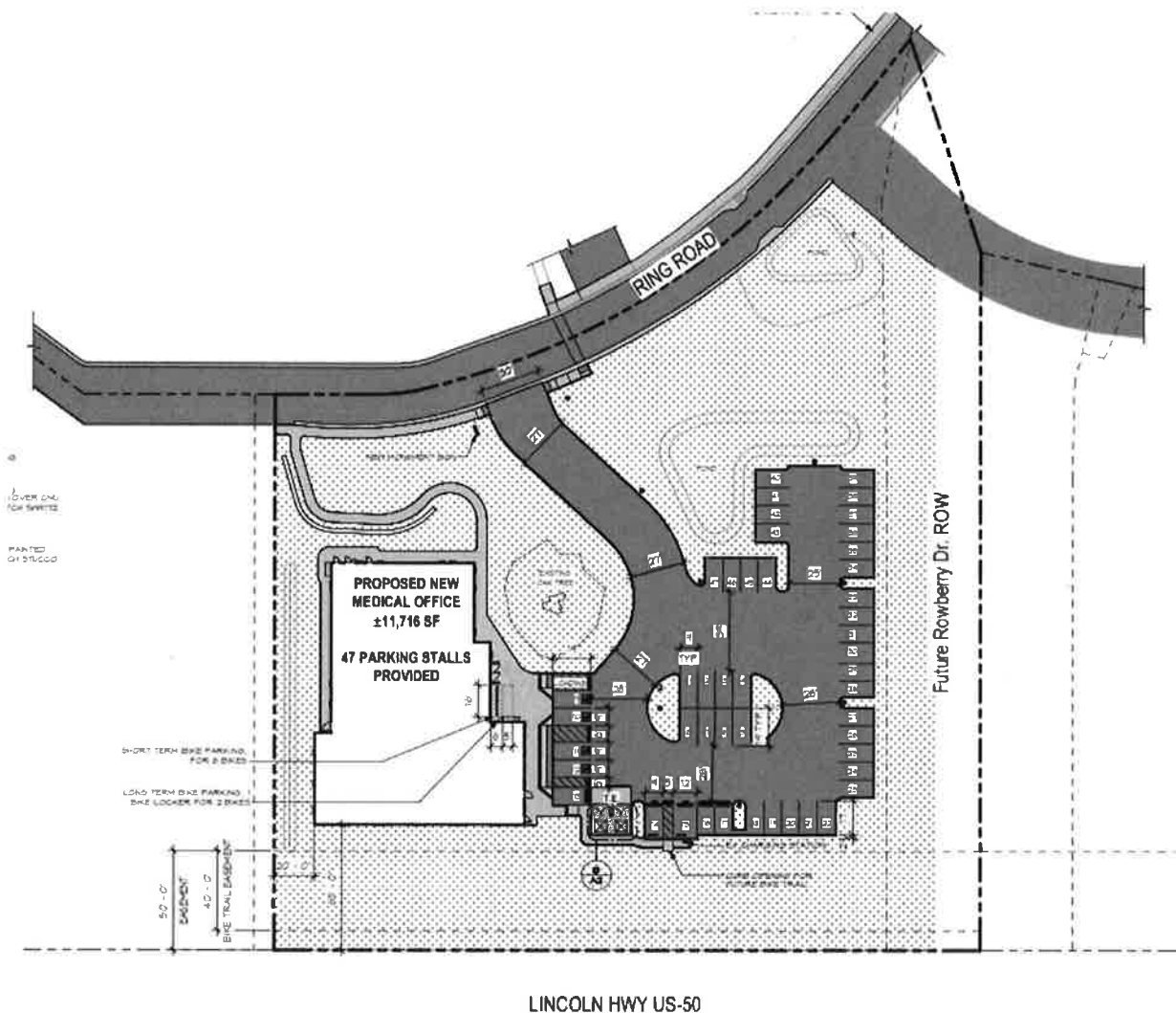
The applicant, Market Street Development, is requesting Design Review approval for development of an 11,716-square-foot single-story medical office building (Kidney Dialysis Treatment Center) on a 4.28-acre site located near the southwest corner of the intersection of Iron Point Road and Rowberry Drive within the Folsom Corporate Center.

As described above, the proposed project includes development of a single-story medical office building for use as a Kidney Dialysis Treatment Center. The Treatment Center, whose business hours are expected to be Monday through Friday from 6:00 a.m. to 10:00 p.m., will serve approximately 120 to 150 patients at full operational capacity. The Treatment Center is anticipated to have 15 employees per shift and serve approximately 30-35 individuals. The Treatment Center will include 24 full-service kidney dialysis stations and 4 peritoneal dialysis stations.

The proposed single-story medical office building, which is generally rectangular in shape, features a contemporary design highlighted by a number of unique architectural elements including building projections, angular building forms, recessed entries and window openings, building projections, and cantilevered awnings. Proposed building materials include stucco, fiber cement wall panels, stone tiles, metal canopies, and an aluminum storefront framing system. Primary building colors are generally earth tone with darker trim and accent colors.

Primary vehicle access to the project site includes a new driveway located on the south side of the ring road that is accessible from the intersection of Iron Point Road and Rowberry Drive. Proposed internal vehicle circulation consists of a 27-foot-wide drive aisle that loops around the central portion of the project site and a 25-foot-wide drive aisle that provides access to a parking area in the northeastern portion of the project site. Pedestrian access is provided by a new sidewalk located on the south side of the ring road and new internal pedestrian walkways. In addition, a pedestrian connection is provided along the southern project boundary to provide access to a future City trail located adjacent to U.S. Highway 50. Additional site improvements include: 47 on-site parking spaces, underground utilities, water quality detention basins, site lighting, site landscaping, retaining walls, a trash/recycling enclosure, and a monument sign. The proposed site plan is shown in Figure 2 on the following page:

FIGURE 2: PROPOSED SITE PLAN



As shown in the site plan above, the applicant is only proposing to develop 2.77-acres of the overall 4.28-acre project site with the subject Design Review application. The applicant has indicated that they will be submitting a Lot-Line Adjustment application to the City in the near future to request approval to adjust the location of the western property boundary line (moving western property line approximately 200 feet to the east), thus resulting in the subject parcel being reduced to approximately 2.77-acres in size.

ATTACHMENT 3 ANALYSIS

The following sections provide an analysis of the applicant's proposal. Staff's analysis includes:

- A. General Plan and Zoning Consistency
- B. Design Review
 - Development Standards
 - Building Architecture and Design
- C. Traffic/Access/Circulation
- D. Parking
- E. Noise Impacts
- F. Site Lighting
- G. Trash/Recycling
- H. Signage
- I. Retaining Walls
- J. Existing and Proposed Landscaping
- K. Conformance with Relevant General Plan Goals and Policies

A. General Plan and Zoning Consistency

General Plan and Zoning Consistency

The General Plan land use designation for the project site is IND (Industrial/Office Park) and the zoning designation is M-L PD (Limited Manufacturing 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 (Folsom Corporate Center Planned Development Guidelines) or policies by agencies with jurisdiction over the project.

The proposed medical office building site, which is located on an undeveloped 4.28-acre commercially-zoned property situated slightly southwest of the corner of the intersection of Iron Point Road and Rowberry Drive, slopes gradually from north to south and contains limited vegetation including non-native grasses and two oak trees. The project site is bounded by the Kaiser Permanente medical office building to the north with Iron Point Road beyond, U.S Highway 50 to the south with undeveloped land within the Folsom Plan

Area beyond, a undeveloped commercial property to the west with the future Oak Avenue Interchange beyond, and undeveloped commercial property to the east with the Micron Technology and Safe Credit Union office buildings beyond. The nearest residential neighborhood (Broadstone Unit No. 2 Subdivision), which is located approximately 700 feet north of the project site, is separated from the subject property by the Kaiser Permanente medical office building and Iron Point Road. Based on the predominance of professional offices, medical offices, and office-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.

B. Design Review

Development Standards

The applicant's intent with the subject Design Review application is to comply with the development standards established for the Folsom Corporate Center including building setbacks and building height. The following table outlines the existing and proposed development standards for the Kidney Dialysis Treatment Center project:

TABLE 1: DEVELOPMENT STANDARDS TABLE

Development Standards Table Kidney Dialysis Treatment Center							
	Lot Area	Lot Width	Building Coverage	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Building Height limit
Folsom Corporate Center	NA	NA	NA	30 feet	50 feet	5 feet	40 feet
Proposed Project	186,001 s.f.	570 feet	6%	84 feet	63 feet	220 feet and 225 feet	22 feet

As shown on the development standards table, the proposed project meets or exceeds all development standards established for the Folsom Corporate Center. It is important to note that the proposed project will also meet or exceed the required development standards with approval of the future Lot-Line Adjustment referenced previously in the project description.

Building Architecture and Design

As referenced previously within this report, the proposed Kidney Dialysis Treatment Center project includes development of a one-story, 11,716-square-foot medical building. The proposed building features a contemporary style of design that features modern architectural details and building materials. The proposed building includes a number of unique design features including staggered roof forms, angular building shapes, recessed entries and window openings, building projections, and cantilevered awnings. Proposed

building materials include stucco, fiber cement wall panels, stone tiles, metal canopies, and an aluminum storefront framing system. Primary building colors are generally earth tone with darker trim and accent colors. Proposed building elevations and building renderings are shown below and on the following page.

FIGURE 3: BUILDING ELEVATIONS

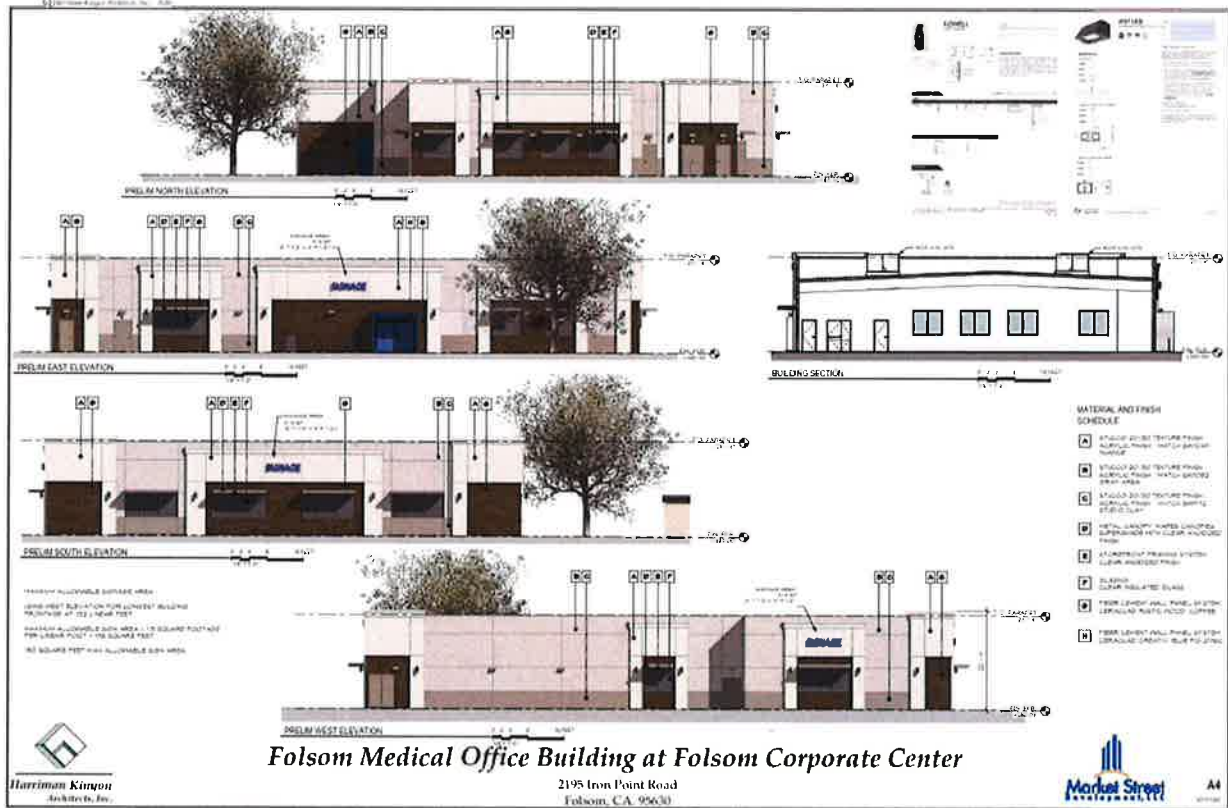


FIGURE 4: BUILDING RENDERING



Based on the fact that the Kidney Dialysis Treatment Center project is located within the Folsom Corporate Center, staff utilized the Folsom Corporate Design Guidelines to evaluate the architecture and design of the proposed project. The following are general design guidelines that are intended to guide the architectural design for projects located within the Folsom Corporate Center:

- Building forms should relate to the specific site, providing variety and interest.
- Buildings should be accentuated with color, lighting, and landscaping.
- Building should have consistent use of elements to unify structures
- Building Entries should be distinguished with accent materials such as stone, slate, colored metal panels, and concrete.
- Building materials such as stone, glass, metal panels, and concrete should be

encouraged.

- Groves of Native Oaks are an important design element.

As recommended by the Folsom Corporate Center Design Guidelines, the proposed project features a significant amount of variety and interest through the use of building projections, angular building forms, recessed entries, and window openings. In addition, the proposed project relates to the physical site and provides appealing views from all four building elevations through the utilization of design elements including building projections and cantilevered awnings. The proposed project also utilizes many of the recommended building materials from the Design Guidelines to emphasize the modern design concept including stucco, fiber cement wall panels, stone tiles, metal canopies, and an aluminum storefront framing system. Lastly, the proposed project features a palette of earth tone colors (predominantly tan and brown) which will blend well with the colors schemes of the surrounding office buildings. Based on the aforementioned factors, staff has determined that the proposed project is consistent with the Design Guidelines and compliments the surrounding office developments. Staff forwards the following design recommendations to the Commission for consideration:

1. This approval is for development of the single-story, 11,716-square-foot Kidney Dialysis Treatment Center. The owner/applicant shall submit building plans that comply with this approval and the attached building elevations and color renderings dated July 1, 2020.
2. The design, materials, and colors of the proposed Kidney Dialysis Treatment 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. Utility equipment such as transformers, electric and gas meters, electrical panels, and junction boxes shall be screened by walls and/or landscaping.
5. Decorative lighting fixtures consistent with the architectural theme of the building shall be utilized on all building elevations.
6. All exterior building-attached light fixtures shall be shielded and directed downward and away from adjacent properties.

7. The final location, size, orientation, design, materials, and colors of the trash/recycling enclosure shall be subject to review and approval by the Community Development Department.
8. The final location, design, height, materials, and colors of the retaining wall 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).

C. Traffic/Access/Circulation

Existing Roadway Network

The project site is located at the slightly southwest of the intersection of Iron Point Road and Rowberry Drive. Access to the project site is provided one new driveway located on the south side of the ring road that is accessible from the intersection of Iron Point Road and Rowberry Drive. Significant roads in the project vicinity include Iron Point Road, Oak Avenue Parkway, and Broadstone Parkway. In the vicinity of the project site, Iron Point Road is generally two lanes in each direction with a posted 45 mph speed limit. In the project area, Oak Avenue Parkway is two lanes in each direction and has a posted 45 mph speed limit. Broadstone Parkway, which intersects with Iron Point Road to the east of the project site, is two lanes in each direction with a posted speed limit of 45 mph.

Traffic Impacts:

The traffic, access, and circulation impacts associated with the proposed project are based on the results of a Traffic Impact Analysis that was prepared for the project by Ken Anderson & Associates on February 24, 2020. The Analysis determined that the proposed project is expected to generate a total of 27 vehicle trips during the weekday AM Peak Hour (16 inbound and 11 outbound) and 23 vehicle trips during the weekday PM peak hour trips (9 inbound and 14 outbound). Based on the extremely low volume of vehicle trips, no change in level of service (LOS) is anticipated at any of the nearby street intersections including Iron Point Road/Rowberry Drive, Iron Point Road/Oak Avenue Parkway, and Iron Point Road/Broadstone Parkway.

Project Access and On-Site Circulation:

As shown on the submitted site plan (Attachment 6), access to the project site is provided by a new driveway on the south side of a ring road located slightly southwest of the intersection of Iron Point Road and Rowberry Way. Internal vehicle circulation consists of a minimum 27-foot-wide drive aisle that loops around the central portion of the project site and a 25-foot-wide drive aisle that provides access to a parking area in the northeastern portion of the project site. Pedestrian access is provided by a new sidewalk located on the south side of the ring road and new internal pedestrian walkways. In addition, a pedestrian connection is provided along the southern project boundary to provide access to a future City trail located adjacent to U.S. Highway 50.

Based on the project's location adjacent to the Rowberry Drive right-of-way to the east, the Analysis evaluated access to the project site within the content of the future extension of Rowberry Drive. The planned extension of Rowberry Drive south across U.S. Highway 50 will result in a new public roadway along the eastern boundary of the project site and a new roadway alignment of Rowberry Drive and the ring road that provides access to the project site. In particular, the Analysis evaluated the extent to which vehicle queues from the new Rowberry Drive/Folsom Corporate Center Driveway intersection may extend to the proposed project driveway and interfere with sight distance or block turning movements. In addition, the Analysis considered the adequacy of the distance separation between the proposed project driveway and the existing Kaiser Permanente Medical offices driveway located just to the north.

In terms of potential vehicle queueing impacts (sight distance/blocking of turning movements) associated with development of the new Rowberry Drive/Folsom Corporate Center Driveway intersection, the Analysis determined that based on projected volume of vehicle trips and the anticipated vehicle storage lengths for the eastbound travel lanes, no impacts are expected for the project driveway and its proposed location is acceptable. With respect to the distance separation between the proposed project driveway and the existing Kaiser Permanente driveway to the north, the Analysis concluded that the driveway spacing is adequate given the limited volume of vehicle trips and the speed limit (25 mph) of the ring roadway.

City staff evaluated the submitted site plan for the proposed project and determined that, in general, the on-site circulation system (drive aisles, pedestrian walkways, etc.) is acceptable. However, to further ensure safe travel within and around the project site, staff recommends that the following measures be implemented (Condition No. 29):

- "STOP" signs and appropriate pavement markings (i.e., stop bars and legends) shall be installed at northbound approach to the intersection of the project driveway and the ring road.
- A crosswalk and appropriate pavements markings and signage shall be installed within the ring road (location of crosswalk shown on site plan) to provide a pedestrian connection between the proposed sidewalk located on the south side of the ring road and the existing sidewalk located on the north side of the ring road.

D. Parking

The proposed project includes development of an 11,716-square-foot medical building. The Folsom Corporate Center Planned Development Guidelines require that medical offices and similar-type facilities provide one parking space per two hundred and fifty square feet of gross floor area. As shown on the submitted site plan, the proposed project meets the minimum parking requirement by providing 47 on-site parking spaces for the

medical building whereas 47 parking spaces are required (11,716 square feet of building area /250 square feet of floor area).

The submitted site plan indicates that 10 bicycle parking spaces are being provided near the primary building entrance including bicycle racks that will accommodate 8 bicycles and a bicycle storage locker that will house up to 2 bicycles. Staff has determined that the proposed project meets the minimum bicycle parking space requirement by providing 10 bicycle parking spaces whereas 8 bicycle parking spaces are required (Folsom Municipal Code (FMC, Section 17.57.090)).

E. Noise Impacts

Development of the 11,716-square-foot medical building would temporarily increase noise levels in the project vicinity during the construction period, which would take approximately six to 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. 44 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 Iron Point Road, U.S. Highway 50, and the ring road. Additional noise is also generated by nearby commercial office uses including a Kaiser Permanente medical office building and a Micron Technology office building. 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 extremely 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 (47 new 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. 28-3 is included to reflect these requirements.

F. 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 20 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 lighting fixtures consistent with the architectural theme of the building be utilized on all building elevations. Condition No. 28-5 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. 28-6 is included to reflect this requirement.

G. Trash/Recycling

The proposed project includes a single trash/recycling enclosure which is located in the southcentral portion of the project site. The proposed six-foot-tall trash/recycling enclosure, which measures 20 feet in width by 10 feet in depth, includes a design that features a stucco finish over CMU walls, a metal decking roof cover, and a steel gate. The applicant is proposing to paint the trash/recycling 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 be subject to review and approval by the Community Development Department. Condition No. 28-7 is included to reflect this requirement.

H. Signage

The applicant has not submitted any details regarding proposed freestanding signs or proposed wall signs for the project. Staff recommends that any future signage be subject to the requirements of the Folsom Municipal Code (FMC, Section 17.59.040). In addition, staff recommends that the owner/applicant obtain a sign permit prior to installation of any future signs. Condition No. 23 is included to reflect these requirements.

I. Retaining Walls

As shown on the preliminary grading and drainage plan (Attachment 7), a five-foot-tall retaining wall is proposed in the northwest corner of the project site. Staff recommends that the final location, design, height, materials, and colors of the retaining wall be subject to review and approval by the Community Development Department. Condition No. 28-8 is included to reflect this requirement.

J. Existing and Proposed Landscaping

The project site has previously been rough-graded and contains a variety of non-native grasses along with two oak trees. There are no natural habitats within the project site nor are there any water bodies (including wetlands). As noted above, the project site includes

two oak trees which are considered to be “protected trees” per the City’s Tree Preservation Ordinance (FMC, Section 12.16) including a 22-inch diameter Blue Oak tree that is situated in relatively close proximity to the proposed medical building. As outlined in the Tree Preservation Plan (Attachment 16) submitted by the applicant, both oak trees are proposed to be preserved. To ensure preservation and protection of the two oak trees located on the project site, staff recommends that the following measures be implemented (Condition Nos. 35-37):

- Prior to the issuance of any grading or building permits, the owner/applicant shall supply a Tree Work Permit Application to the Community Development Department in accordance with Folsom Municipal Code, Section 12.16 – Tree Preservation. The Tree Work Permit application shall be subject to review and approval by the Community Development Department and shall include a Tree Protection Plan and Arborist Report for the preservation of protected trees on the project site. The City approved Tree Protection Plan shall be included within all associated plan sets and shall include the contact information of the applicant’s project arborist.
- The owner/applicant shall retain the services of an independent project arborist throughout the duration of the project to monitor the condition of all protected trees on the development site and supervise regulated activity within the Tree Protection Zone. 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 owner/applicant shall supply to the Community Development Department a Certificate of Compliance from the project arborist attesting that the conditions associated with the Tree Work Permit have been satisfied.

The preliminary landscape plan includes a sixty-foot-wide landscape buffer adjacent to the ring road, a twenty-foot-wide landscape buffer along the western project boundary, a twenty-five foot landscape buffer along the eastern project boundary, and a fifty-foot-wide landscape buffer along the southern project boundary. Proposed landscape improvements include a variety of trees, shrubs, groundcover, and turf. Among the proposed trees are Blue Oak, Chinese Pistache, Eastern Redbud, Interior Live Oak, and Red Maple. Proposed shrubs and groundcover include Baby New Zealand Flax, Blue Chip Juniper, California Coffeeberry, Fiesta Red Gazania, Fireworks Fountain Grass, Little Red Oleander, Spreading Rush, Spanish Lavender, and Western Redbud. The proposed landscape plan meets the City shade requirement by providing 45% 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. 35 is included to reflect this requirement.

K. Conformance with Relevant General Plan Goals and Policies

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

APPLICABLE GENERAL PLAN GOALS AND POLICIES

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

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

GP POLICY LU 1.1.12-1 (Infill Development)

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

The proposed project is consistent with this policy in that the project features significant site and design improvements which will enhance the overall character of the area including introducing a new medical building with a contemporary design intended to compliment the design of existing medical and professional office buildings in the vicinity. In addition, the proposed project is consistent with the development and design guidelines established for the Folsom Corporate Center.

GP POLICY LU 1.1.15 (SACOG Blueprint Principles)

Strive to adhere to the Sacramento Regional Blueprint Growth Principles.

The proposed project is consistent with this policy in that the project has been designed to adhere to the primary SACOG Blueprint Principles including Compact Development, Use of Existing Assets, and Quality Design. Compact Development involves creating environments that are more compactly built and use space in an efficient but attractive manner and helps to encourage more walking, biking, and transit use and shorter auto trips. Use of Existing Assets entails intensification of the existing use or redevelopment in order to make better use of existing public infrastructure, including roads. Quality Design focuses on the design details of any land development (such as relationship to the street, placement of buildings, sidewalks, street widths, landscaping, etc.), which are all factors that influence the attractiveness of living in a compact development and facilitate the ease of walking within and in and out of a community.

GP GOAL M 4.1 (Vehicle Traffic and Parking)

Ensure a safe and efficient network of streets for car and trucks, as well as provide an adequate supply of vehicle parking.

GP POLICY M 4.1.3 (Level of Service)

Strive to achieve a least traffic Level of Service “D” (or better) for local streets and roadways throughout the City. In designing transportation improvements, the City will prioritize use of smart technologies and innovative solutions that maximize efficiencies and safety while minimizing the physical footprint. During the course of Plan buildout it may occur that temporarily higher Levels of Service result where roadway improvements have not been adequately phased as development proceeds. However, this situation will be minimized based on annual traffic studies and monitoring programs. Staff will report to the City Council at regular intervals via the Capital improvement Program process for the Council to prioritize project integral to achieving Level of Service D or better.

The proposed project is consistent with this policy in that the project will not result in a change in the level of service (LOS) at any of the nearby street intersections.

GP GOAL M 4.2 (Vehicle Traffic and Parking)

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

GP POLICY M 4.2.4 (Electric Vehicle Charging Stations)

Encourage the installation of electric vehicle charging stations in parking spaces throughout the city.

The proposed project is consistent with this policy in that the project includes 2 electric vehicles parking spaces equipped with charging equipment for exclusive use by employees and customers of the medical building. The number of proposed electric vehicle parking spaces is consistent with the California Green Buildings Standards Code’s provisions for medical office development.

ENVIRONMENTAL REVIEW

In reviewing the submitted Design Review application, and the CEQA In-Fill Development Exemption Letter provided by the applicant (Attachment 18), City staff determined that the proposed project is 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 by the Folsom Corporate Center Planned Development Guidelines. 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 4.28-acre of property located within the City of Folsom. The project site is surrounded by urban development with a medical office building to the north, U.S. Highway 50 to the south, an undeveloped commercial property to the west, and a commercial office building to the east. The third criterion states that the proposed development has no habitat for endangered, rare, or threatened species. A biological resource assessment, which was prepared for the proposed project on March 8, 2020, determined that due to the recent and extensive disturbances on the site as part of mass grading activities, and based on the lack of natural resources on the site, the project site does not have value as a habitat for endangered, rare, or threatened species.

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 extremely low volume of expected vehicle trips projected by the Traffic Impact Analysis. 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 building within an area that already contain medical and professional office buildings. Based on the low number of projected vehicle trips, and based on the air quality modeling (CalEEmod), 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 and be required to comply with all applicable stormwater quality best management practices.

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 adjacent ring road and within the nearby Iron Point Road right-of-way. In addition, staff has determined that there is sufficient staffing and facilities (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 Design Review Application for development of the Kidney Dialysis Treatment Center Project subject to the findings (Findings A-K) and conditions of approval (Conditions 1-50) attached to this report:

GENERAL FINDINGS

- A. NOTICE OF MEETING 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 FOLSOM CORPORATE CENTER PLANNED DEVELOPMENT GUIDELINES

CEQA FINDINGS

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

DESIGN REVIEW FINDINGS

- I. THE PROJECT IS IN COMPLIANCE WITH THE GENERAL PLAN AND ZONING ORDINANCES OF THE CITY.
- J. THE PROJECT IS IN CONFORMANCE WITH THE FOLSOM CORPORATE CENTER DESIGN GUIDELINES.
- K. 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 4

Conditions of Approval

CONDITIONS OF APPROVAL FOR KIDNEY DIALYSIS TREATMENT CENTER DESIGN REVIEW PROJECT (PN 20-072) SOUTHWEST CORNER OF THE INTERSECTION OF IRON POINT ROAD AND ROWBERRY 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 September 16, 2020 • Preliminary Grading and Drainage Plan, dated July 1, 2020 • Preliminary Utility Plan, dated July 1, 2020 • Preliminary Landscape Plan, dated July 2, 2020 • Preliminary Lighting Plan, dated July 1, 2020 • Building Elevations and Floor Plan, dated September 25, 2020 • Color Renderings, dated September 25, 2020 • Color and Materials Board, dated September 16, 2020 <p>This approval is for the Kidney Dialysis Treatment Center Design Review project, which includes development of an 11,716-square-foot single-story building and associated site improvements on a 4.28-acre site located at near the southwest corner of the intersection of Iron Point Road and Rowberry 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 two years from final date of approval (October 7, 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 KIDNEY DIALYSIS TREATMENT CENTER DESIGN REVIEW PROJECT (PN 20-072) SOUTHWEST CORNER OF THE INTERSECTION OF IRON POINT ROAD AND ROWBERRY 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)
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.	I	CD (P)(E)

CONDITIONS OF APPROVAL FOR KIDNEY DIALYSIS TREATMENT CENTER DESIGN REVIEW PROJECT (PN 20-072) SOUTHWEST CORNER OF THE INTERSECTION OF IRON POINT ROAD AND ROWBERRY DRIVE				
	Mitigation Measure		When Required	Responsible Department
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 has begun. 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> . In addition, the owner/applicant obtain a sign permit prior to installation of any future signs.	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, 11,716-square-foot Kidney Dialysis Treatment Center. The owner/applicant shall submit building plans that comply with this approval and the attached building elevations and color renderings dated July 1, 2020. 2. The design, materials, and colors of the proposed Kidney Dialysis Treatment 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. Utility equipment such as transformers, electric and gas meters, electrical panels, and junction boxes shall be screened by walls and/or landscaping. 5. Decorative lighting fixtures consistent with the architectural theme of the building shall be utilized on all building elevations. 6. All exterior building-attached light fixtures shall be shielded and directed downward and away from adjacent properties. 7. The final location, size, orientation, design, materials, and colors of the trash/recycling enclosure shall be subject to review and approval by the Community Development Department. 8. The final location, design, height, materials, and colors of the retaining wall 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.		<p>The following traffic, access, and circulation-related conditions shall be implemented to the satisfaction of the Community Development Department:</p> <ol style="list-style-type: none"> 1. "STOP" signs and appropriate pavement markings (i.e., stop bars and legends) shall be installed at northbound approach to the intersection of the project driveway and the ring road. 2. A crosswalk and appropriate pavements markings and signage shall be installed within the ring road (location of crosswalk shown on site plan) to provide a pedestrian connection between the proposed sidewalk located on the south side of the ring road and the existing sidewalk located on the north side of the ring road. 	I	CD (E)(P)
30.		The owner/applicant shall provide a minimum of 47 on-site parking spaces.	I, B	CD (E)(P)
31.		The owner/applicant shall provide eight (8) 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				
32.		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)
33.		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)

34.		<p>Final landscape plans and specifications shall be prepared by a registered landscape architect and approved by the City prior to the approval of the first building permit. Said plans shall include all on-site landscape specifications and details including a tree planting exhibit demonstrating sufficient diversity and appropriate species selection to the satisfaction of the Community Development Department. The tree exhibit shall include all street trees, accent trees, parking lot shading trees, and mitigation trees proposed within the development. Said plans shall comply with all State and local rules, regulations, Governor’s declarations and restrictions pertaining to water conservation and outdoor landscaping.</p> <p>Landscaping of the parking area shall meet shade requirements as outlined in the Folsom Municipal Code Chapter 17.57. The landscape plans shall comply and implement water efficient requirements as adopted by the State of California (Assembly Bill 1881) (State Model Water Efficient Landscape Ordinance) until such time the City of Folsom adopts its own Water Efficient Landscape Ordinance at which time the owner/applicant shall comply with any new ordinance. Shade and ornamental trees shall be maintained according to the most current American National Standards for Tree Care Operations (ANSI A-300) by qualified tree care professionals. Tree topping for height reduction, view protection, light clearance or any other purpose shall not be allowed. Specialty-style pruning, such as pollarding, shall be specified within the approved landscape plans and shall be implemented during a 5-year establishment and training period. The owner/applicant shall comply with city-wide landscape rules or regulations on water usage. The owner/applicant shall comply with any state or local rules and regulations relating to landscape water usage and landscaping requirements necessitated to mitigate for drought conditions on all landscaping in the Kidney Dialysis Treatment Center project.</p>	I	CD(P)(E)
35.		<p>Prior to the issuance of any grading or building permits, the owner/applicant shall supply a Tree Work Permit Application to the Community Development Department in accordance with <u>Folsom Municipal Code, Section 12.16 – Tree Preservation</u>. The Tree Work Permit application shall be subject to review and approval by the Community Development Department and shall include a Tree Protection Plan and Arborist Report for the preservation of protected trees on the project site. The City approved Tree Protection Plan shall be included within all associated plan sets and shall include the contact information of the applicant’s project arborist.</p>	I	CD(P)(E)

36.		The owner/applicant shall retain the services of an independent project arborist throughout the duration of the project to monitor the condition of all protected trees on the development site and supervise regulated activity within the Tree Protection Zone. All tree management recommendations by the project arborist shall be followed to the satisfaction of the Community Development Department.	I	CD(P)(E)
37.		Prior to Certificate of Occupancy, at the time of the final inspection, the owner/applicant shall supply to the Community Development Department a Certificate of Compliance from the project arborist attesting that the conditions associated with the Tree Work Permit have been satisfied.	I	CD(P)(E)

CULTURAL RESOURCE REQUIREMENTS

38.		If any archaeological, cultural, or historical resources or artifacts, or other features are discovered during the course of construction anywhere on the project site, work shall be suspended in that location until a qualified professional archaeologist assesses the significance of the discovery and provides recommendations to the City. The City shall determine and require implementation of the appropriate mitigation as recommended by the consulting archaeologist. The City may also consult with individuals that meet the Secretary of the Interior’s Professional Qualifications Standards before implementation of any recommendation. If agreement cannot be reached between the project applicant and the City, the Planning Commission shall determine the appropriate implementation method.	G, I	CD (P)(E)
39.		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				
40.		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)
41.		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)
42.		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)

43.		<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 REQUIREMENT				
44.		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)
GRADING REQUIREMENTS				
45.		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)
46.		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				
47.		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				
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

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
(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		

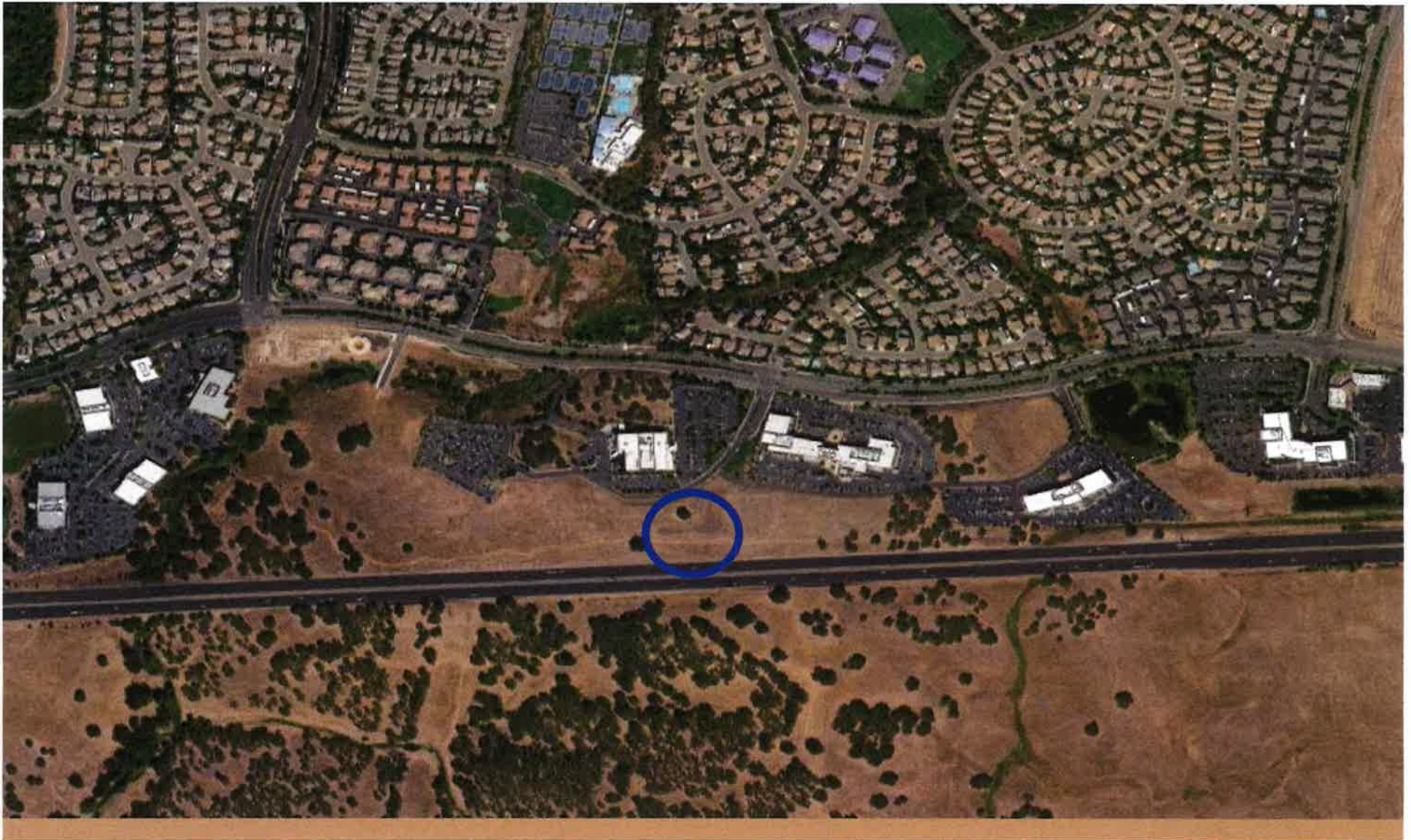
Attachment 5

Vicinity Map

Vicinity Map

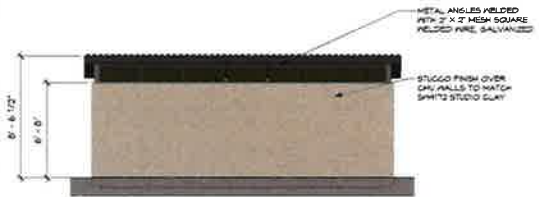


CITY OF
FOLSOM

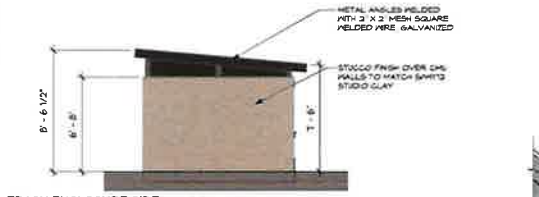


Attachment 6

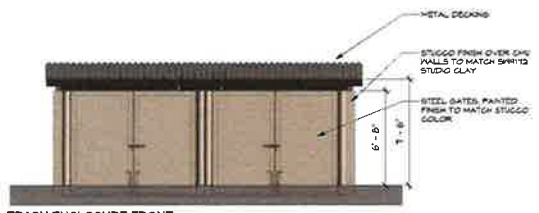
Preliminary Site Plan Dated September 16, 2020



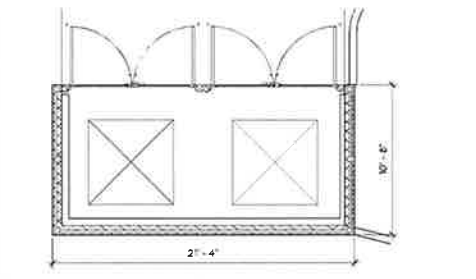
TRASH ENCLOSURE REAR ELEVATION
0' 1' 2' 4' 8 FEET
1/4" = 1'-0"



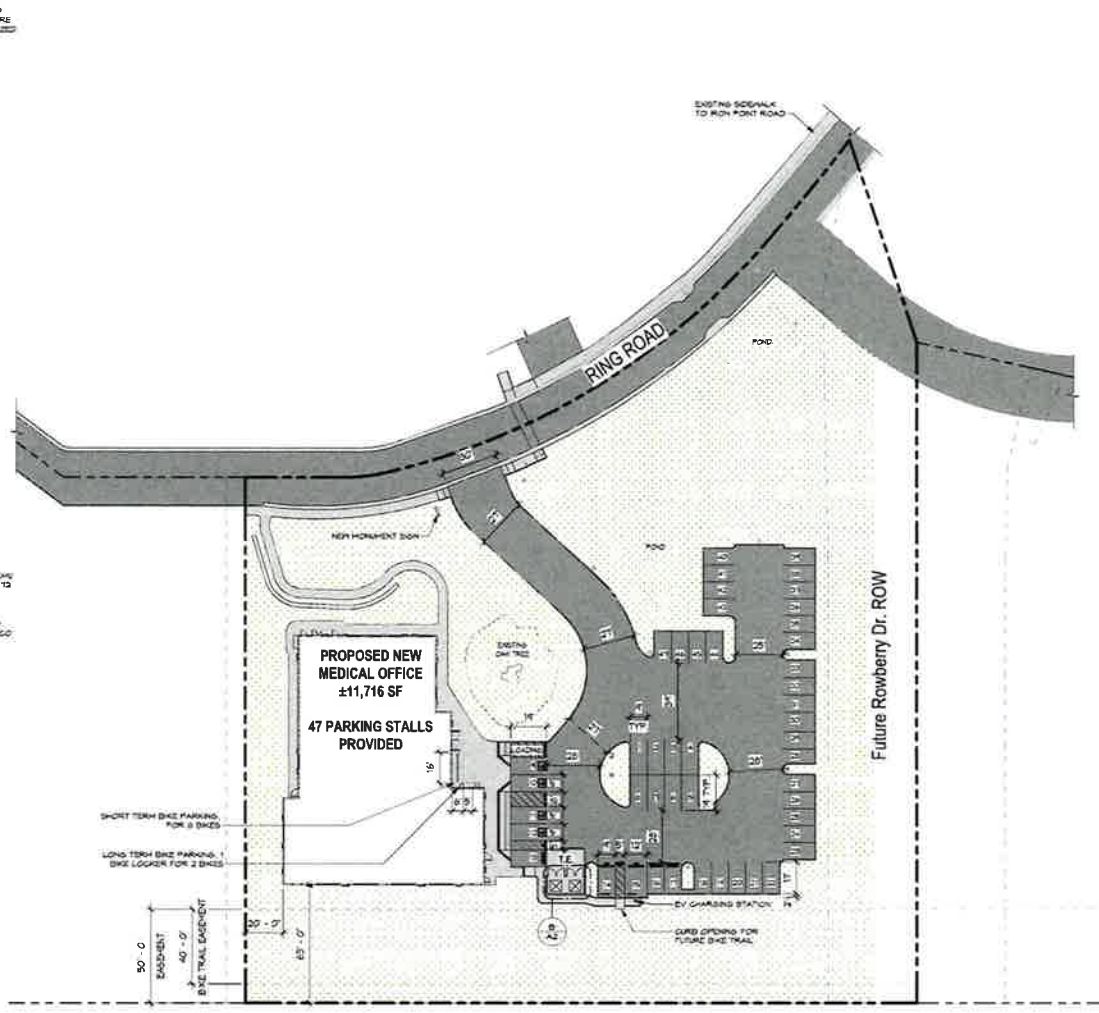
TRASH ENCLOSURE SIDE ELEVATION
0' 1' 2' 4' 8 FEET
1/4" = 1'-0"



TRASH ENCLOSURE FRONT ELEVATION
0' 1' 2' 4' 8 FEET
1/4" = 1'-0"



ENLARGED TRASH ENCLOSURE PLAN
0' 1' 2' 4' 8 FEET
1/4" = 1'-0"



PRELIM SITE LAYOUT
0' 7.5' 15' 30' 60 FEET
1" = 30'-0"

D-Series Size 1 LED Area Luminaires

LED Luminaire Information

The luminaire is designed to provide uniform, glare-free illumination for parking areas, walkways, and other outdoor spaces. It features a high-efficiency LED light source and a durable, weather-resistant housing.

Key Features:

- High-efficiency LED light source
- Weather-resistant housing
- Adjustable mounting arm
- Easy installation and maintenance

Ordering Information

EXAMPLE: D-S1 LED 17' x 48" 70W 5000K 00000

Ordering Information	Quantity	Notes
D-S1 LED 17' x 48" 70W 5000K 00000	1	

Manufacturer: Lumina Lighting



Folsom Medical Office Building at Folsom Corporate Center

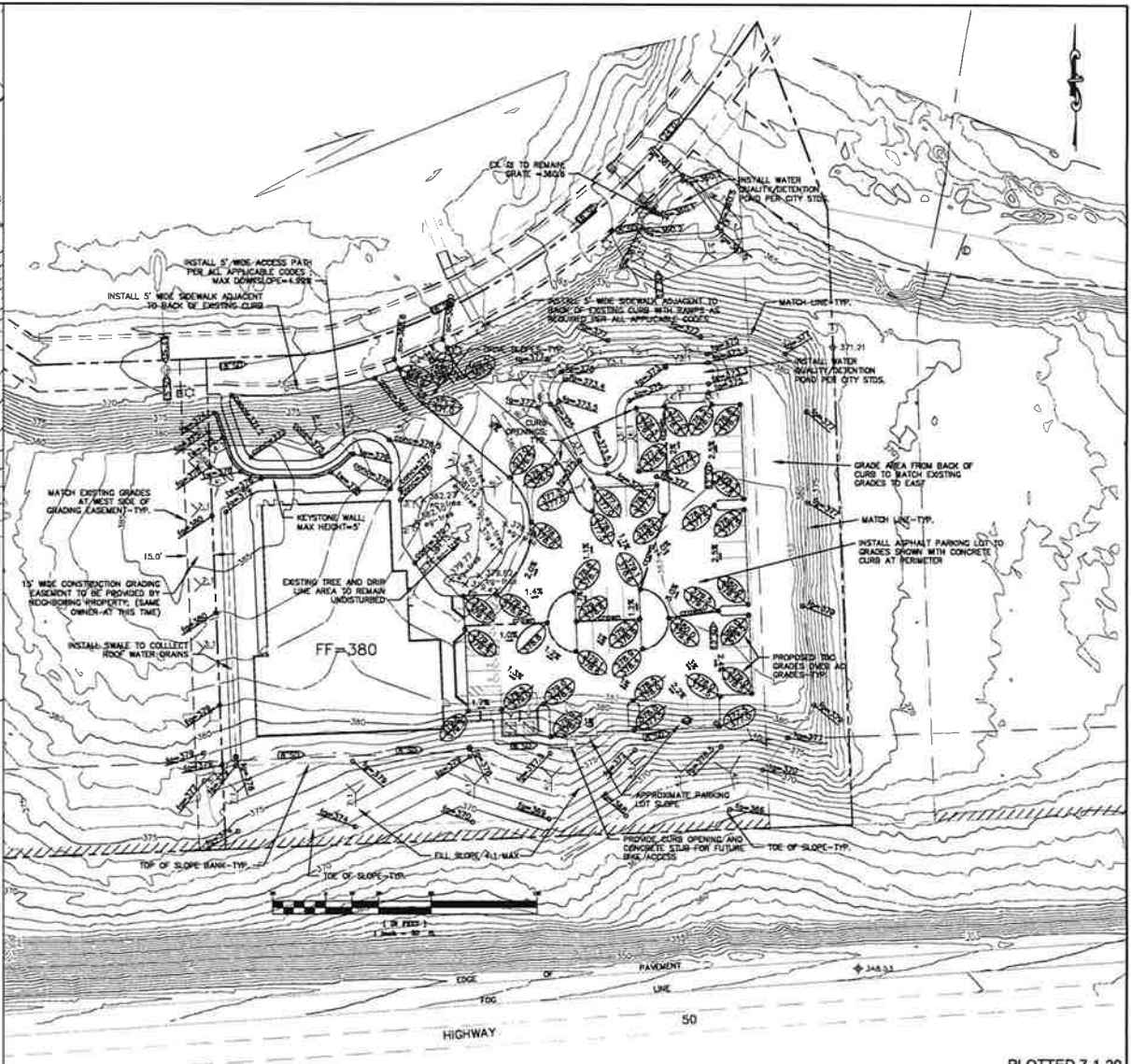
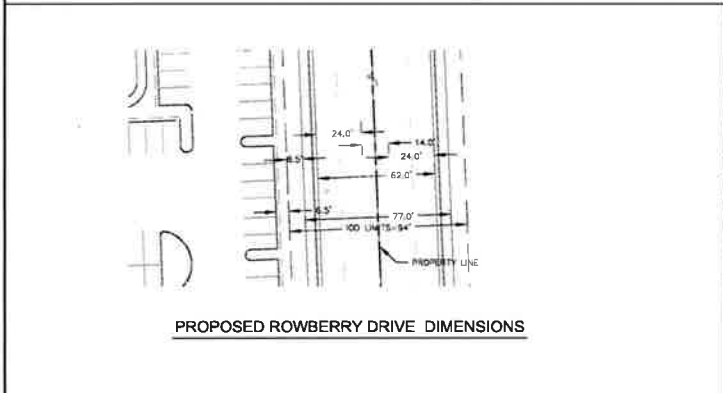
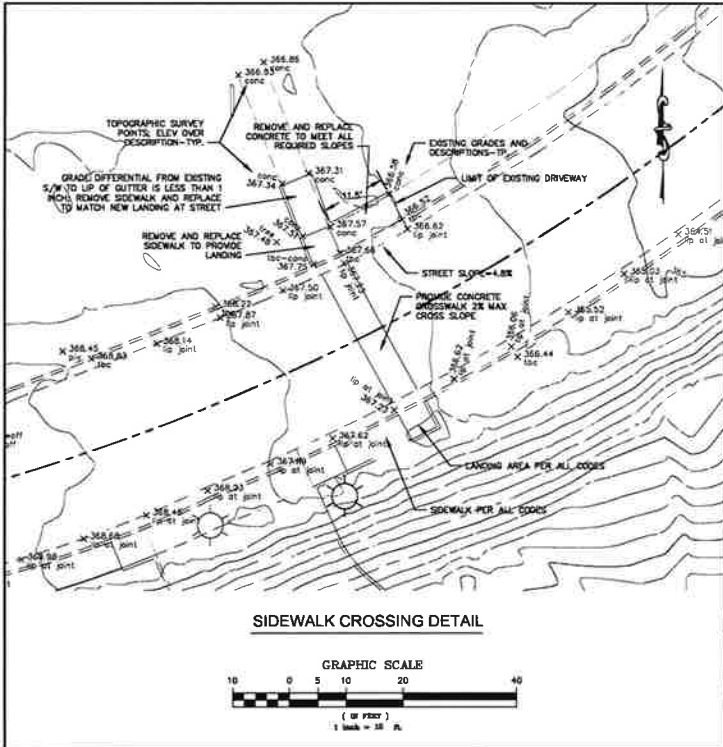
2195 Iron Point Road
Folsom, CA. 95630



A2
09/16/2020

Attachment 7

Preliminary Grading and Drainage Plan Dated July 1, 2020



Cut/Fill Summary

Name	Cut Factor	Fill Factor	2s Area	Cut	Fill	Net
dirt calc	1.000	1.000	89741.92 Sq. Ft.	1,3649.14 Cu. Yd.	647.92 Cu. Yd.	1,3001.62 Cu. Yd.<Cut>
2% calc			89741.92 Sq. Ft.	1,3649.14 Cu. Yd.	647.92 Cu. Yd.	1,3001.62 Cu. Yd.<Cut>

NOTE: ALL EXCAVATED EXCESS SOIL TO BE DEPOSITED ON PROPERTY IMMEDIATELY TO THE WEST OF THIS PARCEL.

REVISIONS

DATE	DESCRIPTION	BY



**MARKET STREET DEVELOPMENT
 MEDICAL OFFICE BUILDING
 2195 IRON POINT ROAD, FOLSOM, CA**

PRELIMINARY GRADING PLAN

DESIGN BY: AGENCY CHECK BY:
 DRAWN BY: SHEET
 CHECKED BY: PG-1
 S.M.O. OF 1

PLOTTED 7-1-20

Attachment 8

Preliminary Utility Plan
Dated July 1, 2020

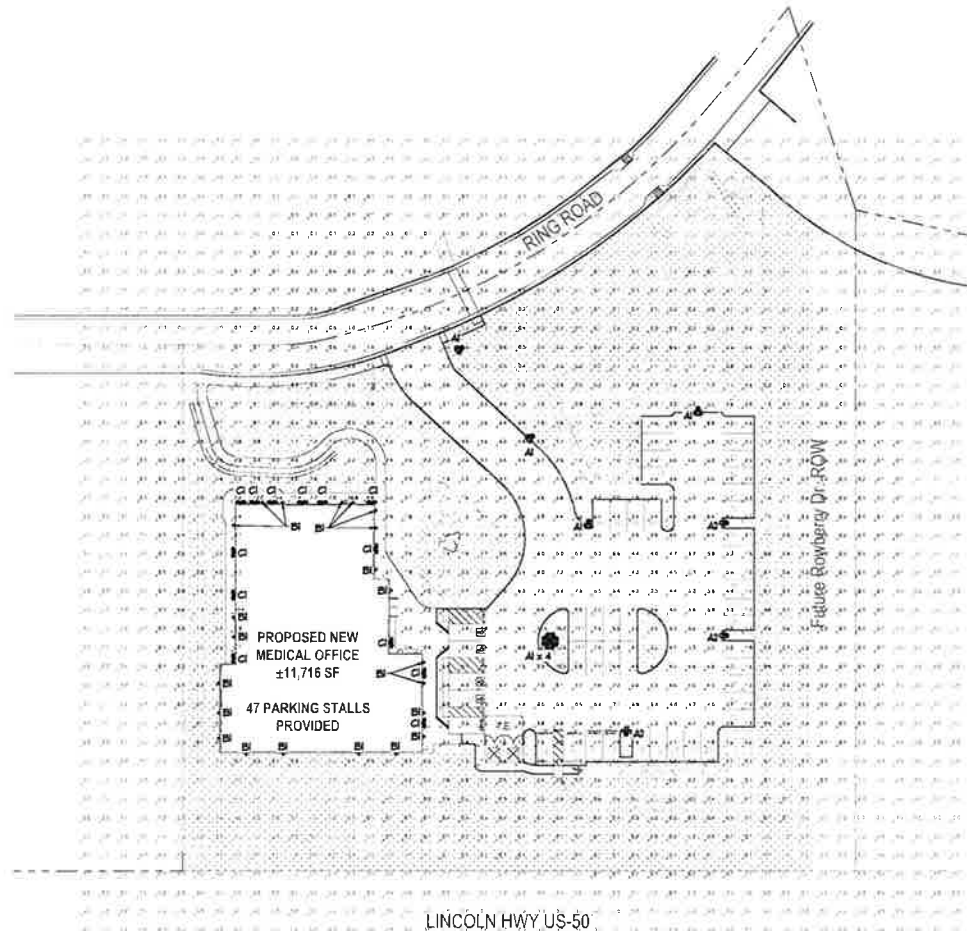
Attachment 9

**Preliminary Landscape Plan
Dated July 2, 2020**

PRELIMINARY PARKING LOT SHADE CALCULATION					
TREE NUMBER AND SITE TREE NAME	QUANTITY @ 10' DIA	QUANTITY @ 12' DIA	QUANTITY @ 14' DIA	QUANTITY @ 16' DIA	TOTAL SQ FT
1-20' TO 25' SPREAD (ACORN, REDBUD, PISTACHIA, CHINA PINE, GREVILLE, YUCCA)	1 @ 1000' = 1000	1 @ 1770' = 1770	1 @ 3000' = 3000	1 @ 5000' = 5000	11770
2-25' TO 30' SPREAD	1 @ 2000' = 2000	1 @ 3200' = 3200	1 @ 4500' = 4500	1 @ 7000' = 7000	16700
3-30' TO 35' SPREAD (CROWN OF THorns)	1 @ 3000' = 3000	1 @ 4500' = 4500	1 @ 6000' = 6000	1 @ 9000' = 9000	22500
4-35' TO 40' SPREAD	1 @ 4000' = 4000	1 @ 6000' = 6000	1 @ 8000' = 8000	1 @ 12000' = 12000	30000
5-40' TO 45' SPREAD	1 @ 5000' = 5000	1 @ 7500' = 7500	1 @ 10000' = 10000	1 @ 15000' = 15000	37500
6-45' TO 50' SPREAD	1 @ 6000' = 6000	1 @ 9000' = 9000	1 @ 12000' = 12000	1 @ 18000' = 18000	45000
7-50' TO 55' SPREAD	1 @ 7000' = 7000	1 @ 10500' = 10500	1 @ 14000' = 14000	1 @ 21000' = 21000	52500
8-55' TO 60' SPREAD	1 @ 8000' = 8000	1 @ 12000' = 12000	1 @ 16000' = 16000	1 @ 24000' = 24000	60000
9-60' TO 65' SPREAD	1 @ 9000' = 9000	1 @ 13500' = 13500	1 @ 18000' = 18000	1 @ 27000' = 27000	67500
10-65' TO 70' SPREAD	1 @ 10000' = 10000	1 @ 15000' = 15000	1 @ 20000' = 20000	1 @ 30000' = 30000	75000
11-70' TO 75' SPREAD	1 @ 11000' = 11000	1 @ 16500' = 16500	1 @ 22000' = 22000	1 @ 33000' = 33000	82500
12-75' TO 80' SPREAD	1 @ 12000' = 12000	1 @ 18000' = 18000	1 @ 24000' = 24000	1 @ 36000' = 36000	90000
13-80' TO 85' SPREAD	1 @ 13000' = 13000	1 @ 19500' = 19500	1 @ 26000' = 26000	1 @ 39000' = 39000	97500
14-85' TO 90' SPREAD	1 @ 14000' = 14000	1 @ 21000' = 21000	1 @ 28000' = 28000	1 @ 42000' = 42000	105000
15-90' TO 95' SPREAD	1 @ 15000' = 15000	1 @ 22500' = 22500	1 @ 30000' = 30000	1 @ 45000' = 45000	112500
16-95' TO 100' SPREAD	1 @ 16000' = 16000	1 @ 24000' = 24000	1 @ 32000' = 32000	1 @ 48000' = 48000	120000
17-100' TO 105' SPREAD	1 @ 17000' = 17000	1 @ 25500' = 25500	1 @ 34000' = 34000	1 @ 51000' = 51000	127500
18-105' TO 110' SPREAD	1 @ 18000' = 18000	1 @ 27000' = 27000	1 @ 36000' = 36000	1 @ 54000' = 54000	135000
19-110' TO 115' SPREAD	1 @ 19000' = 19000	1 @ 28500' = 28500	1 @ 38000' = 38000	1 @ 57000' = 57000	142500
20-115' TO 120' SPREAD	1 @ 20000' = 20000	1 @ 30000' = 30000	1 @ 40000' = 40000	1 @ 60000' = 60000	150000
21-120' TO 125' SPREAD	1 @ 21000' = 21000	1 @ 31500' = 31500	1 @ 42000' = 42000	1 @ 63000' = 63000	157500
22-125' TO 130' SPREAD	1 @ 22000' = 22000	1 @ 33000' = 33000	1 @ 44000' = 44000	1 @ 66000' = 66000	165000
23-130' TO 135' SPREAD	1 @ 23000' = 23000	1 @ 34500' = 34500	1 @ 46000' = 46000	1 @ 69000' = 69000	172500
24-135' TO 140' SPREAD	1 @ 24000' = 24000	1 @ 36000' = 36000	1 @ 48000' = 48000	1 @ 72000' = 72000	180000
25-140' TO 145' SPREAD	1 @ 25000' = 25000	1 @ 37500' = 37500	1 @ 50000' = 50000	1 @ 75000' = 75000	187500
26-145' TO 150' SPREAD	1 @ 26000' = 26000	1 @ 39000' = 39000	1 @ 52000' = 52000	1 @ 78000' = 78000	195000
27-150' TO 155' SPREAD	1 @ 27000' = 27000	1 @ 40500' = 40500	1 @ 54000' = 54000	1 @ 81000' = 81000	202500
28-155' TO 160' SPREAD	1 @ 28000' = 28000	1 @ 42000' = 42000	1 @ 56000' = 56000	1 @ 84000' = 84000	210000
29-160' TO 165' SPREAD	1 @ 29000' = 29000	1 @ 43500' = 43500	1 @ 58000' = 58000	1 @ 87000' = 87000	217500
30-165' TO 170' SPREAD	1 @ 30000' = 30000	1 @ 45000' = 45000	1 @ 60000' = 60000	1 @ 90000' = 90000	225000
31-170' TO 175' SPREAD	1 @ 31000' = 31000	1 @ 46500' = 46500	1 @ 62000' = 62000	1 @ 93000' = 93000	232500
32-175' TO 180' SPREAD	1 @ 32000' = 32000	1 @ 48000' = 48000	1 @ 64000' = 64000	1 @ 96000' = 96000	240000
33-180' TO 185' SPREAD	1 @ 33000' = 33000	1 @ 49500' = 49500	1 @ 66000' = 66000	1 @ 99000' = 99000	247500
34-185' TO 190' SPREAD	1 @ 34000' = 34000	1 @ 51000' = 51000	1 @ 68000' = 68000	1 @ 102000' = 102000	255000
35-190' TO 195' SPREAD	1 @ 35000' = 35000	1 @ 52500' = 52500	1 @ 70000' = 70000	1 @ 105000' = 105000	262500
36-195' TO 200' SPREAD	1 @ 36000' = 36000	1 @ 54000' = 54000	1 @ 72000' = 72000	1 @ 108000' = 108000	270000
37-200' TO 205' SPREAD	1 @ 37000' = 37000	1 @ 55500' = 55500	1 @ 74000' = 74000	1 @ 111000' = 111000	277500
38-205' TO 210' SPREAD	1 @ 38000' = 38000	1 @ 57000' = 57000	1 @ 76000' = 76000	1 @ 114000' = 114000	285000
39-210' TO 215' SPREAD	1 @ 39000' = 39000	1 @ 58500' = 58500	1 @ 78000' = 78000	1 @ 117000' = 117000	292500
40-215' TO 220' SPREAD	1 @ 40000' = 40000	1 @ 60000' = 60000	1 @ 80000' = 80000	1 @ 120000' = 120000	300000
41-220' TO 225' SPREAD	1 @ 41000' = 41000	1 @ 61500' = 61500	1 @ 82000' = 82000	1 @ 123000' = 123000	307500
42-225' TO 230' SPREAD	1 @ 42000' = 42000	1 @ 63000' = 63000	1 @ 84000' = 84000	1 @ 126000' = 126000	315000
43-230' TO 235' SPREAD	1 @ 43000' = 43000	1 @ 64500' = 64500	1 @ 86000' = 86000	1 @ 129000' = 129000	322500
44-235' TO 240' SPREAD	1 @ 44000' = 44000	1 @ 66000' = 66000	1 @ 88000' = 88000	1 @ 132000' = 132000	330000
45-240' TO 245' SPREAD	1 @ 45000' = 45000	1 @ 67500' = 67500	1 @ 90000' = 90000	1 @ 135000' = 135000	337500
46-245' TO 250' SPREAD	1 @ 46000' = 46000	1 @ 69000' = 69000	1 @ 92000' = 92000	1 @ 138000' = 138000	345000
47-250' TO 255' SPREAD	1 @ 47000' = 47000	1 @ 70500' = 70500	1 @ 94000' = 94000	1 @ 141000' = 141000	352500
48-255' TO 260' SPREAD	1 @ 48000' = 48000	1 @ 72000' = 72000	1 @ 96000' = 96000	1 @ 144000' = 144000	360000
49-260' TO 265' SPREAD	1 @ 49000' = 49000	1 @ 73500' = 73500	1 @ 98000' = 98000	1 @ 147000' = 147000	367500
50-265' TO 270' SPREAD	1 @ 50000' = 50000	1 @ 75000' = 75000	1 @ 100000' = 100000	1 @ 150000' = 150000	375000
51-270' TO 275' SPREAD	1 @ 51000' = 51000	1 @ 76500' = 76500	1 @ 102000' = 102000	1 @ 153000' = 153000	382500
52-275' TO 280' SPREAD	1 @ 52000' = 52000	1 @ 78000' = 78000	1 @ 104000' = 104000	1 @ 156000' = 156000	390000
53-280' TO 285' SPREAD	1 @ 53000' = 53000	1 @ 79500' = 79500	1 @ 106000' = 106000	1 @ 159000' = 159000	397500
54-285' TO 290' SPREAD	1 @ 54000' = 54000	1 @ 81000' = 81000	1 @ 108000' = 108000	1 @ 162000' = 162000	405000
55-290' TO 295' SPREAD	1 @ 55000' = 55000	1 @ 82500' = 82500	1 @ 110000' = 110000	1 @ 165000' = 165000	412500
56-295' TO 300' SPREAD	1 @ 56000' = 56000	1 @ 84000' = 84000	1 @ 112000' = 112000	1 @ 168000' = 168000	420000
57-300' TO 305' SPREAD	1 @ 57000' = 57000	1 @ 85500' = 85500	1 @ 114000' = 114000	1 @ 171000' = 171000	427500
58-305' TO 310' SPREAD	1 @ 58000' = 58000	1 @ 87000' = 87000	1 @ 116000' = 116000	1 @ 174000' = 174000	435000
59-310' TO 315' SPREAD	1 @ 59000' = 59000	1 @ 88500' = 88500	1 @ 118000' = 118000	1 @ 177000' = 177000	442500
60-315' TO 320' SPREAD	1 @ 60000' = 60000	1 @ 90000' = 90000	1 @ 120000' = 120000	1 @ 180000' = 180000	450000
61-320' TO 325' SPREAD	1 @ 61000' = 61000	1 @ 91500' = 91500	1 @ 122000' = 122000	1 @ 183000' = 183000	457500
62-325' TO 330' SPREAD	1 @ 62000' = 62000	1 @ 93000' = 93000	1 @ 124000' = 124000	1 @ 186000' = 186000	465000
63-330' TO 335' SPREAD	1 @ 63000' = 63000	1 @ 94500' = 94500	1 @ 126000' = 126000	1 @ 189000' = 189000	472500
64-335' TO 340' SPREAD	1 @ 64000' = 64000	1 @ 96000' = 96000	1 @ 128000' = 128000	1 @ 192000' = 192000	480000
65-340' TO 345' SPREAD	1 @ 65000' = 65000	1 @ 97500' = 97500	1 @ 130000' = 130000	1 @ 195000' = 195000	487500
66-345' TO 350' SPREAD	1 @ 66000' = 66000	1 @ 99000' = 99000	1 @ 132000' = 132000	1 @ 198000' = 198000	495000
67-350' TO 355' SPREAD	1 @ 67000' = 67000	1 @ 100500' = 100500	1 @ 134000' = 134000	1 @ 201000' = 201000	502500
68-355' TO 360' SPREAD	1 @ 68000' = 68000	1 @ 102000' = 102000	1 @ 136000' = 136000	1 @ 204000' = 204000	510000
69-360' TO 365' SPREAD	1 @ 69000' = 69000	1 @ 103500' = 103500	1 @ 138000' = 138000	1 @ 207000' = 207000	517500
70-365' TO 370' SPREAD	1 @ 70000' = 70000	1 @ 105000' = 105000	1 @ 140000' = 140000	1 @ 210000' = 210000	525000
71-370' TO 375' SPREAD	1 @ 71000' = 71000	1 @ 106500' = 106500	1 @ 142000' = 142000	1 @ 213000' = 213000	532500
72-375' TO 380' SPREAD	1 @ 72000' = 72000	1 @ 108000' = 108000	1 @ 144000' = 144000	1 @ 216000' = 216000	540000
73-380' TO 385' SPREAD	1 @ 73000' = 73000	1 @ 109500' = 109500	1 @ 146000' = 146000	1 @ 219000' = 219000	547500
74-385' TO 390' SPREAD	1 @ 74000' = 74000	1 @ 111000' = 111000	1 @ 148000' = 148000	1 @ 222000' = 222000	555000
75-390' TO 395' SPREAD	1 @ 75000' = 75000	1 @ 112500' = 112500	1 @ 150000' = 150000	1 @ 225000' = 225000	562500
76-395' TO 400' SPREAD	1 @ 76000' = 76000	1 @ 114000' = 114000	1 @ 152000' = 152000	1 @ 228000' = 228000	570000
77-400' TO 405' SPREAD	1 @ 77000' = 77000	1 @ 115500' = 115500	1 @ 154000' = 154000	1 @ 231000' = 231000	577500
78-405' TO 410' SPREAD	1 @ 78000' = 78000	1 @ 117000' = 117000	1 @ 156000' = 156000	1 @ 234000' = 234000	585000
79-410' TO 415' SPREAD	1 @ 79000' = 79000	1 @ 118500' = 118500	1 @ 158000' = 158000	1 @ 237000' = 237000	592500
80-415' TO 420' SPREAD	1 @ 80000' = 80000	1 @ 120000' = 120000	1 @ 160000' = 160000	1 @ 240000' = 240000	600000
81-420' TO 425' SPREAD	1 @ 81000' = 81000	1 @ 121500' = 121500	1 @ 162000' = 162000	1 @ 243000' = 243000	607500
82-425' TO 430' SPREAD	1 @ 82000' = 82000	1 @ 123000' = 123000	1 @ 164000' = 164000	1 @ 246000' = 246000	615000
83-430' TO 435' SPREAD	1 @ 83000' = 83000	1 @ 124500' = 124500	1 @ 166000' = 166000	1 @ 249000' = 249000	622500
84-435' TO 440' SPREAD	1 @ 84000' = 84000	1 @ 126000' = 126000	1 @ 168000' = 168000	1 @ 252000' = 252000	630000
85-440' TO 445' SPREAD	1 @ 85000' = 85000	1 @ 127500' = 127500	1 @ 170000' = 170000	1 @ 255000' = 255000	637500
86-445' TO 450' SPREAD	1 @ 86000' = 86000	1 @ 129000' = 129000	1 @ 172000' = 172000	1 @ 258000' = 258000	645000
87-450' TO 455' SPREAD	1 @ 87000' = 87000	1 @ 130500' = 130500	1 @ 174000' = 174000	1 @ 261000' = 261000	652500
88-455' TO 460' SPREAD	1 @ 88000' = 88000	1 @ 132000' = 132000	1 @ 176000' = 176000	1 @ 264000' = 264000	660000
89-460' TO 465' SPREAD	1 @ 89000' = 89000	1 @ 133500' = 133500	1 @ 178000' = 178000	1 @ 267000' = 267000	667500
90-465' TO 470' SPREAD	1 @ 90000' = 90000	1 @ 135000' = 135000	1 @ 180000' = 180000	1 @ 270000' = 270000	675000
91-470' TO 475' SPREAD	1 @ 91000' = 91000	1 @ 136500' = 136500	1 @ 182000' = 182000	1 @ 273000' = 273000	682500
92-475' TO 480' SPREAD	1 @ 92000' = 92000	1 @ 138000' = 138000	1 @ 184000' = 184000	1 @ 276000' = 276000	690000
93-480' TO 485' SPREAD	1 @ 93000' = 93000	1 @ 139500' = 139500	1 @ 186000' = 186000	1 @ 279000' = 279000	697500
94-485' TO 490' SPREAD	1 @ 94000' = 94000	1 @ 141000' = 141000	1 @ 188000' = 188000	1 @ 282000' = 282000	705000

Attachment 10

Preliminary Lighting Plan Dated July 1, 2020



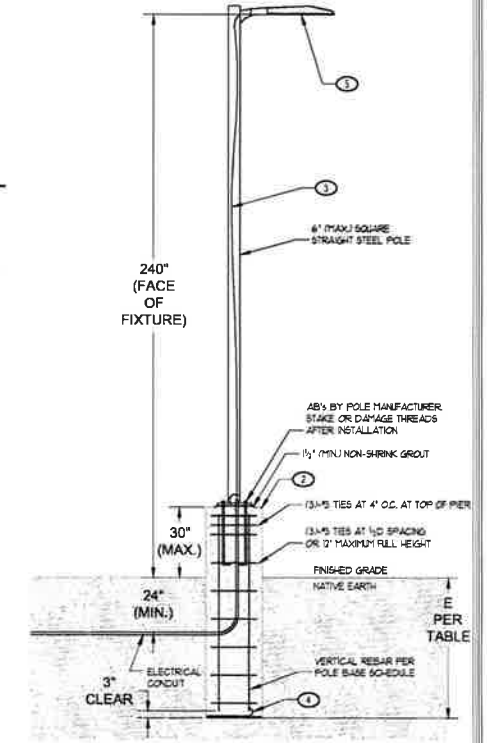
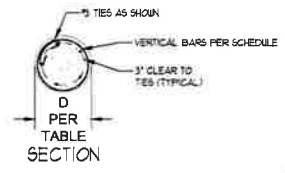
A SITE PHOTOMETRIC CALCULATION
P = 30'-0"

LIGHTING FIXTURE SCHEDULE									
FIXTURE SYMBOL	FIXTURE TYPE	MANUFACTURER DETAILS		POWER (WATTS)	MOUNTING HEIGHT	MOUNTING CONFIG.	LAMP TYPE	NOTES AND REMARKS	VOLTAGE
		NAME	CATALOG NUMBER						
A1	ACUITY LITHONIA	D6X1 LED-P6-40K-78H-VOLT-FRH-HS		163	28'-0"	POLE	INTEGRAL LED	POLE MOUNTED EXTERIOR LED LIGHT WITH INTEGRAL SENSORSWITCH M8GR-6-ODP-18-5V DIMMING OCCUPANT/DAYLIGHT SENSOR	0-0
A2	ACUITY LITHONIA	D6X1 LED-P6-40K-78H-VOLT-FRH-HS		163	28'-0"	POLE	INTEGRAL LED	POLE MOUNTED EXTERIOR LED LIGHT WITH INTEGRAL SENSORSWITCH M8GR-6-ODP-18-5V DIMMING OCCUPANT/DAYLIGHT SENSOR	0-0
B1	ACUITY LITHONIA	LOVELL-2JLED30-40K-D8-NL-DM-C1		2	40'-0"	SURFACE MOUNT	INTEGRAL LED	EXTERIOR MOUNTED LED SCIENCE	0-0
C1	ACUITY LITHONIA	D6X6-LED-30C-330-40K-78H-VOLT		35	40'-0"	SURFACE MOUNT	INTEGRAL LED	BUILDING MOUNTED EXTERIOR LED LIGHT WITH INTEGRAL DAYLIGHT SENSOR AND EMERGENCY BATTERY	0-0

MAX FIXTURE HEIGHT	POLE BASE SCHEDULE					
	OPTION 1			OPTION 2		
	D (IN)	E (IN)	VERTICAL BARS	D (IN)	E (IN)	VERTICAL BARS
28'-0"	18	6.0	(5) - 15	24	5.4	(6) - 15

POLE MOUNTED LIGHTING ELECTRICAL DETAIL NOTES

- COORDINATE WITH GENERAL CONTRACTOR AS REQUIRED FOR COMPLETE INSTALLATION OF NEW POLE-MOUNTED LIGHTING. PROVIDE AND INSTALL CONCRETE POLE BASE, LIGHTING FIXTURE, LIGHTING POLE, ANCHORING, MOUNTING HARDWARE, ETC. AS REQUIRED FOR A COMPLETE INSTALLATION.
- NEW CONCRETE POLE BASE SHALL BE COMPRISED OF 4000 PSI AIR ENTRAINED CONCRETE. NO SPECIAL INSPECTION REQUIRED BECAUSE 2500 PSI DESIGN STRESS USED. FOOTING SHALL BE DRILLED INTO UNDISTURBED NATIVE SOIL. GEOTECHNICAL ENGINEER TO OBSERVE PRIOR TO PLACEMENT OF REBAR CASE. SACK AND PATCH 80 EXPOSED SURFACE IS 8" MIN.
- COORDINATE WITH GENERAL CONTRACTOR AS REQUIRED FOR INSTALLATION OF NEW UNDERGROUND BRANCH CIRCUIT FOR POLE MOUNTED LIGHTING. CONDUIT SHALL BE INSTALLED 24" BFG. EXTEND BRANCH CIRCUIT WIRING UP LIGHTING POLE TO NEW LIGHT FIXTURE AS REQUIRED. PROVIDE GROUND CONNECTION FOR LIGHTING POLE, REBAR INSIDE CONCRETE BASE, MOUNTING HARDWARE, AND LIGHTING FIXTURE AS REQUIRED.
- PROVIDE AND INSTALL 10' OF SPIRAL COIL BARE #4 CU LIGHTING GROUNDING ELECTRODE BELOW CONCRETE IN DIRECT CONTACT WITH EARTH AND IRREMOVABLY BOND TO BOTH THE STEEL REINFORCING AND POLE SHAFT.
- PROVIDE AND INSTALL NEW LIGHTING FIXTURE AND ALL REQUIRED MOUNTING HARDWARE. TOTAL EPA (SINGLE-FIXTURE) LB AGR. TOTAL HEIGHT (SINGLE-FIXTURE) 21 lbs. TOTAL COMBINED EPA FOR ALL LIGHTING FIXTURES NOT TO EXCEED 840 AGR.
- PROVIDE AND INSTALL NEW LIGHTING POLE WITH A HANDLE NOT LESS THAN 20" DIA WITH A COVER SUITABLE FOR USE IN HOT LOCATIONS IN ACCORDANCE WITH CEC SECTION 416.30(B).



B POLE MOUNTED LIGHTING ELECTRICAL DETAIL
1/2" = 1'-0"



Folsom Medical Office Building at Folsom Corporate Center

Iron Point Road & Rowberry Drive
Folsom, CA.



E1
07/01/20

Attachment 11

Building Elevations and Floor Plan Dated September 16, 2020



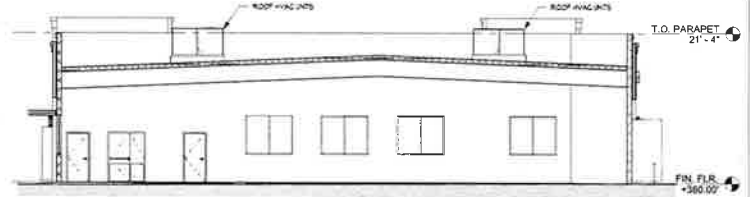
PRELIM NORTH ELEVATION
0' 2' 4' 8' 16 FEET
1/8" = 1'-0"

LSG

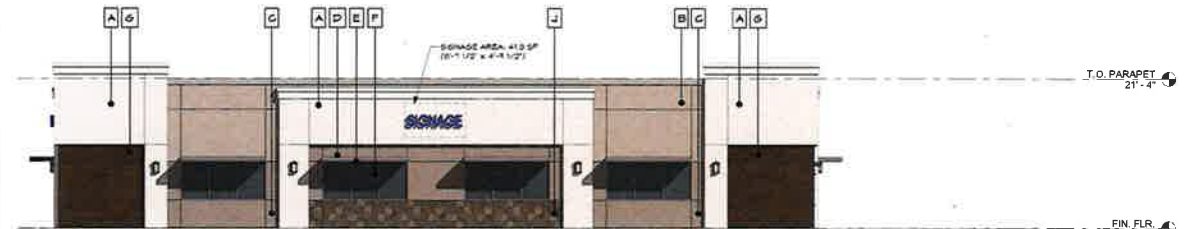
WST LED



PRELIM EAST ELEVATION
0' 2' 4' 8' 16 FEET
1/8" = 1'-0"



BUILDING SECTION
0' 2' 4' 8' 16 FEET
1/8" = 1'-0"



PRELIM SOUTH ELEVATION
0' 2' 4' 8' 16 FEET
1/8" = 1'-0"

MAXIMUM ALLOWABLE SIGNAGE AREA:
USING WEST ELEVATION FOR LONGEST BUILDING FRONTAGE AT 192 LINEAR FEET.
MAXIMUM ALLOWABLE SIGN AREA - 1.5 SQUARE FOOTAGE PER LINEAR FOOT = 192 SQUARE FEET.
150 SQUARE FEET MAX ALLOWABLE SIGN AREA.



PRELIM WEST ELEVATION
0' 2' 4' 8' 16 FEET
1/8" = 1'-0"

MATERIAL AND FINISH SCHEDULE

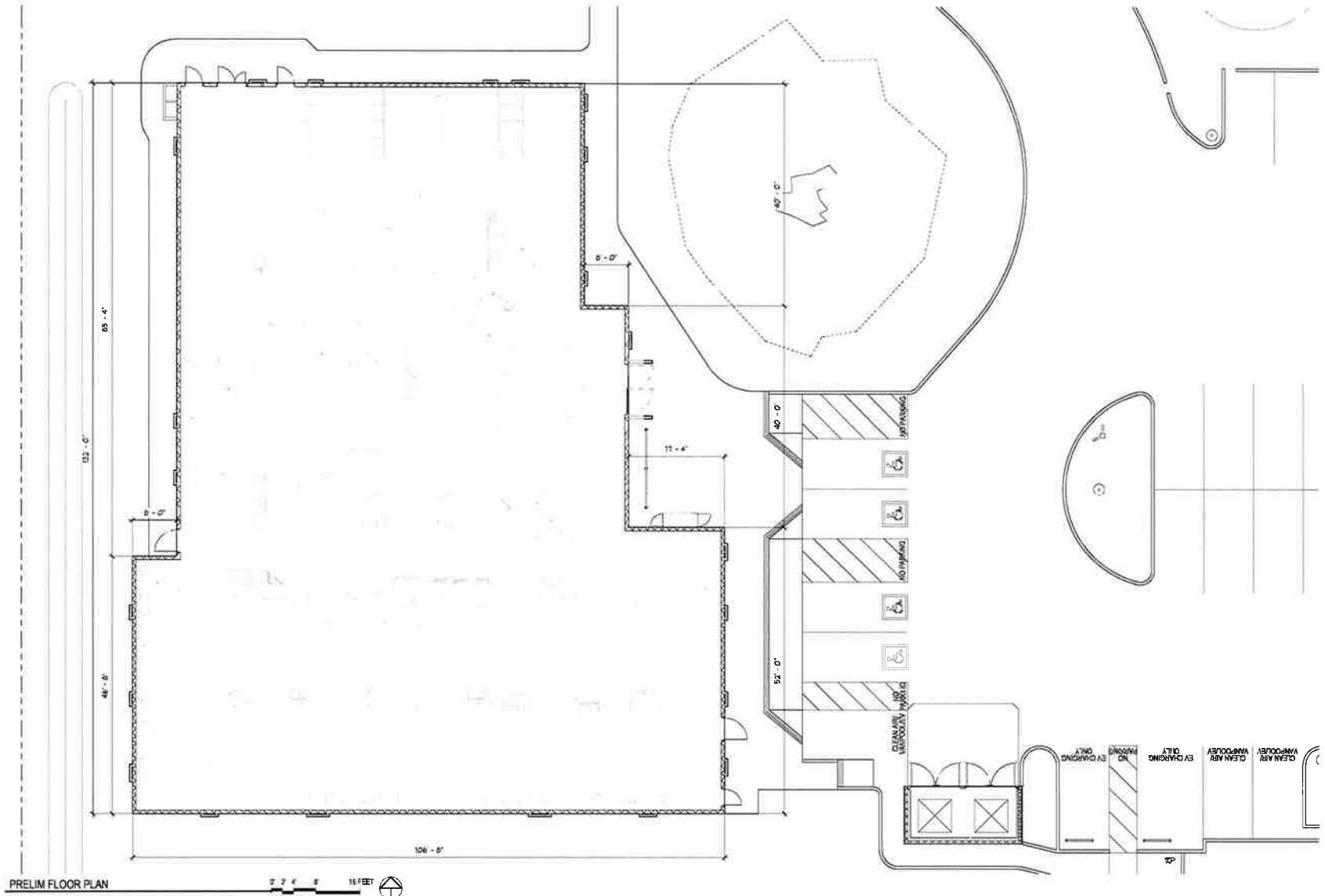
A	STUCCO 20/30 TEXTURE FINISH ACRYLIC FINISH - MATCH SKY1049 NUANCE
B	STUCCO 20/30 TEXTURE FINISH ACRYLIC FINISH - MATCH SKY1052 GRAY AREA
C	STUCCO 20/30 TEXTURE FINISH ACRYLIC FINISH - MATCH SKY112 STUDIO CLAY
D	METAL CANOPY: HAFES CANOPIES SUPERSHADE WITH CLEAR ANODIZED FINISH
E	STOREFRONT FRAMING SYSTEM CLEAR ANODIZED FINISH
F	GLAZING CLEAR INSULATED GLASS
G	FIBER CEMENT WALL PANEL SYSTEM CERACLAD RUSTIC WOOD, COFFEE
H	FIBER CEMENT WALL PANEL SYSTEM, CERACLAD CREATIV, BLUE PG-2196C
J	NATURAL STONE SLATE DALTILE CALIFORNIA GOLD - SLATE



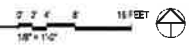
Folsom Medical Office Building at Folsom Corporate Center

2195 Iron Point Road
Folsom, CA. 95630





PRELIM FLOOR PLAN



Folsom Medical Office Building at Folsom Corporate Center

2195 Iron Point Road
Folsom, CA. 95630



A3
09/16/2020

Attachment 12

Color Renderings
Dated September 16, 2020



Folsom Medical Office Building at Folsom Corporate Center

2195 Iron Point Road
Folsom, CA. 95630



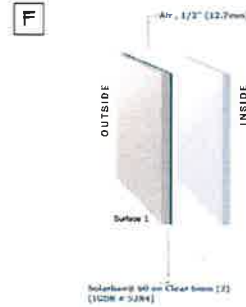
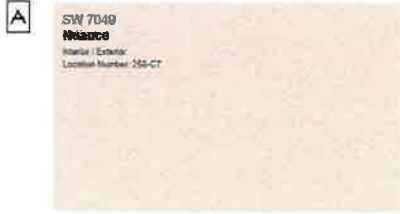
A5
09/25/2020

Attachment 13

Color and Materials Board Dated September 16, 2020

MATERIAL & FINISH SCHEDULE

- A** STUCCO 20/30 TEXTURE FINISH
ACRYLIC FINISH : MATCH SW1049
NUANCE
- B** STUCCO 20/30 TEXTURE FINISH
ACRYLIC FINISH : MATCH SW1052
GRAY AREA
- C** STUCCO 20/30 TEXTURE FINISH
ACRYLIC FINISH : MATCH SW1172
STUDIO CLAY
- D** METAL CANOPY: MAPES CANOPIES
SUPERSHADE WITH CLEAR ANODIZED FINISH
- E** STOREFRONT FRAMING SYSTEM
CLEAR ANODIZED FINISH
- F** GLAZING
CLEAR INSULATED GLASS
- G** FIBER CEMENT WALL PANEL SYSTEM
CERACLAD RUSTIC WOOD, COPPER
- H** FIBER CEMENT WALL PANEL SYSTEM
CERACLAD GREATV, BLUE PG-2156G
- J** NATURAL STONE SLATE
DALTILE CALIFORNIA GOLD - SLATE



EXTERIOR LIGHT FIXTURES



Attachment 14

Traffic Impact Analysis Dated February 24, 2020

February 24, 2020

Mr. Charles Smyth
MARKET STREET DEVELOPMENT
3005 Douglas Blvd., Suite 200
Roseville, CA 95661

RE: TRAFFIC ACCESS ASSESSMENT FOR DIALYSIS CLINIC, FOLSOM, CALIFORNIA

Dear Mr. Smyth:

Thank you for contacting our firm regarding the dialysis clinic proposed in Folsom, California. As we have discussed, the project will occupy a location within the approved Folsom Corporate Center (FCC). While the project's regional impacts are not significant based on its limited trip generation, and cumulative impacts were assessed when the FCC was approved, City of Folsom staff has asked that the feasibility of site access be assessed within the context of the future extension of Rowberry Drive. Today a private drive connects FCC with the Iron Point Road / Rowberry Drive intersection, and that drive abuts the northern boundary of the project site. The planned extension of Rowberry Drive across US 50 will create a new public road along the eastern project site boundary, and a new private connection from Rowberry Drive to the existing access road will be constructed.

Project Description. The Folsom Dialysis Clinic will occupy a 11,716 square foot building on a 2.48 acre site (site plan attached). The site is a portion of the approved FCC. The clinic will offer 24 full-service treatment stations. Site access is proposed at a driveway on the existing private access road serving FCC. The driveway is about 80 feet (centerline to centerline) from an existing Kaiser driveway on the north side of the street. The driveway is proposed at a location near the beginning of the planned connection to the Rowberry Drive extension and would remain functional when the new connection is built. The driveway would be about 250 feet (centerline to centerline) west of the planned Rowberry Drive / Folsom Corporate Center Driveway intersection.

Background Information

Trip Generation. As noted below and supported by our November 13, 2019 letter, the project is expected to generate 27 trips in the a.m. peak hour and 23 trips in the p.m. peak hour.

ITE Code	Description	Quantity	AM Peak Hour			PM Peak Hour		
			in	out	total	in	out	total
	Folsom Dialysis Clinic	24 station	16	11	27	9	14	23
710	General Office	ksf	86%	14%	1.16	18%	82%	1.15
	Building Area Replaced	11.7	12	2	14	2	11	13
	Net Change		+4	+9	+13	+7	+3	+10

Information regarding long term traffic conditions with the Rowberry Drive extension and build out of FCC is available from a 2007 assessment by Fehr & Peers Associates¹. That document indicated that a 45,000 sf building might be developed in the area of the proposed project. The general office trip generation rate applicable to this use suggests 1.16 a.m. and 1.15 trips per ksf in the a.m. and p.m. peak hour, respectively². Assuming the project replaces 11.7 ksf of office space generating 14 trips in the a.m. and 13 trips in the p.m. peak hour, then the overall site trip generation would increase by 13 trips in the a.m. and 10 trips in the p.m. peak hour.

Traffic Volume Forecasts. Future peak hour traffic volume forecasts from the Rowberry Drive Overcrossing Study provide information for buildout of FCC with the extension of Rowberry Drive. However, the City of Folsom General Plan was updated after that report was prepared, and assumptions for development citywide changed. Review of current Folsom traffic model forecasts for the Rowberry Drive overcrossing revealed that the p.m. peak hour volume south of Iron Point Road that was previously forecast for 2,665 vehicles per hour (vph) dropped to about 1,785 vph.

Two adjustments were made to the original Fehr & Peers data:

1. The previous design hour p.m. peak hour intersection turning movements at the Iron Point Road / Rowberry Drive intersection and Rowberry Drive / site access intersection were both factored to current traffic model future volume levels using Furness techniques that reflected relative changes on each approach and balanced inbound and outbound traffic.
2. Original driveway volumes were adjusted to account for the change in site trip generation associated with the dialysis clinic.

The adjusted p.m. peak hour volumes are included in the HCM 6th Edition LOS calculations that are attached.

Evaluation

This access evaluation considers two issues:

1. **Queueing.** The extent to which queues from the Rowberry Drive / Folsom Corporate Center Driveway intersection regularly may extend to the proposed driveway and interfere with sight distance or block turning movements was considered.
2. **Driveway Separation.** The adequacy of the separation between the proposed driveway and the existing Kaiser driveway to the north was considered.

Queueing. The previous traffic study used Synchro – Simtraffic software to determine the operating characteristics of the Rowberry Drive / Folsom Corporate Center Driveway intersection. This program was also used herein to account for the effects of the closely spaced traffic signals at Iron Point Road and Folsom Corporate Drive.

¹ Rowberry Drive Overcrossing Study, Fehr & Peers, April 13, 2007

² Code 710, ITE Trip Generation Manual, 10th Edition.

KDA

Resulting information regarding turn lane storage and forecasted queue lengths is presented in Table 2. Because the traffic generated by an office park is highly directional, the volume of traffic on the access intersection's eastbound approach would be very low in the morning peak hour and much greater in the p.m. peak hour. In the p.m. peak hour 217 left turns and through movements are expected on the eastbound approach. The resulting 95th percentile queue is 135 long. The proposed driveway would have about 160 feet of storage to the probable crosswalk at Rowberry Drive. Thus the peak queue would extend beyond the probable Kaiser driveway location but would not reach the dialysis clinic's driveway location. As a result, inbound traffic to the dialysis clinic should not need to wait to turn around the waiting queue during the p.m. peak hour. The access location is feasible from that standpoint.

TABLE 2 FUTURE PEAK HOUR TRAFFIC OPERATION AT ROWBERRY DRIVE / FOLSOM CORPORATE CENTER DRIVEWAY INTERSECTIONS				
Lane	Storage (feet)	PM Peak Hour		
		Volume (vph)	95 th % Queue (feet)	Adequate?
EB thru + left turn	165	217	135	Yes
EB right turn lane	165	50	45	Yes

Driveway Spacing. The proposed access driveway would be offset from the Kaiser driveway on the north side of the new street by about 80 feet (centerline to centerline). The adequacy of this separation is based on consideration of the potential for conflicting concurrent turns at each location. Theoretically, right turns from the project driveway may conflict with left turns leaving the Kaiser driveway, and left turns into the project could conflict with eastbound left turns into the Kaiser driveway.

The distance between driveways needed to minimize turning conflicts is typically based on the minimum stopping sight distance. Often the separation on collector streets is 150 feet, which corresponds to the minimum stopping sight distance for 25 mph. The applicability of this standard to a private street is uncertain, as the probable speeds on the roadway adjoining the site are likely 25 mph or less. In addition, current driveways on the street are closer than 150 feet. The Kaiser driveway is about 130 feet from an existing east side driveway. Thus, the 150-foot standard does not appear to apply for this private street. Because clinic trip generation is low and travel speeds will be limited near the intersection, the proposed spacing should be adequate.

If necessary, measures to address this issue have been considered. The access plan could be modified to align the two driveways. However, to address the effects of queuing the clinic driveway cannot be moved to the east, and the Kaiser driveway would need to be moved westerly to align with the project driveway instead. This would, however, create a circuitous route from that new driveway through the Kaiser parking lot to the main aisle along the front of the building. Prohibiting some turning movements is another alternative which was envisioned in the Fehr & Peers overcrossing study. That report's graphics indicated that the Kaiser driveway would be limited to right turns in-and-out-only with the connection to Rowberry Drive (attached). As long as a treatment for that control didn't extend to the clinic driveway this alternative would allow full access to remain at the dialysis clinic driveway.

KDA

*Mr. Charles Smyth
Market Street Development
February 24, 2020
Page 4*

Thank you for this opportunity to provide you with our services. Please feel free to contact me if you have any questions or need additional information.

Sincerely,

KD Anderson & Associates, Inc.

A handwritten signature in black ink, appearing to read 'K. Anderson', with a long horizontal flourish extending to the right.

Kenneth D. Anderson, P.E.
President

Attachments

Folsom Dialysis Clinic Access 2 24 2020.ltr

**TABLE 1
AM PEAK HOUR TRIP GENERATION RATES**

Parameter	AM Peak Hour								
	Large Clinic	Small Clinics							All Clinics
	Anaheim	Torrance	Vista	Palm Desert	Rancho Cordova	Visalia	Dinuba	Average	Average
Trips	38	33	22	20	21	34	24	26	31
Ksf	14.8	10.7	9.0	9.0	14.5	10.5	9.0	-	-
Rate per ksf	2.57	3.08	2.44	2.22	1.45	3.24	2.67	2.52	2.52
Stations	37	28	20	21	24	24	20	23	25
Rate per station	1.03	1.18	1.10	0.95	0.88	1.42	1.20	1.12	1.11
					Folsom Clinic			24 stations	27
					Remnant (151,000 sf @ 0.40 FAR			60.0 ksf	71
					Site trip generation total				98

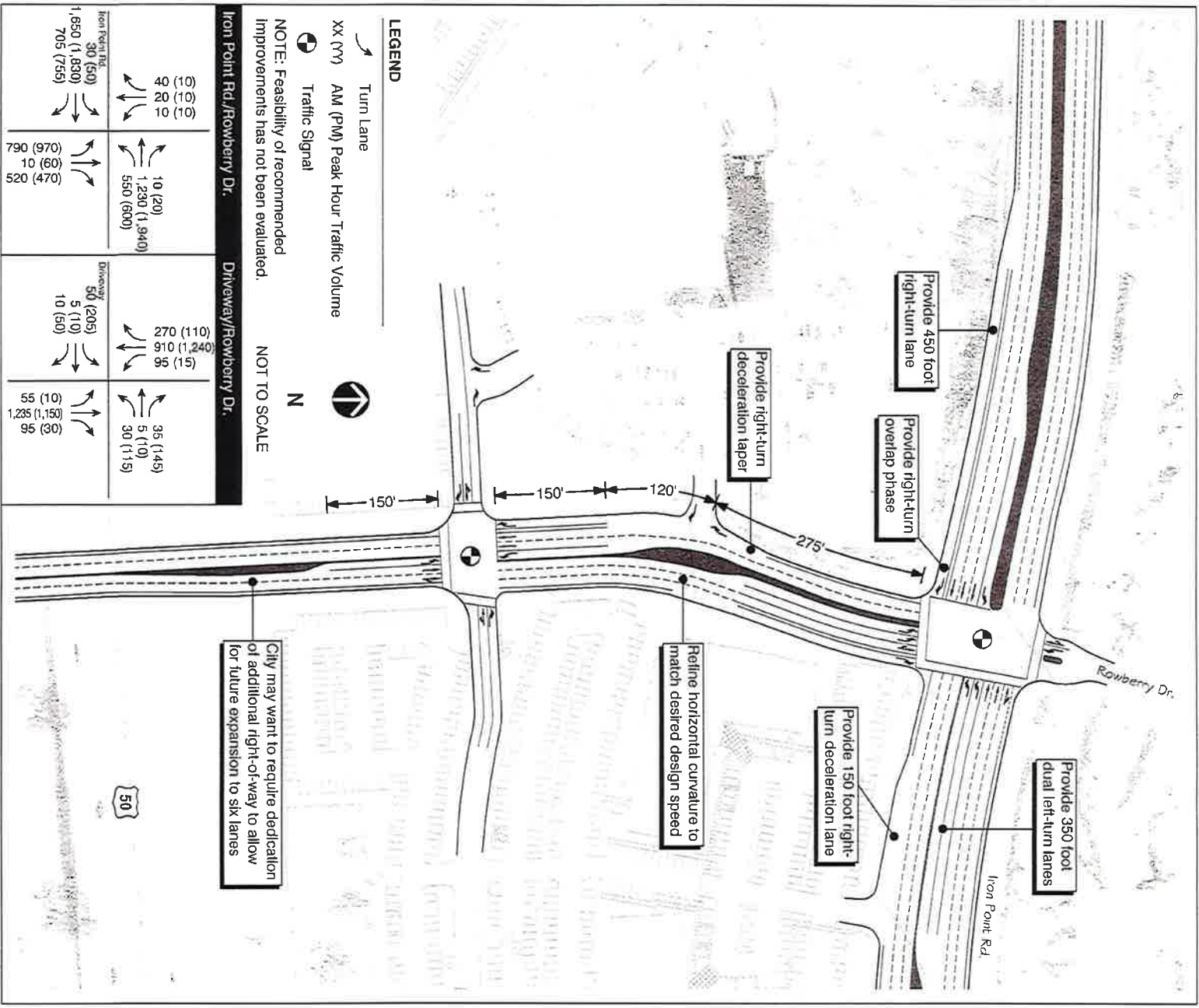
**TABLE 2
PM PEAK HOUR TRIP GENERATION RATES**

Parameter	PM Peak Hour								
	Large Clinic	Small Clinics							All Clinics
	Anaheim	Torrance	Vista	Palm Desert	Rancho Cordova	Visalia	Dinuba	Average	Average
Trips	31	26	23	13	20	26	27	23	27
Ksf	14.8 ksf	10.7	9.0	9.0	14.5	10.5	9.0	-	-
Rate per ksf	2.09	2.43	2.56	1.44	1.38	2.48	3.00	2.22	2.20
Stations	37	28	20	21	24	24	20	-	-
Rate per station	0.84	0.93	1.15	0.62	0.83	1.08	1.35	0.99	.97
					Folsom Clinic			24 stations	23
					Remnant (151,000 sf @ 0.40 FAR			60.0 ksf	70
					Site Total				93

KDA

TABLE 3 DAILY TRIP GENERATION RATES								
Parameter	PM Peak Hour							
	Large Clinic	Small Clinics						All Clinics
	Anaheim	Vista	Palm Desert	Rancho Cordova	Torrance	Dinuba	Average	Average
Trips	361	384	164	-	304	226	258	283
Ksf	14.8 ksf	9.0	9.0	-	10.7	9.0	-	-
Rate per ksf	24.39	42.67	18.22	-	28.41	25.11	28.67	27.91
Stations	37	20	21	-	28	20	-	-
Rate per station	9.76	19.2	7.80	-	10.86	11.30	12.77	11.95

KDA



LEGEND

Turn Lane
 XX (YY) AM (PM) Peak Hour Traffic Volume
 Traffic Signal

NOTE: Feasibility of recommended improvements has not been evaluated.

NOT TO SCALE

<p>From Front Rd.</p> <p>30 (50) 1,650 (1,830) 705 (735)</p>	<p>40 (10) 20 (10) 10 (10)</p>	<p>10 (20) 1,230 (1,940) 550 (600)</p>	<p>50 (205) 5 (10) 10 (30)</p>	<p>270 (110) 910 (1,240) 95 (15)</p>	<p>35 (145) 5 (10) 30 (115)</p>	<p>55 (10) 1,235 (1,150) 95 (30)</p>
--	--	--	--	--	---	--

Iron Point Rd./Rowberry Dr. Driveway/Rowberry Dr.

fp
FEHR & PEERS
 TRANSPORTATION CONSULTANTS

Apr 13, 2007 NYC
 H:\2007\Projects\12410 - Parkettes Drive Overcrossing Study\Graphics\Quality\fig01_rec_scrip.dwg

MARVIN ST - FOR ROW

ROWBERRY DRIVE EXTENSION
RECOMMENDED CONFIGURATION

DRAFT
 FIGURE 1

Attachment 15

Arborist Report Dated November 25, 2019



November 25, 2019

Charles E. Smyth
Market Street Development
5390 Granite Lake Drive, Suite 110
Granite Bay, California 95746

RE: *Arborist Inspection One Oak Tree
Iron Point Road and Rowberry Drive Project Site
City of Folsom, California*

Dear Mr. Smyth:

As you are aware, on November 21, 2019, I visited the property located at Iron Point Road and Rowberry Drive in the City of Folsom, California. The purpose of the site visit was to inspect the one tree located on the site. Following are my observations and opinions from the site visit.

Tree 485

Common Name/Species: Blue Oak (*Quercus douglasii*)

DBH: 37 inches

DLR: 22 feet

Conditional Assessment:

Root Crown:	Fair
Trunk:	Fair
Limbs:	Poor to fair
Foliage:	Fair
Structure:	Fair
Vigor:	Fair

Notable Characteristics: Above average amount of deadwood. Moderate mistletoe infestation.

Recommendations: Prune to remove deadwood and mistletoe, and reduce excessive end weight on the south and west sides.

A round tag with blue flagging was attached to the tree trunk, which tree number was also rough-plotted on the attached Exhibit.

Market Street Development
RE: Iron Point Road and Rowberry Drive Project Site
November 25, 2019

Thank you for allowing Sierra Nevada Arborists to assist you with this project. Feel free to give me a call if you have any questions or require additional information and/or clarification.

Very truly yours,



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

EES/mmt
Enclosure: Exhibit

Market Street Development: Iron Pt. Road and Rowberry Drive
Project Site, City of Folsom, CA

#485

Google Earth

© SPOT IMAGE
© 2019 Google

Prepared by Sierra Nevada
November 22, 2019



500 ft

Attachment 16

Tree Preservation Plan Dated July 8, 2020



California Tree and Landscape Consulting, Inc.

July 8, 2020

Charles E. Smyth
Market Street Development
5390 Granite Lake Drive, Suite 110
Granite Bay, California 95746

Phone: (530) 682-2676
Via Email: charles@marketstreetdev.com

RE: Tree Preservation Plan - Market Street Development, Medical Office Building (behind 2155 Iron Point Rd. Folsom) apn 072-3120-002 & 072-3120-001.

Dear Mr. Smyth:

The following tree preservation plan pertains to the proposed medical office building project for apn's 072-3120-002 & 072-3120-001 located behind the existing loop road on the Kaiser Permanente facility at 2155 Iron Point Road. The tree information this plan is based on is from the November 25, 2019 arborist report prepared by Sierra Nevada Arborists. There is also an arborists inspection schedule included to assist in compliance with the city tree permit.

There is one protected oak tree (#485) on the site and another large blue oak which is located to the south west of tree 485 that will fall on parcel 1 after a proposed lot line adjustment. Tree 485 was noted as a Blue oak with a dbh of 37" and a dripline radius of 22'. The tree was listed as being in fair condition with above average deadwood.

The perceived impacts from proposed development were evaluated based on the project plans "Preliminary Grading Plan" June 18, 2020 – City of Folsom Market Street Development - Medical Office Building prepared by Genesis Engineering.

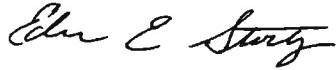
The grading plan sheet PG-1 indicates the grading activities will fall at least 30' from the tree. Grading will be to create the building pad and walkways and the driveway entering the facility. Grade cuts of 1' – 2' will occur. Perceived impacts are minor. The project arborist should be on sight prior to any grading to review the construction staking and confirm the extent of the proposed activities. At that time, a recommendation for further monitoring, root pruning or other mitigation measures can be made as appropriate.

The tree should be pruned to remove deadwood and reduce any excessive end weight. The project arborist may also recommend supplemental irrigation if necessary, during the construction activities.



Please feel free to give us a call if you have any questions or require additional information.

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

Ees/enc



MARKET STREET DEVELOPMENT FOLSOM MEDICAL OFFICE BUILDING

Arborist Inspection Schedule

The following schedule details the critical times during the project when the project arborist will visit the project to confirm adherence to conditions of the tree permit as detailed by the City of Folsom Arborist.

- 1) The project pre-construction meeting. This meeting is critical for the contractor and the project arborist to collaborate and confirm the extent of encroachment into the critical root zone (crz) of the tree and what may or may not be done. Proper location of tree protection fence will be verified at this visit.
- 2) During grading or excavation within the crz of the tree.
- 3) Prior to any pruning on the tree to discuss the extent of pruning with the tree maintenance contractor.
- 4) At the end of the project to perform a final inspection and prepare any necessary certification letters for the tree permit.



Attachment 17

Project Narrative

**PLANNED DEVELOPMENT PERMIT
PROJECT DESCRIPTION
MEDICAL OFFICE BUILDING
2195 Iron Point Road (Verify)
Folsom, CA 95630
APN: 072-3120-002**

Proposed Project:

General Description:

This Planned Development Permit proposes the development of a new 11,716 sq.ft. medical office building (kidney dialysis treatment center) on the ring road south of the Kaiser Medical Center which fronts Iron Point Road.

The proposed project will also include all associated site improvements including:

- site grading including export to the adjacent parcel
- a new parking lot that will accommodate 47 cars
- all required storm water management controls/BMP's
- new site landscape
- preservation of the existing oak tree
- construction of a sewer line extension to the property
- construction of a water line extension for fire, domestic and irrigation water service

Proposed Use/Zoning:

The property is zoned M-L PD (Limited Manufacturing District PD). The General Plan designation is IND (Industrial/Office Park).

Medical office is an allowed use within the Zone, however a Planned Development Permit is required concurrent with Design and Site Plan Review.

Operations:

The treatment center will provide 24 full service dialysis stations and 4 peritoneal dialysis (PD) stations. Peritoneal dialysis is a type of dialysis that can be performed at home. The PD rooms in the facility are training rooms where the patients practice and learn to do their own PD treatments with the assistance of the Staff PD nurse.

At full capacity, the clinic's hours of operation are from 6:00 a.m. to 10:00 p.m., Monday through Saturday, although some staff arrives one hour earlier to setup for first

treatment or stay one hour later to close the clinic. Most patients will be scheduled between 8:00 a.m. and 5:00 p.m., The occasional early or late service is typically for those patients who work and require dialysis early or late in the day.

There is no walk-in service - all treatment is by appointment only. Different from other medical clinics, the patients are all repeat customers with regularly scheduled treatment – treatment is life sustaining and must be conducted in accordance with a strict schedule, 52 weeks per year.

When a new clinic first opens for business, it typically runs at reduced hours and capacity. At full operation, the clinic may serve as many as 120-150 patients over the course of a week.

When all stations are operating, there is an average of 15 employees per shift. At full operation, the clinic will employ approximately 30-35 people.

Parking:

Kidney dialysis is unique. Different from other medical clinics, the patients are all repeat customers – each receives treatment three times per week, for three to four hours each treatment. Most patients do not drive themselves to dialysis. Patients usually come by medical transport or are dropped off and picked up by a family member or caregiver.

The City Code requires one parking space per 250 sq.ft. of gross building area. Based on 11,716 sq.ft., 47 stalls are required per the Code. The project will provide 47 parking spaces.

Existing Setting Description:

Physical Characteristics of the Site

The existing property is a large, 4.28 acre parcel (Lot 2). The project will need 2.77 acres for development. A Lot Line Adjustment will move the property line east, reducing the size of Lot 2 and increasing the area of Lot 1.

There is an existing heritage oak on the property. The project has been designed to save the oak tree and work the grades and parking lot around (outside) the dripline of the tree.

This property was used to stockpile soil from the future ROW area east of the parcel (future Rowberry ROW). The Grading Permit was approved by the City on 6/14/17. The resulting grades are noteworthy and the site plan has been designed to

accommodate the grades and to protect the existing oak tree. Some soil will be exported to the adjacent lot with the permission of the property owner (same as Seller).

Public Services and Facilities

New water laterals for domestic, irrigation and fire will be required. There is no Public water main in the ring road. The water main which serves the property to the east will be extended to serve this property. The domestic, irrigation water and new fire hydrants will be connected to this line. The fire sprinkler system will be fed from the existing private 12" fire line in the ring road.

The sewer main crosses the Kaiser property to the west of the project. The sewer line will be extended to reach the proposed project. Required easements/permissions will be obtained.

Site Access/Traffic Analysis

Today a private drive connects the Folsom Corporate Center (FCC) with Iron Point Road. The proposed project access is from this existing ring road on the north side of the project site.

An extension of Rowberry Drive across US 50 will create a new public road along the eastern project site boundary and a new private connection from Rowberry Drive to the existing ring road will be constructed.

The project site driveway is approximately 80 feet (CL to CL) from an existing Kaiser Medical Office driveway on the north side of the street. The driveway is approximately 250 feet (CL to CL) west of the planned Rowberry Drive/ Folsom Corporate Center Ring Road intersection.

The FCC project regional impacts were assessed when the FCC was approved and are not significant based on its limited trip generation. The feasibility of site access however was assessed within the context of the future extension of Rowberry Drive.

Dialysis is a very low traffic generator, most patients arrive by medical transport and stay 3-4 hours, three times per week. All services are by appointment only. Previous studies of similar facilities have been conducted by the Applicant's Traffic Engineer and impacts are less than 27 a.m. peak hour trips and 23 p.m. peak hour trips for similar dialysis treatment centers (see attached Traffic Assessment by Ken Anderson, Traffic Engineer, dated 2/24/20).

Attachment 18

CEQA In-Fill Development Exemption Letter Dated July 27, 2020

SCS TRACER ENVIRONMENTAL

Formerly Tracer Environmental Sciences & Technologies, Inc., now a part of SCS Engineers.

July 27, 2020

Mr. Charles E. Smyth
Market Street Development, LLC
3005 Douglas Boulevard, Suite 200
Roseville, CA 95661

**Subject: Environmental Review for Folsom Medical Office Development
City of Folsom, California (APN 072-3120-002)**

Dear Mr. Smyth:

Pursuant to the request of Market Street Development, LLC (Client), SCS Tracer Environmental (SCS) has conducted a review of pertinent environmental issues related to the proposed development of a Medical Office Building on Iron Point Road (APN 072-3120-002) in the City of Folsom. SCS has concluded that it is potentially appropriate for the Project to be granted a Categorical Exemption (for Infill Development §15332) to environmental review under the California Environmental Quality Act (CEQA). This is based upon the fact that the proposed Project Site meets the relevant criteria of the Infill Development qualifications:

1. *The Project must be consistent with the applicable general plan designation and all applicable general plan policies, as well as, zoning designation and regulations.*

Per the preliminary review letter issued by City staff on October 8, 2019, the Project is consistent with the City's applicable general plan policies and zoning regulations. A kidney dialysis center/medical office facility is a permitted use within the Site's IND land use designation and M-L PD zone district.

2. *The development is located within city limits and on a project site of no more than five acres which is substantially surrounded by urban uses.*

The proposed Project Site is within the incorporated limits of the City of Folsom; the Site is 2.55 acres; the Project Site is bordered by urban uses including a major highway to the south and existing commercial/medical office facilities to the north. Parcels on the east and west are currently vacant but have been previously disturbed by recent mass grading activities, as such they are devoid of sensitive biological resources as discussed in further detail below.

3. The project site has no value as a habitat for endangered, rare, or threatened species.

The Project Site has been reviewed for the presence or absence sensitive biological resources, (refer to Attachment B- Biological Resources Memorandum). Due to recent and extensive disturbance to the Project Site as part of mass grading in the area, there are no sensitive environmental resources other than a single, mature oak tree. The mature oak tree will be preserved as a component of the overall Project scope.

4. *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

- **Air Quality**

- The Project's air quality emissions were quantified utilizing CalEEMod modeling software and all such emissions fall below the significance thresholds adopted by the Sacramento Metropolitan Air Quality Management District (SMAQMD).
- The Project will comply with an Asbestos Dust Mitigation Plan subject to review and approval by the SMAQMD.

- **Noise**

- The proposed land use is medical office building, this is not a significant generator of noise and thus would not impact surrounding land uses.

- **Traffic**

- A Traffic Impact Analysis has been completed by Ken Anderson & Associates, Inc. (Transportation Engineers) and found that the Project design adequately addresses access to and from the Site.
- It should be noted that the specific use proposed is a Kidney Dialysis Clinic. As cited in the Traffic Analysis this specific use has a lower daily trip volume in comparison to typical medical office buildings.

- **Water Quality**

- The proposed Project will comply with applicable stormwater best management practices during construction and in long-term operations, including the development of a stormwater detention basin and swale.

5. *The site can be adequately served by all required utilities and public services.*

The necessary utilities, such as potable water, wastewater, and electrical services, will be extended to the Project Site as a component of the proposed scope of work.

All of the supporting environmental and technical documentation utilized in this summary have been attached for reference purposes. If you or City staff have any questions or concerns do not hesitate to contact me at (805) 714-7932 or NEady@scsengineers.com.

Sincerely,



Nathan Eady, AICP

Vice President/Project Director

SCS TRACER ENVIRONMENTAL

Attachment 19

Site Photographs











Attachment 20

Planning Commission PowerPoint Presentation

Kidney Dialysis Treatment Center



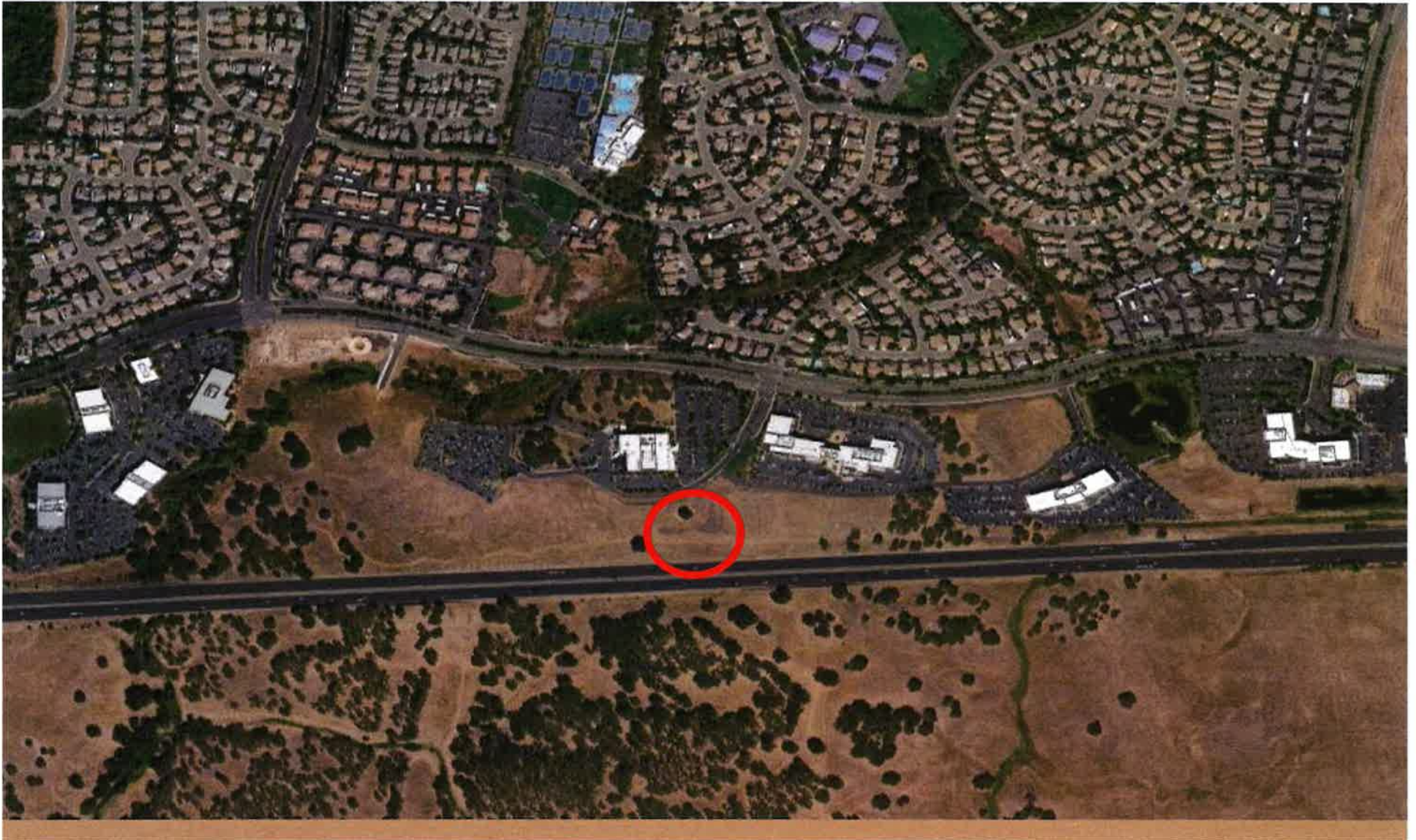
CITY OF
FOLSOM

Design Review Application
Kidney Dialysis Treatment Center
2195 Iron Point Road
(PN 20-072)

Vicinity Map



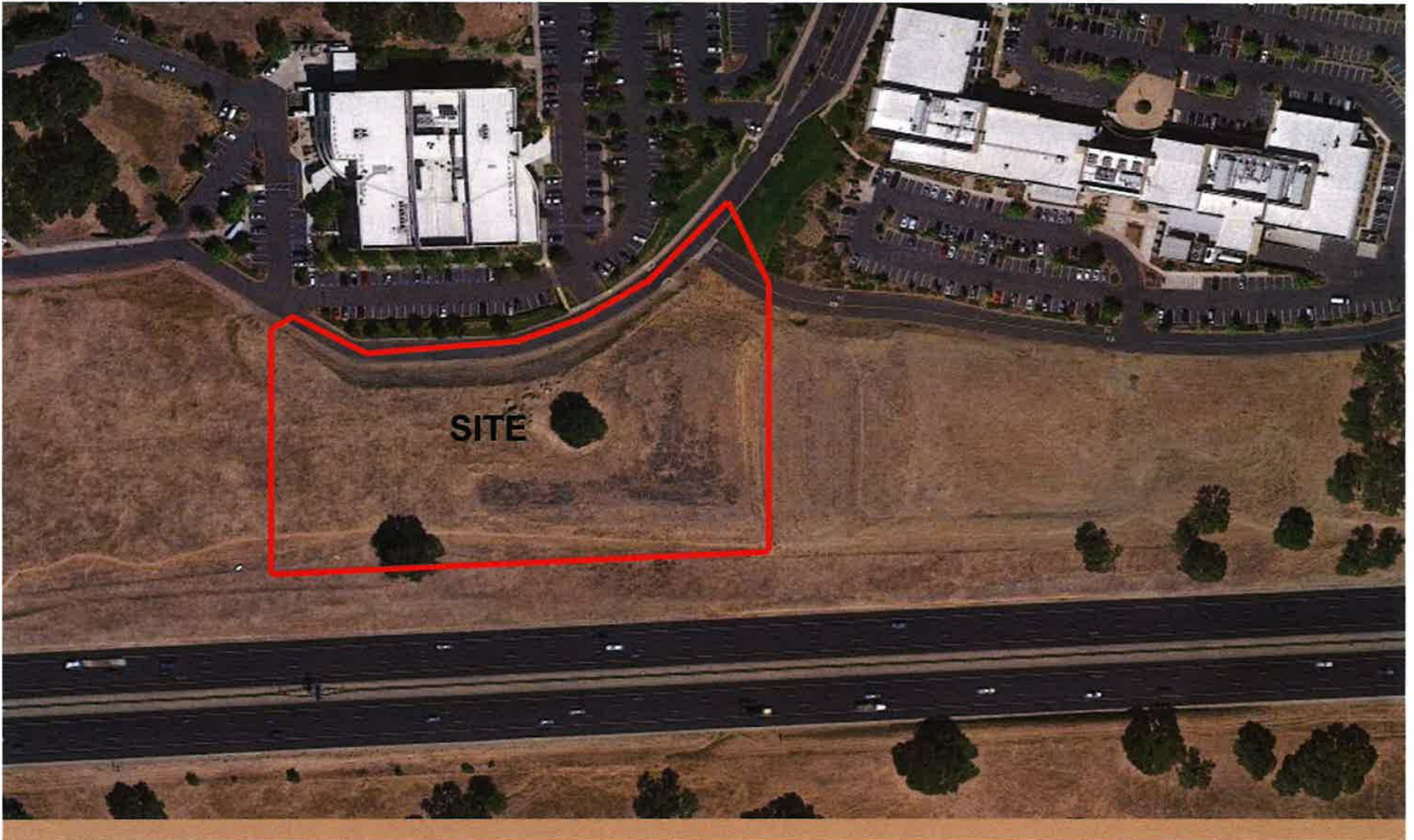
CITY OF
FOLSOM



Aerial View of Project Site



CITY OF
FOLSOM



Project Background



CITY OF
FOLSOM

- 2000: City Council Approval of a Tentative Subdivision Map and Planned Development for development of a 1.425-million-square-foot professional office center known as the Folsom Corporate Center.
- 2002: Planning Commission Approval of a Planned Development Permit and Conditional Use Permit for development of a 255,795-square-foot retail shopping center known as Folsom Gateway within the eastern portion of the previously approved Folsom Corporate Center.
- Four professional office buildings developed within Folsom Corporate Center including HDR, Kaiser Permanente, Micron Technology, and Safe Credit Union
- Four remaining undeveloped commercially-zoned properties remaining within the Folsom Corporate Center

Key Project Details



CITY OF
FOLSOM

- **Kidney Dialysis Treatment Center**
 - 11,716-Square-Foot Single-Story Medical Office Building
 - 4.28-Acre Site Near Corner of Iron Point Road and Rowberry Drive
 - Access Provided by New Driveway on South Side of Rowberry Ring Road
 - 47 Parking Spaces
 - Contemporary Architecture and Design

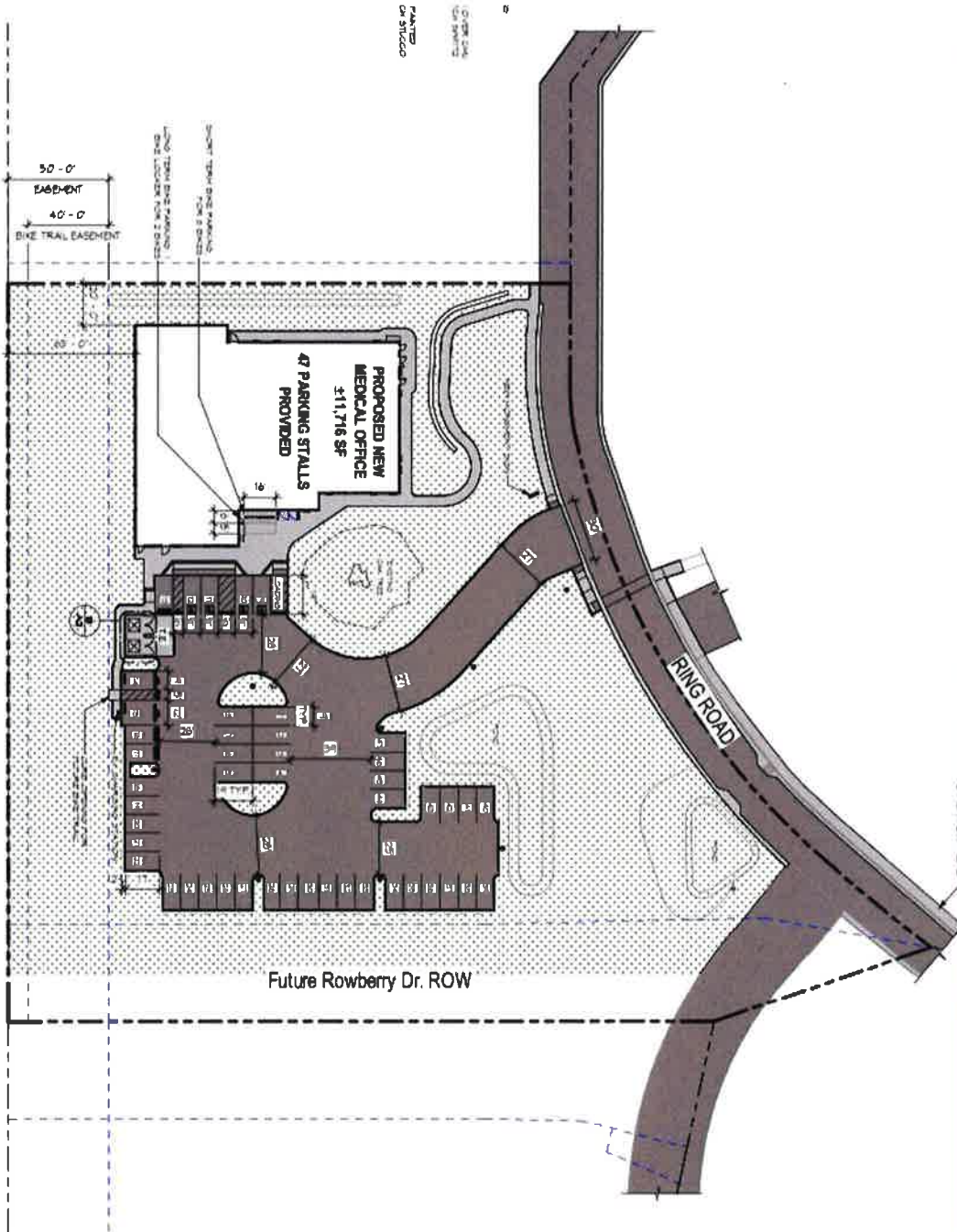
Project Evaluation



CITY OF
FOLSOM

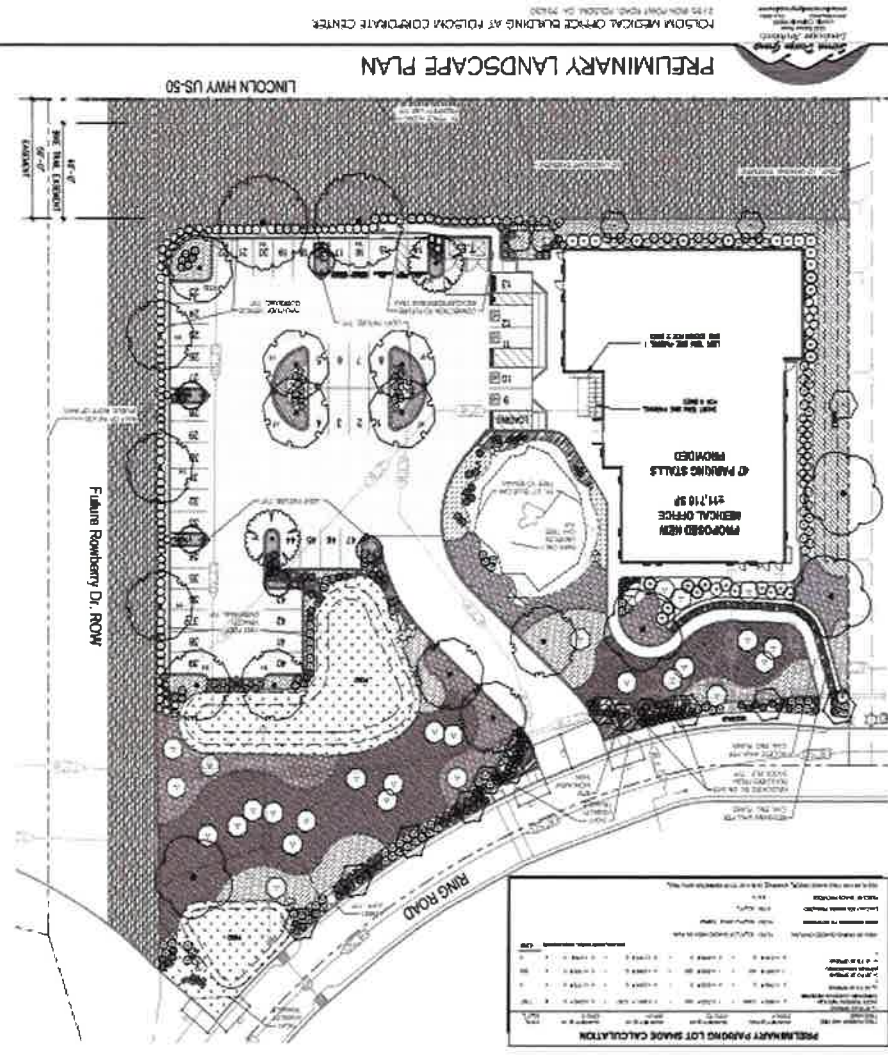
- Design Review
 - Development Standard
 - Building Architecture and Design
- Traffic/Access/Circulation
- Parking
- Noise Impacts
- Site Lighting
- Trash/Recycling
- Signage
- Retaining Walls
- Existing and Proposed Landscaping
- Conformance with General Plan Goals and Policies

Site Plan



CITY OF
FOLSOM

Landscape Plan



PRELIMINARY PARKING LOT SHADE CALCULATION

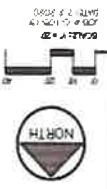
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3	1000	10	100
4	1000	10	100
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6	1000	10	100
7	1000	10	100
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97	1000	10	100
98	1000	10	100
99	1000	10	100
100	1000	10	100

PRELIMINARY PLANT SCHEDULE

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2.00	100	2.00	100
3.00	100	3.00	100
4.00	100	4.00	100
5.00	100	5.00	100
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97.00	100	97.00	100
98.00	100	98.00	100
99.00	100	99.00	100
100.00	100	100.00	100

PRELIMINARY LANDSCAPE NOTES:

1. THE PRELIMINARY LANDSCAPE PLAN IS BASED ON THE PRELIMINARY SITE PLAN. THE LANDSCAPE DESIGNER HAS CONDUCTED VISUAL ANALYSIS AND HAS IDENTIFIED AREAS WHERE LANDSCAPE IMPROVEMENTS ARE NEEDED TO ENHANCE THE VISUAL QUALITY OF THE PROJECT. THE LANDSCAPE DESIGNER HAS IDENTIFIED AREAS WHERE LANDSCAPE IMPROVEMENTS ARE NEEDED TO ENHANCE THE VISUAL QUALITY OF THE PROJECT.
2. ALL LANDSCAPE DESIGN ELEMENTS ARE BASED ON THE PRELIMINARY LANDSCAPE PLAN. THE LANDSCAPE DESIGNER HAS IDENTIFIED AREAS WHERE LANDSCAPE IMPROVEMENTS ARE NEEDED TO ENHANCE THE VISUAL QUALITY OF THE PROJECT.
3. THE LANDSCAPE DESIGNER HAS IDENTIFIED AREAS WHERE LANDSCAPE IMPROVEMENTS ARE NEEDED TO ENHANCE THE VISUAL QUALITY OF THE PROJECT.



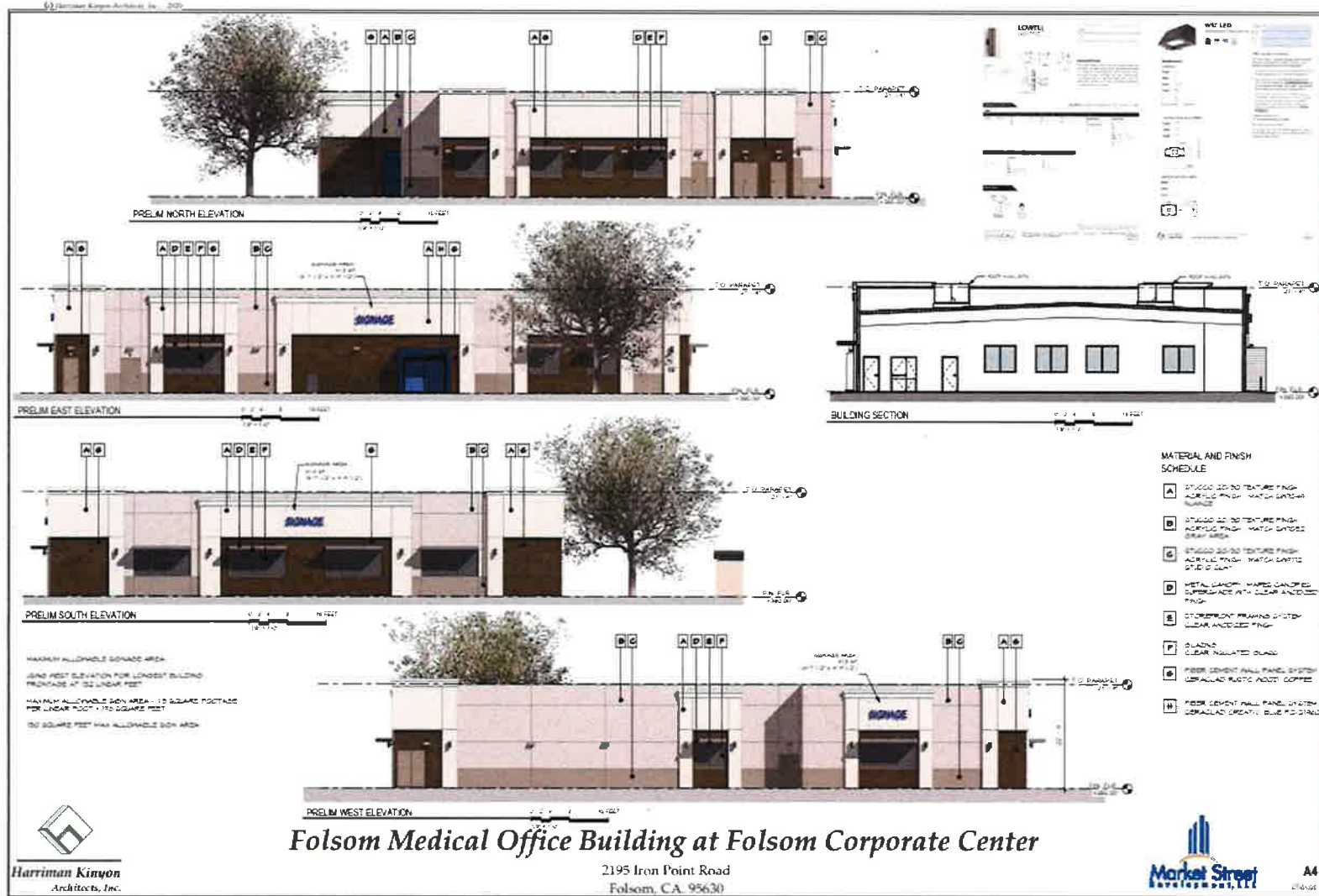
FOLSOM MEDICAL OFFICE BUILDING AT FOLSOM CORPORATE CENTER
 2775 WILSON ROAD, FOLSOM, CA 95630



Building Elevations



CITY OF
FOLSOM



Building Renderings



CITY OF
FOLSOM

© Harriman Kiryon Architects, Inc., 2020



Folsom Medical Office Building at Folsom Corporate Center

2195 Iron Point Road
Folsom, CA. 95630



AS
Architect

Color and Materials Board



CITY OF
FOLSOM

MATERIAL & FINISH SCHEDULE

- A** STUCCO 30/30 TEXTURE FINISH
ACRYLIC PAINT - MATCH OTHER
RANGE
- B** STUCCO 30/30 TEXTURE FINISH
ACRYLIC PAINT - MATCH OTHER
SEAM AREA
- C** STUCCO 30/30 TEXTURE FINISH
ACRYLIC PAINT - MATCH OTHER STUCCO UNIT
- D** METAL CLADDING - HANDED GALVANNEED
SUPER-PAINT WITH CLEAR PROTECTIVE FINISH
- E** STOREFRONT FRAMING SYSTEM
CLEAR ANODIZED FINISH
- F** GLASS
CLEAR INSULATED GLASS
- G** FIBER CEMENT PANEL PANEL SYSTEM
SERIALS RUSTIC WOOD LOOKING
- H** FIBER CEMENT PANEL PANEL SYSTEM
SERIALS CEMENTIC BLUE PANELS

A SW 7048
Beige
Color Name: SW 7048

B SW 7192
Gray Blue
Color Name: SW 7192

C SW 2172
Spoke Gray
Color Name: SW 2172

E **Window**
Label: Window

F **Window**
Label: Window

G **Panel**
Label: Panel

H **Panel**
Label: Panel

E **Entrance**
Label: Entrance

F **Color**
Label: Color

EXTERIOR LIGHT FIXTURES

G **Light Fixture**
Label: Light Fixture

H **Light Fixture**
Label: Light Fixture

Harriman Kinyon
Architects, Inc.

Folsom Medical Office Building at Folsom Corporate Center
2195 Iron Point Road
Folsom, CA. 95630

Market Street
Development, LLC
MATERIAL

Site Photographs



CITY OF
FOLSOM



Site Photographs



CITY OF
FOLSOM



Site Photographs



CITY OF
FOLSOM



Site Photographs



CITY OF
FOLSOM



Staff Recommendation



CITY OF
FOLSOM

Staff Recommends
Planning Commission Approval of the
Kidney Dialysis Treatment Center
Design Review Application



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 3

Type: Public Meeting

Date: October 7, 2020

Planning Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: Toll Brothers at Folsom Ranch Clubhouse
File #: PN-20-059
Requests: Design Review
Location: The proposed Toll Brothers at Folsom Ranch Clubhouse project is located near the southwest corner of the intersection of East Bidwell Street and Mangini Parkway (Lot D within the Toll Brothers at Folsom Ranch Subdivision) in the Folsom Plan Area
Staff Contact: Steve Banks, Principal Planner, 916-461-6207
sbanks@folsom.ca.us

Property Owner/Applicant

Name: Toll West Coast, LLC
Address: 2330 East Bidwell Street, Suite 201
Folsom, CA 95630

Recommendation: Conduct a public meeting and upon conclusion recommend Design Review approval for development of the Toll Brothers at Folsom Ranch Clubhouse Project subject to the findings (Findings A-G) and conditions of approval (Conditions 1-23) attached to this report:

Project Summary: The proposed project involves a request for Design Review approval for development of an 18,600-square-foot single-story clubhouse building with recreational amenities on a 5-acre site located on Lot D within the previously approved Toll Brothers at Folsom Ranch Subdivision. Proposed indoor and outdoor recreational amenities including an indoor swimming pool, an outdoor swimming pool, a spa, a fitness center, a social hall, multipurpose rooms, pickle ball courts, bocce ball courts, a putting green, and lounge areas.



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 3

Type: Public Meeting

Date: October 7, 2020

Table of Contents:

- Attachment 1 - Background and Setting
- Attachment 2 - Project Description
- Attachment 3 - Analysis
- Attachment 4 - Conditions of Approval
- Attachment 5 - Vicinity Map
- Attachment 6 - Preliminary Site Plan, dated August 19, 2020
- Attachment 7 - Preliminary Landscape Plan, dated August 14, 2020
- Attachment 8 - Access and Circulation Exhibit, dated August 14, 2020
- Attachment 9 - Paving and Edging Details, dated August 14, 2020
- Attachment 10 - Site Details, dated August 14, 2020
- Attachment 11 - Building Elevations and Floor Plan, dated August 19, 2020
- Attachment 12 - Color Renderings, dated August 19, 2020
- Attachment 13 - Color and Materials Board, dated August 19, 2020
- Attachment 14 - Folsom Ranch Central District Design Guidelines
- Attachment 15 - Site Photographs
- Attachment 16 - Planning Commission PowerPoint Presentation

Submitted,

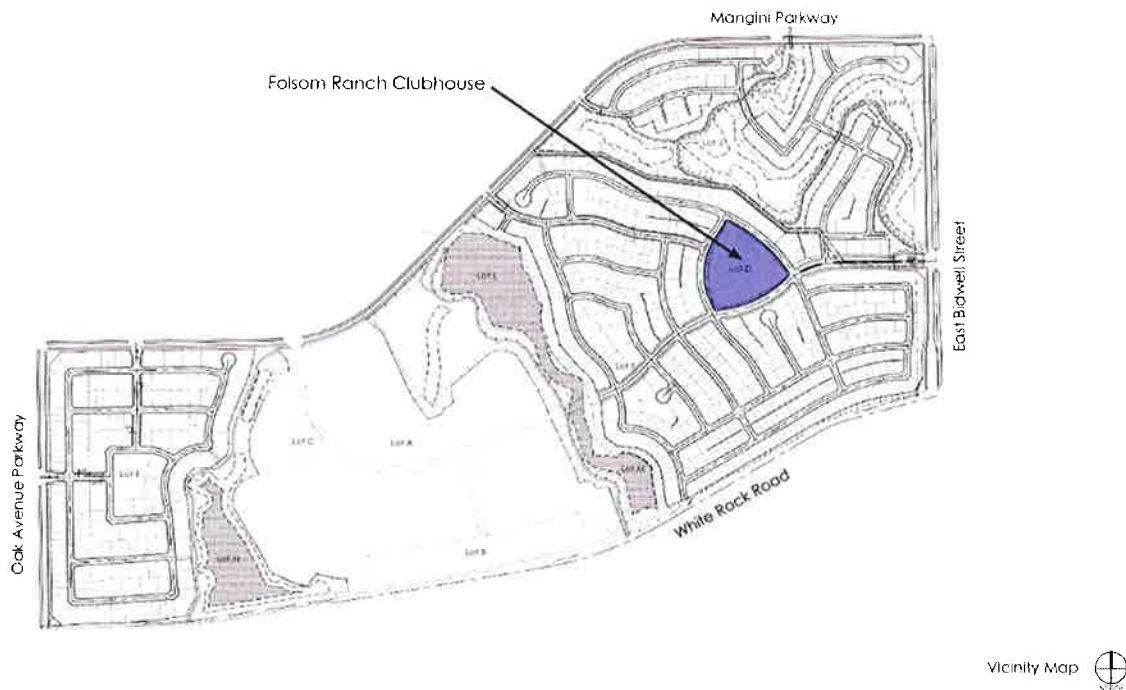
PAM JOHNS
Community Development Director

ATTACHMENT 1 BACKGROUND AND SETTING

BACKGROUND

On March 10, 2020, the City Council approved a General Plan Amendment, Specific Plan Amendment, Small-Lot Vesting Tentative Subdivision Map, Development Agreement Amendments, and Inclusionary Housing Plan for development of a 1,225-unit active adult and traditional single-family residential subdivision (Toll Brothers at Folsom Ranch Subdivision) on a 314-acre site located at the northwest corner of the intersection of White Rock Road and Mangini Parkway within the Folsom Plan Area. The Toll Brothers at Folsom Ranch subdivision project included the creation of 5-acre parcel (Lot D) for development of a private recreational facility that was anticipated to include a large community clubhouse building with various indoor and outdoor amenities. The location of the 5-acre private recreational facility is shown in Figure 1 below.

FIGURE 1: PRIVATE RECREATIONAL FACILITY VICINITY MAP



PHYSICAL SETTING

The undeveloped 5-acre project site, which is scheduled to be graded within the next few months, is located in the eastern portion of the Toll Brothers of Folsom Ranch Subdivision, slightly southwest of the intersection of East Bidwell Street and Mangini Parkway. All of the property surrounding the project site is currently undeveloped but will eventually be developed with single-family residential units associated with the Toll Brothers at Folsom Ranch Subdivision. An aerial photograph of the project site and surrounding area is shown in Figure 2 below.

FIGURE 2: AERIAL PHOTOGRAPH OF PROJECT SITE (2020)



ATTACHMENT 2 PROJECT DESCRIPTION

APPLICANT'S PROPOSAL

The applicant, Toll West Coast, LLC, is requesting Design Review approval for development of an 18,600-square-foot single-story clubhouse building with associated recreational amenities on a 5-acre site located within the previously approved Toll Brothers at Folsom Ranch Subdivision. In terms of recreational amenities, the proposed project includes an indoor swimming pool, an outdoor swimming pool, a spa, a fitness center, a social hall, multipurpose rooms, pickle ball courts, bocce ball courts, a putting green, and lounge areas.

The proposed single-story clubhouse building, which is generally rectangular in shape with small building wings projecting outward, features a modern design highlighted by a number of significant architectural elements including varied roof heights, multiple building shapes and forms, deep overhangs and recesses, and extensive use of glass. Proposed building materials include stone, stucco, lap siding, metal panels, wood soffits, stacking glass doors, aluminum storefront windows, and metal roofing. Primary building colors are earth tone with darker trim and accent colors.

Primary vehicle access to the project site includes a driveway located on the west side of the project site, with secondary access for service and delivery vehicles provided by a driveway situated on the north side of the site. Proposed internal vehicle circulation consists of drive aisles that provide access to the parking lot areas and a circular vehicle plaza area at the entrance to the clubhouse that allows for picking up and dropping off residents. Pedestrian access is provided by a sidewalk around the perimeter of the entire project site, with four pedestrian connection points providing access from the perimeter sidewalk to an internal pedestrian walkway system. Additional site improvements include: 78 on-site parking spaces, 4 golf-cart parking spaces, underground utilities, site lighting, site landscaping, a water fountain feature, retaining walls, decorative masonry walls and fencing, a trash/recycling enclosure, and monument signs. The proposed site plan is shown in Figure 3 on the following page:

FIGURE 3: PROPOSED SITE PLAN



REGENCY AT FOLSOM RANCH CLUBHOUSE

Planning Department Submittal

August 19, 2020



**ATTACHMENT 3
 ANALYSIS**

The following sections provide an analysis of the applicant’s proposal. Staff’s analysis includes:

- A. Design Review
 - Development Standards
 - Building Architecture and Design
- B. Access/Circulation
- C. Parking
- D. Noise Impacts
- E. Site Lighting
- F. Trash/Recycling
- G. Signage
- H. Walls and Fences
- I. Proposed Landscaping

A. Design Review

Development Standards

The applicant’s intent with the subject Design Review application is to comply with the development standards established for the Folsom Plan Area Specific Plan as modified by the Toll Brothers at Folsom Ranch Subdivision project including building coverage, building setbacks, and building height. The following table outlines the existing and proposed development standards for the Toll Brother at Folsom Ranch Clubhouse project:

TABLE 1: DEVELOPMENT STANDARDS TABLE

Development Standards Table Toll Brothers at Folsom Ranch Clubhouse							
	Lot Area	Lot Width	Building Coverage	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Building Height limit
Toll Brothers at Folsom Ranch Subdivision	4,000 s.f.	40 feet	55%	15 feet	10 feet	5 feet	35 feet
Proposed Project	217,800 s.f.	450 feet	6%	120 feet	20 feet	30 feet and 65 feet	25 feet

As shown on the development standards table on the previous page, the proposed project meets or exceeds all development standards established for the Toll Brothers at Folsom Ranch Subdivision project.

Building Architecture and Design

As referenced previously within this report, the proposed Toll Brothers at Folsom Ranch Clubhouse project includes development of a one-story, 18,600-square-foot clubhouse and associated recreational amenities. The proposed clubhouse building features a modern style of design aligned to complement the approved architecture and design of the single-family residences within the subdivision. Contemporary design elements utilized on the clubhouse building include deep roof overhangs, expansive glass walls, large-scale stone elements, asymmetrical massing, and clean geometric forms. Proposed building materials include stone, stucco, lap siding, metal panels, wood soffits, stacking glass doors, aluminum storefront windows, and metal roofing. Primary building colors are earth tone with darker trim and accent colors. Proposed building elevations and building renderings are shown below and on the following page.

FIGURE 4: BUILDING ELEVATIONS



REGENCY AT FOLSOM RANCH CLUBHOUSE



Planning Department Submittal

August 19, 2020



FIGURE 5: BUILDING RENDERINGS (FRONT VIEW)



Conceptual Rendering

REGENCY AT FOLSOM RANCH CLUBHOUSE



Planning Department Submittal
August 19, 2020



FIGURE 6: BUILDING RENDERINGS (REAR VIEW)



Conceptual Rendering

REGENCY AT FOLSOM RANCH CLUBHOUSE



Planning Department Submittal
August 19, 2020



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 (Attachment 14), 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 regulatory tool for 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.

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 building is the front elevation
- Provide detail on rear elevations where visible from the public streets
- Choose appropriate massing and roof forms to define the architectural styles
- 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, 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 roof forms along the street scene
- Provide off-set massing, forms, or wall planes
- Provide architectural projections
- Provide outdoor recreational spaces

As recommended by the Folsom Central District Design Guidelines, the proposed project features a significant amount of variety and interest through the use of varied roof heights, multiple building shapes and forms, and deep building recesses. In addition, the proposed project relates to the physical site and provides appealing views from all four building elevations through the utilization of design elements including building projections and numerous roof overhangs. The proposed project also utilizes many of the recommended building materials from the Design Guidelines to emphasize the modern design concept including stone, stucco, lap siding, metal panels, wood soffits, stacking glass doors, aluminum storefront windows, and metal roofing. Lastly, the proposed project features a mixture of earth tone colors (predominantly tan and brown) which will blend well with the color schemes of the surrounding future single-family residential homes. Based on the aforementioned factors, staff has determined that the proposed project is consistent with the Design Guidelines and will complement the surrounding residential development. Staff forwards the following design recommendations to the Commission for consideration:

1. This approval is for development of the single-story, 18,600-square-foot Toll Brothers at Folsom Ranch Clubhouse. The owner/applicant shall submit building plans that comply with this approval and the attached building elevations and color renderings dated August 19, 2020.
2. The design, materials, and colors of the proposed Toll Brothers at Folsom Ranch Clubhouse 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. Utility equipment such as transformers, electric and gas meters, electrical panels, and junction boxes shall be screened by walls and/or landscaping.
5. Decorative lighting fixtures consistent with the architectural theme of the building shall be utilized on all building elevations.
6. The final location, size, orientation, design, materials, and colors of the trash/recycling enclosure shall be subject to review and approval by the Community Development Department.
7. The final location, design, height, materials, and colors of the masonry walls, tubular steel fencing, and pickle ball court fencing shall be subject to review and approval by the Community Development Department.

These recommendations are included in the conditions of approval presented for

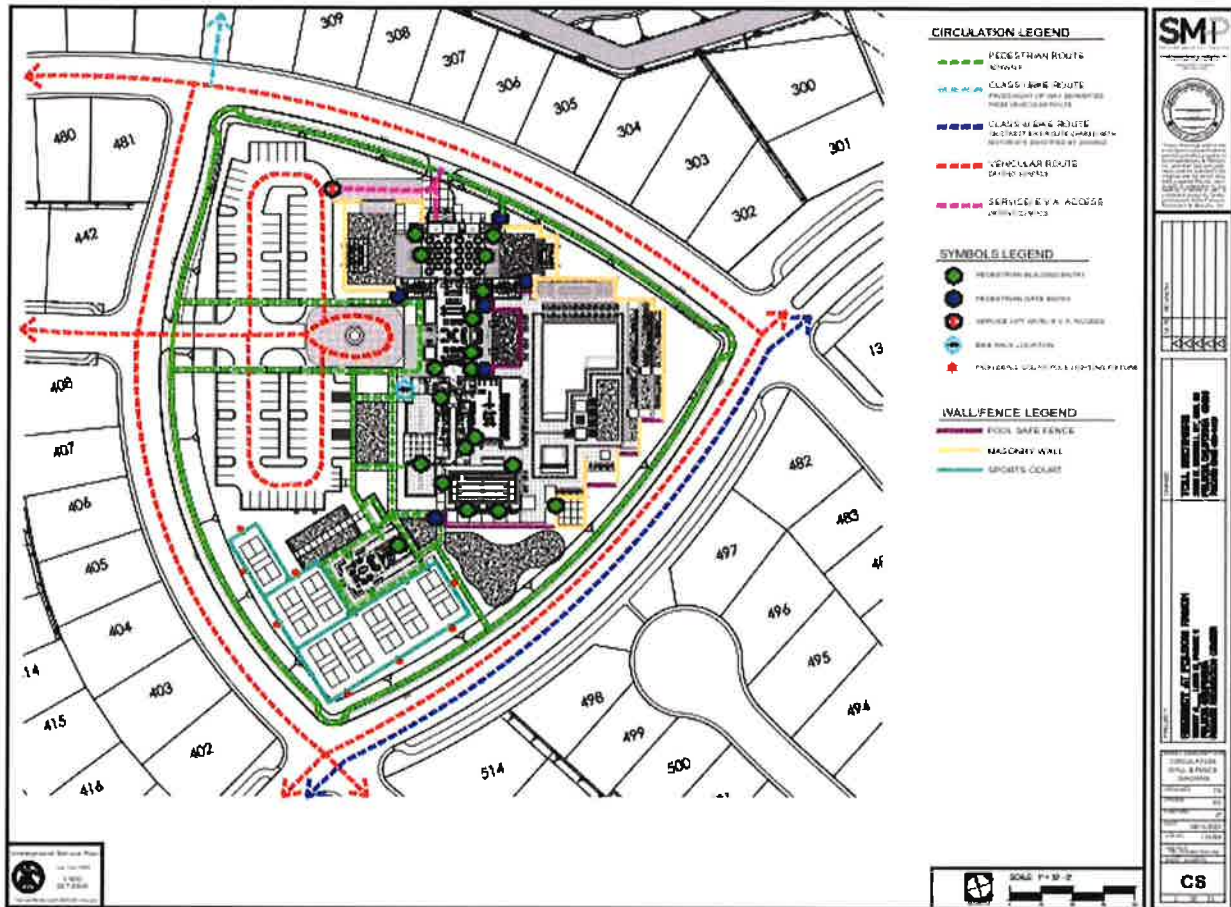
consideration by the Planning Commission (Condition No. 13).

B. Access/Circulation

Project Access and On-Site Circulation:

As shown on the submitted site plan (Attachment 6), the triangular project site is surrounded by residential collector streets on all three sides. Primary vehicle access to the project site is provided by a new driveway located on the west side of the project site, with secondary access (service and delivery vehicles only) provided by a new driveway positioned on the north side of the site. Proposed internal vehicle circulation consists of drive aisles which provide access to the parking lot areas and a circular vehicle plaza area at the entrance to the clubhouse that allows for picking up and dropping off residents. Pedestrian access is provided by a sidewalk located around the perimeter of the entire project site, with four pedestrian connection separate points providing access from the perimeter sidewalk to an internal pedestrian walkway system. The proposed access and circulation system is shown in Figure 7 on the following page.

FIGURE 7: ACCESS AND CIRCULATION PLAN



City staff evaluated the submitted site plan for the proposed project and determined that, in general, the access and on-site circulation system (driveway locations, drive aisles, sidewalks, pedestrian walkways, etc.) is acceptable. However, to further ensure safe travel within and around the project site, staff recommends that the following measures be implemented (Condition No. 15):

- “STOP” signs and appropriate pavement markings (i.e., stop bars and legends) shall be installed at the exits to the primary project driveway and the secondary project driveway.
- Marked crosswalks including appropriate pavements markings and signage shall be installed at all each of the four surrounding street intersections to ensure safe pedestrian access to the project site from the surrounding residential development to the satisfaction of the Community Development Department.

C. Parking

As shown on the submitted site plan (Attachment 6), the proposed project includes 78 on-site parking spaces (including 4 electric vehicle spaces with charging stations) and 4 golf-cart parking spaces. Neither the Folsom Plan Area Specific Plan nor the Folsom Municipal Code (FMC, Section 17.57) have a parking requirement for private recreational facilities or clubhouses for active adult or market rate residential communities. As a result, staff requested that the applicant provide information regarding the amount of parking dedicated to clubhouse facilities at their other Toll Brothers active adult communities. The information provided by the applicant indicates that their other clubhouse facilities for similar-sized Toll Brothers active adult communities provided between 45 and 60 dedicated parking spaces, which is significantly less than the 78 parking spaces proposed for this project.

In addition to reviewing the clubhouse parking provided for other Toll Brothers active adult communities, staff took into consideration the walkability and limited accessibility of the Toll Brothers at Folsom Ranch Subdivision in evaluating the amount of parking proposed to serve the proposed clubhouse facility. In relation to walkability, the proposed clubhouse facility is located within .5 miles of every residential unit situated within the Phase 1 portion of the subdivision, making it extremely viable for residents to either walk or bike to the clubhouse using the extensive network of planned sidewalks and bicycle paths. With regard to limited accessibility, the Subdivision is a private gated community with access to the clubhouse facility only being available to residents and their guests, thus limiting the number of people who will be able to utilize the clubhouse. Based on these factors, and taking into account that the project is providing more clubhouse parking than similar sized Toll Brothers active adult communities, staff has determined that sufficient parking is provided to serve the clubhouse facility.

As part of the 78 parking spaces provided for the clubhouse facility, 2 parking spaces are reserved for disabled parking, in accordance with Section 17.57.050(B) of the Folsom Municipal Code. The 78 parking spaces also include 4 spaces that are dedicated for electric vehicles (EV) and EV charging stations as required by the City's 2035 General Plan and the State's CALGreen Code. In addition, 4 golf cart parking spaces are being provided to serve the clubhouse.

Similar to automobile parking, there is not a specific standard for bicycle parking in the Folsom Plan Area Specific Plan or the Folsom Municipal Code for clubhouses or private recreational facilities. In the Specific Plan, there are bicycle parking standards for multi-family units, office and retail commercial, mixed-use development, public facilities, and schools. Based on the type of activity associated with the proposed clubhouse, staff determined that it was most similar to a public facility and has applied that bicycle parking requirement. The requirement is that there must be short-term bicycle parking in the form of bicycle racks that can accommodate 30% of the number of vehicle parking spaces, which results in a need for racks that can accommodate 23 bicycles. The proposed bicycle parking area is located adjacent to the primary entrance to the clubhouse and has

sufficient area to accommodate the required bicycle racks. Staff recommends that 23 bicycle parking spaces be provided in a location close to the primary clubhouse entrance to the satisfaction of the Community Development Department. Condition No. 16 is included to reflect this requirement.

D. Noise Impacts

Development of the 18,600-square-foot clubhouse building temporarily increase noise levels in the project vicinity during the construction period, which would take approximately six to nine 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. 18 is included to reflect these requirements.

The noise environment in the area of the project site is currently dominated by traffic noise generated by vehicles on East Bidwell Street and White Rock Road. Operational noises generated by the proposed project include sounds associated with new vehicle trips, vehicles parking, and mechanical equipment associated with the new building. In addition, operational noises generated by the project are expected to include new noise generated by the indoor and outdoor amenities associated with the proposed project including but not limited to swimming pools, the spa, lounge areas, pickle ball courts, bocce ball courts, and putting green.

Based on the extremely limited volume of project-related vehicle trips associated with the clubhouse facility, 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 (78 new on-site parking spaces). Lastly, noise impacts associated with indoor and outdoor amenities are not expected to result in a significant impact as the clubhouse facility is intended for the private use of active adults within the gated community. However, all of the activities associated with the clubhouse facility as still subject to the regulations of the City's Noise Ordinance (FMC, Section 8.42). In addition, the clubhouse facility will be operated and managed by the Toll Brothers at Folsom Ranch Homeowner's Association (HOA) to ensure compliance with all HOA regulations including noise compliance. 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. 13-3 is included to reflect these requirements.

E. Site Lighting

The applicant is proposing to use a combination of wall-mounted lights, landscape lighting, free-standing parking lot lights, and free-standing pickle ball court lights. Specific details regarding the wall-mounted lights, landscape lighting, parking lot lights, and the pickle ball court lights have not been provided at this time. Staff recommends that all lighting be designed to be shielded and directed downward onto the project site and away from adjacent properties and public rights-of-way. In addition, staff recommends that the final exterior building and site lighting plans be submitted for review and approval by Community Development Department for height, aesthetics, level of illumination, glare and trespass prior to the issuance of any building permits. Condition No. 12 is included to reflect these requirements.

F. Trash/Recycling

The proposed project includes a single trash/recycling enclosure which is located in the southcentral portion of the project site. The proposed six-foot-tall trash/recycling enclosure, which measures approximately 30 feet in width by 10 feet in depth, includes a design that features a stucco finish over CMU walls, a decorative trim cap, and steel gates. The applicant is proposing to paint the trash/recycling 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 be subject to review and approval by the Community Development Department. Condition No. 13-6 is included to reflect this requirement.

G. Signage

The applicant is proposing to install two monument signs at the primary driveway entrance to the clubhouse facility, with one monument sign being located on each side of the driveway. However, the applicant has not submitted any specific details regarding the size or design of the two monuments signs at this time. Staff recommends that any future signage be subject to the requirements of the Folsom Municipal Code (FMC, Section 17.59.040). In addition, staff recommends that the owner/applicant obtain a sign permit prior to installation of any future signs. Condition No. 14 is included to reflect these requirements.

H. Walls and Fences

As shown on the access and circulation exhibit (Attachment 8), the proposed project includes a combination of masonry walls, tubular steel fencing, and pickle ball court

fencing to provide privacy and security for various portions of the clubhouse facility. The proposed masonry walls, which include a combination of stone clad walls with a stone cap and plaster walls with a concrete cap, generally ranges from 6 to 8 feet in height. The tubular steel fencing, which is black in color, generally ranges from 5 to 6 feet in height. The pickle ball court fencing, which features a metal coated design attached to a green-colored windscreen material, is 10 feet in height. Staff recommends that the final location, design, height, materials, and colors of the masonry walls, tubular steel fencing, and pickle ball court fencing be subject to review and approval by the Community Development Department. Condition No. 13-7 is included to reflect this requirement.

I. Proposed Landscaping

The preliminary landscape plan includes a landscape buffer around the perimeter of the project site that generally ranges from 15 to 30 feet in width with additional landscaping interspersed throughout the project site. Proposed landscape improvements include a variety of trees, shrubs, groundcover, and turf. Among the proposed trees are African Sumac, California Sycamore, Chinese Elm, Chinese Pistache, Fern Pine, Holly Oak, Magnolia, Olive, Raywood Ash, Southern Live Oak, Sweet Bay, Weeping Bottlebrush, and White Fir. Proposed shrubs and groundcover include Agave, Aloe, Berkeley Sedge, Coastal Rosemary, Creeping Myoporum, Emerald Wintercreeper, India Hawthorn, Juniper, Red Yucca, Rosemary, Star Jasmine, and Waxleaf Privet. The proposed landscape plan meets the City shade requirement by providing 62% 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. 21 is included to reflect this requirement.

ENVIRONMENTAL REVIEW

The City, as lead agency, previously adopted an Addendum to the Folsom Plan Area Final EIR/EIS for the Toll Brothers at Folsom Ranch Subdivision project on March 10, 2020 in accordance with the requirements of the California Environmental Quality Act (CEQA) Guidelines. Therefore, no environmental review is required in association with this Design Review Application.

RECOMMENDATION/PLANNING COMMISSION ACTION

Move to approve a Design Review Application for development of the Toll Brothers at Folsom Ranch Clubhouse Project subject to the findings (Findings A-G) and conditions of approval (Conditions 1-23) attached to this report:

GENERAL FINDINGS

- A. NOTICE OF MEETING 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 ADOPTED AN ADDENDUM TO THE FOLSOM PLAN AREA FINAL EIR/EIS FOR THE TOLL BROTHERS AT FOLSOM RANCH PROJECT IN ACCORDANCE WITH THE REQUIREMENTS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.
- D. NO ADDITIONAL ENVIRONMENTAL REVIEW IS REQUIRED FOR THIS APPLICATION.

DESIGN REVIEW FINDINGS

- E. THE PROJECT IS IN COMPLIANCE WITH THE GENERAL PLAN AND THE FOLSOM PLAN AREA SPECIFIC PLAN.
- F. THE PROJECT IS IN CONFORMANCE WITH THE FOLSOM RANCH CENTRAL DISTRICT DESIGN GUIDELINES.
- G. 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 4

Conditions of Approval

CONDITIONS OF APPROVAL FOR THE TOLL BROTHERS AT FOLSOM RANCH CLUBHOUSE PROJECT DESIGN REVIEW (PN 19-059) 3560 CLUBHOUSE DRIVE				
	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"> • Preliminary Site Plan, dated August 19, 2020 • Preliminary Landscape Plan, dated August 14, 2020 • Access and Circulation Exhibit, dated August 14, 2020 • Paving and Edging Details, dated August 14, 2020 • Site Details, dated August 14, 2020 • Building Elevations and Floor Plan, dated August 19, 2020 • Color Renderings, dated August 19, 2020 • Color and Materials Board, dated August 19, 2020 <p>This project approval is for the Toll Brothers at Folsom Ranch Clubhouse project, which includes development of an 18,600-square-foot single-story clubhouse building and associated site improvements on a 5-acre site located at 3560 Clubhouse Drive as shown on the above-referenced plans. 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 (Design Review) shall remain in effect for two years from final date of approval (October 7, 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 TOLL BROTHERS AT FOLSOM RANCH CLUBHOUSE PROJECT DESIGN REVIEW (PN 19-059) 3560 CLUBHOUSE DRIVE				
	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 for the project at the rate and amount required by the Public Facilities Financing Plan and Amendment No. 1 to the Amended and Restated Tier 1 Development Agreement.	B	CD (P)(E)
6.		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
7.		If applicable, the owner/applicant shall pay off any existing assessments against the property, or file necessary segregation request and pay applicable fees.	B	CD (E)

CONDITIONS OF APPROVAL FOR THE TOLL BROTHERS AT FOLSOM RANCH CLUBHOUSE PROJECT DESIGN REVIEW (PN 19-059) 3560 CLUBHOUSE DRIVE				
	Mitigation Measure	Condition/Mitigation Measure	When Required	Responsible Department
8.		The City, at its sole discretion, may utilize the services of outside legal counsel to assist in the implementation of this project, including, but not limited to, drafting, reviewing and/or revising agreements and/or other documentation for the project. If the City utilizes the services of such outside legal counsel, the applicant shall reimburse the City for all outside legal fees and costs incurred by the City for such services. The applicant may be required, at the sole discretion of the City Attorney, to submit a deposit to the City for these services prior to initiation of the services. The applicant shall be responsible for reimbursement to the City for the services regardless of whether a deposit is required.	B	CD (P)(E)
9.		If the City utilizes the services of consultants to prepare special studies or provide specialized design review or inspection services for the project, the applicant shall reimburse the City for actual costs it incurs in utilizing these services, including administrative costs for City personnel. A deposit for these services shall be provided prior to initiating review of the Final Map, improvement plans, or beginning inspection, whichever is applicable.	B	CD (P)(E)
10.		This project shall be subject to all City-wide development impact fees, unless exempt by previous agreement. This project shall be subject to all City-wide development impact fees in effect at such time that a building permit is issued. These fees may include, but are not limited to, fees for fire protection, park facilities, park equipment, Humbug-Willow Creek Parkway, Light Rail, TSM, capital facilities and traffic impacts. The 90-day protest period for all fees, dedications, reservations or other exactions imposed on this project will begin on the date of final approval (October 7, 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

CONDITIONS OF APPROVAL FOR THE TOLL BROTHERS AT FOLSOM RANCH CLUBHOUSE PROJECT DESIGN REVIEW (PN 19-059) 3560 CLUBHOUSE DRIVE				
	Mitigation Measure	Condition/Mitigation Measure	When Required	Responsible Department
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)
ARCHITECTURE/SITE DESIGN REQUIREMENTS				
12.		Final exterior building and site lighting plans shall be submitted for review and approval by Community Development Department for height, 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)

CONDITIONS OF APPROVAL FOR THE TOLL BROTHERS AT FOLSOM RANCH CLUBHOUSE PROJECT DESIGN REVIEW (PN 19-059) 3560 CLUBHOUSE DRIVE				
	Mitigation Measure	Condition/Mitigation Measure	When Required	Responsible Department
13.		<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, 18,600-square-foot Toll Brothers at Folsom Ranch Clubhouse. The owner/applicant shall submit building plans that comply with this approval and the attached building elevations and color renderings dated August 19, 2020. 2. The design, materials, and colors of the proposed Toll Brothers at Folsom Ranch Clubhouse 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. Utility equipment such as transformers, electric and gas meters, electrical panels, and junction boxes shall be screened by walls and/or landscaping. 5. Decorative lighting fixtures consistent with the architectural theme of the building shall be utilized on all building elevations. 6. The final location, size, orientation, design, materials, and colors of the trash/recycling enclosure shall be subject to review and approval by the Community Development Department. 7. The final location, design, height, materials, and colors of the masonry walls, tubular steel fencing, and pickle ball court fencing shall be subject to review and approval by the Community Development Department. 	B	CD (P) (B)

CONDITIONS OF APPROVAL FOR THE TOLL BROTHERS AT FOLSOM RANCH CLUBHOUSE PROJECT DESIGN REVIEW (PN 19-059) 3560 CLUBHOUSE DRIVE				
	Mitigation Measure	Condition/Mitigation Measure	When Required	Responsible Department
14.		All future signs for the project shall comply with the <u>Folsom Municipal Code, (Section 17.59)</u> . In addition, the owner/applicant obtain a sign permit prior to installation of any future signs.	B	CD (P)
TRAFFIC, ACCESS, CIRCULATION, AND PARKING REQUIREMENTS				
15.		The following traffic, access, and circulation-related conditions shall be implemented to the satisfaction of the Community Development Department: <ul style="list-style-type: none"> • “STOP” signs and appropriate pavement markings (i.e., stop bars and legends) shall be installed at the exits to the primary project driveway and the secondary project driveway. • Marked crosswalks including appropriate pavements markings and signage shall be installed at all each of the four surrounding street intersections to ensure safe pedestrian access to the project site from the surrounding residential development to the satisfaction of the Community Development Department. 	I	CD (E)(P)
16.		The owner/applicant shall provide twenty-three (23) 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)
17.		The owner/applicant shall provide a minimum of seventy-eight (78) on-site parking spaces.	I, B	CD (E)(P)
NOISE REQUIREMENT				
18.		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)

LANDSCAPE REQUIREMENTS

19.		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)
20.		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)
21.		<p>Final landscape plans and specifications shall be prepared by a registered landscape architect and approved by the City prior to the approval of the first building permit. Said plans shall include all on-site landscape specifications and details including a tree planting exhibit demonstrating sufficient diversity and appropriate species selection to the satisfaction of the Community Development Department. The tree exhibit shall include all street trees, accent trees, parking lot shading trees, and mitigation trees proposed within the development. Said plans shall comply with all State and local rules, regulations, Governor’s declarations and restrictions pertaining to water conservation and outdoor landscaping.</p> <p>Landscaping of the parking area shall meet shade requirements as outlined in the Folsom Municipal Code Chapter 17.57. The landscape plans shall comply and implement water efficient requirements as adopted by the State of California (Assembly Bill 1881) (State Model Water Efficient Landscape Ordinance) until such time the City of Folsom adopts its own Water Efficient Landscape Ordinance at which time the owner/applicant shall comply with any new ordinance. Shade and ornamental trees shall be maintained according to the most current American National Standards for Tree Care Operations (ANSI A-300) by qualified tree care professionals. Tree topping for height reduction, view protection, light clearance or any other purpose shall not be allowed. Specialty-style pruning, such as pollarding, shall be specified within the approved landscape plans and shall be implemented during a 5-year establishment and training period. The owner/applicant shall comply with city-wide landscape rules or regulations on water usage. The owner/applicant shall comply with any state or local rules and regulations relating to landscape water usage and landscaping requirements necessitated to mitigate for drought conditions on all landscaping in the Toll Brothers at Folsom Ranch Clubhouse project.</p>	I	CD(P)(E)

FIRE DEPARTMENT REQUIREMENT			
22.		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			
23.		<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	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		

Attachment 4

Conditions of Approval

CONDITIONS OF APPROVAL FOR THE TOLL BROTHERS AT FOLSOM RANCH CLUBHOUSE PROJECT DESIGN REVIEW (PN 19-059) 3560 CLUBHOUSE DRIVE				
	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"> • Preliminary Site Plan, dated August 19, 2020 • Preliminary Landscape Plan, dated August 14, 2020 • Access and Circulation Exhibit, dated August 14, 2020 • Paving and Edging Details, dated August 14, 2020 • Site Details, dated August 14, 2020 • Building Elevations and Floor Plan, dated August 19, 2020 • Color Renderings, dated August 19, 2020 • Color and Materials Board, dated August 19, 2020 <p>This project approval is for the Toll Brothers at Folsom Ranch Clubhouse project, which includes development of an 18,600-square-foot single-story clubhouse building and associated site improvements on a 5-acre site located at 3560 Clubhouse Drive as shown on the above-referenced plans. 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 (Design Review) shall remain in effect for two years from final date of approval (October 7, 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 TOLL BROTHERS AT FOLSOM RANCH CLUBHOUSE PROJECT				
DESIGN REVIEW (PN 19-059)				
3560 CLUBHOUSE DRIVE				
	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 for the project at the rate and amount required by the Public Facilities Financing Plan and Amendment No. 1 to the Amended and Restated Tier 1 Development Agreement.	B	CD (P)(E)
6.		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
7.		If applicable, the owner/applicant shall pay off any existing assessments against the property, or file necessary segregation request and pay applicable fees.	B	CD (E)

CONDITIONS OF APPROVAL FOR THE TOLL BROTHERS AT FOLSOM RANCH CLUBHOUSE PROJECT DESIGN REVIEW (PN 19-059) 3560 CLUBHOUSE DRIVE				
	Mitigation Measure	Condition/Mitigation Measure	When Required	Responsible Department
8.		The City, at its sole discretion, may utilize the services of outside legal counsel to assist in the implementation of this project, including, but not limited to, drafting, reviewing and/or revising agreements and/or other documentation for the project. If the City utilizes the services of such outside legal counsel, the applicant shall reimburse the City for all outside legal fees and costs incurred by the City for such services. The applicant may be required, at the sole discretion of the City Attorney, to submit a deposit to the City for these services prior to initiation of the services. The applicant shall be responsible for reimbursement to the City for the services regardless of whether a deposit is required.	B	CD (P)(E)
9.		If the City utilizes the services of consultants to prepare special studies or provide specialized design review or inspection services for the project, the applicant shall reimburse the City for actual costs it incurs in utilizing these services, including administrative costs for City personnel. A deposit for these services shall be provided prior to initiating review of the Final Map, improvement plans, or beginning inspection, whichever is applicable.	B	CD (P)(E)
10.		This project shall be subject to all City-wide development impact fees, unless exempt by previous agreement. This project shall be subject to all City-wide development impact fees in effect at such time that a building permit is issued. These fees may include, but are not limited to, fees for fire protection, park facilities, park equipment, Humbug-Willow Creek Parkway, Light Rail, TSM, capital facilities and traffic impacts. The 90-day protest period for all fees, dedications, reservations or other exactions imposed on this project will begin on the date of final approval (October 7, 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

CONDITIONS OF APPROVAL FOR THE TOLL BROTHERS AT FOLSOM RANCH CLUBHOUSE PROJECT				
DESIGN REVIEW (PN 19-059)				
3560 CLUBHOUSE DRIVE				
	Mitigation Measure	Condition/Mitigation Measure	When Required	Responsible Department
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)
ARCHITECTURE/SITE DESIGN REQUIREMENTS				
12.		Final exterior building and site lighting plans shall be submitted for review and approval by Community Development Department for height, 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)

CONDITIONS OF APPROVAL FOR THE TOLL BROTHERS AT FOLSOM RANCH CLUBHOUSE PROJECT DESIGN REVIEW (PN 19-059) 3560 CLUBHOUSE DRIVE				
	Mitigation Measure	Condition/Mitigation Measure	When Required	Responsible Department
13.		<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, 18,600-square-foot Toll Brothers at Folsom Ranch Clubhouse. The owner/applicant shall submit building plans that comply with this approval and the attached building elevations and color renderings dated August 19, 2020. 2. The design, materials, and colors of the proposed Toll Brothers at Folsom Ranch Clubhouse 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. Utility equipment such as transformers, electric and gas meters, electrical panels, and junction boxes shall be screened by walls and/or landscaping. 5. Decorative lighting fixtures consistent with the architectural theme of the building shall be utilized on all building elevations. 6. The final location, size, orientation, design, materials, and colors of the trash/recycling enclosure shall be subject to review and approval by the Community Development Department. 7. The final location, design, height, materials, and colors of the masonry walls, tubular steel fencing, and pickle ball court fencing shall be subject to review and approval by the Community Development Department. 	B	CD (P) (B)

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TRAFFIC, ACCESS, CIRCULATION, AND PARKING REQUIREMENTS				
15.		<p>The following traffic, access, and circulation-related conditions shall be implemented to the satisfaction of the Community Development Department:</p> <ul style="list-style-type: none"> • “STOP” signs and appropriate pavement markings (i.e., stop bars and legends) shall be installed at the exits to the primary project driveway and the secondary project driveway. • Marked crosswalks including appropriate pavements markings and signage shall be installed at all each of the four surrounding street intersections to ensure safe pedestrian access to the project site from the surrounding residential development to the satisfaction of the Community Development Department. 	I	CD (E)(P)
16.		The owner/applicant shall provide twenty-three (23) 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)
17.		The owner/applicant shall provide a minimum of seventy-eight (78) on-site parking spaces.	I, B	CD (E)(P)
NOISE REQUIREMENT				
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LANDSCAPE REQUIREMENTS

19.		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)
20.		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)
21.		<p>Final landscape plans and specifications shall be prepared by a registered landscape architect and approved by the City prior to the approval of the first building permit. Said plans shall include all on-site landscape specifications and details including a tree planting exhibit demonstrating sufficient diversity and appropriate species selection to the satisfaction of the Community Development Department. The tree exhibit shall include all street trees, accent trees, parking lot shading trees, and mitigation trees proposed within the development. Said plans shall comply with all State and local rules, regulations, Governor’s declarations and restrictions pertaining to water conservation and outdoor landscaping.</p> <p>Landscaping of the parking area shall meet shade requirements as outlined in the Folsom Municipal Code Chapter 17.57. The landscape plans shall comply and implement water efficient requirements as adopted by the State of California (Assembly Bill 1881) (State Model Water Efficient Landscape Ordinance) until such time the City of Folsom adopts its own Water Efficient Landscape Ordinance at which time the owner/applicant shall comply with any new ordinance. Shade and ornamental trees shall be maintained according to the most current American National Standards for Tree Care Operations (ANSI A-300) by qualified tree care professionals. Tree topping for height reduction, view protection, light clearance or any other purpose shall not be allowed. Specialty-style pruning, such as pollarding, shall be specified within the approved landscape plans and shall be implemented during a 5-year establishment and training period. The owner/applicant shall comply with city-wide landscape rules or regulations on water usage. The owner/applicant shall comply with any state or local rules and regulations relating to landscape water usage and landscaping requirements necessitated to mitigate for drought conditions on all landscaping in the Toll Brothers at Folsom Ranch Clubhouse project.</p>	I	CD(P)(E)

FIRE DEPARTMENT REQUIREMENT				
22.		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				
23.		<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

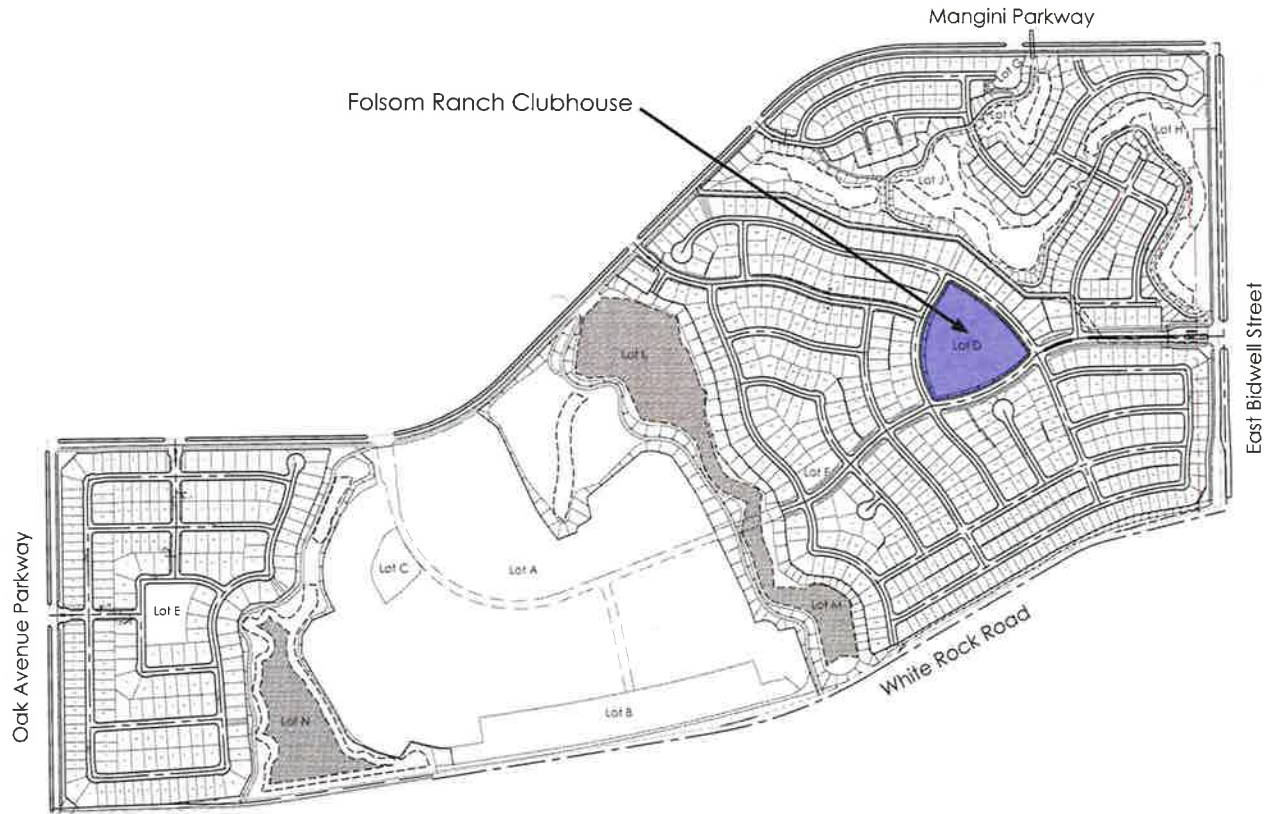
CONDITIONS

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

RESPONSIBLE DEPARTMENT		WHEN REQUIRED	
CD	Community Development Department	I	Prior to approval of Improvement Plans
(P)	Planning Division	M	Prior to approval of Final Map
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(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		

Attachment 5

Vicinity Map



REGENCY AT FOLSOM RANCH CLUBHOUSE

Planning Department Submittal

August 19, 2020



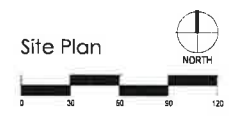
Attachment 6

Site Plan
Dated August 19, 2020



LEGEND

1. PARKING LOTS
2. ARRIVAL PLAZA & WATER FEATURE
3. ENTRY PLAZA
4. EVENT LAWN W/ FIREPLACE
5. SOCIAL LAWN W/ WEDDING/ MEDIA PAVILION
6. SERVICE COURT / TRASH & RECYCLE BINS
7. BAR & FIREPIT LOUNGE LAWN
8. RESORT POOL W/ BEACH ENTRY
9. PICNIC / BBQ PAVILION
10. CHAISE LOUNGE TERRACE
11. SIGNAGE WALL
12. SPA W/ SCUPPER WALL
13. 9-HOLE PUTTING GREEN
14. PICKLE BALL LOUNGE TERRACE CLUB W/ OVERHEAD, BAR, AND BBQ COUNTER
15. RESTROOMS
16. (8) PICKLE BALL COURTS
17. (2) BOCCIE COURTS
18. POCKET FENCE W/ FOOD TRUCK ACCESS
19. SCREEN MOUNDING
20. STAGING LAWN
21. GOLF CART PARKING
22. SHOWER AREA
23. MONUMENT SIGNAGE
24. POOL EQUIPMENT ROOM
25. GEAR DROP OFF & PICKUP



REGENCY AT FOLSOM RANCH CLUBHOUSE

Planning Department Submittal

August 19, 2020



Attachment 7

Preliminary Landscape Plan Dated August 14, 2020



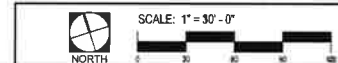
TREE LEGEND

SYM	BOTANICAL/COMMON NAME	SIZE	MUGL	HEIGHT & SPREAD	QTY
STREET TREES					
	SHAW-BLANKFORD CORNICE Elm	36" BCK STD	MED	20H x 20W	11
STREET TREE (ON REGENCY PARKWAY)					
	EMERALD OAK CAMPHOR TREE	36" BCK STD	MED	20H x 20W	11
SPRING TREES					
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	48" BCK MULTI	MED	20H x 20W	16
PARKING LOT TREES					
	QUERCUS ILEX HOLLY OAK	36" BCK STD	LOW	20H x 20W	20
ACCENT TREES					
	LARIX PRINCEALPINA MUSKOGEE MUSKOGEE GRAPE MYRTLE	36" BCK MULTI	LOW	20H x 20W	28
INFEED TREES					
	LEUCODENDRON SWEET BAY	36" BCK NATURAL	LOW	18H x 18W	21
POOL TREES					
	QUERCUS ILEX OLIVE	36" BCK MULTI	VL	20H x 20W	16
NOTE SEE PPH-1 FOR TREE PALETTE					

NOTE

TOTAL PLANTING 68,312 SQ FT
 TOTAL SYNTHETIC LAWN 16,865 SQ FT

Underground Service Alert
 8AM TOLL FREE
 1-800
 227-2600
 THIS WORKING DAYS BEFORE YOU DIG



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DATE	REVISION

OWNER:
TOLL BROTHERS
 2890 E. BIDWELL ST., STE. 21
 FOLSOM, CALIFORNIA 95630
 PHONE: (916) 491-4416

PROJECT:
REGENCY AT FOLSOM RANCH
TRACT # 1, LOTS D, PHASE 1
FOLSOM, CALIFORNIA
PRIVATE RECREATION CENTER

SHEET DESCRIPTION:
TREE PLANTING LAYOUT

DESIGNED: TN
 DRAWN: TN | TD
 CHECKED: JP
 DATE: 09/25/2020
 JOB NO: 115789
 CAD FILE: 115789.dwg
 SHEET NUMBER:

PT-01
 15 OF 23

STREET TREE ON REGENCY PARKWAY



CINNAMOMUM CAMPHORA
CAMPHOR TREE

STREET TREE



PLATANUS X ACERIFOLIA
LONDON PLANE TREE



QUERCUS ILEX
HOLLY OAK



ULMUS PARVIFOLIA
CHINESE ELM

BUFFER TREES



ABIES CONCOLOR
WHITE FIR



CALLISTEMON VIMINALIS
WEeping BOTTLEBRUSH



LAURUS NOBILIS
SWEET BAY

SPECIMEN TREES



PISTACIA CHINENSIS
CHINESE PISTACH



PLATANUS RACEMOSA
CALIFORNIA SYCAMORE TREE



QUERCUS VIRGINIANA
SOUTHERN OAK

POOL ACCENT TREES



MAGNOLIA G. 'LITTLE GEM'
MAGNOLIA



OLEA EUROPAEA 'SWAN HILL'
FRUITLESS OLIVE



PODOCARPUS GRACILIOR
FERN PINE

PARKING LOT TREES



FRAXINUS A. 'RAYWOOD'
RAYWOOD ASH



QUERCUS ILEX
HOLLY OAK



QUERCUS ILEX
HOLLY OAK

ACCENT TREES



ARBUTUS 'MARINA'
MARINA STRAWBERRY TREE



LAGERSTROEMIA I. 'MUSKOGEE'
MUSKOGEE CRAPE MYRTLE



PRUNUS C. 'KRAUTER VESUVIUS'
PURPLE LEAF PLUM



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DATE	REVISION

DRAWN:
TOLL BROTHERS
2330 E. BIDWELL ST., STE. 21
FOLSOM, CALIFORNIA 95630
PHONE: (916) 481-4416

PROJECT:
REGENCY AT FOLSOM RANCH
TRACT # 1 LOTS D, PHASE 1
FOLSOM, CALIFORNIA
PRIVATE RECREATION CENTER

SHEET DESCRIPTION	
PLANT PALETTE	
DESIGNED	TN
DRAWN	TN TD
CHECKED	JP
DATE	08/14/2020
JOB NO.	115789
CAD FILE	789 PLANT PALETTE.dwg
SHEET NUMBER	

ZONE 1A & B (PARKWAY AREA) - PLANTS PALETTE

1A SHRUBS



PITTOSPORUM TOBIRA 'WHEELERI'
PITTOSPORUM WHEELER DWARF



CAREX DIVULSA
BERKELEY SEDGE



JUNIPERUS H. 'BLUE CHIP'
JUNIPER



MYOPORUM P. 'PUTAH CREEK'
CREEPING MYOPORUM



ROSEMARINUS O. 'HUNTINGTON CARPET'
ROSMARY



PITTOSPORUM TOBIRA 'WHEELERI'
WHEELERI DWARF

ZONE 2 (PERIMETER AREA) - PLANTS PALETTE

SHRUBS



ARBUTUS UNEDO 'COMPACTA'
DWARFT STRAWBERRY TREE



BERBERIS T. 'ATROPURPUREA'
RED LEAF JAP. BARBERRY



COLEONEMA P. 'SUNSET GOLD'
RED LEAF JAP. BARBERRY



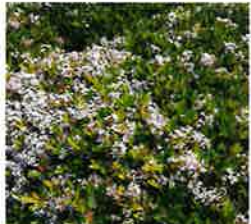
EUONYMUS F. 'EMERALD GAIIETY'
EMERALD GAIIETY WINTERCREEPER



DODONAEA VISCOSA 'PURPUREA'
PURPLE HOPSEED BUSH



COTONEASTER D. 'CORAL BEAUTY'
CORAL BEAUTY COTONEASTER



RHAPIOLEPIS INDICA 'CLARA'
CLARA INDIAN HAWTHORN



RHAPIOLEPIS INDICA 'BALLERINA'
CLARA INDIAN HAWTHORN



WESTRINGIA FRUTICOSA
COASTAL ROSEMARY



AGAVE ATTENUATA 'BLUE FLAME'
AGAVE



ALOE 'BLUE ELF'
ALOE



HESPERALOE PARVIFLORA
RED YUCCA



JUNIPERUS H. 'BLUE CHIP'
JUNIPER



MYOPORUM P. 'PUTAH CREEK'
CREEPING MYOPORUM



ROSEMARINUS O. 'HUNTINGTON CARPET'
ROSMARY



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TOLL BROTHERS
2330 E BIDWELL ST., STE. 21
FOLSOM, CALIFORNIA 95630
PHONE: (916) 481-4416

PROJECT:
REGENCY AT FOLSOM RANCH
TRACT # LOTS D, PHASE 1
FOLSOM, CALIFORNIA
PRIVATE RECREATION CENTER

SHEET DESCRIPTION	
PLANT PALETTE	
DESIGNED	TN
DRAWN	TN TD
CHECKED	JP
DATE	08/14/2020
JOB NO.	115789
CAD FILE	Tap PLANT PALETTE.dwg
SHEET NUMBER	

PP-02

22 OF 33

**ZONE 3 (PARKING LOT AREA) - PLANTS PALETTE
SHRUBS**



BERBERIS T. 'ATROPURPUREA'
RED LEAF JAP. BARBERRY



EUONYMUS F. 'BLONDY'
BLONDY WINTERCREEPER



EUONYMUS F. 'EMERALD GAIETY'
EMERALD GAIETY WINTERCREEPER



ILEX VOMITORIA 'STOKES'
STOKES DWARF HOLLY



MAHONIA SPP.
ORGON GRAPE



MYRTUS C. 'COMPATA'
DWARF MYRTLE



DODONAEA VISCOSA 'PURPUREA'
PURPLE HOPSEED BUSH



RHAMPHILEPIS INDICA 'CLARA'
CLARA INDIAN HAWTHORN



RHAMPHILEPIS INDICA 'BALLERINA'
CLARA INDIAN HAWTHORN



JUNIPERUS H. 'BLUE CHIP'
JUNIPER



MYOPORUM P. 'PUTAH CREEK'
CREEPING MYOPORUM



ROSEMARINUS O. 'HUNTINGTON'
ROSMARY

**ZONE 4 (REC. CENTER AREA) - PLANTS PALETTE
SHRUBS**



AGAPANTHUS A. 'PETER PAN'
DWARFT LILY OF THE NILE



BUXUS X 'GREEN GEM'
GREEN GEM BOXWOOD



DODONAEA VISCOSA 'PURPUREA'
PURPLE HOPSEED BUSH



LIGUSTRUM J. 'TEXANUM'
WAXLEAF PRIVET



MYRTUS C. 'COMPATA'
DWARF MYRTLE



NANDINA DOMESTICA 'GULF STREAM'
HEAVENLY BAMBOO



PHOTINIA X FRASERI 'RED ROBIN'
CORAL BEAUTY COTONEASTER



PITIOSPORUM T. 'SHIMA'
CREAM DE MINT DWARFT MOCK ORANGE



PRUNUS CAROLINA 'COMPACTA'
COMPACT CAROLINA CHERRY LAUREL



RHAMPHILEPIS INDICA 'JACK EVANS'
JACK EVANS INDIAN HAWTHORN



ROSA FLORIBUNDA 'ICEBERG'
ICEBERGE FLORIBUNDA ROSE



TRACHELOSPERMUM JASMINOIDES
STAR JASMINE



AGAVE ATTENUATA 'RAY OF LIGHT'
AGAVE



ALOE VERA
MEDICINAL ALOE



ALOE 'BLUE ELF'
ALOE



HESPERALOE PARVIFLORA
RED YUCCA



DISTICTIS BUCCINATORIA
SCARLET TRUMPET VINE



GELSEMIUM SEMPERVIRENS
CAROLINA JESSAMINE

SMI
SUMMERS & MURPHY, INC.
3411 DUNE WAY, SUITE 200
DANA POINT, CA 92621
(949) 433-1100



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PHONE: (916) 481-4418

PROJECT
REGENCY AT FOLSOM RANCH
TRACT # 1, LOTS D, PHASE 1
FOLSOM, CALIFORNIA
PRIVATE RECREATION CENTER

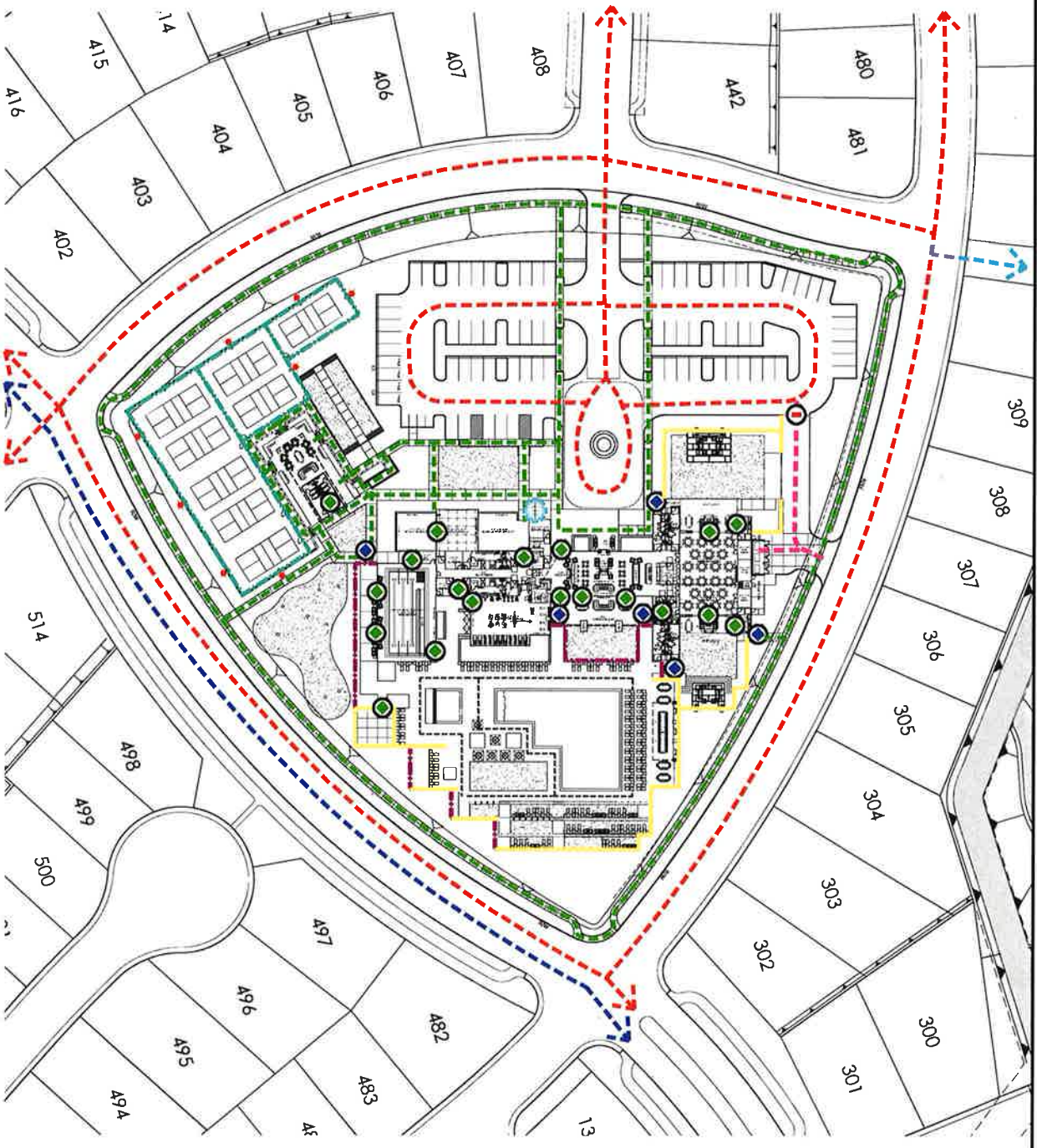
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DRAWN	TN TD
CHECKED	JP
DATE	08/14/2020
JOB NO.	115799
CAD FILE	See Plant Schedule
SHEET NUMBER	

PP-03
23 OF 23

Attachment 8

Access and Circulation Exhibit Dated August 14, 2020

Underground Service Alert
 Call 811
 1-800-4-A-SHIELD
 227-2800



CS

- WALL/FENCE LEGEND**
- POOL SAFE FENCE
 - MASONRY WALL
 - SPORTS COURT

- SYMBOLS LEGEND**
- PEDESTRIAN BUILDING ENTRY
 - PEDESTRIAN GATE ENTRY
 - SERVICE LIFT GATE/ E.V.A. ACCESS
 - BIKE RACK LOCATION
 - PICKLEBALL COURT POLE LIGHTING FIXTURE

- CIRCULATION LEGEND**
- PEDESTRIAN ROUTE
 - CLASS I BIKE ROUTE
 - CLASS III BIKE ROUTE
 - VEHICULAR ROUTE
 - SERVICE/ E.V.A. ACCESS

- SYMBOLS LEGEND**
- PEDESTRIAN ROUTE
 - CLASS I BIKE ROUTE
 - CLASS III BIKE ROUTE
 - VEHICULAR ROUTE
 - SERVICE/ E.V.A. ACCESS

DATE	REVISION

PROJECT: REGENCY AT FOLSOM RANCH
 TRACT # 1, LOTS D, PHASE 1
 FOLSOM, CALIFORNIA
 PRIVATE RECREATION CENTER

OWNER: TOLL BROTHERS
 2330 E. BIDWELL ST, STE 21
 FOLSOM, CALIFORNIA 95630
 PHONE: (916) 444-4416

SMP
 SEALS AND PROFESSIONAL SERVICES, INC.
 2000 COLLETT DRIVE, SUITE 100
 FOLSOM, CA 95630
 (916) 444-4416

Attachment 9

Paving and Edging Details dated August 14, 2020

PAVING / EDGING SCHEDULE

KEY	DESCRIPTION	DETAIL
P-1	NATURAL CONCRETE WALL SCHEDULE	
P-2	VEHICULAR INTERLOCKING UNIT PAVING	
P-3	ENHANCED TILE PAVING TO MATCH INTERIOR TLOORING	
P-4	INTEGRAL COLOR CONCRETE WALLS	
P-5	PRECAST CONCRETE PAVER POOL DECK	
P-6	POOL & SPA PRECAST CONCRETE CORING	
P-7	DECOMPOSED GRANITE BODICE COURT PAVING	
P-8	SYNTHETIC LAWN	
P-9	INTEGRAL COLOR CONCRETE STEPS	
P-10	PRECAST COURT PAVING	



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 277-2800
 THE NATIONAL SAFETY CENTER, 1030 30th



PL-01

DATE: 08/14/2020
 DRAWN: TN, TD
 CHECKED: JP
 DATE: 11/15/19
 CAD FILE: 11/15/19
 PROJECT: REGENCY AT FOLSOM RANCH

PROJECT:
 REGENCY AT FOLSOM RANCH
 TRACT #, LOTS D, PHASE 1
 FOLSOM, CALIFORNIA
 PRIVATE RECREATION CENTER

OWNER:
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 2330 E. BIDWELL ST, BTE 21
 FOLSOM, CALIFORNIA 95630
 PHONE: 916.452.4416

DATE	REVISION

SMP

Soils Management Professionals, Inc.
 3700 COLLETT AVENUE, SUITE 100
 FOLSOM, CA 95630
 916.452.4416

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Attachment 10

Site Details
Dated August 14, 2020



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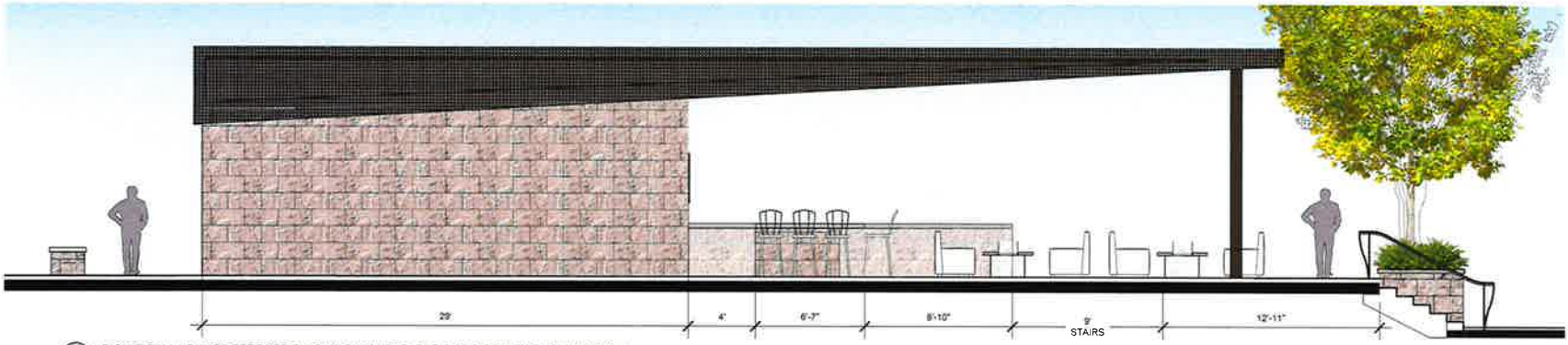
OWNER
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PHONE: (916) 481-4416

PROJECT
REGENCY AT FOLSOM RANCH
TRACT # 1, LOTS D, PHASE 1
FOLSOM, CALIFORNIA
PRIVATE RECREATION CENTER

SHEET DESCRIPTION
ELEVATION

DESIGNED	TN
DRAWN	TN TD
CHECKED	JP
DATE	08/14/2020
JOB NO.	115789
CAD FILE	
SHEET NUMBER	

CD-01
15 OF 23

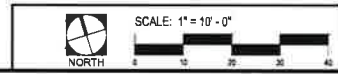


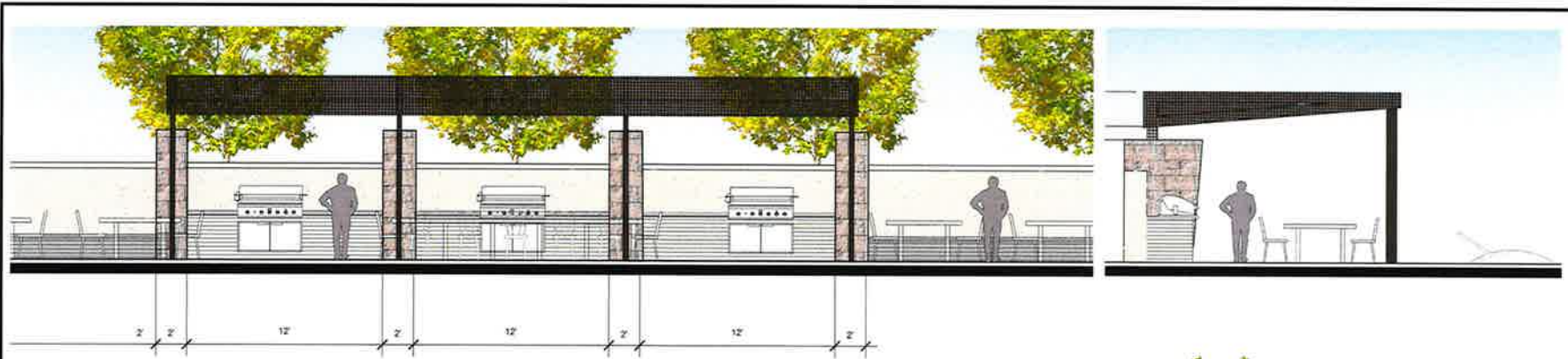
A PICKLE BALL LOUNGE TERRACE CLUB W/ OVERHEAD, BAR & BBQ COUNTER - ELEVATION A
SCALE: 3/8" = 1'-0"



B PICKLE BALL LOUNGE TERRACE CLUB W/ OVERHEAD, BAR & BBQ COUNTER - ELEVATION B
SCALE: 3/8" = 1'-0"

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227-2600
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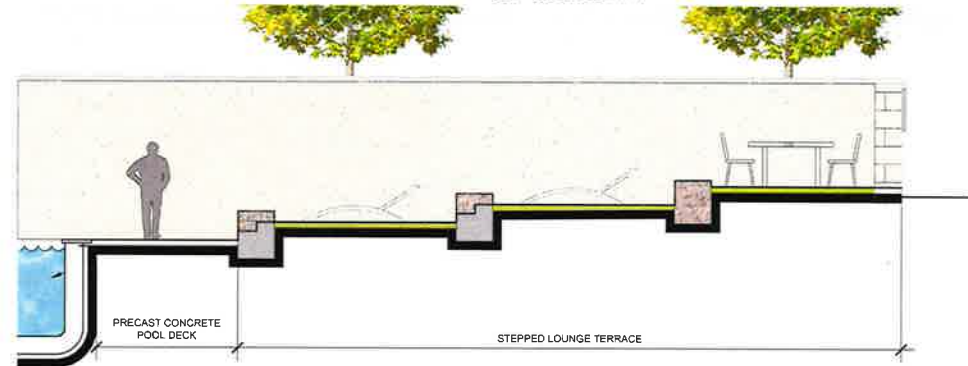


C PICNIC/BBQ PAVILION - ELEVATION A
SCALE: 3/8" = 1'-0"

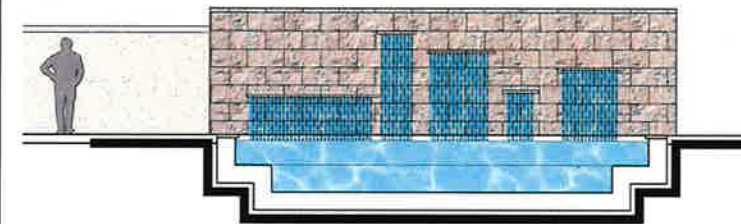
D PICNIC/BBQ PAVILION - ELEVATION B
SCALE: 3/8" = 1'-0"



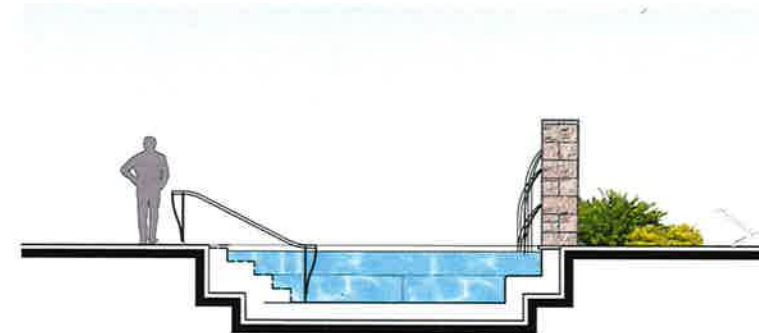
C/D PICNIC/BBQ PAVILION - PERSPECTIVE
NTS



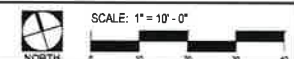
E CHASE LOUNGE TERRACE
SCALE: 3/8" = 1'-0"



F SPA W/ SCUPPER WALL - SECTION A
SCALE: 3/8" = 1'-0"



G SPA W/ SCUPPER WALL - SECTION B
SCALE: 3/8" = 1'-0"



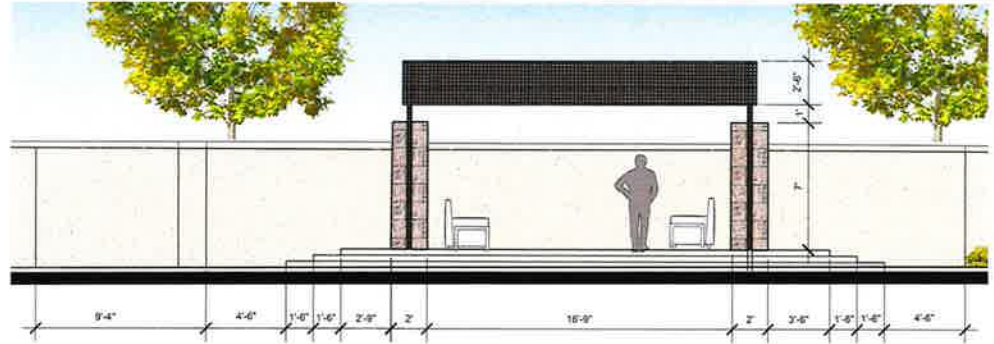
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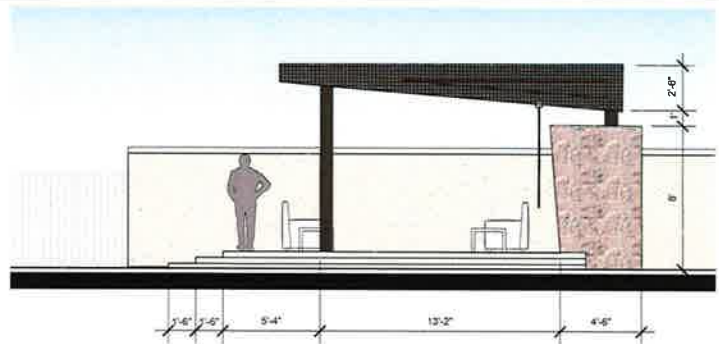
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REGENCY AT FOLSOM RANCH
TRACT # ... LOTS D, PHASE 1
FOLSOM, CALIFORNIA
PRIVATE RECREATION CENTER

SHEET DESCRIPTION	
ELEVATION	
DESIGNED	TN
DRAWN	TN TD
CHECKED	JP
DATE	08/14/2020
JOB NO.	115789
CAD FILE	
SHEET NUMBER	

CD-02
16 OF 23



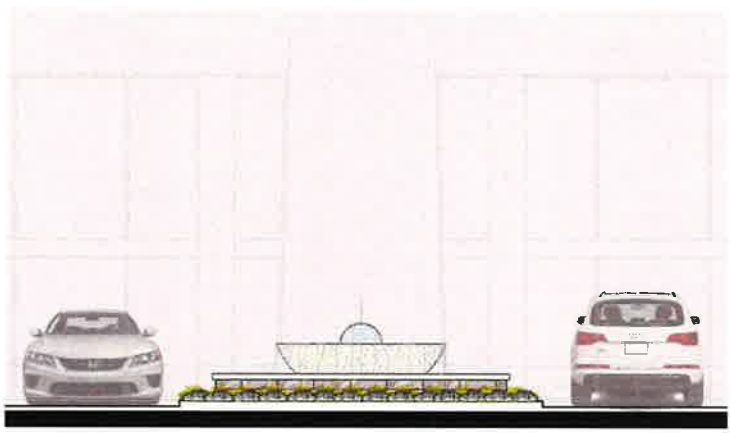
H SOCIAL LAWN WITH WEDDING/ MEDIA PAVILION - ELEVATION A
SCALE: 3/8" = 1'-0"



I SOCIAL LAWN WITH WEDDING/ MEDIA PAVILION - ELEVATION B
SCALE: 3/8" = 1'-0"



HA SOCIAL LAWN WITH WEDDING/ MEDIA PAVILION - PERSPECTIVE
NTS



J ARRIVAL PLAZA WATER FEATURE - ELEVATION
SCALE: 3/8" = 1'-0"

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ENVIRONMENTAL DESIGN
LANDSCAPE ARCHITECTURE & PLANNING, INC.
34 02 COLLETT AVENUE, SUITE 200
CANAVERAL CA 94913
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PROJECT:
REGENCY AT FOLSOM RANCH
TRACT # 100 LOTS D, PHASE 1
FOLSOM, CALIFORNIA
PRIVATE RECREATION CENTER

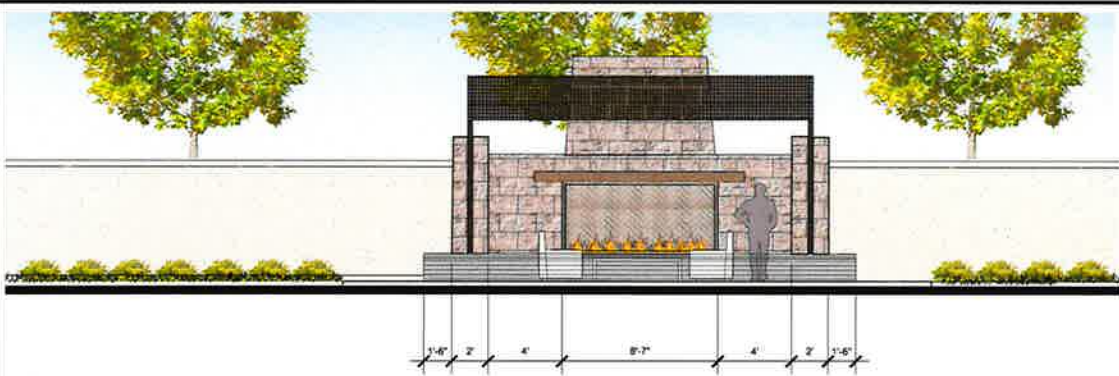
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ELEVATION	
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DRAWN:	TN TD
CHECKED:	JP
DATE:	08/14/2020
JOB NO.:	115788
CAD FILE:	
SHEET NUMBER:	

CD-03
17 OF 23

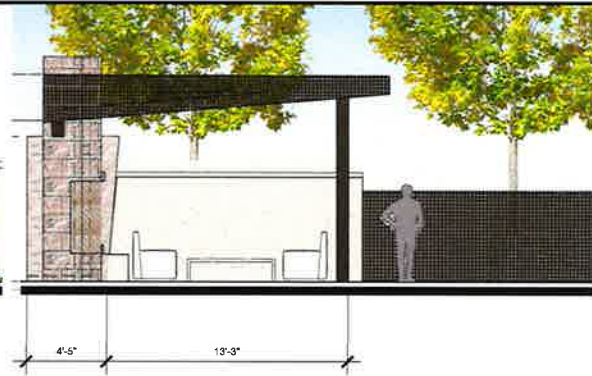
Underground Service Alert
Call TOLL FREE
1-800
227-2600
THIS WORKING DATE BEFORE YOU DIG

NORTH

SCALE: 1" = 10' - 0"



K EVENT LAWN FIREPLACE - ELEVATION A
SCALE: 3/8" = 1'-0"





L EVENT LAWN FIREPLACE - ELEVATION B
SCALE: 3/8" = 1'-0"



K/L EVENT LAWN FIREPLACE - PERSPECTIVE
NTS

Underground Service Alert

 CALL TOLL FREE
 1-800
 227-2600
 TWO WORKING DAYS BEFORE YOU DIG

 NORTH
 SCALE: 1" = 10' - 0"


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 SUMMERS & MURPHY & PARTNERS, INC.
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STREET DESCRIPTION
 ELEVATION
 DESIGNED: TN
 DRAWN: TN | TD
 CHECKED: JP
 DATE: 08/14/2020
 JOB NO.: 115789
 CAD FILE: _____
 SHEET NUMBER: _____

CD-04
 18 OF 23

Attachment 11

Building Elevations and Floor Plan Dated August 19, 2020



East Elevation



West Elevation



REGENCY AT FOLSOM RANCH CLUBHOUSE

Planning Department Submittal

August 19, 2020

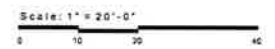




South Elevation



North Elevation

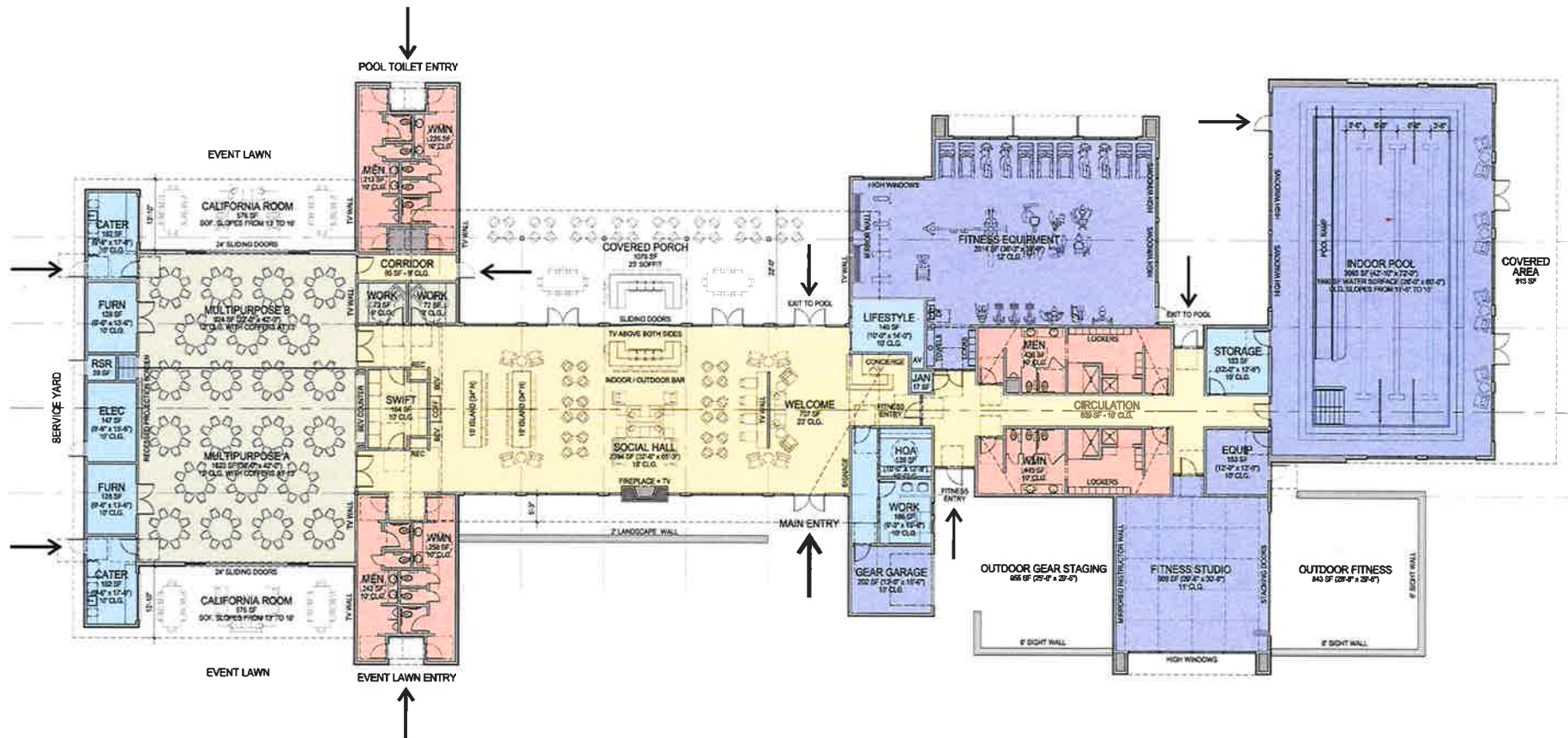


REGENCY AT FOLSOM RANCH CLUBHOUSE

Planning Department Submittal

August 19, 2020





Floor Plan
 Scale: 1" = 20'-0"
 North 0 10 20 40

REGENCY AT FOLSOM RANCH CLUBHOUSE

Planning Department Submittal

August 19, 2020



Attachment 12

Color Renderings Dated August 19, 2020



Conceptual Rendering

REGENCY AT FOLSOM RANCH CLUBHOUSE

Planning Department Submittal

August 19, 2020



Conceptual Rendering

REGENCY AT FOLSOM RANCH CLUBHOUSE

Planning Department Submittal

August 19, 2020

Toll Brothers
America's Luxury Home Builder™





Conceptual Rendering

REGENCY AT FOLSOM RANCH CLUBHOUSE

Planning Department Submittal

August 19, 2020



Conceptual Rendering

REGENCY AT FOLSOM RANCH CLUBHOUSE

Planning Department Submittal

August 19, 2020

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Perspective Rendering

REGENCY AT FOLSOM RANCH CLUBHOUSE

Planning Department Submittal

August 19, 2020



America's Luxury Home Builder





Clubhouse and Pool Deck Rendering



California Room & Event Lawn Rendering

REGENCY AT FOLSOM RANCH CLUBHOUSE

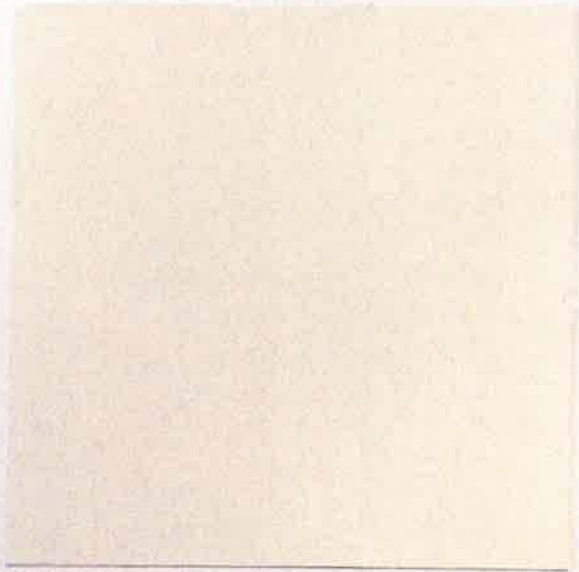
Planning Department Submittal

August 19, 2020

Attachment 13

Color and Materials Board Dated August 19, 2020

Stucco Color



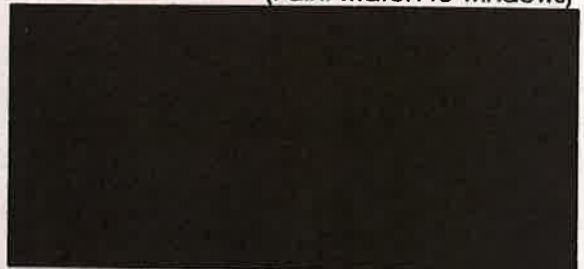
Lap Siding
(If Painted)



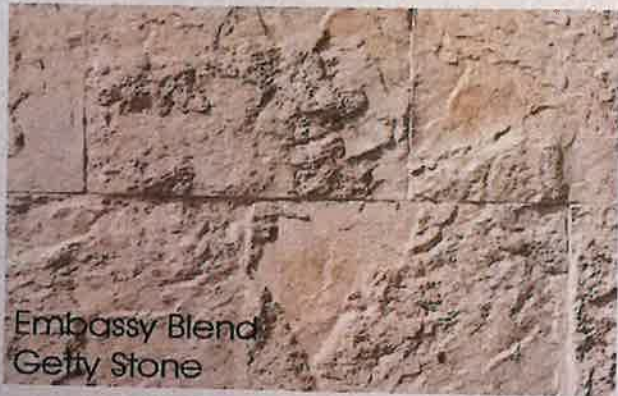
Lap Siding (if Stained),
Stained T&G



Trim Color, Metal Elements,
Building Letters
(Paint Match to windows)



Stone



Embassy Blend
Getty Stone

Accents
Metal Roofing



Preweathered Galvalume
Custom-Bit Metals

Regency at Folsom Clubhouse and Gatehouse

Folsom, California

Toll Brothers

Color and Material Palette Prepared by Ann Matteson Consulting

9/9/2019

Attachment 14

Folsom Ranch Central District 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

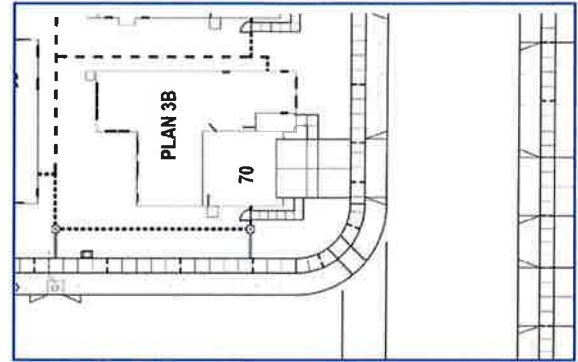
In each single-family detached neighborhood with a **minimum** of up to 80 homes, provide:

- 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.

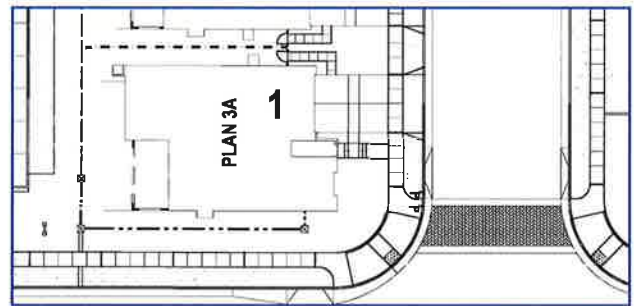
In each single-family detached neighborhood, street facing garages on corner lots at neighborhood entries shall be located on the side of the house furthest away from entry corner.



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.

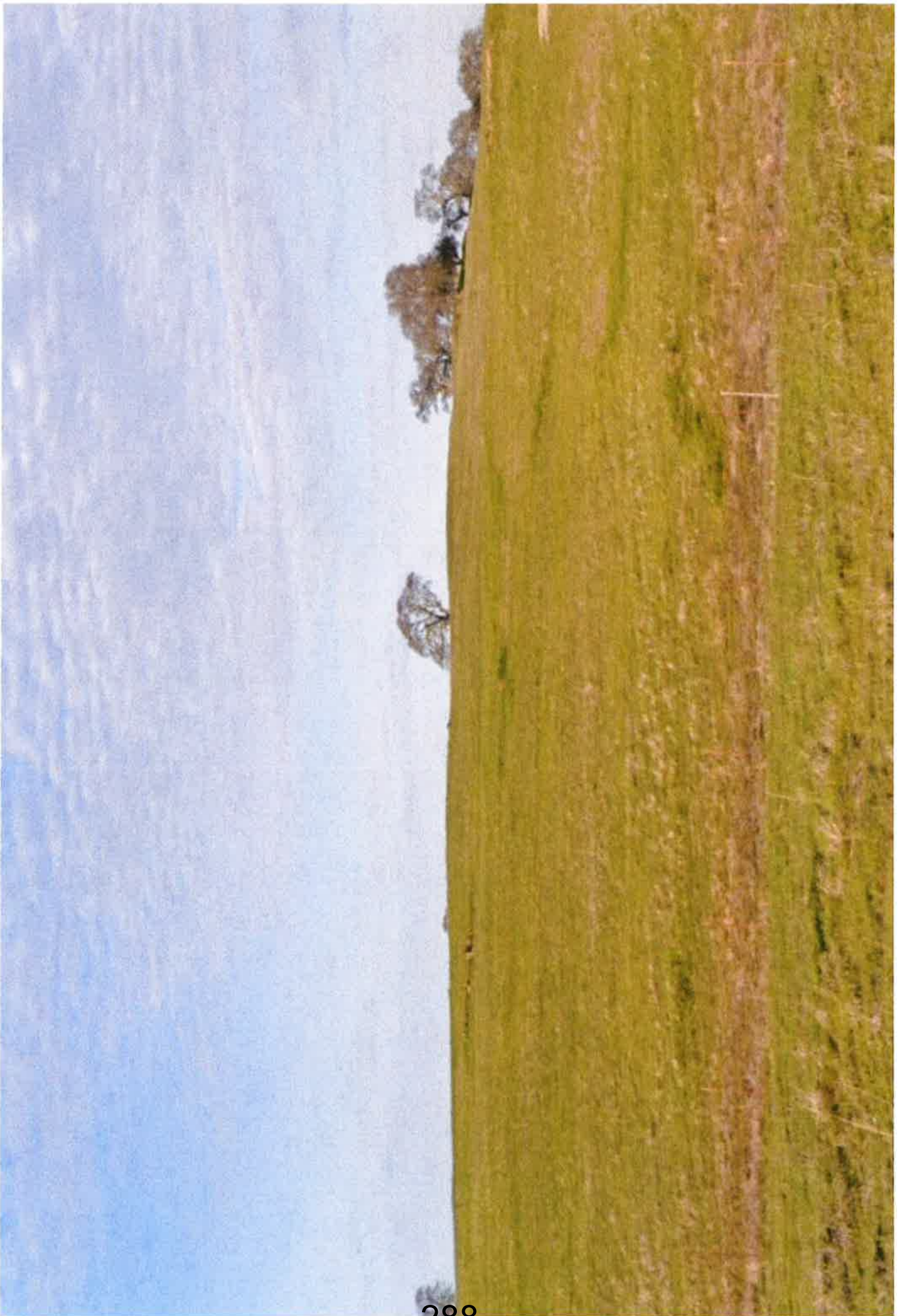
Address Numbers

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.



Attachment 15

Site Photographs



Attachment 16

Planning Commission PowerPoint Presentation

Toll Brothers Clubhouse



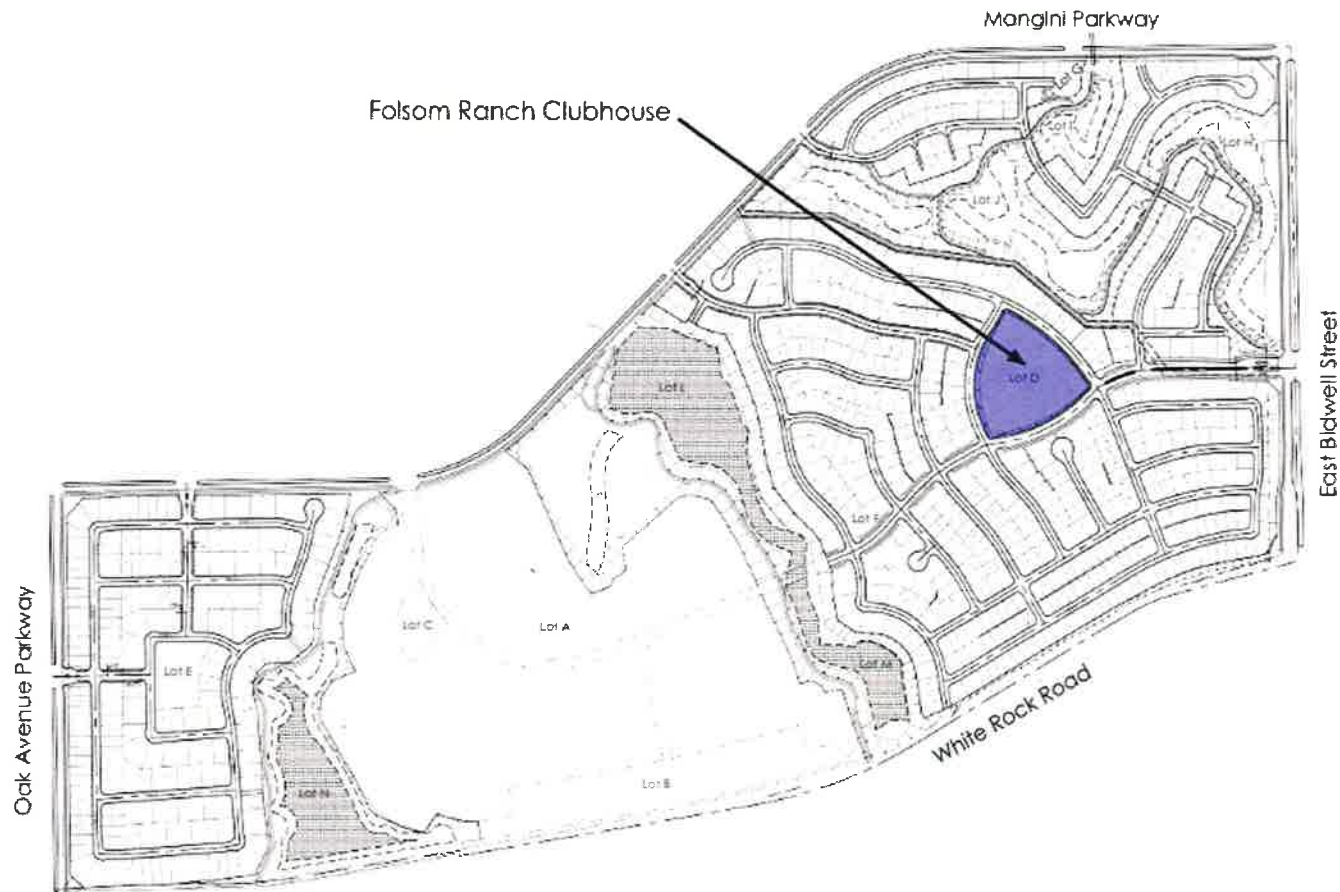
CITY OF
FOLSOM

Design Review Application
Toll Brothers Clubhouse Building
3560 Clubhouse Drive
(PN 20-059)

Vicinity Map



CITY OF
FOLSOM



Vicinity Map 

Project Background



CITY OF
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- March 10, 2020: City Council Approval of a General Plan Amendment, Specific Plan Amendment, Small-Lot Vesting Tentative Subdivision Map, Development Agreement Amendments, and Inclusionary Housing Plan for development of a 1,225-unit active adult and traditional single-family residential subdivision (Toll Brothers at Folsom Ranch Subdivision) on a 314-acre site located at the northwest corner of the intersection of White Rock Road and Mangini Parkway within the Folsom Plan Area.
- The Toll Brothers at Folsom Ranch Subdivision project included creation of 5-acre parcel (Lot D) for future development of a private recreational facility.

Key Project Details



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- **Toll Brothers at Folsom Ranch Clubhouse**
 - **18,600 Square-Foot Single-Story Clubhouse Building**
 - Indoor Amenities (Swimming Pool, Fitness Center, Social Hall, Meeting Rooms)
 - Outdoor Amenities (Swimming Pool, Spa, Sports Courts, Putting Green, Lounge Area)
 - **5-Acre Site at Near Corner of East Bidwell Street and Mangini Parkway**
 - **Primary Access Provided by New Driveway on West Side of Property**
 - Secondary Driveway Provided for Service and Delivery Vehicles
 - **78 Parking Spaces (Plus 4 Golf Cart Parking Spaces)**
 - **Contemporary Architecture and Design**

Project Evaluation



CITY OF
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- Design Review
 - Development Standard
 - Building Architecture and Design
- Access/Circulation
- Parking
- Noise Impacts
- Site Lighting
- Trash/Recycling
- Signage
- Walls and Fences
- Proposed Landscaping

Site Plan



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FOLSOM



LEGEND

1. PARKING LOTS
2. ARRIVAL PLAZA & WATER FEATURE
3. ENTRY PLAZA
4. EVENT LAWN W/ FIREPLACE
5. SOCIAL LAWN W/ WEDDING/ MEDIA PAVILION
6. SERVICE COURT / TRASH & RECYCLE BINS
7. BAR & FIREPIT LOUNGE LAWN
8. RESORT POOL W/ BEACH ENTRY
9. PICNIC / BBQ PAVILION
10. CHAISE LOUNGE TERRACE
11. SIGNAGE WALL
12. SPA W/ SCUPPER WALL
13. 9-HOLE PUTTING GREEN
14. PICKLE BALL LOUNGE TERRACE CLUB W/ OVERHEAD, BAR, AND BBQ COUNTER
15. RESTROOMS
16. (8) PICKLE BALL COURTS
17. (2) BOCCIE COURTS
18. POCKET FENCE W/ FOOD TRUCK ACCESS
19. SCREEN MOUNDING
20. STAGING LAWN
21. GOLF CART PARKING
22. SHOWER AREA
23. MONUMENT SIGNAGE
24. POOL EQUIPMENT ROOM
25. GEAR DROP OFF & PICKUP

REGENCY AT FOLSOM RANCH CLUBHOUSE

Planning Department Submittal

August 19, 2020

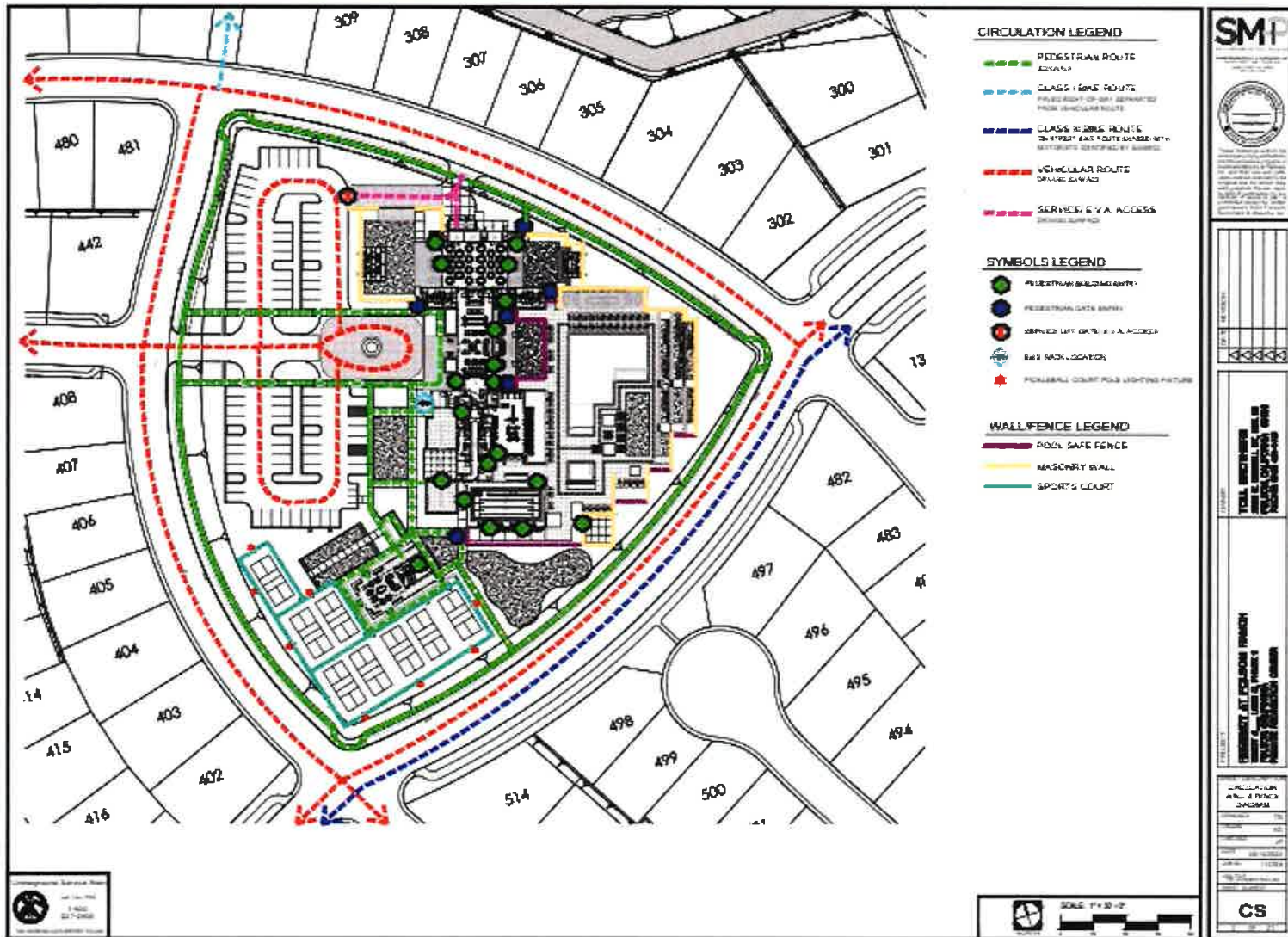
Toit Brothers
America's Luxury Home Builder



Access and Circulation Plan



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Landscape Plan



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Building Elevations



CITY OF
FOLSOM



REGENCY AT FOLSOM RANCH CLUBHOUSE

Planning Department Submittal

August 19, 2020



Floor Plan



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REGENCY AT FOLSOM RANCH CLUBHOUSE

Planning Department Submittal

August 19, 2020



Building Renderings



CITY OF
FOLSOM



Conceptual Rendering

REGENCY AT FOLSOM RANCH CLUBHOUSE

Toll Brothers
Arizona's Largest Home Builder

Planning Department Submittal

August 19, 2020



Building Renderings



CITY OF
FOLSOM



Conceptual Rendering

REGENCY AT FOLSOM RANCH CLUBHOUSE

Toll Brothers
America's Leading Home Builder

Planning Department Submittal

August 19, 2020



Building Renderings



CITY OF
FOLSOM



Perspective Rendering

REGENCY AT FOLSOM RANCH CLUBHOUSE

Toll Brothers
America's Luxury Home Builder

Planning Department Submittal

August 19, 2020



Building Renderings



CITY OF
FOLSOM



Clubhouse and Pool Deck Rendering



California Room & Event Lawn Rendering

REGENCY AT FOLSOM RANCH CLUBHOUSE

Toll Brothers
America's Luxury Home Builder

Planning Department Submittal

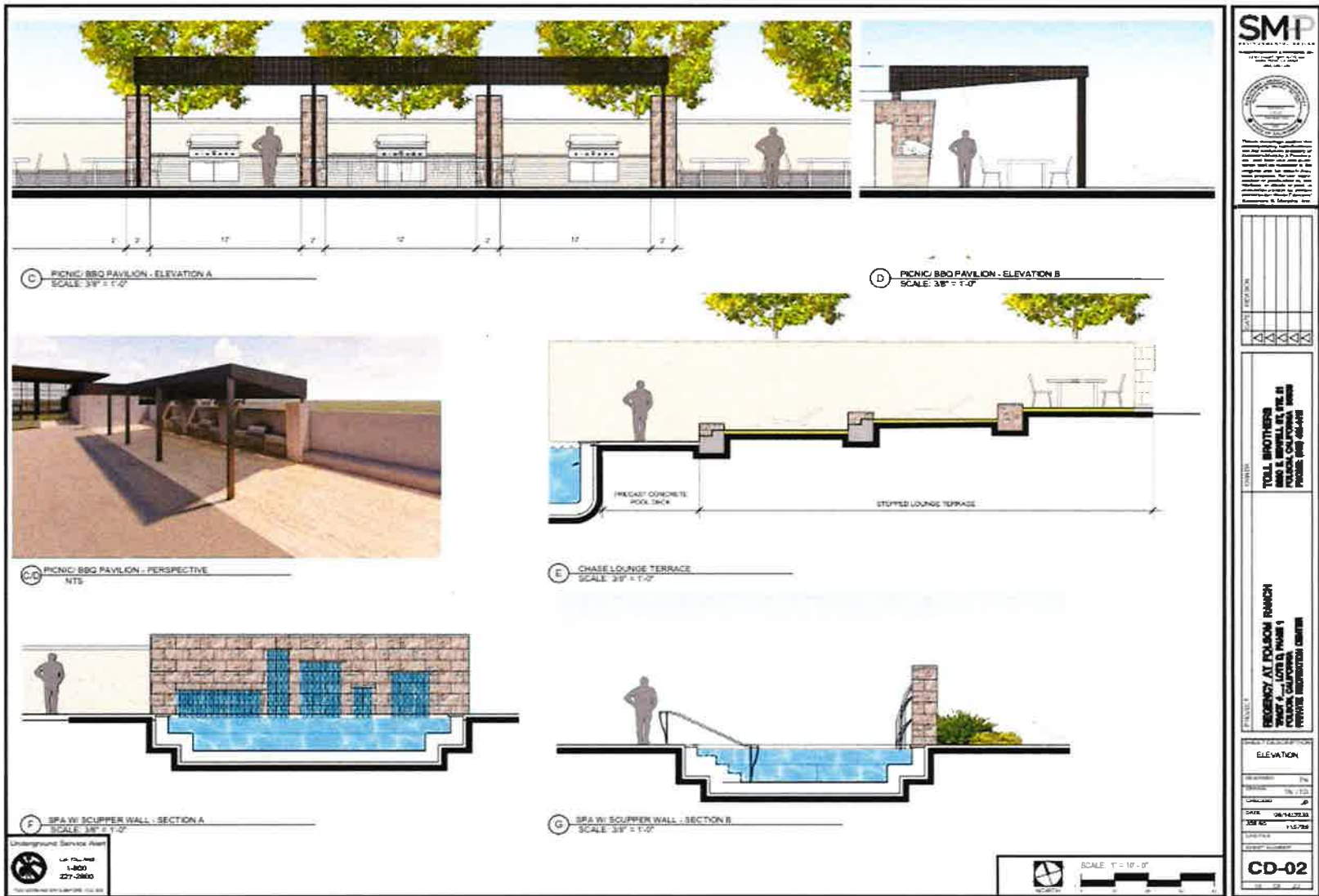
August 19, 2023



Building Renderings



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Color and Materials Board




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Stucco Color



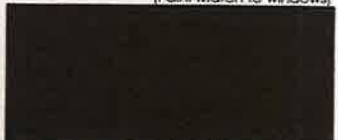
Lap Siding (If Painted)




Lap Siding (If Stained),
Stained T&G



Trim Color, Metal Elements,
Building Letters
(Paint Match to windows)



Stone



Embassy Blend
Getty Stone

Pre-patinated Galvalume
Custom 311 Metal



Acrylics
Metal Roofing

**Regency at Folsom
Clubhouse and Gatehouse**
Folsom, California
Toll Brothers
Color and Material Palette Prepared by Ann Matteson Consulting

Site Photographs



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Staff Recommendation



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FOLSOM

Staff Recommends
Planning Commission Approval of the
Toll Brothers at Folsom Ranch Clubhouse
Design Review Application