

PLANNING COMMISSION AGENDA
November 17, 2021
CITY COUNCIL CHAMBERS
6:30 p.m.
50 Natoma Street
Folsom, California 95630

Pursuant to Assembly Bill 361 and the Governor's proclamation of a State of Emergency due to the coronavirus (COVID-19) public health emergency, the Folsom Planning Commission, staff, and members of the public may participate in this meeting via teleconference.

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.

CALL TO ORDER PLANNING COMMISSION: Barbara Leary, Vice Chair Eileen Reynolds, Daniel West, Kevin Duewel, Bill Miklos, Ralph Peña, Chair Justin Raithel

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

PLEDGE OF ALLEGIANCE

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

MINUTES

The minutes of November 3, 2021 will be presented for approval.

PUBLIC HEARING

1. PN 19-051 Zoning Code Update – Home Occupations Ordinance Revisions and Determination that the Project is Exempt from CEQA

In light of the COVID-19-related restrictions during the pandemic, which have had a disproportionate impact on small businesses, as well as the continued growth of home-based businesses, questions have been raised about whether the City should update its home occupation permit (HOP) regulations to provide more flexibility. Based on input from the Planning Commission and members of the public from the workshop on May 5 as well as

additional changes that resulted from the September 1, 2021 public hearing, staff has prepared revisions to the existing Home Occupation Permit Ordinance contained in Chapter 17.61 of the Folsom Municipal Code. Under Section 15061(b)(3) of the California Public Resources Code, this activity will not have a significant effect on the environment and as such the project is exempt from environmental review under CEQA. **(Project Planner: Desmond Parrington)**

2. PN 21-226, Shops at Folsom Ranch Planned Development Permit Modification

A Public Hearing to consider a request from Hunter Storm for approval of a Planned Development Permit Modification to make changes to the size and design of six previously approved commercial buildings within the Shops at Folsom Ranch Shopping Center located on 5.9-acre site situated at the southeast corner of the intersection of Alder Creek Parkway and East Bidwell Street. The General Plan land use designation for the project site is GC and the Specific Plan Land Use Designation for the site is SP-GC-PD. The City, as lead agency, previously determined that The Shops at Folsom Ranch project is entirely consistent with the Folsom Plan Area Specific Plan (FPASP) and Westland Eagle Specific Plan Amendment and is accordingly exempt from CEQA. **(Project Planner: Steve Banks/Applicant: Hunter Storm)**

3. PN 21-067, Broadstone Villas Tentative Parcel Map, Planned Development Permit, and Adoption of a Mitigated Negative Declaration.

A Public Hearing to consider a request from Elliott Homes for approval of a Tentative Parcel Map to subdivide an existing vacant property of approximately 37.2-acres in size located at 1565 Cavitt Drive within the Broadstone Unit No. 3 Specific Plan Area into two individual parcels and a Planned Development Permit to develop 257 apartment units in 33 three-story buildings on approximately 16.79 net acres on the proposed Parcel 1. The zoning classification for the site is C-2 (SP 95-1), while the General Plan land-use designation is EBC. An Initial Study and Mitigated Negative Declaration have been prepared in accordance with the requirements of the California Environmental Quality Act. **(Project Planner: Josh Kinkade/Applicant: Elliott Homes)**

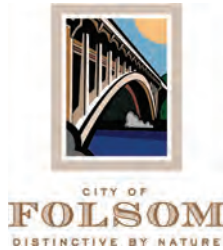
PLANNING COMMISSION / PLANNING MANAGER REPORT

The next Planning Commission meeting is scheduled for **December 1, 2021**. 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
November 3, 2021
CITY COUNCIL CHAMBERS
6:30 P.M.
50 Natoma Street
Folsom, CA 95630

CALL TO ORDER PLANNING COMMISSION: Vice Chair Eileen Reynolds, Daniel West, Kevin Duewel, Bill Miklos, Ralph Peña, Barbara Leary, Chair Justin Raithel

ABSENT: Peña

CITIZEN COMMUNICATION: None

MINUTES: The minutes of October 6, 2021 were approved as submitted.

PUBLIC HEARING

1. PN 21-142, 7635 Baldwin Dam Road Tentative Parcel Map and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from Craig Whelan for approval of a Tentative Parcel Map to subdivide two existing parcels totaling 4.48-acres into four individual parcels for future sale and development. The zoning classification for the site is R-1-L A, while the General Plan land-use designation is SF. The project is exempt from environmental review under section 15315 (Minor Land Divisions) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Steve Banks/Applicant: Craig Whelan)**

1. Eric Forrest addressed the Planning Commission with concerns regarding sewer connection and EVA access on parcel 4.
2. Ryan Rawles addressed the Planning Commission with questions regarding the sewer connection, LLA's, and bridge weight.
3. Brian Martell addressed the Planning Commission in support of the project.
4. Jerome Merchant addressed the Planning Commission with questions regarding the permanency of the building envelopes.

COMMISSIONER DUEWEL MOVED TO APPROVE THE 7635 BALDWIN DAM ROAD TENTATIVE PARCEL MAP PROJECT, SUBJECT TO THE FINDINGS (FINDINGS A-K) AND CONDITIONS OF APPROVAL (CONDITIONS 1-28) WITH ADDITION OF CONDITION NO. 29 TO STATE:

"29. If the owner/applicant decides to construct the improvements associated with the Tentative Parcel Map prior to the City completing the Capital Improvement Project (approximately Spring/Summer 2022) in the Baldwin Dam area, the owner/applicant shall be required to install a cut-in tee with a valve on each leg of the existing 14-inch watermain (3 Valves in total) located in Baldwin Dam Road and install approximately 23 feet of 8-inch Ductile Iron Pipe across Baldwin Dam in order to provide water services to the future parcels. If the City

completes the improvements to Baldwin Dam Road prior to improvements associated with this Tentative Parcel Map, the owner/applicant shall connect to the newly installed 8-inch blind flange that shall be extended to private road.”

COMMISSIONER MIKLOS SECONDED THE MOTION.

COMMISSIONER LEARY MADE A FRIENDLY AMENDMENT TO THE MOTION TO ADD A BULLET POINT TO CONDITION NO. 25 TO STATE:

“25.

- Future homebuilders shall consult with the City Arborist on the location of building footprints prior to the submittal of Design Review application.”

COMMISSIONER DUEWEL DENIED THE FRIENDLY AMENDMENT.

COMMISSIONER LEARY THEN MOVED TO AMEND THE PENDING MOTION. SHE MOVED TO APPROVE THE 7635 BALDWIN DAM ROAD TENTATIVE PARCEL MAP PROJECT, SUBJECT TO THE FINDINGS (FINDINGS A-K) AND CONDITIONS OF APPROVAL (CONDITIONS 1-28) WITH ADDITION OF CONDITION NO. 29 TO STATE:

“29. If the owner/applicant decides to construct the improvements associated with the Tentative Parcel Map prior to the City completing the Capital Improvement Project (approximately Spring/Summer 2022) in the Baldwin Dam area, the owner/applicant shall be required to install a cut-in tee with a valve on each leg of the existing 14-inch watermain (3 Valves in total) located in Baldwin Dam Road and install approximately 23 feet of 8-inch Ductile Iron Pipe across Baldwin Dam in order to provide water services to the future parcels. If the City completes the improvements to Baldwin Dam Road prior to improvements associated with this Tentative Parcel Map, the owner/applicant shall connect to the newly installed 8-inch blind flange that shall be extended to private road.”

AND THE ADDITION OF A BULLET POINT TO CONDITION NO. 25 TO STATE:

“25.

- Future homebuilders shall consult with the City Arborist on the location of building footprints prior to the submittal of Design Review application.”

COMMISSIONER REYNOLDS SECONDED THE MOTION TO AMEND.

THE COMMISSION VOTED TO AMEND COMMISSIONER DUEWEL’S MOTION WITH COMMISSIONER LEARY’S MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: REYNOLDS, WEST, LEARY, RAITHEL
NOES: DUEWEL, MIKLOS
ABSTAINED: NONE
ABSENT: PENA

THE COMMISSION VOTED ON COMMISSIONER LEARY’S MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: REYNOLDS, WEST, DUEWEL, LEARY, RAITHEL
NOES: MIKLOS
ABSTAINED: NONE
ABSENT: PENA

2. PN 21-233, Folsom Heights Vesting Tentative Subdivision Map Extension

A Public Hearing to consider a request from Elliott Homes, Inc. for approval of a three-year extension in time for the previously approved Small-Lot Vesting Tentative Subdivision Map associated with the Folsom Heights

Subdivision project. The specific plan classifications for the site are SP-SF, SP-SFHD, SP-MLD, SP-GC, SP-P/QP, SP-OS1, and SP-OS2, while the General Plan land-use designations are SF, SFHD, MLD, GC, P-QP, and OS. An Addendum to the Folsom Plan Area Environmental Impact Report was previously approved for the Folsom Heights Subdivision project (PN 15-303) on July 11, 2017 in accordance with the California Environmental Quality Act (CEQA). **(Project Planner: Steve Banks/Applicant: Elliott Homes, Inc.)**

1. Ellen Post addressed the Planning Commission regarding the EVA access on the trail behind her home.

COMMISSIONER REYNOLDS MOVED TO RECOMMEND THE CITY COUNCIL APPROVAL OF A THREE-YEAR EXTENSION IN TIME FOR THE FOLSOM HEIGHTS SUBDIVISION SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP AS ILLUSTRATED ON ATTACHMENT 6 FOR THE FOLSOM HEIGHTS SUBDIVISION PROJECT (PN 21-233) SUBJECT TO THE FINDINGS (FINDINGS A-O) AND CONDITIONS OF APPROVAL (CONDITIONS 1-182) ATTACHED TO THIS REPORT.

COMMISSIONER LEARY SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: REYNOLDS, WEST, DUEWEL, MIKLOS, LEARY, RAITHEL
NOES: NONE
ABSTAINED: NONE
ABSENT: PENA

3. PN 21-234, Broadstone Estates Vesting Tentative Subdivision Map Extension

A Public Hearing to consider a request from Elliott Homes, Inc. for approval of a three-year extension in time for the previously approved Small-Lot Vesting Tentative Subdivision Map associated with the Broadstone Estates Subdivision project. The specific plan classifications for the site are SP-SF PD and SP-OS2, while the General Plan land-use designations are SF and OS. An Addendum to the Folsom Plan Area Environmental Impact Report was previously approved for the Broadstone Estates Subdivision project (PN 15-308) on June 28, 2016 in accordance with the California Environmental Quality Act (CEQA). **(Project Planner: Steve Banks/Applicant: Elliott Homes, Inc.)**

COMMISSIONER LEARY MOVED TO RECOMMEND THE CITY COUNCIL APPROVAL OF A THREE-YEAR EXTENSION IN TIME FOR THE BROADSTONE ESTATES SUBDIVISION SMALL-LOT VESTING TENTATIVE SUBDIVISION MAP AS ILLUSTRATED ON ATTACHMENT 6 FOR THE BROADSTONE ESTATES SUBDIVISION PROJECT (PN 21-234) SUBJECT TO THE FINDINGS (FINDINGS A-O) AND CONDITIONS OF APPROVAL (CONDITIONS 1-189) ATTACHED TO THIS REPORT.

COMMISSIONER REYNOLDS SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: REYNOLDS, WEST, DUEWEL, MIKLOS, LEARY, RAITHEL
NOES: NONE
ABSTAINED: NONE
ABSENT: PENA

NEW BUSINESS

4. PN 21-204, Mangini Ranch Phase 2 Village 1 Subdivision Residential Design Review

A Public Meeting to consider a request from Tri-Pointe Homes for approval of a Design Review application for 88 single-family residential units for the Mangini Ranch Phase 2 Village 1 Subdivision. The zoning classification for the site is SP-SFHD (PD), while the General Plan land-use designation is SFHD. The project was previously determined to be exempt from the California Environmental Quality Act in accordance with Government Code section 65457 and section 15182 of the CEQA Guidelines. **(Project Planner: Josh Kinkade/Applicant: Tri-Pointe Homes)**

COMMISSIONER WEST MOVED TO APPROVE A RESIDENTIAL DESIGN REVIEW APPLICATION FOR 88 SINGLE-FAMILY RESIDENTIAL HOMES AS ILLUSTRATED ON ATTACHMENTS 6 THROUGH 10 FOR THE MANGINI RANCH PHASE 2 VILLAGE 1 PROJECT (PN 21-204) SUBJECT TO THE FINDINGS (FINDINGS A-J) AND CONDITIONS OF APPROVAL (CONDITIONS 1-15) WITH MODIFICATION TO CONDITION NO. 13 TO STATE:

“13. The building shall have illuminated addresses visible from the street or drive fronting the property. Size and location of address identification shall be reviewed and ~~improved~~ **approved** by the Fire Marshal.

COMMISSIONER REYNOLDS SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: REYNOLDS, WEST, DUEWEL, MIKLOS, LEARY, RAITHEL
NOES: NONE
ABSTAINED: NONE
ABSENT: PENA

5. PN 21-205, Mangini Ranch Phase 2 Village 2 Subdivision Residential Design Review

A Public Meeting to consider a request from Tri-Pointe Homes for approval of a Design Review application for 74 single-family residential units for the Mangini Ranch Phase 2 Village 2 Subdivision. The zoning classification for the site is SP-SFHD (PD), while the General Plan land-use designation is SFHD. The project was previously determined to be exempt from the California Environmental Quality Act in accordance with Government Code section 65457 and section 15182 of the CEQA Guidelines. **(Project Planner: Josh Kinkade/Applicant: Tri-Pointe Homes)**

COMMISSIONER WEST MOVED TO APPROVE A RESIDENTIAL DESIGN REVIEW APPLICATION FOR 74 SINGLE-FAMILY RESIDENTIAL HOMES AS ILLUSTRATED ON ATTACHMENTS 6 THROUGH 10 FOR THE MANGINI RANCH PHASE 2 VILLAGE 2 PROJECT (PN 21-205) SUBJECT TO THE FINDINGS (FINDINGS A-J) AND CONDITIONS OF APPROVAL (CONDITIONS 1-15) WITH MODIFICATION TO CONDITION NO. 13 TO STATE:

“13. The building shall have illuminated addresses visible from the street or drive fronting the property. Size and location of address identification shall be reviewed and ~~improved~~ **approved** by the Fire Marshal.

COMMISSIONER LEARY SECONDED THE MOTION WHICH CARRIED THE FOLLOWING VOTE:

AYES: REYNOLDS, WEST, DUEWEL, MIKLOS, LEARY, RAITHEL
NOES: NONE
ABSTAINED: NONE
ABSENT: PENA

PLANNING COMMISSION / PLANNING MANAGER REPORT

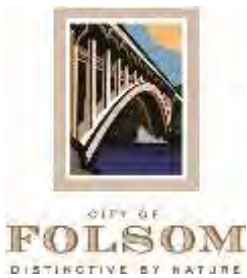
The next regularly scheduled Planning Commission meeting is tentatively scheduled for November 17, 2021.

RESPECTFULLY SUBMITTED,

Kelly Mullett, ADMINISTRATIVE ASSISTANT

APPROVED:

Justin Raithel, CHAIR



AGENDA ITEM NO. 1
Type: Public Hearing
Date: November 17, 2021

Planning Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: Zoning Code Update - Home Occupations Ordinance Revisions
File #: PN 19-051
Request: Recommend repeal and replacement of Home Occupations Ordinance
Location: Citywide
Parcel(s): N/A
Staff Contact: Desmond Parrington, AICP, Principal Planner, 916-461-6233
dparrington@folsom.ca.us

Recommendation: Recommend to the City Council to repeal and replace Chapter 17.61 (Home Occupations) of the Folsom Municipal Code (FMC).

Project Summary: The City currently regulates home-based businesses through the home occupation permit process that is in Chapter 17.61 of the Folsom Municipal Code (FMC). Staff was directed to review and update the regulations based on input from the City Council, the Commission, and the public. Based on direction from the Commission at the public hearing on September 1, 2021, staff has made additional changes to the draft Home Occupations Ordinance. Staff recommends that the Commission review the proposed ordinance, including the revisions, and recommend to the City Council the repeal and replacement of Chapter 17.61 of the FMC with the new Home Occupations Ordinance.

Submitted,

PAM JOHNS
Community Development Director

ATTACHMENT 1 DESCRIPTION/ANALYSIS

Issue: Chapter 17.61 of the FMC regulates home occupations in Folsom. A home occupation is any business-related use within a residential structure or accessory structure that is secondary to the residential use. While the existing regulations have generally worked well, staff was asked by the City Council to review the regulations considering the COVID-19-related business restrictions during the pandemic and the continued growth of home-based businesses. Based on input from the Planning Commission and members of the public from the workshop on May 5, 2021, as well as additional input from the September 1, 2021 public hearing, staff has prepared revisions to the existing Home Occupation Permit Ordinance contained in Chapter 17.61 of the FMC.

As previously discussed with the Commission on May 5 and September 1, allowing greater flexibility for home-based businesses can have benefits as well as drawbacks. On the one hand, home-based businesses can be a local source of innovation and economic development. On the other hand, home-based businesses, if not properly regulated, can have negative impacts on the residential character of the neighborhood. Most zoning codes only allow those home-based businesses that are unlikely to change the residential character of the neighborhood.

The new changes made to the ordinance from the version presented to the Commission on September 1 are available in Attachment 2 and include the following changes:

- Clarified the visibility standards and exterior modification standards for home occupations to ensure that they do not affect the residential character of the home.
- Removed tattoo or body art shops from the prohibited list of home-based businesses since they are already regulated by the State.
- Removed assembly and manufacturing from the prohibited list.
- Added ammunition sales and storage to the prohibited list.
- Increased the number of clients/visitors from two (2) to no more than four (4) persons at a time.
- Increased the number of clients/visitors from eight (8) to no more than ten (10) per day.
- Removed the detailed regulations related to storage of guns and gun sales and instead required any home occupation permit application involving gun sales and storage to be reviewed and approved by the Folsom Police Department.

The City's 2035 General Plan, which was adopted unanimously in August 2018, stated in Land Use Policy 6.1.8:

With issuance of a home occupation permit, allow home offices and home-based businesses that are compatible with the character of the residential unit and do not significantly impact the neighborhood.

The new ordinance including the recent revisions to the home occupation regulations are consistent with the feedback staff received as well as General Plan policy LU 6.1.8.

Background: Staff has included in the background section much of the information that was in the May 5 and September 1, 2021 staff reports because it has been several months since this issue was last discussed. In addition, those staff reports provided more detailed information on how other communities regulate home-based businesses in our region and that information has been included here again as well.

Home Occupation Permit Process - Home-based businesses are regulated by the City in the Folsom Municipal Code (FMC). The owner and operator of a home-based business must obtain a City business license as set forth in Chapter 5.04 of the FMC. In addition, home-based businesses are subject to the requirements of Title 17 of the FMC, which is commonly referred to as the Zoning Code. Chapter 17.61 provides the regulations associated with home-based businesses through the home occupation permit process. As described in this report, the General Plan policy and the intent of the current chapter in the Zoning Code is to allow home-based businesses while maintaining the residential character of the neighborhood and preventing undesirable impacts to nearby residences often associated with commercial business activity.

To address the intent and purpose of the current ordinance, home occupations (i.e., home-based businesses), as currently set forth in Section 17.61.070 of the FMC, must meet the following criteria:

- Size: The business, including storage or equipment, cannot take up more than 25% of the floor area of the dwelling unit.
- Number of Employees: Employment is limited to the residents and no more than two (2) non-resident employees on-site.
- Clients: Clients are limited to no more than two (2) at one time and no more than eight (8) clients per day. Clients are permitted between the hours of 7:00 am to 10:00 pm on weekdays and 8:00 am to 6:00 pm on weekends.
- Vehicles: Only one (1) commercial vehicle up to one-ton is allowed.
- Parking: Off-Street parking must be provided for any commercial vehicle associated with the home occupation (i.e., company car or truck).

- Deliveries: No more deliveries than is normal for a residence (i.e., no more than 1 per day).
- Signage: Signage is limited to one attached, suspended or projecting sign no more than one (1) square foot in size.
- Nuisances: No activity that produces noise, smoke, odors, glare, electrical interference, or vibrations that can be detected beyond the site is allowed.
- Other Conditions: Additional conditions may be imposed as deemed necessary by the Community Development Director consistent with the intent of the ordinance.

The issuance or denial of a home occupation permit may be appealed to the Planning Commission so long as the appeal is filed within 10 days of the Director's decision. The Planning Commission may attach additional conditions to the permit that are necessary to ensure compliance with the intent. The decision of the Planning Commission can also be appealed to the City Council within 10 days of the Commission's decision. Once granted, the permit is valid for one year.

The Planning Division of the Community Development Department reviews and issues home occupation permits on behalf of the director, and renewals are handled by the Finance Department. Complaints related to home-business activities are handled by the Code Enforcement Division in the Community Development Department.

Regional Comparison - The home occupation regulations and permit process in Folsom's Zoning Code are typical of those in most other jurisdictions. As shown in Table 1 on the following page, Folsom's regulations are more lenient in several cases compared to many of its neighbors. For example, Folsom allows a greater percentage of the home to be used for the business and allows for signage. One of the major differences between Folsom's current rules and those of other jurisdictions is that some list those uses that are allowed and/or those that are prohibited as home-based businesses. Folsom's ordinance currently does not do this. As part of the proposed revisions staff has included a list of prohibited home-based businesses to reduce confusion about small businesses that are not suitable in a residential environment (e.g., on-site ammunition sales, on-site alcohol sales, on-site automotive repair, animal kennels, etc.).

In addition to the City's home occupation permit requirements, some residential neighborhoods in Folsom are subject to conditions, covenants, and restrictions (CC&Rs). These are typically monitored and enforced by a homeowner's association (HOA), which may further regulate or in some cases prohibit home-based businesses. Regardless of what zoning regulations allow, the City has no control over conditions, covenants, and restrictions, or the actions of an HOA.

Table 1
Regional Comparison of Home Occupation Permit Rules

Jurisdiction	% of Home	Number of On-Site Employees	Max. Clients at One Time	Max. Clients Per Day	On-Site Sales	Storefronts Allowed?	Signage Allowed	Signage Size	Illuminated Signs	Number of Business Vehicles
Folsom	25%	Residents + 2	2	8	Yes	No	Yes	1 sq. ft.	No	1
Auburn	--	Residents Only	--	--	No	No	No	--	No	0
Citrus Heights	20%	Residents + 1	2	8	Limited*	No	Yes	1 sq. ft.	No	2
Rancho Cordova	--	Residents Only	--	--	Limited*	No	Yes	4 sq. ft.	No	2
Rocklin	--	Residents + 1	--	--	Yes	No	Yes	2" x 10"	No	1
Roseville	15%	Residents Only	1**	--	No	No	No	--	No	1
Sacramento City	10%	Residents + 1	1	8	Yes	No	No	--	No	1
Sacramento County***	20%	Residents Only	2	8	Limited*	No	Yes	4 sq. ft.	No	0

Notes:

*Limited only to sales of products produced by residents.

**One (1) student per hour allowed. Otherwise, clients not allowed unless granted by the Approving Authority.

***Sacramento County has a separate category for home-based family contractor businesses. It also has a special category of businesses subject to special restrictions.

Planning Commission
Zoning Code –Home Occupations Ordinance Revisions (PN 19-051)
November 17, 2021

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Issues with Existing City Regulations: Over time, City staff have come across certain issues associated with the home occupation regulations and the realities of actual home-based business operations. Several examples are described along with how staff addressed these issues in the new ordinance.

- *Retail Storefronts and Compatibility with Residential Neighborhoods:* Under current regulations as well as General Plan policy (as described in the Policy section later in this report), home-based businesses cannot have the appearance of a commercial business. Signage is limited to one non-illuminated one-square foot sign and the home-based business must maintain the residential character of the dwelling. Recently, some businesses have already built, or requested to build, a retail storefront for their home-based business to attract more customers in the neighborhood. Based on General Plan policy LU 6.1.8 and the many other ways that the business can advertise without the need for a retail street presence, staff recommends that no storefront be permitted as commercial storefronts are likely to change the residential character of the surrounding neighborhood.
- *Limitation on Clients:* Current City rules limit clients to no more than two (2) persons at a time and no more than a total of eight (8) clients per day. This affects many types of home-based business activities including swimming lessons, yoga sessions, personal trainers, music lessons, etc. In other situations, such as home-based realtors, property management companies, or massage therapists, they may want or need to have more than 8 clients per day. At the September 1st public hearing, the Commission directed staff to increase the number of clients/visitors from two to four at a time and increase the number of clients/visitors from eight per day to ten per day.
- *Home-Based Businesses Activity Onsite versus Offsite:* Home-based businesses such as dog walking and dog sitting typically involve activities offsite where dog walkers take dogs to the park or to walk on city sidewalks while dog sitters take care of dogs at others' homes. Yet, these home-based businesses may have multiple visitors onsite during the day as people drop off and pick up dogs, keys or food. In addition, for mobile businesses such as mobile auto or bike repair or mobile animal grooming services, most of the work is done off-site but they may have employees that arrive at the home and may have a larger commercial vehicle parked at the home. This is also the case for home-based contractor and construction businesses. Given the concerns expressed about traffic and vehicle parking, staff has left the current requirements unchanged regarding business vehicle parking and the number of clients per day. Mobile businesses can continue to operate so long as they comply with the standards in the new ordinance.
- *Home Offices and Storage:* The City has received home occupation permit

applications for home-based businesses that involve storage of goods at the home. So long as the home-based business meets the current City home occupation requirements (i.e., not more than 25% of dwelling space used for business activities and storage) then home-based businesses can store materials in the home. The City has not received many complaints about this. As a result, the regulation about the percent of space devoted to the business remains unchanged at 25 percent. However, the City has clarified in the new ordinance that the storage of hazardous materials is prohibited unless approved by the City's Fire Department and the storage of materials cannot occupy any of the parking required for the home-based business.

- *Deliveries for Home-Based Businesses:* Current regulations limit home deliveries to one per day, which was seen as typical for most homes at the time. Yet, in recent years (especially during the pandemic given the temporary and permanent closures of many physical stores), some homes receive multiple deliveries per day as more residents shop online. Staff has drafted the new ordinance to allow for up to four pickups or deliveries per day.
- *On-Site Sales and Services:* The City's current rules are silent on whether home-based businesses can sell products or perform services in their home. The only requirement is the limitation on the number of clients. Many home-based businesses sell products or provide services from the home either in-person or online. The new ordinance clarifies that any home-based business involving on-site sales and services requires a home occupation permit, but staff increased the limit of no more than two persons at a time to four persons at a time and increased the total per day from eight clients/visitors per day to ten. The new ordinance also clarifies that no home occupation permit is required for residents who work from home or telecommute as long as they don't provide on-site sales or services.
- *Manufacturing and Technology Businesses:* As mentioned earlier in this report, most people are familiar with the stories of technology companies starting in a home garage. In the past, the City has received applications for businesses that do small-scale manufacturing. Those have been allowed so long as the home-based business meets the home occupation requirements. While staff originally added assembly and manufacturing to the list of prohibited uses since they are not allowed in the C-1 or BP zoning districts, the Commission recommended on September 1 that the ordinance be revised to allow for home-based manufacturing and assembly so long as those businesses complied with the other requirements of the ordinance and the rest of the Folsom Municipal Code (e.g., noise standards, business license, etc.). So the revised ordinance allows for home-based assembly and manufacturing businesses.
- *Prohibited and Conditionally Permitted Commercial Uses Allowed as Home*

Occupations: Because the City does not have clear prohibitions on certain uses for home occupations, there have been applications for uses that would either be subject to a conditional use permit or would not be allowed at all in one of the City's low-intensity commercial zones (i.e., C-1-Neighborhood Business Zone or BP-Business and Professional Zone). Staff has reviewed the list of prohibited or conditionally allowed business in the C-1 or BP zoning districts and in most cases has added those to the list of prohibited businesses.

- *Home-Based Businesses and Signage:* Currently, the City allows one (1) one square foot non-illuminated sign. The sign can be a wall mounted sign, a suspended sign, or a projecting sign. Folsom's home occupation sign requirements are rather generous compared to many jurisdictions in our region. Staff has left the current requirements in place with no change based on the feedback received and the fact that the City's standards are already more generous than most other jurisdictions in the region.

Community Outreach: Approximately two weeks prior to this meeting, staff sent an email with information about the upcoming Commission meeting to over 500 persons consisting of residents, businesses, homeowners' associations, community and religious groups, developers, preservationists, etc. In addition, staff also emailed approximately 1,000 home-based businesses active in Folsom. All those that provided comments at prior workshops received an email notification about this meeting. In addition to email, staff also put out information about the meeting in the City's weekly electronic newsletter and used social media to alert the public about this meeting. Finally, a public hearing notice was published in the Folsom Telegraph 10 days prior to the November 17th meeting.

POLICY/RULE

There are two important policies from the City's 2035 General Plan that relate either directly or indirectly to the issue of home-based business and home occupations. These policies are:

- LU 1.1.1 Zoning Ordinance: Ensure that the Folsom Zoning Ordinance is consistent with the 2035 General Plan.
- LU 6.1.8 Home-Based Businesses: With issuance of a home occupation permit, allow home offices and home-based businesses that are compatible with the character of the residential unit and do not significantly impact the neighborhood.

In addition, the current Zoning Code in Sections 17.61.010 and 17.61.020, as amended

by City Ordinances 804 (1994) and 858 (1997), provides the intent behind the original regulation of home-based businesses through the home occupation permit process and define a home occupation.

- 17.61.010 Statement of purpose. It is the purpose of this chapter to recognize the residence as a viable location for certain types of occupations and to ensure the compatibility of home occupations with principal residential uses, protecting the integrity and character of the neighborhood by minimizing negative impacts of commercial uses being conducted in residential areas. (Ord. 804 § 1 (part), 1994)
- 17.61.020 Home occupation defined. “Home occupation” means any business-related use carried on within a residential structure or accessory structure thereto, primarily by the residents thereof, which use is secondary to the residential use of the structure. The home occupation must not substantially or materially change the residential character of the surrounding neighborhood. (Ord. 858 § 14(1) (part), 1997)

Analysis: The proposed changes to the Home Occupations Ordinance including the recommended revisions from the September 1 public hearing are summarized below with the specific changes from September 1 provided in an underline/strikeout version in Attachment 2:

- **Home Occupation Definition:** The proposed revisions to the ordinance clarify that businesses where the activity involves sales, storage, or in-person services that are provided at the location of the residence would require a home occupation permit (HOP). It also states that employees working from home or self-employed persons working from home would not need a home occupation permit unless there are sales, storage, or in-person services that are provided at the property. Refer to Sections 17.61.015 (Definitions) and 17.61.030(B) (Home Occupation Permit) of the new ordinance in Attachment 1.
- **Prohibited Uses:** The new ordinance adds a list of prohibited home-based businesses. Staff also reviewed the list of prohibited and conditionally allowed businesses in the City’s Neighborhood Commercial (C-1) and Business Professional (BP) zoning districts to ensure that in most cases those businesses that are not appropriate in the C-1 and BP zones are not allowed as home-based businesses. Refer to Section 17.61.035 (Prohibited Uses) of the new ordinance in Attachment 1. The primary exception to this is the category of assembly and manufacturing business since the Commission felt and staff agreed that those small-scale businesses could operate in a home without creating negative impacts so long as they met all the other City requirements.
- **Home Pickup and Deliveries:** This increases the number of home deliveries from one (1) per day to up to four (4) pickups or deliveries per day. Refer to

Section 17.61.040 (Standards – Pickups and Deliveries) of the new ordinance in Attachment 1.

- **Hours of Operation:** Changes the hours for client/customer visits for home-based businesses to 8 a.m. to 8 p.m. seven days a week from the current standard of 7 a.m. to 10 p.m. weekdays and 8 a.m. to 6 p.m. on weekends. Staff concluded that 10 pm was not an appropriate hour given the General Plan policy noted above. Refer to Section 17.61.040 (Standards – Client/Customer Visits) of the new ordinance in Attachment 1.
- **State and Federal Licensing:** For those occupations such as masseuse or barber/hair stylist that require a license or certification from the State of California or the federal government, the new ordinance would require that the license be obtained prior to submittal of an application for home occupation permit. Staff did not want a situation where a City HOP and business license were granted for a business that did not have the necessary state or federal license.
- **Storefronts:** Staff is not proposing any change to the prohibition on retail storefronts; however, staff did provide improved regulations regarding exterior modifications and the visibility of home-based businesses to ensure that the residential character of the home is maintained. Staff determined that storefronts were not necessary based on the allowed signage and the ability to advertise the business on the internet as well as in the newspaper and in social media (Facebook, Instagram, etc.). A recent search on Google Maps for instance provided information about the location and type of services for many home-based businesses in Folsom. Furthermore, no city or county in our region allows home-based businesses to have a retail store front. Refer to the Background section of this report as well as Section 17.61.040 (Standards - Visibility) of the new ordinance in Attachment 1. Finally, staff also determined that a retail storefront was not consistent with General Plan Policy LU 6.1.8, as described earlier in this report.

Given the General Plan policy and the input received from the community and individual Commissioners, staff believes these revisions provided the right balance between supporting the home-based business needs of residents, while preventing home-based businesses that could negatively impact a neighborhood. All other changes to the ordinance were minor and related to organization and formatting.

In Attachment 2 staff has provided an underline/strikeout version showing the changes made to the earlier version of the new Home Occupations Ordinance. However, given the change in organization and formatting, providing an underline/strikeout version of the existing ordinance (Chapter 17.61) was infeasible given how difficult it was to read/understand the scope of proposed changes. Instead, staff has included the original version of Chapter 17.61 in Attachment 3 for comparison with the new

Planning Commission
Zoning Code –Home Occupations Ordinance Revisions (PN 19-051)
November 17, 2021

ordinance in Attachment 1.

ENVIRONMENTAL REVIEW

Under Section 15061(b)(3) of the California Public Resources Code, this activity will not have a significant effect on the environment and as such the project is exempt from environmental review under CEQA.

RECOMMENDATION/PLANNING COMMISSION ACTION

Move to recommend that City Council repeal and replace Chapter 17.61 of the Folsom Municipal Code with the proposed ordinance shown in Attachment 1.

**ATTACHMENT 1
ORDINANCE NO. _____
AN ORDINANCE REPEALING AND RE-ENACTING
CHAPTER 17.61 OF THE FOLSOM MUNICIPAL CODE
PERTAINING TO HOME OCCUPATIONS**

ATTACHMENT 1
ORDINANCE NO. _____
AN ORDINANCE OF THE CITY OF FOLSOM
REPEALING AND RE-ENACTING
CHAPTER 17.61 OF THE FOLSOM MUNICIPAL CODE
PERTAINING TO HOME OCCUPATIONS

The City Council of the City of Folsom hereby does ordain as follows:

SECTION 1 PURPOSE

The purpose of this Ordinance is to amend the Folsom Municipal Code to update the home occupation permit regulations to clarify the standards for the operation of home-based businesses in residential neighborhoods in Folsom.

SECTION 2 REPEAL AND RE-ENACTMENT TO CODE

Chapter 17.61 of the Folsom Municipal Code is hereby repealed and re-enacted to read as follows:

Chapter 17.61 HOME OCCUPATIONS

Sections:

- 17.61.010 Purpose**
- 17.61.015 Definitions**
- 17.61.020 Applicability**
- 17.61.025 Business License Certificate**
- 17.61.030 Home Occupation Permit**
- 17.61.035 Prohibited Uses**
- 17.61.040 Standards**
- 17.61.045 Permit Application and Procedure**
- 17.61.050 Fees**
- 17.61.055 Appeals**
- 17.61.060 Permit Revocation**
- 17.61.065 Enforcement**
- 17.61.070 Penalties**
- 17.61.075 Enforcement Procedures**
- 17.61.080 Time Limit.**

17.61.010 Purpose

The purpose of this chapter is to recognize the residence as a viable location for certain types of occupations and to ensure the compatibility of home occupations with principal residential uses, protecting the integrity and character of the residential neighborhood by minimizing negative impacts of commercial uses being conducted in residential areas.

In support of that purpose, this chapter provides locational, developmental, and operational standards for the conduct of home occupations to ensure that home occupations are compatible with, and do not have an adverse effect on, adjacent residential properties; ensure that public and private services and utilities are not burdened by the home occupation; and preserve the character and livability of residential areas.

17.61.015 Definitions

“Home occupation” means any business-related use carried on within a residential structure or accessory structure by the residents of the property, which use is secondary to the residential use of the structure, and involves the sale or storage of goods or the provision of services on the property. The home occupation must not substantially or materially change the residential character of the surrounding neighborhood.

17.61.020 Applicability

The provisions of this chapter shall apply to home occupations as defined in Section 17.61.015 subject to the issuance of a home occupation permit in compliance with the standards in Section 17.61.040. A home occupation shall only be allowed as an accessory use on a parcel with a residential dwelling unit.

17.61.025 Business License Certificate

If a business license certificate is required for the occupation to operate within the City, the home occupation may not begin operation until a business license certificate has been obtained as required by Chapter 5.04 (Business Licenses).

17.61.030 Home Occupation Permit

A. No person shall conduct a home occupation without first obtaining a permit from the director of the community development department or the director's designee. The home occupation permit is personal to the resident named on the permit and specific to the occupation to be conducted and the location stated on the permit. The permit is not transferable.

B. A home occupation permit is not required for any resident to work at their residence, so long as that work does not involve the sale or storage of goods or providing services to customers on the property.

17.61.035 Prohibited Uses

The following uses and similar activities, as determined by the director of the community development department, are prohibited as home occupations:

- A. Adult entertainment activities/businesses.
- B. Alcohol beverage manufacturing or on-site sales business.
- C. Animal kennels.
- D. Automobile/vehicle service, repair or paint shops.
- E. Ammunition sales or storage.
- F. Gun sales involving the sale of more than two guns to a customer at one time.
- G. Medical offices, clinics, and laboratories, except that counseling is allowed when no more than one client visit or group session is held at one time.

- H. Metal working or welding shops.
- I. Storage, repair, reconditioning or manufacture of large equipment on-site
- J. Tobacco or electronic cigarette shop involving on-site sales.

17.61.040 Standards

Home occupations shall comply with all of the following standards in order to be granted a home occupation permit:

A. Visibility.

1. No exterior modification to the residential structure or accessory structure that results in a change to the residential character of the home shall be permitted for the home occupation; and

2. Aside from visiting clients and pick-ups or deliveries to the home occupation business, the home occupation activity shall not be conspicuously visible from a public right-of-way or from neighboring residential properties such that it results in a change to the residential character of the home.

B. Maximum Size. The space exclusively devoted to the home occupation (including any associated storage) shall not exceed 25 percent of the residential unit's floor area. In calculating the amount of space devoted exclusively to the home occupation, all storage and activities associated with the home occupation shall be included. Rooms used for both residential uses and the home occupation shall be considered dedicated to the home occupation for purposes of this calculation.

C. Signage. The operator of a home occupation may display signage with the business name and address at the residence or accessory structure, provided that the signage is less than one square foot in area, is not illuminated, and is attached flat against the building or in the window on the front of the residence or accessory structure facing the street or alley.

D. Employees. Employment is limited to the resident permit holder, other residents in the residence, and no more than two non-resident employees on-site. The home occupation may not have more non-resident employees than resident employees.

E. Client/Customer Visits. No more than four clients shall be present at the home occupation business at any one time, and no more than ten clients shall visit the home occupation business per day. Clients are allowed at the home occupation business location only from 8:00 a.m. to 8:00 p.m.

F. Vehicles. One commercial vehicle is allowed, not to exceed a one-ton capacity.

Regardless of the number of home occupations at a residence, only two additional vehicles (including commercial, employee, and client vehicles) can be present at any one time. One off-street parking space shall be provided for any vehicle associated with the home occupation.

G. Pickups and Deliveries. The home occupation shall not have more than a total of four (4) pickups or deliveries each day. All pickups and deliveries shall occur during the hours of operation of the home occupation identified Section 17.61.040(E). The type of commercial vehicle(s) used for pickup or delivery of materials to or from the home occupation business location shall be similar in size and type to those typically used for pickup and delivery in residential neighborhoods.

H. Off-Site Effects. No home occupation activity shall create dust, electrical interference, fumes, gas, glare, light, noise, odor, smoke, toxic/hazardous materials, vibration, or other hazards or nuisances.

I. Storage or Display of Materials. Storage, operation, or display of materials, goods, supplies, or equipment related to the operation of a home occupation, may not be visible from outside the residence, with the exception of office equipment and supplies inside the residential structure.

J. Storage of Hazardous Materials. On-site storage of hazardous materials (including toxic, explosive, combustible or flammable materials) associated with the home occupation is prohibited unless the storage of such materials has been reviewed and approved by the Folsom Fire Department.

K. Storage of Guns. Unless prohibited by Section 17.61.035(F), a home occupation involving the sale or storage of guns is subject to review and approval of the Folsom Police Department.

L. Storage of Inventory. Rooms used for both residential uses and the home occupation shall be considered dedicated to the home occupation for purposes of the maximum size calculation in Section 17.61.040(B). Storage of inventory shall not occupy any of the parking required in Section 17.61.040(F).

M. Other Conditions. The director of the community development department may place additional conditions on the permit in order to carry out the intent of this chapter.

17.61.045 Permit Application and Procedure

A. Application for a home occupation permit shall be made to the community development department on a form provided by the department. A home occupation permit shall be issued where the director of community development department or the director's designee finds that the home occupation applied for can be conducted pursuant this chapter.

B. State and Federal Licenses. When the federal government or the State of California requires a state or federally-issued license, permit or certification in association with any occupation, such as a masseuse, gun seller, or a barber/hair stylist, the state or federal license, permit or certification shall be obtained prior to and submitted for verification in conjunction with an application for a home occupation permit. Such state or federally-issued license, permit or certification must be maintained at all times for the home occupation permit to be valid.

17.61.050 Fees

Upon approval of the home occupation permit by the community development department, the applicant shall pay the designated current fee amount established to cover administrative costs, as well as any other applicable fees established by city resolution.

17.61.055 Appeals

The decision of the community development department concerning the issuance or denial of a home occupation permit shall be final unless an appeal is submitted in writing to the director of the community development department accompanied by the current nonrefundable appeal fee within 10 days of the decision. The appeal shall be heard by the planning commission or the historic district commission, as appropriate.

17.61.060 Permit Revocation

A home occupation permit may be revoked or modified by the director of the community development department if any of the standards for approval listed in Section 17.61.040 are not met by the home occupation.

17.61.065 Enforcement

A. This chapter shall be enforced pursuant to the provisions of Chapters 1.08 through 1.10, inclusive, of the Folsom Municipal Code.

B. The director of community development department and the code enforcement officer shall enforce the provisions of this chapter.

17.61.070 Penalties

The penalties set forth in Section 17.03.020 of this title shall not apply and the following penalties shall be applicable for any violation of this chapter:

A. A violation of this chapter shall be an administrative violation as defined in Section 1.08.020.

B. Each of the sanctions for administrative violations identified in Section 1.09.013 shall be available for enforcement of the provisions of this chapter.

C. Based upon the criteria for the imposition of administrative sanctions set forth in Section 1.09.014, a violation of this chapter shall be deemed a Level C violation, as that term is described in Section 1.09.012. The range of monetary sanctions available for a violation of this chapter shall be as set forth in Section 1.09.012(A)(3).

17.61.075 Enforcement Procedures

A. Prior to the suspension, revocation or denial of any home occupation permit, or the assessment of any monetary sanction, penalty or fine, or the commencement of any other enforcement action pursuant to this chapter, the director of the community development department and the code enforcement officer shall follow the procedures set forth in Sections 1.09.020 through 1.09.048. The rights to judicial review set forth in Sections 1.09.050 through 1.09.052 shall apply.

B. A notice to correct shall be served in accordance with the provisions of Section 1.09.023.

17.61.080 Time Limit

All home occupation permits shall be valid for a period of one (1) year from the date of approval. Requests for renewal shall be submitted to the finance department in writing on a form provided by the finance department, accompanied with the appropriate fee.

SECTION 3: SCOPE

Except as set forth in this ordinance, all other provisions of the Folsom Municipal Code shall remain in full force and effect.

SECTION 4: NO MANDATORY DUTY OF CARE

This ordinance is not intended to and shall not be construed or given effect in a manner that imposes upon the City or any officer or employee thereof a mandatory duty of care towards persons and property within or without the City, so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

SECTION 5: SEVERABILITY

If any section, subsection, clause, phrase, or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have adopted this ordinance and each section, subsection, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more sections,

subsections, clauses, phrases or portions be declared invalid or unconstitutional.

SECTION 6: EFFECTIVE DATE

This ordinance shall become effective thirty (30) days from and after its passage and adoption, provided it is published in full or in summary within twenty (20) days after its adoption in a newspaper of general circulation.

This ordinance was introduced and the title thereof read at the regular meeting of the City Council on _____, 2021, and the second reading occurred at the regular meeting of the City Council on _____, 2021.

On a motion by Council Member _____, seconded by Council Member _____, the foregoing ordinance was passed and adopted by the City Council of the City of Folsom, State of California, this ____ day of _____, 2021 by the following vote, to wit:

- AYES: Council Member(s)
- NOES: Council Member(s)
- ABSENT: Council Member(s)
- ABSTAIN: Council Member(s)

Michael D. Kozlowski, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

**ATTACHMENT 2
REVISIONS TO SEPTEMBER 1, 2021
DRAFT HOME OCCUPATIONS ORDINANCE**

Chapter 17.61 HOME OCCUPATIONS

Sections:

- 17.61.010 Purpose**
- 17.61.015 Definitions**
- 17.61.020 Applicability**
- 17.61.025 Business License Certificate**
- 17.61.030 Home Occupation Permit**
- 17.61.035 Prohibited Uses**
- 17.61.040 Standards**
- 17.61.045 Permit Application and Procedure**
- 17.61.050 Fees**
- 17.61.055 Appeals**
- 17.61.060 Permit Revocation**
- 17.61.065 Enforcement**
- 17.61.070 Penalties**
- 17.61.075 Enforcement Procedures**
- 17.61.080 Time Limit.**

17.61.010 Purpose

The purpose of this chapter is to recognize the residence as a viable location for certain types of occupations and to ensure the compatibility of home occupations with principal residential uses, protecting the integrity and character of the residential neighborhood by minimizing negative impacts of commercial uses being conducted in residential areas.

In support of that purpose, this chapter provides locational, developmental, and operational standards for the conduct of home occupations to ensure that home occupations are compatible with, and do not have an adverse effect on, adjacent residential properties; ensure that public and private services and utilities are not burdened by the home occupation; and preserve the character and livability of residential areas.

17.61.015 Definitions

“Home occupation” means any business-related use carried on within a residential structure or accessory structure by the residents of the property, which use is secondary to the residential use of the structure, and involves the sale or storage of goods or the provision of services on the property. The home occupation must not substantially or materially change the residential character of the surrounding neighborhood.

17.61.020 Applicability

The provisions of this chapter shall apply to home occupations as defined in Section 17.61.015 subject to the issuance of a home occupation permit in compliance with the standards in Section 17.61.040. A home occupation shall only be allowed as an accessory use on a parcel with a residential dwelling unit.

17.61.025 Business License Certificate

If a business license certificate is required for the occupation to operate within the City, the home occupation may not begin operation until a business license certificate has been obtained as required by Chapter 5.04 (Business Licenses).

17.61.030 Home Occupation Permit

A. No person shall conduct a home occupation without first obtaining a permit from the director of the community development department or the director's designee. The home occupation permit is personal to the resident named on the permit and specific to the occupation to be conducted and the location stated on the permit. The permit is not transferable.

B. A home occupation permit is not required for any resident to work at their residence, so long as that work does not involve the sales or storage of goods or providing services to customers on the property.

17.61.035 Prohibited Uses

The following uses and similar activities, as determined by the director of the community development department, are prohibited as home occupations:

- A. Adult entertainment activities/businesses.
- B. Alcohol beverage manufacturing or on-site sales business.
- C. Animal kennels.
- ~~D. Assembly and manufacturing.~~
- ~~E.D.~~ E.D. Automobile/vehicle service, repair or paint shops.
- ~~E. Ammunition sales or storage.~~
- F. Gun ~~or ammunition~~ sales involving ~~on-site storage of ammunition or~~ the sale of more than two guns to a customer at one time.

- G. Medical offices, clinics, and laboratories, except that counseling is allowed when no more than one client visit or group session is held at one time.
- H. Metal working or welding shops.
- I. Storage, repair, reconditioning or manufacture of large equipment on-site
- ~~J. Tattoo or body art shop.~~
- K.J. Tobacco or electronic cigarette shop involving on-site sales.

17.61.040 Standards

Home occupations shall comply with all of the following standards in order to be granted a home occupation permit:

- A. Visibility.
 - 1. No exterior modification to the residential structure or accessory structure that results in a change to the residential character of the home shall be permitted for the home occupation; and
 - 2. Aside from visiting clients and pick-ups or / deliveries to the home occupation business, the home occupation activity shall not be conspicuously visible from a public right-of-way or from neighboring residential properties such that it results in a change to the residential character of the home.
- B. Maximum Size. The space exclusively devoted to the home occupation (including any associated storage) shall not exceed 25 percent of the residential unit's floor area. In calculating the amount of space devoted exclusively to the home occupation, all storage and activities associated with the home occupation shall be included. Rooms used for both residential uses and the home occupation shall be considered dedicated to the home occupation for purposes of this calculation.
- C. Signage. The operator of a home occupation may display signage with the business name and address at the residence or accessory structure, provided that the signage is less than one square foot in area, is not illuminated, and is attached flat against the building or in the window on the front of the residence or accessory structure facing the street or alley.
- D. Employees. Employment is limited to the resident permit holder, other residents in the residence, and no more than two non-resident employees on-site. The home occupation may not have more non-resident employees than resident employees.
- E. Client/Customer Visits. No more than ~~two~~ four clients shall be present at the

home occupation business at any one time, and no more than ~~eight-ten~~ clients shall visit the home occupation business per day. Clients are allowed at the home occupation business location only from 8:00 a.m. to 8:00 p.m.

F. Vehicles. One commercial vehicle is allowed, not to exceed a one-ton capacity. Regardless of the number of home occupations at a residence, only two additional vehicles (including commercial, employee, and client vehicles) can be present at any one time. ~~One off-street parking space shall be provided for any vehicle associated with the home occupation.~~

G. Pickups and Deliveries. The home occupation shall not have more than a total of four (4) pickups or deliveries each day. All pickups and deliveries shall occur during the hours of operation of the home occupation identified Section 17.61.040©. The type of commercial vehicle(s) used for pickup or delivery of materials to or from the home occupation business location shall be similar in size and type to those typically used for pickup and delivery in residential neighborhoods.

H. Off-Site Effects. No home occupation activity shall create dust, electrical interference, fumes, gas, glare, light, noise, odor, smoke, toxic/hazardous materials, vibration, or other hazards or nuisances.

I. Storage or Display of Materials. Storage, operation, or display of materials, goods, supplies, or equipment related to the operation of a home occupation, may not be visible from outside the residence, with the exception of office equipment and supplies inside the residential structure.

J. Storage of Hazardous Materials. On-site storage of hazardous materials (including toxic, explosive, combustible or flammable materials) associated with the home occupation is prohibited unless the storage of such materials has been reviewed and approved by the Folsom Fire Department.

K. Storage of Guns. Unless prohibited by Section 17.61.035(F), a home occupation involving the sale or storage of guns is subject to review and approval of the Folsom Police Department. ~~and shall comply with the following additional standards:~~

~~1. All firearms shall be stored in a locked fireproof safe or vault located on the premises. Under no circumstances shall firearms or ammunition be stored in a structure detached from the main structure of the residence. All windows, doors and entry points to the location where firearms and ammunition are stored must be securely locked and equipped with an operable alarm. All locks shall be secured, and the alarm shall be activated whenever an individual listed as a responsible person, or an individual authorized by him/her, under the Federal Firearms License is not present.~~

~~2. Upon sale, all firearms shall be packaged separately and all firearms must be delivered to the purchaser unloaded and securely wrapped.~~

~~3. No signage advertising the presence of firearms shall be displayed on or in the premises if it can be seen from the outside except the signage allowed in Section 17.61.040(C).~~

~~4. Permittee shall file a report with the Folsom Police Department within twenty four (24) hours of any criminal activity that occurs on the premises.~~

L. Storage of Inventory. Rooms used for both residential uses and the home occupation shall be considered dedicated to the home occupation for purposes of the maximum size calculation in Section 17.61.040(B). Storage of inventory shall not occupy any of the required parking required in Section 17.61.040(F).

M. Other Conditions. The director of the community development department may place additional conditions on the permit in order to carry out the intent of this chapter.

17.61.045 Permit Application and Procedure

A. Application for a home occupation permit shall be made to the community development department on a form provided by the department. A home occupation permit shall be issued where the director of community development department or the director's designee finds that the home occupation applied for can be conducted pursuant this chapter.

B. State and Federal Licenses. When the federal government or the State of California requires a state or federally-issued license, permit or certification in association with any occupation, such as a masseuse, gun seller, or a barber/hair stylist, the state or federal license, permit or certification shall be obtained prior to and submitted for verification in conjunction with an application for a home occupation permit. Such state or federally-issued license, permit or certification must be maintained at all times for the home occupation permit to be valid.

17.61.050 Fees

Upon approval of the home occupation permit by the community development department, the applicant shall pay the designated current fee amount established to cover administrative costs, as well as any other applicable fees established by city resolution.

17.61.055 Appeals

The decision of the community development department concerning the issuance or denial of a home occupation permit shall be final unless an appeal is submitted in writing to the director of the community development department accompanied by the current nonrefundable appeal fee within 10 days of the decision. The appeal shall be heard by the planning commission or the historic district commission, as appropriate.

17.61.060 Permit Revocation

A home occupation permit may be revoked or modified by the director of the community development department if any of the standards for approval listed in Section 17.61.040 are not met by the home occupation.

17.61.065 Enforcement

A. This chapter shall be enforced pursuant to the provisions of Chapters 1.08 through 1.10, inclusive, of the Folsom Municipal Code.

B. The director of community development department and the code enforcement officer shall enforce the provisions of this chapter.

17.61.070 Penalties

The penalties set forth in Section 17.03.020 of this title shall not apply and the following penalties shall be applicable for any violation of this chapter:

A. A violation of this chapter shall be an administrative violation as defined in Section 1.08.020.

B. Each of the sanctions for administrative violations identified in Section 1.09.013 shall be available for enforcement of the provisions of this chapter.

C. Based upon the criteria for the imposition of administrative sanctions set forth in Section 1.09.014, a violation of this chapter shall be deemed a Level C violation, as that term is described in Section 1.09.012. The range of monetary sanctions available for a violation of this chapter shall be as set forth in Section 1.09.012(A)(3).

17.61.075 Enforcement Procedures

A. Prior to the suspension, revocation or denial of any home occupation permit, or the assessment of any monetary sanction, penalty or fine, or the commencement of any other

enforcement action pursuant to this chapter, the director of the community development department and the code enforcement officer shall follow the procedures set forth in Sections 1.09.020 through 1.09.048. The rights to judicial review set forth in Sections 1.09.050 through 1.09.052 shall apply.

B. A notice to correct shall be served in accordance with the provisions of Section 1.09.023.

17.61.080 Time Limit

All home occupation permits shall be valid for a period of one (1) year from the date of approval. Requests for renewal shall be submitted to the finance department in writing on a form provided by the finance department, accompanied with the appropriate fee.

SECTION 3: SCOPE

Except as set forth in this ordinance, all other provisions of the Folsom Municipal Code shall remain in full force and effect.

SECTION 4: NO MANDATORY DUTY OF CARE

This ordinance is not intended to and shall not be construed or given effect in a manner that imposes upon the City or any officer or employee thereof a mandatory duty of care towards persons and property within or without the City, so as to provide a basis of civil liability for damages, except as otherwise imposed by law.

SECTION 5: SEVERABILITY

If any section, subsection, clause, phrase, or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have adopted this ordinance and each section, subsection, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more sections, subsections, clauses, phrases or portions be declared invalid or unconstitutional.

SECTION 6: EFFECTIVE DATE

This ordinance shall become effective thirty (30) days from and after its passage and adoption, provided it is published in full or in summary within twenty (20) days after its adoption in a newspaper of general circulation.

This ordinance was introduced and the title thereof read at the regular meeting of the City Council on _____, 2021, and the second reading occurred at the regular meeting of the City Council on _____, 2021.

On a motion by Council Member _____, seconded by Council Member _____, the foregoing ordinance was passed and adopted by the City Council of the City of Folsom, State of California, this _____ day of _____, 2021 by the following vote, to wit:

AYES: Council Member(s)

NOES: Council Member(s)

ABSENT: Council Member(s)

ABSTAIN: Council Member(s)

Michael D. Kozlowski, MAYOR

ATTEST:

Christa Freemantle, CITY CLERK

**ATTACHMENT 3
EXISTING TEXT FROM
CHAPTER 17.61 (HOME OCCUPATIONS) OF THE
FOLSOM MUNICIPAL CODE**

Chapter 17.61 HOME OCCUPATIONS

Sections:

- 17.61.010 Statement of purpose.**
- 17.61.020 Home occupation defined.**
- 17.61.030 Permit required.**
- 17.61.040 Permit application and procedure.**
- 17.61.050 Business license.**
- 17.61.060 Fees.**
- 17.61.070 Criteria for approval.**
- 17.61.080 Appeals concerning the issuance or denial of a home occupation permit.**
- 17.61.085 Revocation of permit.**
- 17.61.090 Enforcement.**
- 17.61.093 Penalties.**
- 17.61.095 Enforcement procedures—Notice to correct.**
- 17.61.100 Time limit.**

17.61.010 Statement of purpose.

It is the purpose of this chapter to recognize the residence as a viable location for certain types of occupations and to ensure the compatibility of home occupations with principal residential uses, protecting the integrity and character of the neighborhood by minimizing negative impacts of commercial uses being conducted in residential areas. (Ord. 804 § 1 (part), 1994)

17.61.020 Home occupation defined.

“Home occupation” means any business-related use carried on within a residential structure or accessory structure thereto, primarily by the residents thereof, which use is secondary to the residential use of the structure. The home occupation must not substantially or materially change the residential character of the surrounding neighborhood. (Ord. 858 § 14(1) (part), 1997)

17.61.030 Permit required.

No person shall conduct a home occupation without first obtaining a permit from the director of planning, inspections and permitting or designee. The home occupation permit is personal to the resident named on the permit and for the occupation to be conducted at the location stated on the permit. The permit is not transferable. (Ord. 858 § 14(1) (part), 1997)

17.61.040 Permit application and procedure.

Application for a home occupation permit shall be made to the planning, inspections and permitting department on a form provided by the planning, inspections and permitting department. A home occupancy permit shall be issued where the director of planning, inspections and permitting or designee finds that the home occupation applied for can be conducted pursuant to Section 17.61.070. (Ord. 858 § 14(1) (part), 1997)

17.61.050 Business license.

If a business license is required for the occupation to operate within the city, the home occupation may not begin operation until a business license has been obtained as required by Chapter 5.04. (Ord. 858 § 14(1) (part), 1997)

17.61.060 Fees.

Upon planning, inspections and permitting department approval of the home occupation permit, the applicant shall pay the designated current fee amount established to cover administrative cost, as well as any other applicable fees established by other city resolution. (Ord. 858 § 14(1) (part), 1997)

17.61.070 Criteria for Approval.

Home occupations shall meet all of the following criteria in order to be approved.

A. Storage.

1. Storage, operation or display of materials, goods, supplies or equipment, other than office equipment and supplies located inside the residential structure, related to the operation of a home occupation may not be visible from outside of the residence;

2. On-site storage of hazardous materials (including toxic, explosive, combustible or flammable) associated with the home occupation is prohibited;

3. Storage of inventory or products and all other equipment, fixtures, and activities associated with the home occupation may not exceed 25 percent of floor area of the dwelling unit. Rooms used for both residential uses and the home occupation use shall be considered dedicated to the home occupation for purposes of this calculation.

B. Employees/Clients.

1. Employment is limited to the resident occupant permit holder, other resident

occupants and no more than 2 non-resident employees on-site. The home occupation may not have more nonresident employees than resident employees.

2. The number of clients that can be present at the residence is limited to 2 at any one time, and not to exceed a maximum of 8 per day. Clients are permitted at the home occupation business location only on weekdays from seven a.m. to ten p.m. and on weekends from eight a.m. to six p.m.

C. Vehicles/Parking.

1. One commercial vehicle is allowed, not to exceed 1-ton capacity. Regardless of the number of home occupations at a residence, only 2 additional vehicles (including commercial, employee and client vehicles) can be present at any one time. Off-street parking space shall be provided for any such vehicle associated with the home occupation.

2. There shall be no commercial deliveries from or to the home occupation premises beyond what is normally incidental to residential uses. "Normal residential deliveries" can be defined as typically being no more than 1 per day, during normal business hours of eight a.m. to six p.m.

D. Signage. One attached wall, suspended or projecting nameplate sign not to exceed 1 square foot of area and pertaining directly to the particular home occupation is allowed subject to any permits required by the sign ordinance.

E. Nuisances. No activity which produces noise, smoke, odors, glare, electrical interference, or vibrations discernible beyond the site is allowed.

F. Other Conditions. The director of planning, inspections and permitting may place additional conditions on the permit in order to carry out the intent of this chapter. (Ord. 858 § 14(2), 1997; Ord. 804 § 1 (part), 1994)

17.61.080 Appeals concerning the issuance or denial of a home occupation permit.

The decision of the planning, inspections and permitting department concerning the issuance or denial of a home occupation permit shall be final unless an appeal is submitted in writing to the director of planning, inspections and permitting accompanied by the current nonrefundable home occupation permit appeal fee, and is filed within 10 days of the decision. The appeal shall be heard by the planning commission. The planning commission may attach such conditions as it deems necessary to the issuance of such a permit to ensure compliance with the intent of this section. The decision of the planning commission may be appealed to the city council within 10 days of the decision. The appeal shall be submitted in writing to the city clerk, accompanied by the current non-refundable home occupation permit appeal fee. (Ord. 858 § (1) (part), 1997)

17.61.085 Revocation of permit.

A home occupancy permit may be revoked or modified by the director of planning, inspections and permitting if any of the criteria for approval listed at Section 17.61.070 are not met by the home occupancy. (Ord. 858 § (3) (part), 1997)

17.61.090 Enforcement.

C. This chapter shall be enforced pursuant to the provisions of Chapters 1.08 through 1.10, inclusive, of the Folsom Municipal Code.

D. The director of the department of planning, inspections and permitting and the code enforcement officer shall enforce the provisions of this chapter. (Ord. 858 § (1) (part), 1997)

17.61.093 Penalties.

The penalties set forth in Section 17.03.020 of this title shall not apply and the following penalties shall be applicable for any violation of this chapter:

D. A violation of this chapter shall be an administrative violation as defined in Section 1.08.020.

E. Each of the sanctions for administrative violations identified in Section 1.09.013 shall be available for enforcement of the provisions of this chapter.

F. Based upon the criteria for the imposition of administrative sanctions set forth in Section 1.09.014, a violation of this chapter shall be deemed a Level C violation, as that term is described in Section 1.09.012. The range of monetary sanctions available for a violation of this chapter shall be as set forth in Section 1.09.012(A)(3). (Ord. 858 § (3) (part), 1997)

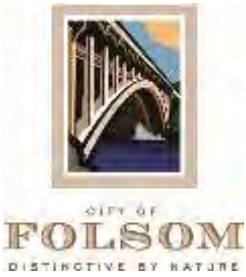
17.61.095 Enforcement procedures – Notice to correct.

C. Prior to the suspension, revocation or denial of any license or permit, or the assessment of any fee, penalty or charge, or the commencement of any other enforcement action pursuant to this chapter, the director of the department of planning, inspections and permitting and the code enforcement officer shall follow the procedures set forth in Sections 1.09.020 through 1.09.048, inclusive, of the Folsom Municipal Code. The rights to judicial review set forth in Sections 1.09.050 through 1.09.059, inclusive, of the Folsom Municipal Code shall apply.

D. A notice to correct shall be served in accordance with the provisions of Section 1.09.023. (Ord. 858 § 3 (part), 1997)

17.61.100 Time limit.

All home occupation permits shall be valid for a period of 1 year from the initial date of approval. Requests for renewal shall be submitted to the finance department in writing on a form sent to the applicant, accompanied with the appropriate fee. If the use continues to meet the then current criteria, the permit may be renewed. (Ord. 858 § 1 (part), 1997)



AGENDA ITEM NO. 2
Type: Public Hearing
Date: November 17, 2021

Planning Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: Shops at Folsom Ranch Planned Development Permit Modification
File #: PN-21-226
Requests: Planned Development Permit Modification
Location: The Shops at Folsom Ranch project is located at the southeast corner of the intersection of Alder Creek Parkway and East Bidwell Street within the Folsom Plan Area
Staff Contact: Steve Banks, Principal Planner, 916-461-6207
sbanks@folsom.ca.us

Property Owner

Name: Enclave at Folsom Ranch, LLC
Address: 100 Pine Street,
29th Floor
San Francisco, CA 94111

Applicant

Name: Hunter Storm
Address: 10121 Miller Avenue,
Suite 200
Cupertino CA 95014

Recommendation: Conduct a public hearing and upon conclusion recommend approval of a Planned Development Permit Modification for the Shops at Folsom Ranch Planned Development Permit Modification project as illustrated on Attachments 6-14, subject to the findings (Findings A-P) and conditions of approval (Conditions 1-47) attached to this report.

Project Summary: The proposed project includes modifications to the size and design of the six previously approved commercial buildings within the 27,900-square-foot Shops at Folsom Ranch Shopping Center located on a 5.9-acre site at the southeast corner of the intersection of Alder Creek Parkway and East Bidwell Street within the Folsom Plan Area.

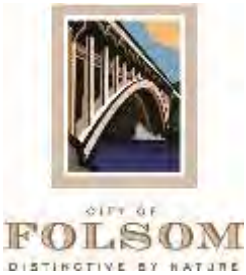


Table of Contents:

- Attachment 1 - Background and Setting
- Attachment 2 - Project Description
- Attachment 3 - Analysis
- Attachment 4 - Conditions of Approval
- Attachment 5 - Vicinity Map
- Attachment 6 - Approved Site Plan, dated October 25, 2018
- Attachment 7 - Proposed Site Plan, dated August 18, 2021
- Attachment 8 - Preliminary Grading and Drainage Plans, dated September 7, 2021
- Attachment 9 - Preliminary Utility Plan, dated September 7, 2021
- Attachment 10 - Preliminary Landscape Plans, dated August 18, 2021
- Attachment 11 - Approved Building Elevations and Renderings, dated August 31, 2018
- Attachment 12 - Proposed Building Elevations and Renderings, dated August 30, 2021
- Attachment 13 - Proposed Floor and Roof Plans, dated August 30, 2021
- Attachment 14 - Color and Materials Board, dated August 10, 2021
- Attachment 15 - Site Photographs

Submitted,

PAM JOHNS
Community Development Director

ATTACHMENT 1 BACKGROUND AND SETTING

BACKGROUND:

On November 7, 2018, the Planning Commission approved a Vesting Tentative Parcel Map and Planned Development Permit for development of a 27,900-square-foot commercial shopping center (The Shops at Folsom Ranch) on a 5.9-acre site located within the Folsom Plan Area at the southeast corner of the intersection of Alder Creek Parkway and East Bidwell Street. The Vesting Tentative Parcel Map was approved to subdivide the 5.9-acre project site into five (5) individual parcels for development of future commercial uses. The Planned Development Permit was approved for development of six commercial pad buildings within the 27,900-square-foot shopping center. The six approved single-story pad buildings, which ranged from 1,900 to 9,000 square feet in size, featured two retail/restaurant pad buildings, two fast-food restaurant pad buildings with drive-thru service, a large restaurant pad building, and an automotive fuel station with car wash facility. In terms of building design, the approved project featured a contemporary California Ranch Style architectural theme combined with modern building materials and earth tone colors.

On December 2, 2020, the Planning Commission approved a three-year extension in time of the previously approved Tentative Parcel Map and Planned Development Permit associated with development of The Shops at Folsom Ranch project. The Tentative Parcel Map and Planned Development Permit are valid until November 3, 2023. Shown in the figures on the following pages are the approved site plan and renderings for the Shops at Folsom Ranch Shopping Center.

FIGURE 1: APPROVED SITE PLAN



FIGURE 2: APPROVED BUILDING RENDERINGS



SETTING

The rectangular-shaped 5.9-acre project site (APN: 072-3190-044 and 072-3190-045), which has previously been rough-graded, is relatively flat and contains native grasses. The project site is bounded by Alder Creek Parkway to the north with a future hospital campus beyond, Old Ranch Way to the south with single-family residential development beyond, East Bidwell Street to the west with future commercial development beyond, and single-family residential development to the east with Westwood Drive beyond.

**ATTACHMENT 2
 PROJECT DESCRIPTION**

APPLICANT’S PROPOSAL

The applicant, Hunter Storm, is requesting approval of a Planned Development Permit Modification to make changes to the size and design of six previously approved commercial buildings within the Shops at Folsom Ranch Shopping Center located on 5.9-acre site situated at the southeast corner of the intersection of Alder Creek Parkway and East Bidwell Street. The following table provides specific details on each of the proposed building alterations within the shopping center:

TABLE 1: SHOPS AT FOLSOM RANCH BUILDING DETAILS

The Shops at Folsom Ranch Building Details			
Land Use Type	Building Description	Approved Size	Proposed Size Increase/Decrease
Retail/Restaurant	Building S-1	5,000 S.F.	6,000 S.F. (+1,000 S.F.)
Retail/Restaurant	Building S-2	5,000 S.F.	6,000 S.F. (+1,000 S.F.)
Retail	Building P-2	9,000 S.F.	6,900 S.F. (-2,100 S.F.)
Fast-Food Restaurant with Drive-Thru	Building P-3	1,900 S.F.	2,300 S.F. (+400 S.F.)
Fast-Food Restaurant with Drive-Thru	Building P-4	4,000 S.F.	3,600 S.F. (-400 S.F.)
Automotive Fuel Station with Car Wash	Building P-1	3,000 S.F.	3,500 S.F. (+500 S.F.)
Totals		27,900 S.F.	28,300 S.F. (+400 S.F.)

As shown in the table above, the footprints of four of the commercial buildings (S-1, S-2, P-1, and P-3) are proposed to be increased, while the footprints of two of the commercial buildings (P-2 and P-4) are proposed to be decreased. In addition, the overall size of the shopping center is proposed to be enlarged from 27,900 square feet to 28,300 square feet, a 400-square-foot net increase. The applicant indicates that the changes to the building sizes and footprints are critical to facilitating leasing of the buildings to specific tenants whose needs cannot be met with the current building configurations. One notable change to the proposed uses is that Building P-2 is now anticipated to feature a retail tenant rather than a restaurant tenant. No changes or modifications are proposed with respect to site access, internal circulation, or parking. The proposed site plan is shown in Figure 3 on the following page.

FIGURE 3: PROPOSED SITE PLAN



In addition to the alterations to the size of the commercial buildings within the Shops at Folsom Ranch Shopping Center, the applicant is proposing minor modifications to the architecture and design of four of the six commercial buildings (S-1, S-2, P-1, and P-2) in order to accommodate rooftop mechanical equipment and functionality. The applicant indicates that some of the previously approved building designs created a roof area with an inadequate mechanical zone to allow HVAC and other roof-mounted equipment to be installed. At this time the applicant is not proposing any design modifications to Buildings P-3 and P-4. Proposed building elevations (Attachment 12) are shown in the figures below and on the following pages.

FIGURE 4: BUILDING ELEVATIONS (BUILDING S-1)



FIGURE 5: BUILDING ELEVATIONS (BUILDING S-2)



FIGURE 6: BUILDING ELEVATIONS (BUILDING P-1)



FIGURE 7: BUILDING ELEVATIONS (BUILDING P-2)



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

A. GENERAL PLAN AND SPECIFIC PLAN CONSISTENCY

The adopted General Plan land use designation for the project site is GC (General Commercial) and the adopted Specific Plan land use designation is SP-GC-PD (Specific Plan, General Commercial, Planned Development District). The proposed project is consistent with both the General Plan land use and Specific Plan land use designations, as retail and commercial uses (including retail shops, restaurants, restaurants with drive-thru service, and fuel stations with car washes) are identified as permitted land uses for this specific site. The proposed project also complies with the newly established floor area-ratio (FAR) standard established by the General Plan (2035) for the GC land use category by having an overall FAR of 0.11 whereas the FAR maximum target is 0.50.

B. PLANNED DEVELOPMENT PERMIT MODIFICATION

In general, 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. However, in this particular case, the proposed project does not involve any modifications or changes to the existing development standards previously approved for the Folsom Plan Area Specific Plan. The applicant is simply requesting approval of a Planned Development Permit Modification to make changes to the size and design of the six previously approved commercial buildings located within the Shops at Folsom Ranch Shopping Center.

In reviewing the applicant's request for approval of a Planned Development Permit Modification, staff considered a variety of factors including development standards, access/circulation, parking, site landscaping, and architecture/design as discussed in the following pages.

Development Standards

The applicant's intent with the subject application is to comply with the development standards established within the Folsom Plan Area Specific Plan for general commercial zoned (SP-GC-PD) properties. The table below outlines the existing and proposed development standards for the Shops at Folsom Ranch Shopping Center:

TABLE 2: SHOPS AT FOLSOM RANCH DEVELOPMENT STANDARDS TABLE

Shops at Folsom Ranch Development Standards					
	Floor Area Ratio (Max)	Front Yard Setback	Side Yard Setbacks	Rear Yard Setback	Building Height limit
General Commercial Standard (GC)	0.50	20 feet	20 feet	20 feet	50 feet
Proposed Project	0.11	35 feet	30/80 feet	51 feet	31 feet

As shown in the table above, the proposed project continues to meet all the development standards established for the General Commercial land use category including floor area ratio, building setbacks, and building height. Parking and landscape requirements are addressed separately within the parking and landscape sections of this staff report.

Access/Circulation

As shown on the proposed site plan (Attachment 7), access to the project site is provided by four project driveways including two driveways on Alder Creek Parkway (Eastern Driveway and Western Driveway), one driveway on East Bidwell Street, and one driveway on Old Ranch Way. No changes or modifications are proposed with respect to the location or design of the four project driveways.

Internal vehicle circulation is provided by a series of internal drive aisles, which provide access throughout the project site. Bicycle and pedestrian circulation are accommodated by a combination of Class II and Class III bicycle lanes, street-separated sidewalks, street-attached sidewalks, internal pedestrian walkways, and an enhanced pedestrian pathway connection to the adjacent Enclave at Folsom Ranch Subdivision project site. No changes or modifications are proposed with regard to project circulation.

Parking

The proposed project features a total of 230 parking spaces including 215 striped parking spaces and 15 unstriped parking spaces in the fuel station area where the gas pumps are located. A total of 13 parking spaces are specifically designated as electric vehicle parking spaces and will have electric vehicle charging stations installed. The proposed project will not result in any modification to the location and number of parking spaces being provided. However, the proposed project will result in a reduction in the number of required parking spaces due to the increase in retail square footage and corresponding decrease in restaurant square footage compared to the original approval.

The Folsom Plan Area Specific Plan has established specific parking standards for

projects located on sites with the GC (General Commercial) land use designation (FPASP, Table A.14, Vehicle Parking Requirements). The following table compares the parking provided by the proposed project in relation to the parking requirements established for the GC land use designation:

TABLE 3: SHOPS AT FOLSOM RANCH PARKING REQUIREMENTS TABLE

Folsom Plan Area Specific Plan General Commercial (SP-GC) Vehicle Parking Requirements					
Building Name	Building Area	Restaurant Seats	Land Use	Parking Ratio	Parking Required
S1	3,000 S.F.	76	Restaurant	1 Space/3 Seats	25
S1	3,000 S.F.	NA	Retail	3 Space/1,000 S.F.	9
S2	3,000 S.F.	76	Restaurant	1 Space/3 Seats	25
S2	3,000 S.F.	NA	Retail	3 Space/1,000 S.F.	9
P1	3,500 S.F.	NA	Gas Station	5 Space/1,000 S.F.	18
P2	6,900 S.F.	NA	Retail	3 Space/1,000 S.F.	21
P3	2,300 S.F.	73	Restaurant/Drive-Thru	1 Space/3 Seats	24
P4	3,600 S.F.	114	Restaurant/Drive-Thru	1 Space/3 Seats	38
Total Parking Required					169
Total Parking Provided (215 striped spaces/15 un-striped spaces at fuel station)					230

As shown on the table above, the proposed project meets the parking requirements established by Folsom Plan Area Specific Plan by providing 230 parking spaces whereas 169 parking spaces are required.

Site Landscaping

The proposed project will result in minor modifications to the previously approved landscape plan due to the increase and decrease of the six commercial building footprints. Specifically, the landscaped areas around each of the six commercial buildings are being readjusted according to the location of the new building footprints. As shown on the Preliminary Landscape Plan (Attachment 10), proposed landscaping includes a variety of trees, shrubs, and groundcover. The proposed shade and accent trees include Big Leaf Maple, California Bay, California Sycamore, Olive, and Valley Oak. Proposed shrubs and groundcover will feature drought-tolerant plant materials consisting of Boston Ivy, Blue Wildrye, Buckbrush, California Poppy, Chaparral Currant, Common Manzanita, Coyote Brush, Deergrass, Needlegrass, Western Redbud, and Wild Rose. The preliminary landscape plan meets the General Commercial Development Standards (FPASP) requirement by landscaping 22% of the entire project site whereas 20% of the project site is required to be landscaped. In addition, preliminary landscape plan meets the City shade requirement (40%) by providing 50% shade in the parking lot area within fifteen (15) years.

Architecture/Design

As mentioned in the project description section of this staff report, the applicant is proposing minor modifications to the architecture and design of four of the six previously approved commercial buildings (S-1, S-2, P-1, and P-2) located within the Shops at Folsom Ranch Shopping Center. No changes or modifications are proposed to the design of the two remaining commercial buildings (P-3 and P-4) at this time.

As shown on the submitted Building Elevations (Attachment 12), the applicant is proposing to maintain the same contemporary California Ranch Style architectural theme that was previously approved for the shopping center. The applicant is also proposing to utilize the same set of materials and colors that were previously approved for the shopping center. Among the proposed modifications to the four buildings are changes to the roof orientation and roof pitch, changes to the window locations and heights, and changes to the awning locations. The figure below illustrates the design changes between the previously approved building elevations (left side) and the proposed building elevations (right side) for Building S-1.

FIGURE 8: BUILDING ELEVATION COMPARISON (BUILDING S-1)



The Shops at Folsom Ranch features a contemporary California Ranch Style architectural theme that is designed to recognize the history of Folsom, while also complimenting the agrarian roots and rolling hills landscape of the project site. As shown on the submitted building elevations, the design of the buildings features many unique architectural elements including varied roof forms, staggered roof heights and pitches, and trellis

structures. The proposed project utilizes a variety of natural building materials, which accentuate the Ranch Style design theme of the buildings. As shown on the color and materials board (Attachment 14), the proposed color palette for the buildings is a lighter muted range of earth tone colors including light tans, warm wood tones, cool grays, and rustic bronze-colored metals.

Commercial design guidelines were intentionally not established for the Folsom Plan Area in order to provide projects with the opportunity to create innovative and creative design concepts. In addition, design guidelines are not necessary as the applicant has provided specific design details for all of the buildings within the shopping center. As described above, the applicant has chosen a modern California Ranch Style architectural theme in order to complement the natural setting of project site. In reviewing the project design, staff considered design parameters that have been established previously for other high quality commercial developments within the City including the Parkway Shopping Center, Broadstone Marketplace Shopping Center, Prairie City Crossing Shopping Center, each of which have similarities to the proposed project. The aforementioned design guidelines include a variety of recommendations for commercial developments including:

- The architectural design of buildings should consider the site, relationship to other structures, and climatic orientation.
- Strong variations of traditional architecture, massing, and form which create texture and shadow should be a major consideration.
- Openings in buildings should be accentuated architecturally through indentation, framing, and roof variations.
- Buildings with long uninterrupted exterior walls should be avoided. Walls should have varied forms to create shadows which soften the architecture.
- Natural materials such as stone, masonry, wood, and patterned concrete should be used as building materials. Other building materials such as tile, glass, and metal should be utilized in concert with the natural building materials to reflect the area's modernity, diversity, and traditions.
- Finish colors of general wall areas should be of natural earth tones or variations of these tones. Limited accent colors of compatible schemes may be used for trim, window areas, and doors.

In reviewing the architecture and design of the proposed shopping center, staff has determined that the project features a modern and sophisticated design concept that includes a significant number of quality design elements that results in an attractive overall appearance. Staff has also determined that the proposed materials and colors clearly compliment the California Ranch Style design theme of the shopping center. In

addition, the proposed design theme of the shopping center compliments the natural setting of the project area. As a result, staff forwards the following design recommendations for the Shops at Folsom project to the Commission for consideration:

1. This approval is for the Shops at Folsom Ranch Shopping Center, which includes development of six, single-story commercial buildings totaling 28,300 feet. The applicant shall submit building plans that comply with this approval and the attached building elevations dated August 31, 2018 (Buildings P-3 and P-4) and August 30, 2021 (Buildings S-1, S-2, P-1, and P-2).
2. In the event that substantial design modifications are proposed for Buildings P-3 and P-4 in the future, these buildings shall be required to obtain Design Review Approval from the Planning Commission.
3. The design, materials, and colors of the proposed Shops at Folsom Ranch Shopping Center shall be consistent with the submitted building elevations, materials samples, and color scheme to the satisfaction of the Community Development Department.
4. Brick pavers, stamped asphalt or another type of colored masonry material (ADA compliant) shall be used to designate pedestrian walkways and crosswalks on the project site, in addition to where pedestrian paths cross drive aisles, and shall be incorporated as a design feature at the primary driveway entrances at Alder Creek Parkway (westerly driveway) and East Bidwell Street.
5. All mechanical equipment shall be concealed from view of public streets, neighboring properties and nearby higher buildings where practicable to the satisfaction of the Community Development Department.
6. The final design of the building-attached light fixtures shall be subject to review and approval by the Community Development Department to ensure architectural consistency with the overall building design.

These recommendations are included in the conditions of approval presented for consideration by the Planning Commission (Condition No. 44).

ENVIRONMENTAL REVIEW

The City, as lead agency, previously determined that The Shops at Folsom Ranch project is entirely consistent with the Folsom Plan Area Specific Plan (FPASP) and Westland Eagle Specific Plan Amendment. As a project that is consistent with existing plans and zoning and which would not result in any new or more severe environmental effects that are peculiar to the project or the parcels or which were not previously analyzed as significant effects in the FPASP EIR/EIS and/or the Addendum for the Westland Eagle Specific Plan Amendment, the Shops at Folsom Ranch project qualified for the

streamlining provisions in Public Resources Code section 21083.3 and CEQA Guidelines section 15183. The changes proposed as a part of this project are not substantial changes that require major revisions to the existing environmental document(s). The proposed changes will not involve new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Therefore, no further environmental review is required pursuant to CEQA Guidelines section 15162.

RECOMMENDATION/PLANNING COMMISSION ACTION

Staff recommends that the Planning Commission approve a Planned Development Permit Modification for the Shops at Folsom Ranch Planned Development Permit Modification project as illustrated on Attachments 6-14 subject to the findings and conditions of approval attached to this report.

Move to approve a Planned Development Permit Modification for the Shops at Folsom Ranch Planned Development Permit Modification project as illustrated on Attachments 6-14, subject to the findings (Findings A-P) and conditions of approval (Conditions 1-47) 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 AND THE FOLSOM PLAN AREA SPECIFIC PLAN AS AMENDED BY THE WESTLAND-EAGLE GENERAL AND SPECIFIC PLAN AMENDMENT.

CEQA FINDINGS

- C. A FINAL ENVIRONMENTAL IMPACT REPORT AND ENVIRONMENTAL IMPACT STATEMENT WAS PREVIOUSLY CERTIFIED FOR THE FOLSOM PLAN AREA SPECIFIC PLAN IN ACCORDANCE WITH CEQA AND NEPA.
- D. AN ADDENDUM TO THE FOLSOM PLAN AREA SPECIFIC PLAN FINAL ENVIRONMENTAL IMPACT REPORT AND ENVIRONMENTAL IMPACT STATEMENT WAS CERTIFIED IN 2015 FOR THE WESTLAND-EAGLE SPECIFIC PLAN AMENDMENT PROJECT IN ACCORDANCE WITH CEQA.

- E. AS PREVIOUSLY DETERMINED, THE PROPOSED PROJECT IS CONSISTENT WITH THE DEVELOPMENT DENSITY ESTABLISHED BY THE FOLSOM PLAN AREA SPECIFIC PLAN AS AMENDED BY THE WESTLAND EAGLE SPECIFIC PLAN AMENDMENT, FOR WHICH A FINAL EIR/EIS WAS CERTIFIED.
- F. ANY FEASIBLE MITIGATION MEASURES SPECIFIED IN THE FOLSOM PLAN AREA SPECIFIC PLAN FINAL EIR/EIS AND WESTLAND EAGLE ADDENDUM RELEVANT TO A SIGNIFICANT EFFECT THE PROPOSED PROJECT WILL HAVE ON THE ENVIRONMENT WILL BE UNDERTAKEN FOR THE PROPOSED PROJECT, CONSISTENT WITH PUBLIC RESOURCES CODE SECTION 21083.3(c) AND CEQA GUIDELINES SECTION 15183(e).
- G. NO PROJECT-SPECIFIC SIGNIFICANT EFFECTS WHICH ARE PECULIAR TO THE PROJECT OR ITS SITE EXIST.
- H. AS CONDITIONED, THE PROPOSED PROJECT WILL NOT CAUSE ADVERSE ENVIRONMENTAL IMPACTS WHICH HAVE NOT BEEN MITIGATED TO AN ACCEPTABLE LEVEL.

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, OTHER APPLICABLE ORDINANCES OF THE CITY, AND THE GENERAL PLAN.
- 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 NEIGHBORING USES AND NEIGHBORHOOD CHARACTERISTICS IS ACCEPTABLE.
- L. THERE ARE AVAILABLE NECESSARY PUBLIC FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER, SEWER AND DRAINAGE TO ALLOW FOR THE DEVELOPMENT OF THE PROJECT SITE IN A MANNER CONSISTENT WITH THIS PROPOSAL.
- M. THE PROPOSED PROJECT WILL NOT CAUSE UNACCEPTABLE VEHICULAR TRAFFIC LEVELS ON SURROUNDING ROADWAYS, AND THE PROPOSED PROJECT WILL PROVIDE ADEQUATE INTERNAL CIRCULATION, INCLUDING INGRESS AND EGRESS.

- 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 DEVELOPMENT.
- P. AS CONDITIONED, THE PROPOSED PROJECT WILL NOT CAUSE ADVERSE ENVIRONMENTAL IMPACTS WHICH HAVE NOT BEEN MITIGATED TO AN ACCEPTABLE LEVEL.

Attachment 4

Conditions of Approval

CONDITIONS OF APPROVAL FOR THE SHOPS AT FOLSOM RANCH PROJECT (PN 21-226) SOUTHEAST CORNER OF THE INTERSECTION OF ALDER CREEK PARKWAY AND EAST BIDWELL STREET PLANNED DEVELOPMENT PERMIT MODIFICATION			
Condition No.	Condition of Approval	When Required	Responsible Department
GENERAL REQUIREMENTS			
1.	<p><i>Final Development Plans</i> The owner/applicant shall submit final site development plans to the Community Development Department that shall substantially conform to the exhibits referenced below:</p> <ol style="list-style-type: none"> 1. Approved Site Plan, dated October 25, 2018 2. Proposed Site Plan, dated August 18, 2021 3. Preliminary Grading and Drainage Plans, dated September 7, 2021 4. Preliminary Utility Plan, dated September 7, 2021 5. Preliminary Landscape Plans, dated August 18, 2021 6. Approved Building Elevations and Renderings, dated August 31, 2018 7. Proposed Building Elevations and Renderings, dated August 30, 2021 8. Proposed Floor and Roof Plans, dated August 30, 2021 9. Color and Materials Board, dated August 10, 2021 <p>The Planned Development Permit Modification is approved for the development of a 28,300-square-foot shopping center (Shops at Folsom Ranch). Implementation of the project shall be consistent with the above referenced items and these conditions of approval.</p>	G, I, M, B	CD (P)(E)
2.	<p><i>Plan Submittal</i> All civil engineering, improvement, and landscape and irrigation 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>	G, I, M,	CD (P)(E)(B)
3.	<p><i>Validity</i> The project approvals granted under this staff report shall remain in effect for two years from final date of approval (November 17, 2023). Failure to obtain a building permit within this time period, without the subsequent extension this Planned Development Permit, shall result in the termination of this Planned Development Permit.</p>	OG	CD (P)

CONDITIONS OF APPROVAL FOR THE SHOPS AT FOLSOM RANCH PROJECT (PN 21-226) SOUTHEAST CORNER OF THE INTERSECTION OF ALDER CREEK PARKWAY AND EAST BIDWELL STREET PLANNED DEVELOPMENT PERMIT MODIFICATION				
Condition No.		Condition of Approval	When Required	Responsible Department
4.		<p><i>Improvements in the PFFP</i> The owner/applicant shall be subject to all thresholds, timelines and deadlines for the construction and final completion of various improvements for the entire Folsom Plan Area. The various improvements are outlined and detailed in the Folsom Plan Area Specific Plan Public Facilities Financing Plan (PFFP) dated January 28, 2014 and adopted by City of Folsom Resolution No. 9298. These improvements in the PFFP include, but are not limited to, the backbone infrastructure water (water reservoirs, water transmission mains, booster pump stations, pressure reducing valve stations, etc.), sanitary sewer (lift stations and forced mains) systems, recycled water mains and associated infrastructure, roadway and transportation (future interchanges, major arterial roadways, etc.) improvements, aquatic center (community pool), parks, fire stations, municipal services center, community library, etc The thresholds and timelines included in the PFFP require facilities to be constructed and completed based on number of building permits issued and in some cases, number of residential units that are occupied. The owner/applicant shall be required to address these thresholds and timelines as the project moves forward through the various developments stages and shall be subject to the various fair share requirements, subject to the provisions of the PFFP, the ARDA and any amendment thereto.</p>	M, B, O	CD(E)(P)(B), PW, FD, EWR, PR

CONDITIONS OF APPROVAL FOR THE SHOPS AT FOLSOM RANCH PROJECT (PN 21-226) SOUTHEAST CORNER OF THE INTERSECTION OF ALDER CREEK PARKWAY AND EAST BIDWELL STREET PLANNED DEVELOPMENT PERMIT MODIFICATION				
Condition No.		Condition of Approval	When Required	Responsible Department
5.		<p><i>Indemnity for City</i> The owner/applicant shall protect, 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, which claim, action or proceeding is brought within the time period provided therefore in Government Code Section 66499.37 or other applicable statutes of limitation. The City will promptly notify the owner/applicant of any such claim, action or proceeding, and will cooperate fully in the defense. If the City should fail to cooperate fully in the defense, the owner owner/applicant shall not thereafter be responsible to defend, indemnify and hold harmless the City or its agents, officers, and employees, pursuant to this condition. 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. The owner/applicant’s obligations under this condition shall apply regardless of whether a Final Map is ultimately recorded with respect to this project.</p>	OG	CD (P)(E)(B) PW, PR, FD, PD
6.		<p><i>Planned Development Permit</i> The Planned Development Permit is expressly conditioned upon compliance with all applicable environmental mitigation measures in the Folsom Plan Area Specific Plan (FEIR/EIS) as amended by the Westland/Eagle Specific Plan Amendment CEQA Addendum, the Folsom South of U.S. Highway 50 Specific Plan Revised Proposed Off-Site Water Facility Alternative CEQA Addendum, as well as compliance with the mitigation measures in the South of U.S. Highway 50 Backbone Infrastructure Project Mitigated Negative Declaration.</p>	OG	CD

CONDITIONS OF APPROVAL FOR THE SHOPS AT FOLSOM RANCH PROJECT (PN 21-226) SOUTHEAST CORNER OF THE INTERSECTION OF ALDER CREEK PARKWAY AND EAST BIDWELL STREET PLANNED DEVELOPMENT PERMIT MODIFICATION				
Condition No.		Condition of Approval	When Required	Responsible Department
7.		<i>ARDA and Amendments</i> The owner/applicant shall comply with all provisions of Amendments No. 1 and 2 to the First Amended and Restated Tier 1 Development Agreement and any approved amendments thereafter by and between the City and the owner/applicant of the project.	G, I, M, B	CD (E)
8.		<i>Mitigation Monitoring</i> The owner/applicant shall participate in a mitigation monitoring and reporting program pursuant to City Council Resolution No. 2634 and Public Resources Code 21081.6. The mitigation monitoring and reporting measures identified in the Folsom Plan Area Specific Plan FEIR/EIS, the South of 50 Backbone Infrastructure Project MND, the Westland/Eagle Specific Plan Amendment to the FPASP and Addendum to the FPASP EIR/EIS, and the Folsom South of U.S. Highway 50 Specific Plan Project Revised Proposed Off-Site Water Facility Alternative Amendment to the FPASP and Addendum to the FPASP EIR/EIS have been incorporated into these conditions of approval in order to mitigate or avoid significant effects on the environment. These mitigation monitoring and reporting measures are identified in the mitigation measure column. Applicant shall fund on a Time and Materials basis all mitigation monitoring (e.g., staff and consultant time).	OG	CD (P)

DEVELOPMENT COSTS AND FEE REQUIREMENTS				
9.		<p><i>Taxes and Fees</i> 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.</p>	OG	CD (P)(E)
10.		<p><i>Assessments</i> If applicable, the owner/applicant shall pay off any existing assessments against the property, or file necessary segregation request and pay applicable fees.</p>	OG	CD (E)
11.		<p><i>FPASP Development Impact Fees</i> The owner/applicant shall be subject to all Folsom Plan Area Specific Plan Area development impact fees in place at the time of approval or subsequently adopted consistent with the Public Facilities Financing Plan (PFFP), Development Agreement and amendments thereto, unless exempt by previous agreement. The owner/applicant shall be subject to all applicable Folsom Plan Area plan-wide development impact fees in effect at such time that a building permit is issued. These fees may include, but are not limited to, the Folsom Plan Area Specific Plan Fee, Solid Waste Fee, Corporation Yard Fee, Transportation Management Fee, Transit Fee, Highway 50 Interchange Fee, General Park Equipment Fee, Housing Trust Fee, etc.</p> <p>Any protest to such for all fees, dedications, reservations or other exactions imposed on this project will begin on the date of final approval (November 17, 2021), or otherwise shall be governed by the terms of Amendments No. 1 and 2 to ARDA. The fees shall be calculated at the fee rate set forth in the PFFP and the ARDA.</p>	B	CD (P), PW, PK
12.		<p><i>Legal Counsel</i> 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 City shall provide notice to the owner/applicant of the outside counsel selected, the scope of work and hourly rates, and the owner/applicant shall reimburse the City for all outside legal fees and costs incurred and documented by the City for such services. The owner/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 owner/applicant shall be responsible for reimbursement to the City for the services regardless of whether a deposit is required.</p>	OG	CD (P)(E)

13.		<i>Consultant Services</i> If the City utilizes the services of consultants to prepare special studies or provide specialized design review or inspection services for the project, the City shall provide notice to the owner/applicant of the outside consultant selected, the scope of work and hourly rates, and the owner/applicant shall reimburse the City for actual costs incurred and documented in utilizing these services, including administrative costs for City personnel. A deposit for these services shall be provided prior to initiating review of the Grading Plan, Final Map, improvement plans, or first inspection, whichever is applicable.	G, I, M, B	CD (P)(E)
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MAJOR INFRASTRUCTURE/GRADING REQUIREMENTS

14.		<p><i>Development Plan</i> The owner/applicant shall construct the following improvements as shown on the Vesting Tentative Parcel Map, Preliminary Site Plan, Preliminary Grading and Drainage Plan, Preliminary Utility Plan, Preliminary Off-Site Roadway Configuration Exhibit, and Preliminary Off-Site Utility Exhibit. Roadways shall be to the ultimate horizontal and vertical alignment unless otherwise noted.</p> <ul style="list-style-type: none"> ▪ Roads • <u>East Bidwell Street</u> Prior to issuance of the first certificate of occupancy, the owner/applicant shall configure East Bidwell Street as follows: <ul style="list-style-type: none"> ○ On the west side of the existing East Bidwell Street fronting the Project, construct a raised median and one new southbound lane. Realign southbound traffic to be on the west side of the median. The raised median shall extend south from Alder Creek Parkway, past Old Ranch Way, to prevent left turns out from the Project’s East Bidwell Street driveway and from Old Ranch Way. ○ Construct roadway transitions for the new southbound alignment, north of Alder Creek Parkway and south of Old Ranch Way. ○ Restripe pavement on the east side of the new median for exclusive northbound use (Stripe as one U-turn lane in a 100-foot (or longer) pocket plus 60-foot taper, one through lane, a 5-foot bike lane, and one right-turn lane in a 150-foot pocket plus 60-foot taper) as described below for the East Bidwell Street/Alder Creek Parkway, East Bidwell Street/Old Ranch Way, and East Bidwell Street/Project Driveway intersections. ○ Frontage improvements including curb, gutter, sidewalk, and landscaping along the east side of East Bidwell Street from Old Ranch Way to Alder Creek Parkway to complete roadway section “I” as shown on the Vesting Tentative Parcel Map. 	O, I, G	CD (E), EWR, PW, FD
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14.Cont.		<ul style="list-style-type: none"> • <u>Alder Creek Parkway</u> Prior to issuance of the first certificate of occupancy, the owner/applicant shall configure Alder Creek Parkway as follows: <ul style="list-style-type: none"> ○ Widen eastbound Alder Creek Parkway between East Bidwell Street and the Eastern Project boundary to two through lanes plus turn pocket as described below for the Alder Creek Parkway/Western Project Driveway intersection. ○ Frontage improvements including curb, gutter, sidewalk, and landscaping along the south side of Alder Creek Parkway from East Bidwell Street to the Eastern project boundary to complete roadway section “B” as shown on the Vesting Tentative Parcel Map. • <u>Old Ranch Way</u> Prior to issuance of the first certificate of occupancy, the owner/applicant shall configure Old Ranch Way as follows: <ul style="list-style-type: none"> ○ Construct Old Ranch Way within ultimate right-of-way as a two-lane urban street, between East Bidwell Street and the Old Ranch Way Project Driveway. ○ Frontage improvements including curb, gutter, sidewalk, and landscaping along the north side of Old Ranch Way from East Bidwell Street to the Eastern project boundary to complete roadway section “S” as shown on the Vesting Tentative Parcel Map. • <u>East Bidwell Street/Alder Creek Parkway Intersection</u> Prior to issuance of the first certificate of occupancy, the owner/applicant shall configure the East Bidwell Street/Alder Creek Parkway Intersection as follows: <ul style="list-style-type: none"> ○ Northbound Approach: Stripe as one U-turn lane in a 100-foot (or longer) pocket plus 60-foot taper, one through lane, a 5-foot bike lane, and one 150-foot right-turn lane plus 60-foot taper. Widen the west side of East Bidwell Street at the intersection to accommodate U-turns as shown on the Roadway Configuration Exhibit. 	O, I, G	CD (E), EWR, PW, FD
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		<ul style="list-style-type: none"> ○ Southbound Approach: Construct as one through lane, and one left-turn lane in a 100-foot (or longer) pocket plus 60-foot taper. ○ Westbound Approach: Retain existing westbound geometry. ○ Control: Retain existing westbound stop-control. ○ The southeast corner of the intersection shall include a “bulb-out” into Alder Creek Parkway that facilitates turn pockets described for the Alder Creek Parkway/Western Project Driveway intersection below. ● <u>East Bidwell Street/East Bidwell Street Project Driveway Intersection</u> Prior to issuance of the first certificate of occupancy, the owner/applicant shall configure East Bidwell Street/East Bidwell Street Project Driveway Intersection as follows: <ul style="list-style-type: none"> ○ Northbound Approach: Stripe as one through lane, and one right-turn in a 150-foot pocket plus a 60-foot taper, and a 5-foot bike lane. ○ Southbound Approach: Construct as one through lane on the west side of the median. ○ Westbound Driveway: Construct as a single right-turn lane. ○ Eastbound Driveway: Construct a two-lane entrance as shown on the preliminary site plan ○ A raised median on East Bidwell Street is included to prevent left turns out from the Project Driveway. 		
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14.Cont.		<ul style="list-style-type: none"> • <u>East Bidwell Street/Old Ranch Way Intersection</u> Prior to issuance of the first certificate of occupancy, the owner/applicant shall configure East Bidwell Street/Old Ranch Way Intersection as follows: <ul style="list-style-type: none"> ○ Northbound Approach: Stripe as shared through-right lane with a 60-foot taper for the right-turn. ○ Southbound Approach: Construct as one through lane, and one left-turn lane in a 90-foot pocket plus 60-foot taper. ○ Westbound Approach: Construct as a single right-turn only lane. ○ A raised median or curb is included on East Bidwell Street to prevent left turns out from Old Ranch Way. There shall be no westbound left-turn from Old Ranch Way onto East Bidwell Street. • <u>Alder Creek Parkway/Western Project Driveway Intersection</u> Prior to issuance of the first certificate of occupancy, the owner/applicant shall configure Alder Creek Parkway/Western Project Driveway Intersection as follows: <ul style="list-style-type: none"> ○ Eastbound Approach: Construct as two through lanes and one right-turn deceleration lane in a 130-foot pocket plus 30-foot taper, and 5-foot bike lane. ○ Northbound Driveway: Construct as a single right-turn only lane. ○ Driveway Entrance: Construct as a single lane as shown on the preliminary site plan. 	O, I, G	CD (E), EWR, PW, FD

14.Cont.		<ul style="list-style-type: none"> • <u>Alder Creek Parkway/Eastern Project Driveway Intersection</u> Prior to issuance of the first certificate of occupancy, the owner/applicant shall configure Alder Creek Parkway/Eastern Project Driveway Intersection as follows: <ul style="list-style-type: none"> ○ Eastbound Approach: Construct as two through lanes, and 5-foot bike lane. ○ Northbound Driveway: Construct as a single right-turn only lane. ○ Driveway Entrance: Construct as a single lane as shown on the preliminary site plan. • <u>Old Ranch Way/Old Ranch Way Project Driveway Intersection</u> Prior to issuance of the first certificate of occupancy, the owner/applicant shall configure Old Ranch Way/Old Ranch Way Project Driveway Intersection: <ul style="list-style-type: none"> ○ Eastbound Approach: Construct as one lane ○ Westbound Approach: Construct as one lane. ○ Southbound Driveway: Construct one shared lane for outgoing left and right turns from the Project. Left turns out of the driveway will not be permitted until future extension of Old Ranch Way east. ○ Driveway Entrance: Construct as a single lane as shown on the preliminary site plan. 	O, I, G	CD (E), EWR, PW, FD
15.		<p><i>Off-site improvements / Rights of Entry</i> For any improvements constructed on private property that are not under the ownership or control of the owner/applicant, all rights-of-entry, and if necessary, a permanent easement shall be obtained and provided to the City. All rights of entry, construction easements, either permanent or temporary and other easements shall be obtained as set forth in Amendments No. 1 and 2 to ARDA, which shall be fully executed by all affected parties and shall be recorded with the Sacramento County Recorder, where applicable, prior to approval of grading and/or improvement plans.</p>	G, I	CD (E)

16.		<p>Mine Shaft Remediation 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 prior to approval of grading plans.</p>	G	CD (E)
17.		<p>Prepare Traffic Control Plan. Prior to construction, a Traffic Control Plan for roadways and intersections affected by construction shall be prepared. The Traffic Control Plan shall designate haul routes and comply with requirements in the encroachment permits issued by the City of Rancho Cordova, Sacramento County, and Caltrans and any other local agencies, including but not limited to the City, if applicable. The Traffic Control Plan to be prepared by the project construction contractor(s) shall, at minimum, include the following measures:</p> <ul style="list-style-type: none"> • Maintaining the maximum amount of travel lane capacity during non-construction periods, possible, and advanced notice to drivers through the provision of construction signage. • Maintaining alternate one-way traffic flow past the lay down area and site access when feasible. • Heavy trucks and other construction transport vehicles shall avoid the busiest commute hours (7 a.m. to 8 a.m. and 5 p.m. to 6 p.m. on weekdays). • A minimum 72-hour advance notice of access restrictions for residents, businesses, and local emergency response agencies. This shall include the identification of alternative routes and detours to enable for the avoidance of the immediate construction zone. • A phone number and community contact for inquiries about the schedule of the construction throughout the construction period. This information will be posted in a local newspaper, via the City's web site, or at City Hall and will be updated on a monthly basis. 	G, I	CD (E)
18.		<p>State and Federal Permits 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 prior to approval of any grading or improvement plan.</p>	G, I	CD (P)(E)

19.		<i>Water Quality Certification</i> A water quality certification pursuant to Section 401 of the Clean Water Act is required before issuance of the record of decision and before issuance of the Section 404 permit. Before construction in any areas containing wetland features, the owner/applicant shall obtain water quality certification for the project. Any measures required as part of the issuance of water quality certification shall be implemented pursuant to the permit conditions.	G	CD (E)
20.		<i>Landslide /Slope Failure</i> The owner/applicant shall retain an appropriately licensed engineer during the grading activities to identify existing landslides and potential slope failure hazards. The said engineer shall be notified a minimum of two days prior to any site clearing or grading to facilitate meetings with the grading contractor in the field.	G	CD (E) PW
IMPROVEMENT PLAN REQUIREMENTS				
21.		<i>Improvement Plans</i> The improvement plans for the required public and private improvements, including but not limited to street and frontage improvements on Alder Creek Parkway, East Bidwell Street, and Old Ranch Way shall be reviewed and approved by the Community Development Department prior to issuance of the Building Permit.	B	CD (E)
22.		<i>Required Improvements</i> Required public and private improvements, including but not limited to street and frontage improvements on Alder Creek Parkway, East Bidwell Street, and Old Ranch Way shall be completed prior to the first issuance of a Certificate of Occupancy.	O	CD (E)
23.		<i>Sewer/Water/Drainage Studies</i> The owner/applicant shall submit water, sewer and drainage studies to the satisfaction of the Community Development Department and provide sanitary sewer, water and storm drainage improvements with corresponding easements and quit claims, as necessary, in accordance with these studies and the current edition of the City of Folsom <u>Standard Construction Specifications</u> and the <u>Design and Procedures Manual and Improvement Standards</u> .	I	CD (E)
24.		<i>Lot and Building Configurations</i> Final lot and building configurations may be modified to allow for overland release of storm events greater than the capacity of the underground system.	I, G	CD (E)

25.		<p><i>Standard Construction Specifications and Details</i> 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 latest edition of the City of Folsom <u><i>Standard Construction Specifications and Details</i></u> and the <u><i>Design and Procedures Manual and Improvement Standards</i></u>.</p>	I	CD (P)(E)
26.		<p><i>Water and Sewer Infrastructure</i> All City-owned water and sewer infrastructure shall be placed within the street right of way or public utility easements as approved by the Community Development Department. In the event that a City-maintained public water or sewer main needs to be placed in an area other than the public right of way or public utility easement, such as through an open space corridor, landscaped area, etc., the following criteria must be met;</p> <ul style="list-style-type: none"> • The owner/applicant shall provide public sewer and water main easements • An access road shall be designed and constructed to allow for the operations, maintenance and replacement of the public water or sewer line by the City along the entire water and/or sewer line alignment. • In no case shall a City-maintained public water or public sewer line be placed on private residential property. • The domestic water and irrigation system owned and maintained by the City shall be separately metered per City of Folsom <u><i>Standard Construction Specifications and Details</i></u>. 	I	CD (E)
27.		<p><i>Lighting Plan</i> Final exterior building and site lighting plans shall be submitted for review and approval by Community Development Department for location, height, aesthetics, level of illumination, glare and trespass prior to the issuance of any building permits. All lighting, including but not limited freestanding parking lot lights, landscape and walkway lights, festoon light strings, and building attached lights shall be screened, shielded, and directed downward onto the project site and away from adjacent properties and public rights-of-way. The final design of all exterior lighting shall be subject to review and approval by the Community Development Department. Lighting shall be equipped with a timer or photo condenser. In addition, pole-mounted parking lot lights shall utilize a low-intensity, energy efficient lighting method.</p>	I, B	CD (P)

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28.		<p>Utility Coordination The owner/applicant shall coordinate the planning, development and completion of this project with the various utility agencies (i.e., SMUD, PG&E, etc.). The owner/applicant shall provide the City with written confirmation of public utility service prior to recording the Parcel Map.</p>	M	CD (P)(E)
29.		<p>Replacing Hazardous Facilities 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.</p>	I, OG	CD (E)
30.		<p>Future Utility Lines All future utility lines lower than 69 KV that are to be built within the project, shall be placed underground within and along the perimeter of the project at the developer's cost. The owner/applicant shall dedicate to SMUD all necessary underground easements for the electrical facilities that will be necessary to service development of the project.</p>	I, O	CD (E)
31.		<p>Water Meter Fixed Network System The owner owner/applicant shall pay for, furnish and install all infrastructure associated with the water meter fixed network system for any City-owned and maintained water meters within the project.</p>	I	CD (E), EWR
32.		<p>Vertical Curb All curbs located adjacent to landscaping, whether natural or manicured, and where parking is allowed shall be vertical.</p>	I	CD (P)(B)
33.		<p>Class II Bike Lanes All Class II bike lanes shall be striped and the legends painted green. No parking shall be permitted within the Class II bike lanes.</p>	I	CD (E)(P)

<p>34.</p>		<p><i>Master Plan Updates</i></p> <p>The City has approved the Folsom Plan Area Storm Drainage Master Plan, Wastewater Master Plan, and Water Master Plan. The owner/applicant shall submit complete updates to the approved master plans, if applicable, for the proposed changes to the master plans as a result of the proposed project. The updates to the master plans for the proposed project shall be reviewed and approved by the City prior to approval of grading and/or improvement plans.</p> <p>The plans shall be accompanied by engineering studies supporting the sizing, location, and timing of the proposed facilities. Improvements shall be constructed in phases as the project develops in accordance with the approved master plans, including any necessary off-site improvements to support development of a particular phase or phases, subject to prior approval by the City. Off-site improvements may include roadways to provide secondary access, water transmission lines or distribution facilities to provide a looped water system, sewer trunk mains and lift stations, water quality facilities, non-potable water pipelines and infrastructure, and drainage facilities including on or off-site detention. No changes in infrastructure from that shown on the approved master plan shall be permitted unless and until the applicable master plan has been revised and approved by the City. Final lot configurations may need to be modified to accommodate the improvements identified in these studies to the satisfaction of the City.</p> <p>The owner/applicant shall provide sanitary sewer, water and storm drainage improvements with corresponding easements, as necessary, in accordance with these studies and the latest edition of the City of Folsom <u><i>Standard Construction Specifications and Details</i></u>, and the <u><i>Design and Procedures Manual and Improvement Standards</i></u>.</p> <p>The storm drainage design shall provide for no net increase in run-off under post-development conditions.</p>	<p>G, I</p>	<p>CD(E), EWR, PW</p>
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35.		<p>Best Management Practices</p> <p>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.</p> <p>In addition to compliance with City ordinances, the owner/applicant shall prepare a Stormwater Pollution Prevention Plan (SWPPP), and implement Best Management Practices (BMPs) that comply with the General Construction Stormwater Permit from the Central Valley RWQCB, to reduce water quality effects during construction. Detailed information about the SWPPP and BMPs are provided in Chapter 3A.9, “Hydrology and Water Quality.”</p> <p>Each proposed project development shall result in no net change to peak flows into Alder Creek and associated tributaries, or to Buffalo Creek, Carson Creek, and Coyote Creek. The owner/applicant shall establish a baseline of conditions for drainage on-site. The baseline-flow conditions shall be established for 2-, 5-, and 100-year storm events. These baseline conditions shall be used to develop monitoring standards for the stormwater system on the Specific Plan Area. The baseline conditions, monitoring standards, and a monitoring program shall be submitted to USACE and the City for their approval. Water quality and detention basins shall be designed and constructed to ensure that the performance standards, which are described in Chapter 3A.9, “Hydrology and Water Quality,” are met and shall be designed as off-stream detention basins.</p> <p>Discharge sites into Alder Creek and associated tributaries, as well as tributaries to Carson Creek, Coyote Creek, and Buffalo Creek, shall be monitored to ensure that pre-project conditions are being met. Corrective measures shall be implemented as necessary. The mitigation measures will be satisfied when the monitoring standards are met for 5 consecutive years without undertaking corrective measures to meet the performance standard.</p>	G, I	CD (E)
36.		<p>Litter Control</p> <p>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).</p>	OG	CD (E)

Planning Commission
 Shops at Folsom Ranch Planned Development Permit Modification
 November 17, 2021

37.		<p><i>Trash/Recycling</i> The final location, orientation, design, materials, and colors of the trash/recycling enclosures is subject to review and approval by the Community Development Department.</p>	I, B	CD (P)
38.		<p><i>Walls/Fencing</i> The final location, design, height, materials, and colors of the retaining wall, sound wall, and decorative fencing be subject to review and approval by the Community Development Department to ensure consistency with the overall design of the proposed shopping center.</p>	B, G	CD (P)(E)

FIRE DEPT REQUIREMENTS				
39.		<p>All-Weather Access and Fire Hydrants</p> <p>The owner/applicant shall provide all-weather access and fire hydrants before combustible materials are allowed on any project site or other approved alternative method as approved by the Fire Code Official/Fire Chief. All-weather emergency access roads and fire hydrants (tested and flushed) shall be provided before combustible material or vertical construction is allowed on any project site or other approved alternative method as approved by the Fire Code Official/Fire Chief. (All-weather access is defined as six inches of compacted aggregate base from May 1 to September 30 and two-inch asphalt concrete over six-inch aggregate base from October to April 30). 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 approved by the Fire Marshal.</p> <ul style="list-style-type: none"> • Commercial Fire-Flow with Automatic Fire Sprinkler System: The required fire-flow for the general commercial portion of the project is determined to be 750 GPM for three hours. The reduced fire-flow shall not be less than 1,000 GPM for commercial buildings with automatic sprinkler systems per Section 903.1.1 of the CFC, and shall not be less than 1,500 GPM for commercial buildings with automatic sprinkler systems per Section 903.3.1.2 of the CFC. • All public streets shall meet City of Folsom Street Standards unless an alternative is specifically included within this approval. • The maximum length of any dead-end street shall not exceed 500 feet in accordance with the Folsom Fire Code (unless approved by the Fire Department). Several streets indicated on the plans are dead ends greater than 500 feet. In such cases, a second emergency access will be required. • All-weather emergency access roads and fire hydrants (tested and flushed) shall be provided before combustible material storage or vertical construction is allowed. All-weather access is defined as 6" of compacted AB from May 1 to September 30 and 2"AC over 6" AB from October 1 to April 30 • The first Fire Station planned for the Folsom Plan Area shall be completed and operational at the time that the threshold of 1,500 occupied homes within the Folsom Plan Area is met. 	G, I, M, B	CD (P), FD

LANDSCAPE REQUIREMENTS				
40.		<p><i>Landscaping Plans</i> 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 or Parcel Map, whichever occurs first. Said plans shall include all on-site landscape specifications and details, off-site detention basin landscaping specifications and details, and shall comply with all State and local rules, regulations, Governor’s declarations and restrictions pertaining to water conservation and outdoor landscaping.</p> <p>Landscaping shall meet shade requirements as outlined in the Folsom Plan Area Specific Plan where applicable. 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. Furthermore, 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 Shops at Folsom Ranch project.</p>	I, OG	CD(P), PW
41.		<p><i>Right of Way Landscaping</i> Landscaping along all road rights of way (directly adjacent to the project site) shall be installed when the adjoining road or lots are constructed.</p>	I, OG	CD (P), PW

TRAFFIC, ACCESS, CIRCULATION, AND PARKING REQUIREMENTS				
42.		<p>Traffic Impact Analysis In accordance with the traffic impact analysis dated, October 24, 2018, prepared by T.KEAR Transportation Planning & Management, the following traffic measures shall be implemented to the satisfaction of the Community Development Department:</p> <ul style="list-style-type: none"> • The owner/applicant shall construct an eastbound Left-Turn Lane that provides for U-Turn movement on Alder Creek Parkway at the future location of Westwood Drive as shown in Figure ES-2 of the Traffic Study. The Left-Turn Lane shall be constructed with a 100-foot-long (or longer) turn pocket plus 60-foot taper. Widening on the north side of Alder Creek Parkway is required to accommodate the U-turn movement. The area to be widened is shown conceptually in Figure ES-2 of the Traffic Study, widening shall accommodate turning radius for emergency vehicles and delivery trucks serving the Project. • If not already constructed, the owner/applicant shall construct a northbound U-turn at the East Bidwell Street/Alder Creek Parkway intersection with a 100-foot long (or longer) pocket plus 60-foot taper. • If neighboring projects construct a raised median within East Bidwell Street, the owner/applicant shall construct a southbound left-turn through the raised median at the East Bidwell Street/Old Ranch Way intersection with a 90-foot long (or longer) pocket plus 60-foot taper. • The owner/applicant shall construct a 150-foot left turn pocket with 60-foot taper on eastbound Alder Creek Parkway to facilitate future access into the 50-acre commercial property located on the north side of Alder Creek Parkway as shown on the Offside Roadway Configuration Exhibit (Attachment 9). The left-turn pocket shall be barricaded and striped to prevent left or U-turns prior to development of the 50-acre commercial property (Parcel 85 A), and further analyses of its site access. • In the event that the fuel station is not developed within the shopping center, the Eastern Driveway on Alder Creek Parkway shall be eliminated, unless authorized by the City Engineer, in order to reduce the number of driveways on Alder Creek Parkway (major arterial roadway) and to reduce the number of driveways in close proximity to the intersection of East Bidwell Street and Alder Creek Parkway. 	B	CD (E)

Planning Commission
 Shops at Folsom Ranch Planned Development Permit Modification
 November 17, 2021

42. Cont.		<ul style="list-style-type: none"> If the Community Development Director determines that either the P3 or P4 building pad users are likely to have queues of more than 10 cars, analysis of drive through queueing shall be required prior to approval of grading or improvement plans for that parcel. 	G, I	CD (E)(P)
43.		<p><i>Vehicle and Bicycle Parking</i> A minimum of 207 vehicle parking spaces shall be provided for the project including 13 electric vehicle charging spaces and stations. In addition, a minimum of 21 bicycle parking spaces shall be provided to serve residents. The electric vehicle charging spaces and stations shall be centrally located within the shopping center to the satisfaction of the Community Development Department.</p>	B	CD (E)

ARCHITECTURE/SITE DESIGN REQUIREMENTS

44.		<p>Architectural Requirements The project shall comply with the following architecture and design requirements:</p> <ol style="list-style-type: none"> 1. This approval is for the Shops at Folsom Ranch Shopping Center, which includes development of six, single-story commercial buildings totaling 27,900 feet. The applicant shall submit building plans that comply with this approval and the attached building elevations dated August 31, 2018 (Buildings P-3 and P-4) and August 30, 2021 (Buildings S-1, S-2, P-1, and P-2). 2. In the event that substantial design modifications are proposed for Buildings P-3 and P-4 in the future, these buildings shall be required to obtain Design Review Approval from the Planning Commission. 3. The design, materials, and colors of the proposed Shops at Folsom Ranch Shopping Center shall be consistent with the submitted building elevations, materials samples, and color scheme to the satisfaction of the Community Development Department. 4. Brick pavers, stamped asphalt or another type of colored masonry material (ADA compliant) shall be used to designate pedestrian walkways and crosswalks on the project site, in addition to where pedestrian paths cross drive aisles, and shall be incorporated as a design feature at the primary driveway entrances at Alder Creek Parkway (westerly driveway) and East Bidwell Street. 5. All mechanical equipment shall be concealed from view of public streets, neighboring properties and nearby higher buildings where practicable to the satisfaction of the Community Development Department. 6. The final design of the building-attached light fixtures shall be subject to review and approval by the Community Development Department to ensure architectural consistency with the overall building design. 	B	CD (P)
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NOISE REQUIREMENTS				
45.		<p><i>Noise Barriers and Noise Reduction Measures</i> Based on the Environmental Noise Assessment prepared by Bollard Acoustical Consultants on May 22, 2018, the following measures shall be implemented to the satisfaction of the Community Development Department:</p> <ul style="list-style-type: none"> • The owner/applicant shall construct a solid 6-foot-tall masonry wall (noise barrier) along the eastern project boundary as shown in Figure 1 of the Environmental Noise Assessment (Attachment 18). • The vacuum stalls associated the fuel station and car wash shall be located on the west side of Building P3 as shown on Figure 1 of the Environmental Noise Assessment (Attachment 18). • The car wash entrance shall be equipped with an automatic entrance door that will remain closed during every wash cycle. • All rooftop mechanical equipment shall be screened from view by intervening rooftop parapets. 	I	CD (E)(P)
46.		<p><i>Noise Requirements</i> 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.</p>	I, B	CD (P)(E)

POLICE/SECURITY REQUIREMENT

47.		<p>Police Requirements 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 considered:</p> <ul style="list-style-type: none"> • A security guard on-duty at all times at the site or a six-foot security fence shall be constructed around the perimeter of construction areas. • Security measures for the safety of all construction equipment and unit appliances. • 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)	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		

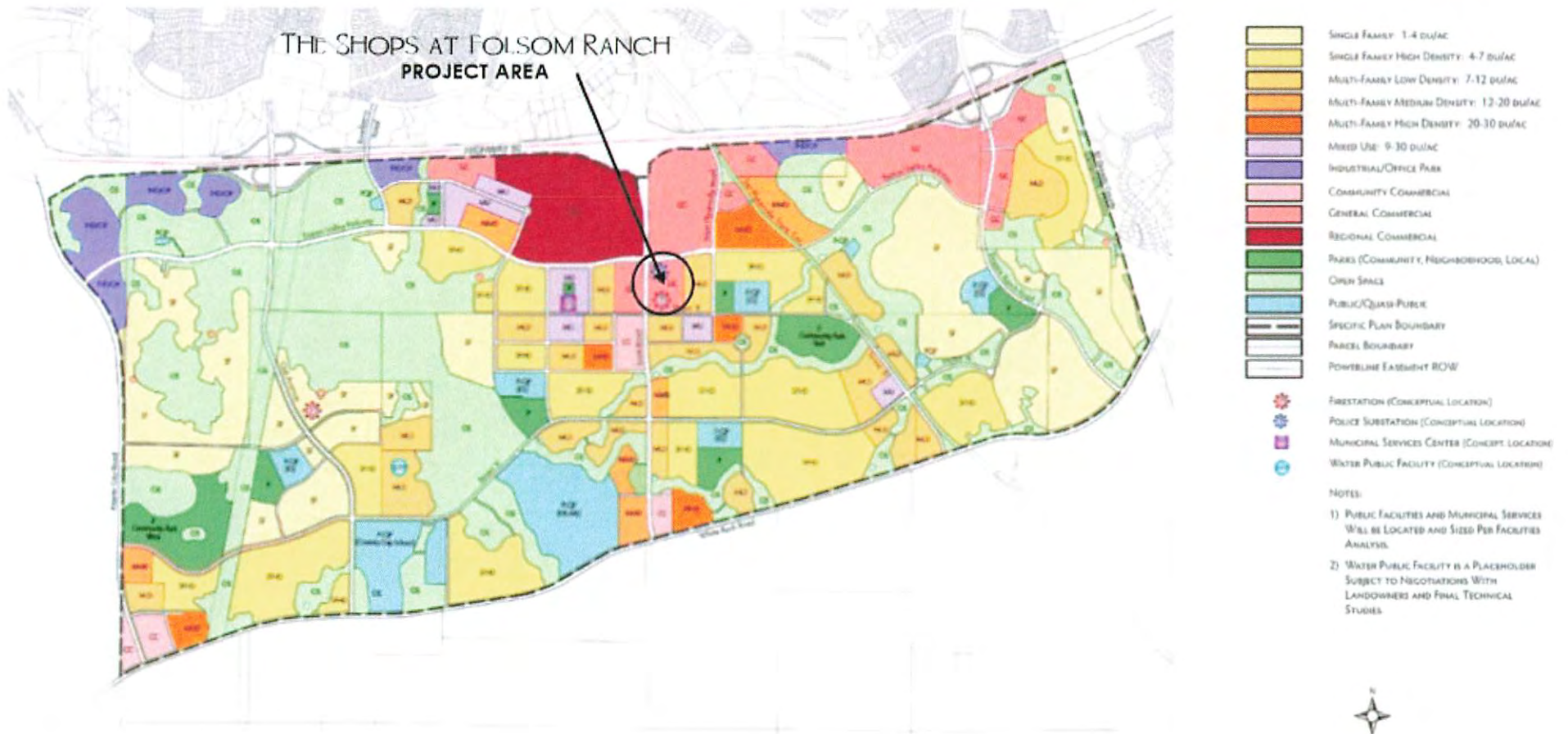
Attachment 5

Vicinity Map

Vicinity Map



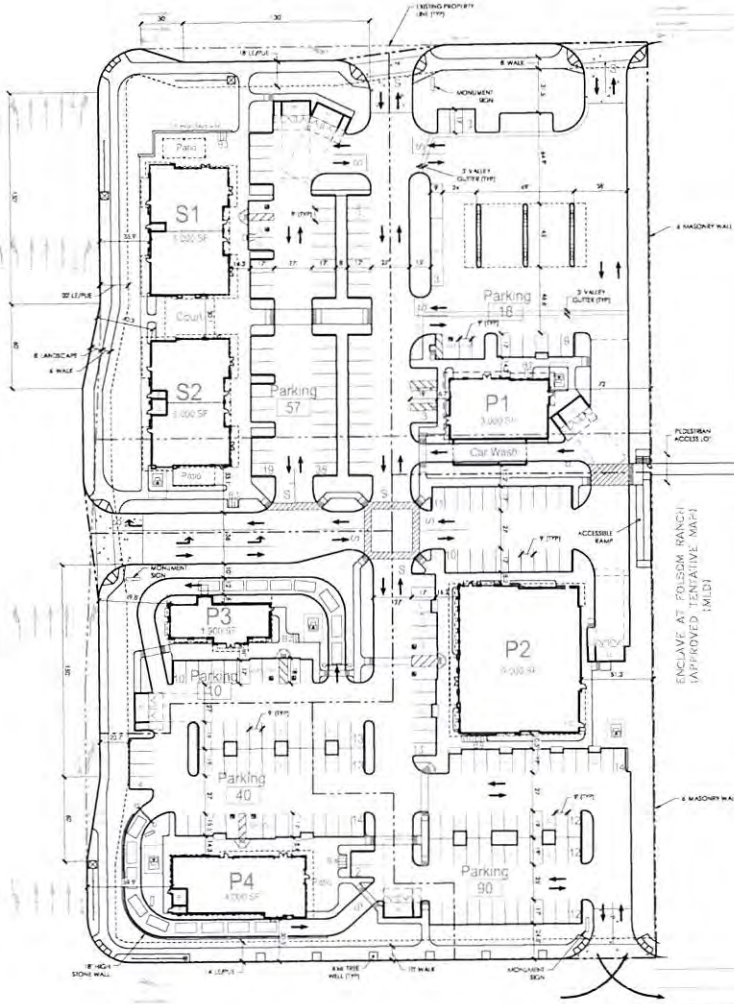
CITY OF
FOLSOM



Attachment 6

Approved Site Plan, dated October 25, 2018

EAGLE COMMERCIAL PARTNERS, LLC
07/2-3/10-046
(DC)



MANGINI RANCH PHASE 3
(APPROVED TENTATIVE MAP)
(MLD)

PROJECT INFORMATION

OWNER/DEVELOPER: SHOPS AT FOLSOM RANCH, LLC
533 California Street, #240
San Francisco, CA 94104

ENGINEER: MACKAY & SOMPS CIVIL ENGINEERS, INC.
1552 Avenida Republica, Suite 100
Roseville, CA 95641
PH: 916.773.1397

ASSESSORS PARCEL NO: 0723190-044 & 0723190-045

SITE ACREAGE: 5.9 ± Ac Net

EXISTING LAND USE: GC

NUMBER OF PARCELS: 5

Proposed Parking

Transfered spaces	83	82%
Compact spaces	28	11%
Accessible spaces	18	8%
Total Parking Provided:	219	

(1) additional spaces are provided on the fuel injection area, not included above summary.

* The project will provide a total of 13 electric vehicle charging spaces. (5 of the total spaces provided have 15 of the accessible spaces and 10 of the total spaces are designed for future EV Stations. One (1) accessible space and one (1) standard space.

Bicycle Parking Provided: 22 **

** All spaces, to include 24, and all standard spaces will be mechanized.

Use	Building Area (SF)
S1 Retail	5,022 SF
S2 Retail	5,950 SF
P1 Food/Convenience	3,000 SF
P2 Food/Restaurant	9,000 SF
P3 Food/Restaurant	1,800 SF
P4 Food/Restaurant	4,000 SF
Total Building Area:	27,900 SF

- SERVICE PROVIDERS:**
- SCHOOL DISTRICTS: Folsom Cordova Unified School District
 - PARKS & RECREATION: City of Folsom
 - POLICE & FIRE: City of Folsom
 - SANITARY SEWER: City of Folsom
 - DOMESTIC WATER: City of Folsom
 - STORM DRAIN: City of Folsom
 - ELECTRICITY: SMUD
 - TELEPHONE: AT&T
 - GAS: PSC&E
 - CABLE: COMCAST

Note: Reciprocal parking, access, and utility easements shall be provided on all lots.

LEGEND

PARCEL LINE	
TRASH ENCLOSURE	
PROJECT IDENTIFICATION MARKER	
TRANSFORMER	
BIKE RACK (WITH QUANTITY)	
ENHANCED PEDESTRIAN CROSSING	
'COOL PAVING' CONCRETE	
STOP SIGN	
EV = ELECTRIC VEHICLE CHARGING STATION	
EV = CONDUIT FOR FUTURE CHARGING STATION	

SHEET INDEX

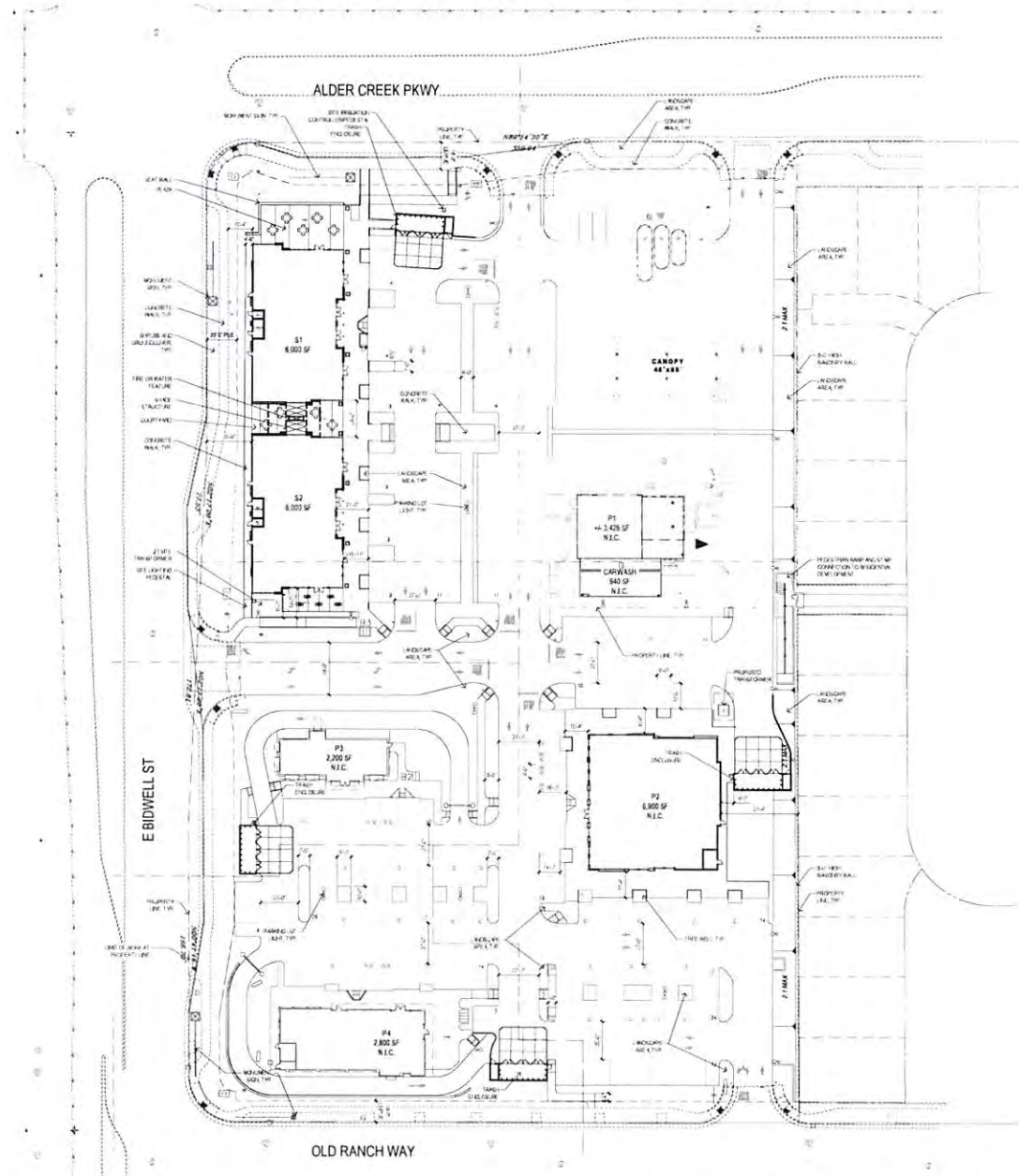
NUMBER	DESCRIPTION
1	PRELIMINARY SITE PLAN
2	PRELIMINARY GRADING AND DRAINAGE PLAN
3	PRELIMINARY UTILITY PLAN
4	BUILDING FLOOR PLANS
5	BUILDING ELEVATIONS - S1
6	BUILDING ELEVATIONS - S2
7	BUILDING ELEVATIONS - P1/GAS STATION
8	BUILDING ELEVATIONS - P2
9	BUILDING ELEVATIONS - P3
10	BUILDING ELEVATIONS - P4
11	COLOR AND MATERIAL BOARD
12	PERSPECTIVES
13	PERSPECTIVES
14	ROOF SCREENING AND LIGHTING CONCEPT EXHIBIT
15	LANDSCAPE SITE PLAN AND PLANTING PALETTE
16	TREE SHADING EXHIBIT
17	SITE AMENITIES EXHIBIT
18	COURTYARD ENLARGEMENT & MATERIALS

Preliminary Site Plan
Planned Development Permit
The Shops at Folsom Ranch
Folsom, California
October 23, 2018

07/2-3/10-046 (DC) - SHEET 1 OF 18
 MANGINI RANCH PHASE 3 (APPROVED TENTATIVE MAP) (MLD)
 PROJECT INFORMATION
 OWNER/DEVELOPER: SHOPS AT FOLSOM RANCH, LLC
 533 California Street, #240
 San Francisco, CA 94104
 ENGINEER: MACKAY & SOMPS CIVIL ENGINEERS, INC.
 1552 Avenida Republica, Suite 100
 Roseville, CA 95641
 PH: 916.773.1397
 ASSESSORS PARCEL NO: 0723190-044 & 0723190-045
 SITE ACREAGE: 5.9 ± Ac Net
 EXISTING LAND USE: GC
 NUMBER OF PARCELS: 5
 Proposed Parking
 Transfered spaces 83 82%
 Compact spaces 28 11%
 Accessible spaces 18 8%
 Total Parking Provided: 219
 (1) additional spaces are provided on the fuel injection area, not included above summary.
 * The project will provide a total of 13 electric vehicle charging spaces. (5 of the total spaces provided have 15 of the accessible spaces and 10 of the total spaces are designed for future EV Stations. One (1) accessible space and one (1) standard space.
 Bicycle Parking Provided: 22 **
 ** All spaces, to include 24, and all standard spaces will be mechanized.
 Use Building Area (SF)
 S1 Retail 5,022 SF
 S2 Retail 5,950 SF
 P1 Food/Convenience 3,000 SF
 P2 Food/Restaurant 9,000 SF
 P3 Food/Restaurant 1,800 SF
 P4 Food/Restaurant 4,000 SF
 Total Building Area: 27,900 SF
 SERVICE PROVIDERS:
 SCHOOL DISTRICTS: Folsom Cordova Unified School District
 PARKS & RECREATION: City of Folsom
 POLICE & FIRE: City of Folsom
 SANITARY SEWER: City of Folsom
 DOMESTIC WATER: City of Folsom
 STORM DRAIN: City of Folsom
 ELECTRICITY: SMUD
 TELEPHONE: AT&T
 GAS: PSC&E
 CABLE: COMCAST
 Note: Reciprocal parking, access, and utility easements shall be provided on all lots.
 SHEET 1 OF 18
 10/23/18 PREPARED BY

Attachment 7

Proposed Site Plan, dated August 18, 2021



FOLSOM RANCH PHASE 1 RETAIL

7610 ELK GROVE BLVD
ELK GROVE, CA

OVERALL SITE PLAN

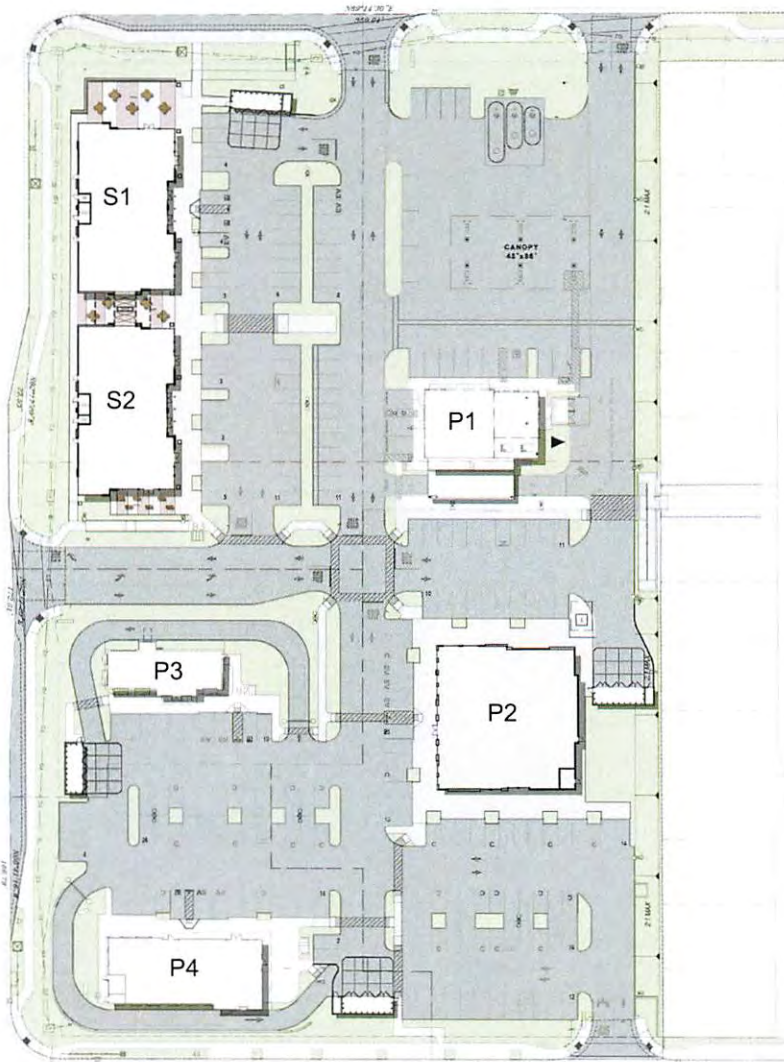
A1

DATE: 08.18.2021
PROJECT NO: 1405-0001
SCALE: SCALE
SHEET



SCALE: 1" = 30'-0"





FOLSOM RANCH PHASE 1 RETAIL

7610 ELK GROVE BLVD
ELK GROVE, CA

COLOR SITE PLAN

DATE 06.18.2021
PROJECT NO. 1405-0001
SCALE SCALE
SHEET:



L1.0

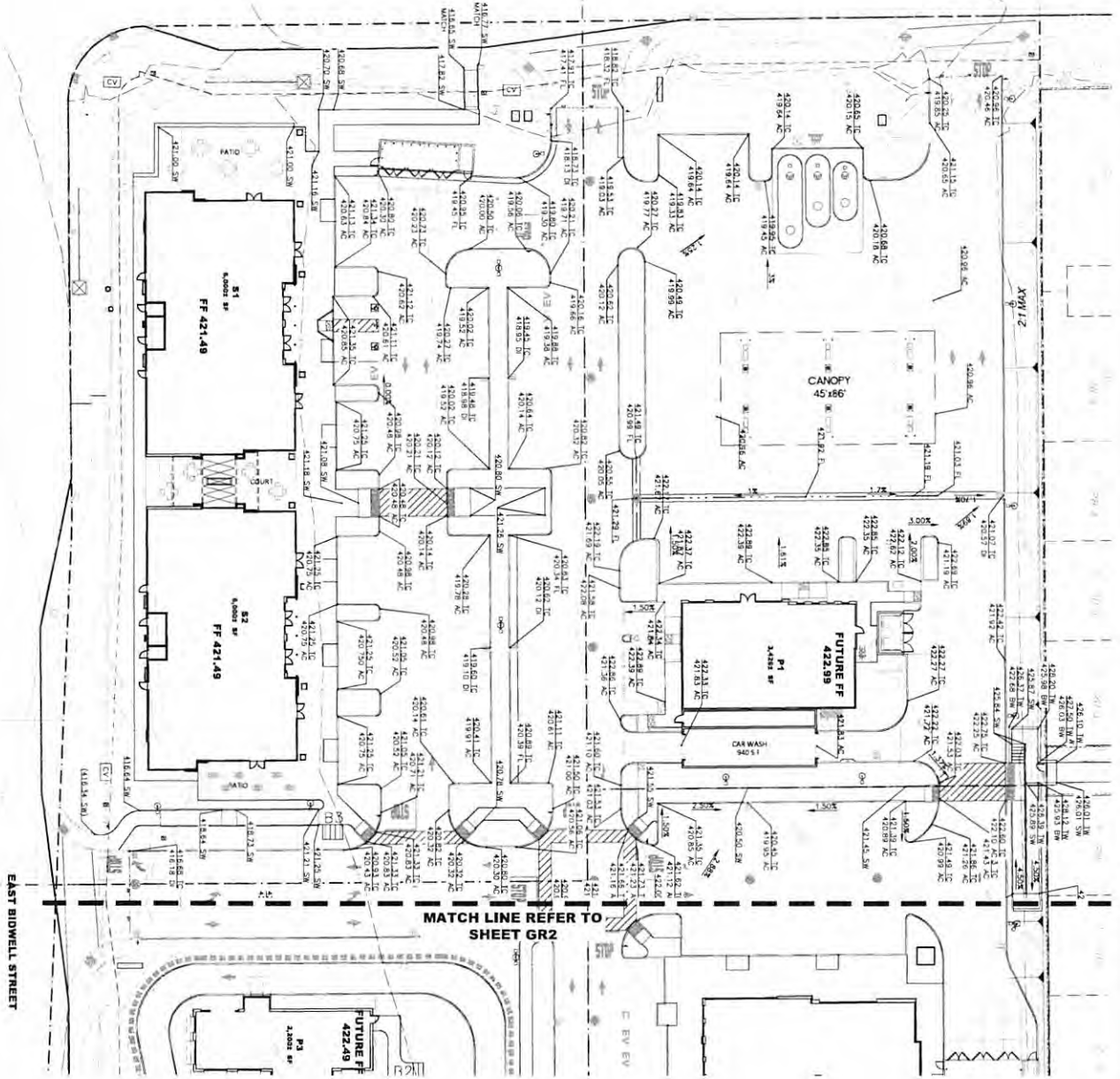


Attachment 8

Preliminary Grading and Drainage Plans Dated September 7, 2021



ALDER CREEK PARKWAY



MATCH LINE REFER TO SHEET GR2

EAST BIDWELL STREET

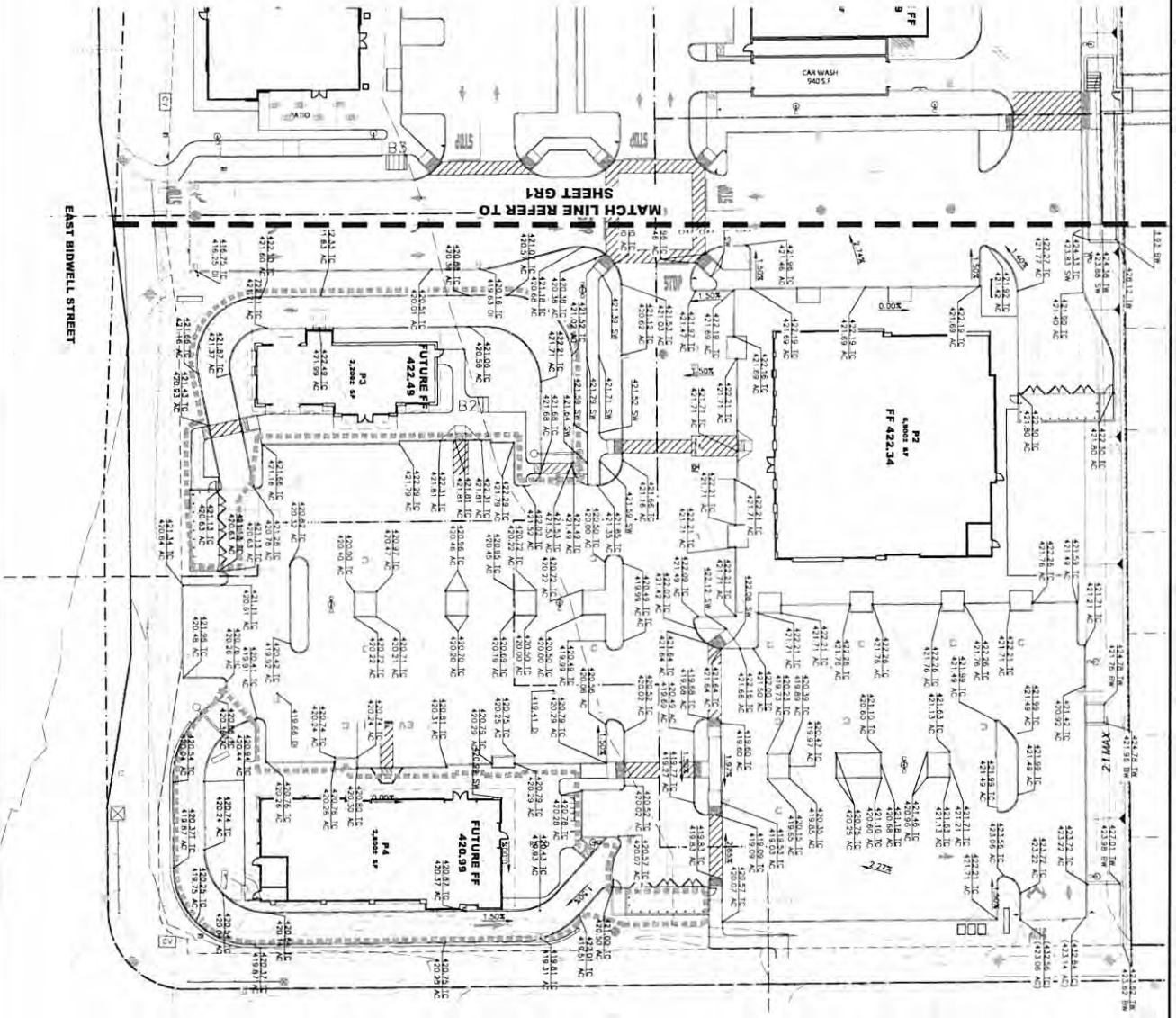
SHEET TITLE PRELIMINARY GRADING PLAN 1	THE SHOPS AT FOLSOM RANCH E. BIDWELL ST. & OLD RANCH WAY FOLSOM, CA 95630	RSC ENGINEERING 140 Rocky Ridge Drive, Suite 150 Roseville, CA 95661 PH 916.768.2664 Fax 916.768.4408		DATE	DESCRIPTION
				PROJECT NO. 0718-001 DRAWN BY: RSC Eng CHECKED BY: RSC Eng DESIGNED BY: RSC Eng	DATE DESCRIPTION
SHEET NO. GR1	SHOPS AT FOLSOM RANCH, LLC 555 CALIFORNIA ST., #3450 SAN FRANCISCO, CA 94104	DATE DESCRIPTION			



EAST BIDWELL STREET

MATCH LINE REFER TO SHEET GR1

OLD RANCH WAY



DATE: 10/19/2021
 SHEET NO. **GR2**
 10

SHEET TITLE
GRADING PLAN 2

THE SHOPS AT FOLSOM RANCH
 E. BIDWELL ST. & OLD RANCH WAY
 FOLSOM, CA 95630

PROJECT NO. 276-001
 DRAWN BY: RSC-CM
 CHECKED BY: RSC-ENG
 DESIGNED BY: RSC-ENG



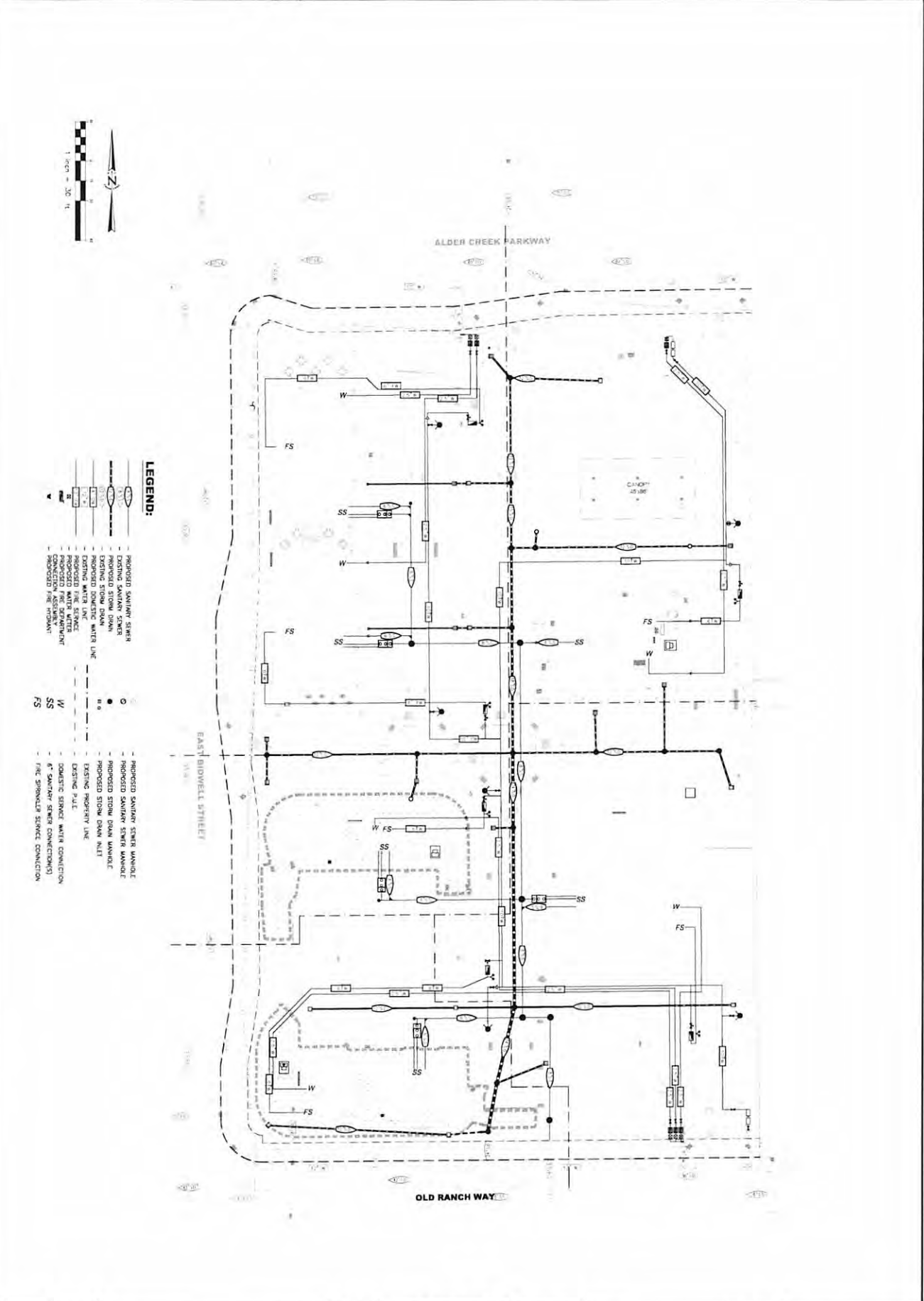
NO.	DATE	DESCRIPTION

SHOPS AT FOLSOM RANCH, LLC
 555 CALIFORNIA ST., #3450
 SAN FRANCISCO, CA 94104

Attachment 9

Preliminary Utility Plan Dated September 7, 2021

DATE: 10/19/2021
 PROJECT: 271A-001
 DRAWN BY: RSC Eng
 CHECKED BY: RSC Eng
 DESIGNED BY: RSC Eng



LEGEND:

- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROPOSED FIRE SERVICE
- EXISTING FIRE SERVICE
- PROPOSED WATER
- EXISTING WATER
- PROPOSED 4" SANITARY SEWER CONNECTION
- CONNECTION ASSUMED
- PROPOSED 12" MAIN

SYMBOLS:

- (Circle with 'M')
- (Circle with 'V')
- (Circle with 'H')
- (Circle with 'R')
- (Circle with 'W')
- (Circle with 'S')
- (Circle with 'F')

LINE TYPES:

-
- - -
- · - · -
- · - · - · - · -
- · - · - · - · - · -

DATE: 10/19/2021

SHEET NO.
UT-1

**PRELIMINARY
 UTILITY PLAN**

THE SHOPS AT FOLSOM RANCH
 E. BIDWELL ST. & OLD RANCH WAY
 FOLSOM, CA 95630

PROJECT NO: 271A-001
 DRAWN BY: RSC Eng
 CHECKED BY: RSC Eng
 DESIGNED BY: RSC Eng



DATE	DESCRIPTION	BY	CHK	APP

SHOPS AT FOLSOM RANCH, LLC
 555 CALIFORNIA ST., #3450
 SAN FRANCISCO, CA 94104

Attachment 10

Preliminary Landscape Plans Dated August 18, 2021

FOLSOM RANCH PHASE 1 RETAIL

7810 ELK GROVE BLVD
ELK GROVE, CA



WATER EFFICIENT LANDSCAPE ORDINANCE:
This plan complies with the Ordinance of City of Folsom Water Efficient Landscape Ordinance and is approved based on the different use of water in the landscape and irrigation design plan.
Date: 06/18/2021
Applicant Signature: License Number: Date:

LANDSCAPE NOTES

- LANDSCAPE NOTES:**
1. ALL SHRUBS AND GROUND COVER PLANTERS TO BE IRRIGATED USING IN LINE SUBSURFACE DRIP TUBING. LAWN AREAS TO BE IRRIGATED WITH HIGH EFFICIENCY SPRAY IRRIGATION.
 2. ALL PLANTERS TO BE TOP DRESSED WITH 2" OR MULCH.
 3. INSTALL TREE ROOT BARRIERS FOR TREES WITHIN 6" OF CONCRETE PAVING OR CURB.

LANDSCAPE NOTES

TREE SPECIES DIVERSITY:

GENUS: 172 (TOTAL TREES) X 0.20 (20%) = 34 (MAXIMUM ALLOWED OF 1 GENUS)
SPECIES: 172 (TOTAL TREES) X 0.20 (20%) = 34 (MAXIMUM ALLOWED OF 1 SPECIES)
CALIF: 172 (TOTAL TREES) X 0.10 (10%) = 17 (MAXIMUM ALLOWED OF 1 CALIF.)
ALL PROPOSED TREES ON THIS PROJECT ARE UNDER THE MAXIMUM ALLOWED TREE COUNTS AND MEET THE CITY OF FOLSOM TREE SPECIES DIVERSITY CRITERIA.

TREE SPECIES DIVERSITY

Tree Species	Tree Size	Coverage Qty	Area	Shade Total
<i>Non-California Species Diversity</i>				
<i>Ulmus parvifolia</i> 'Alicia'	Full	4	562	2,848
<i>Ulmus parvifolia</i> 'Alicia'	Home Q15	6	722	4,332
<i>Ulmus parvifolia</i> 'Alicia'	Half	24	461	13,244
<i>Quercus lobata</i>	Home Q15	1	282	851
	Half	1	282	851
	Total			18,766
<i>Ulmus parvifolia</i> 'Alicia'	Full	36	706	11,276
<i>Ulmus parvifolia</i> 'Alicia'	Home Q15	3	330	1,380
<i>Ulmus parvifolia</i> 'Alicia'	Half	3	334	9
<i>Quercus lobata</i>	Home Q15	3	377	9
	Total			13,684
<i>Ulmus parvifolia</i> 'Alicia'	Full	0	0	0
<i>Ulmus parvifolia</i> 'Alicia'	Home Q15	1	236	528
<i>Ulmus parvifolia</i> 'Alicia'	Half	19	717	4,113
<i>Quercus lobata</i>	Home Q15	0	0	0
	Total			5,441
Total Tree Shaded Area Provided				38,117
Percent of Parking Shaded				86.4%
Total Parking Area				42,150

TREE SHADE CALCULATION

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	WATER USE	QTY
	<i>Cercis occidentalis</i> Western Redbud Multi-trunk	15 gal	Low	16
	<i>Lagerstroemia x 'Natchez'</i> Natchez Crape Myrtle	15 gal	Med	29
	<i>Olea europaea 'Wilson'</i> Wilson Olive	15 gal	Low	40
	<i>Pistacia chinensis 'Keith Davey'</i> Keith Davey Chinese Pistache	24"box	Low	19
	<i>Quercus lobata</i> Valley Oak	24"box	Low	22
	<i>Quercus wislizeni</i> Interior Live Oak	15 gal	Low	13
	<i>Ulmus parvifolia 'Alicia'</i> Alicia Eilm	24"box	Med	17
	<i>Zelkova serrata 'Green Vase'</i> Green Vase Sawleaf Zelkova	15 gal	Med	17

SHRUBS	BOTANICAL / COMMON NAME	CONT	WATER USE	QTY
	<i>Ficus pumila</i> Creeping Fig	5 gal	Low	
	<i>Galvezia speciosa</i> Island Snapdragon	1 gal	Low	
	<i>Lomandra longifolia</i> Mat Rush	1 gal	Low	
	<i>Muhlenbergia capillaris 'Pink Cloud'</i> Pink Cloud Pink Muntz Grass	5 gal	Low	
	<i>Nandina domestica 'Lemon Lime'</i> Lemon Lime Heavenly Bamboo	5 gal	Low	
	<i>Olea europaea 'Little Olive' TM</i> Little Olive Olive	5 gal	Low	
	<i>Phytosporum tenuifolium 'Golf Ball'</i> Golf Ball Tawhihi	5 gal	Med	

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	WATER USE	SPACING	QTY
	<i>Bouteloua gracilis</i> Needle Grama Grass	1 gal	Low		
	<i>Bulbine frutescens 'Hallmark'</i> Hallmark Stalked Bulbine	1 gal	Low		150
	<i>Dianella revoluta</i> Spreading Flax Lily	1 gal	Low		120
	<i>Myoporum parvifolium</i> Trailing Myoporum	1 gal	Low		90
	<i>Rosa x 'Microdora' TM</i> White Drift Groundcover Rose	1 gal	Low		60
	<i>Zauschneria californica</i> California Fuchsia	1 gal	Low		0

LANDSCAPE SCHEDULE

LANDSCAPE PLAN

L1

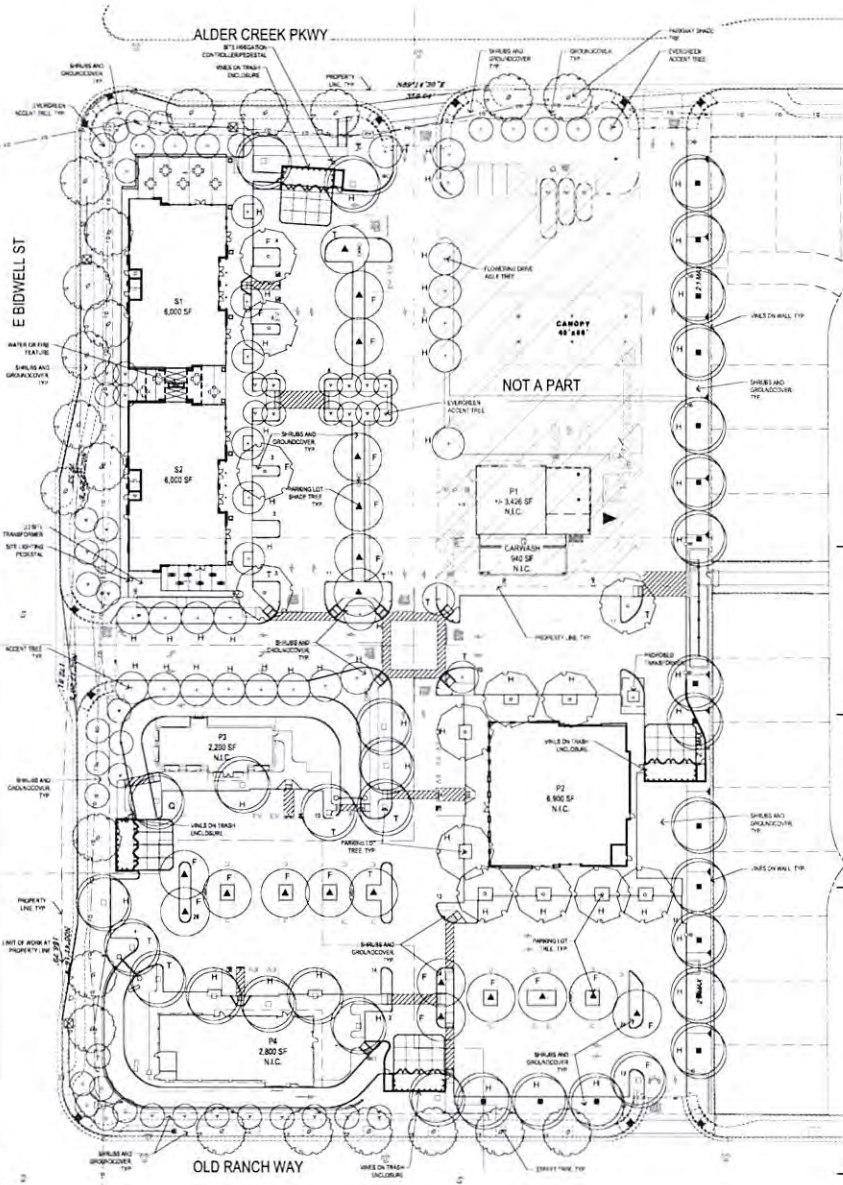
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SHEET:



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SCALE: 1" = 30'-0"

FOLSOM RANCH PHASE 1 RETAIL

7810 ELK GROVE BLVD
ELK GROVE, CA



WATER EFFICIENT LANDSCAPE ORDINANCE
I have complied with the criteria of City of Folsom Water Efficient Landscape Ordinance and applied them for the efficient use of water in the landscape and irrigation design plan.
Applicant Signature: _____ License Number: 4636 Date: 08.02.2021

LANDSCAPE NOTES

- ALL SHRUB AND GROUND COVER PLANTERS TO BE IRRIGATED USING IN-LINE SURFACE ACE DRIP TUBING. LAWN AREAS TO BE IRRIGATED WITH HIGH EFFICIENCY SPRAY IRRIGATION.
- ALL SPRAY IRRIGATION TO BE LAID OUT TO AVOID OVER SPRAY.
- ALL PLANTER TO BE TOP DRESSED WITH 1" OR MULCH EXCEPT FOR LAWN AREAS.
- INSTALL TREE ROOT BARRIERS FOR TREES WITH IN 4'-0" OF CONCRETE PAVING OR CURB.
- DOG PARKS TO HAVE FELT SYNTHETIC TURF.

LANDSCAPE NOTES

TREE SPECIES DIVERSITY
GENUS: 17% (TOTAL TREES) x 0.25 (25%) = 4% (MAXIMUM ALLOWED OF 1 GENUS)
SPECIES: 18% (TOTAL TREES) x 0.25 (25%) = 4.5% (MAXIMUM ALLOWED OF 1 SPECIES)
CULTIVAR: 17% (TOTAL TREES) x 0.15 (15%) = 2.5% (MAXIMUM ALLOWED OF 1 CULTIVAR)
*ALL PROPOSED TREES ON THIS PROJECT ARE UNDER THE MAXIMUM ALLOWED TREE COUNTS AND MEET THE CITY OF FOLSOM TREE SPECIES DIVERSITY CRITERIA.

TREE SPECIES DIVERSITY

Tree Species	Tree Size	Coverage	Qty	Area	Shade Total
Azalea 'Mardi Gras' (Small)	Small	2%	4	960	1,840
Artemisia 'Silver Queen' (Small)	Small	4%	8	1,920	3,760
Artemisia 'Silver Queen' (Medium)	Medium	12%	24	5,760	11,120
Baccharis 'Green Ice' (Small)	Small	1%	2	510	990
Baccharis 'Green Ice' (Medium)	Medium	2%	4	1,020	1,980
Baccharis 'Green Ice' (Large)	Large	4%	8	2,040	3,960
Baccharis 'Green Ice' (Total)					7,920
Baccharis 'Green Ice' (Small)	Small	1%	2	510	990
Baccharis 'Green Ice' (Medium)	Medium	2%	4	1,020	1,980
Baccharis 'Green Ice' (Large)	Large	4%	8	2,040	3,960
Baccharis 'Green Ice' (Total)					6,930
Baccharis 'Green Ice' (Small)	Small	1%	2	510	990
Baccharis 'Green Ice' (Medium)	Medium	2%	4	1,020	1,980
Baccharis 'Green Ice' (Large)	Large	4%	8	2,040	3,960
Baccharis 'Green Ice' (Total)					6,930
Baccharis 'Green Ice' (Small)	Small	1%	2	510	990
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Baccharis 'Green Ice' (Large)	Large	4%	8	2,040	3,960
Baccharis 'Green Ice' (Total)					6,930
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Baccharis 'Green Ice' (Total)					6,930
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Baccharis 'Green Ice' (Medium)	Medium	2%	4	1,020	1,980
Baccharis 'Green Ice' (Large)	Large	4%	8	2,040	3,960
Baccharis 'Green Ice' (Total)					6,930

TREE SHADE CALCULATION

TREES				
BOTANICAL / COMMON NAME	CONT	WATER USE	QTY	
Cercis occidentalis Western Redbud Multi-trunk	15 gal	Low	16	(Symbol)
Lagerstroemia x 'Natchez' Natchez Crape Myrtle	15 gal	Med	29	(Symbol)
Olea europaea 'Wilson' Wilson Olive	15 gal	Low	40	(Symbol)
Pistacia chinensis 'Keith Davey' Keith Davey Chinese Pistache	24" box	Low	19	(Symbol)
Quercus lobata Valley Oak	24" box	Low	22	(Symbol)
Quercus wislizeni Interior Live Oak	15 gal	Low	13	(Symbol)
Ulmus parvifolia 'Allee' Allee lacebark Elm	24" box	Med	17	(Symbol)
Zelkova serrata 'Green Vase' Green Vase Sawleaf Zelkova	15 gal	Med	17	(Symbol)
SHRUBS				
BOTANICAL / COMMON NAME	CONT	WATER USE	QTY	
Ficus pumila Creeping Fig	5 gal	Low		
Galvezia speciosa Island Snapdragon	1 gal	Low		
Lomandra longifolia Mat Rush	1 gal	Low		
Muhlenbergia capillaris 'Pink Cloud' Pink Cloud Pink Muhly Grass	5 gal	Low		
Nandina domestica 'Lemon Lime' Lemon Lime Heavenly Bamboo	5 gal	Low		
Olea europaea 'Little Olive' TM Little Olive Olive	5 gal	Low		
Pittosporum tenuifolium 'Golf Ball' Golf Ball Tawhiti	5 gal	Med		
GROUND COVERS				
BOTANICAL / COMMON NAME	CONT	WATER USE	SPACING	QTY
Bouteloua gracilis Needle Grass	1 gal	Low		
Bulbine frutescens 'Hallmark' Hallmark Stalked Bulbine	1 gal	Low		150
Dianella revoluta Spreading Flax Lily	1 gal	Low		120
Myoporum parvifolium Trailing Myoporum	1 gal	Low		90
Rosa x 'Meisortland' TM White Drift Groundcover Rose	1 gal	Low		60
Zauschneria californica California Fuchsia	1 gal	Low		30
				0
LANDSCAPE SCHEDULE				

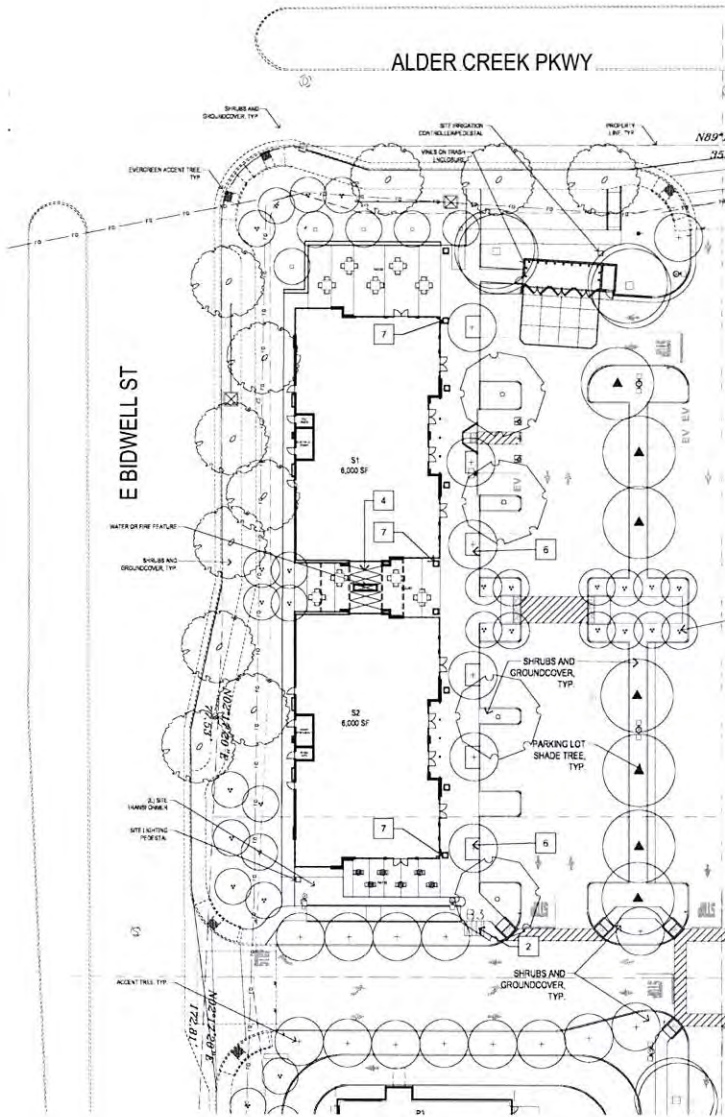
LANDSCAPE PLAN

DATE: 08.18.2021
PROJECT NO: 1405-0001
SCALE: SCALE
SHEET:

L1



SCALE: 1" = 30'-0"



1. BENCH 2. BIKE RACK 3. TRASH RECEPTACLE



4. STRING LIGHTS



5. BOLLARDS



6. TREE GRATE



7. PLANTER BOX

PRECEDENT IMAGES

100
80
60
40
20
0
10
SCALE: 1" = 20'-0"

FOLSOM RANCH PHASE 1 RETAIL

7610 ELK GROVE BLVD
ELK GROVE, CA

LANDSCAPE PLAN ENLARGEMENT

DATE: 08.18.2021
PROJECT NO: 1405-0001
SCALE: SCALE
SHEET:

L2



Attachment 11

Approved Building Elevations and Renderings Dated August 31, 2018



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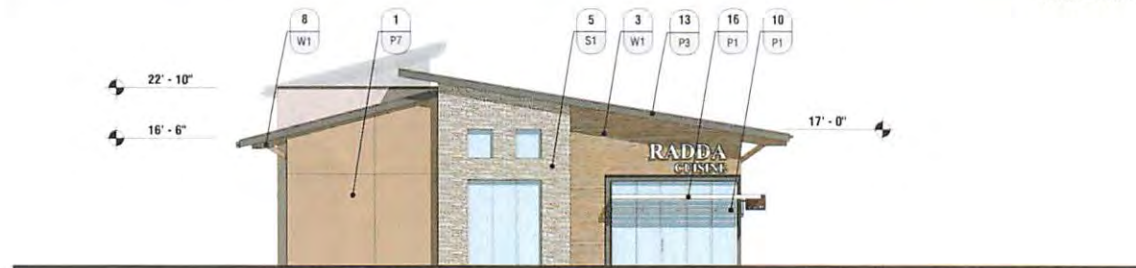
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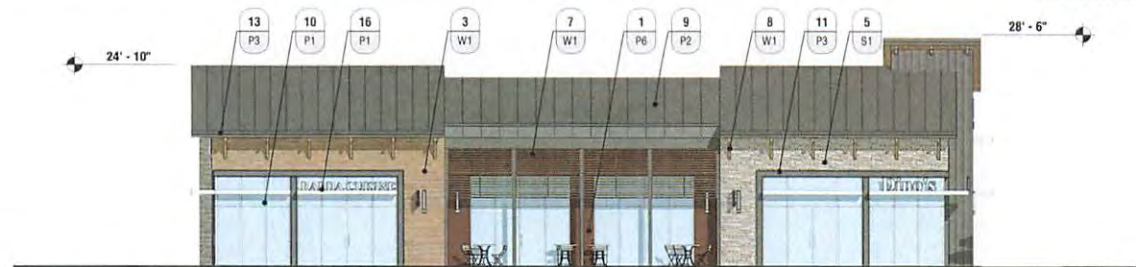
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AND PLANNING *in*



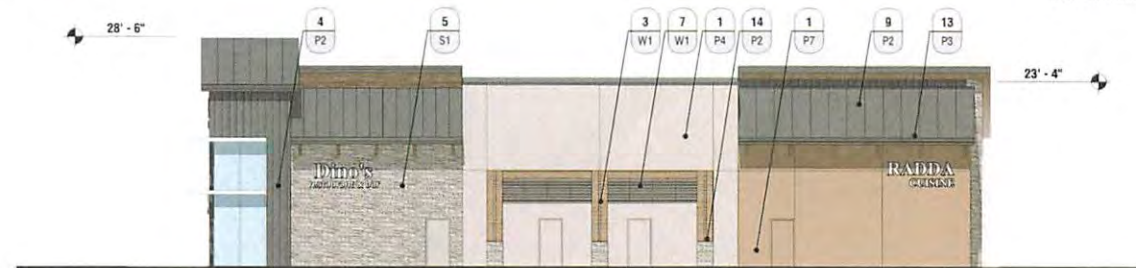
North Elevation



South Elevation



East Elevation



West Elevation

Materials & Colors

- 1. Cement plaster, paint finish
- 2. Fiber cement board siding, paint fini
- 3. Wood siding, stained finish
- 4. Board and Batten siding
- 5. Manufactured Stone Veneer
- 6. Metal Panel
- 7. Wood screen, stained finish
- 8. Wood structure, stained finish
- 9. Standing seam metal roof
- 10. Aluminum storefront
- 11. Steel structure, paint finish
- 12. Metal screen, paint finish
- 13. Metal fascia, paint finish
- 14. Precast coping
- 15. Metal / wood trellis, painted & stain
- 16. Metal / wood sunscreen, painted &
- P1. Benjamin Moore 2121-50 - Iced Cut
- P2. Benjamin Moore 2127-40 - Wolf Grz
- P3. Benjamin Moore 2126-30 - Anchor /
- P4. Benjamin Moore 2108-50 - Silver Fc
- P5. Benjamin Moore 2111-40 - Taos Tat
- P6. Benjamin Moore 2111-20 - Grizzly E
- P7. Benjamin Moore HC91 - Danville Tar
- P8. Benjamin Moore HC151 - Buckland
- W1. Olympic-Semi-transparent - Drift
- S1. Eldorado Stone - Stacked stone - Da

Elevations - BLDG S1
Planned Development Pern

The Shops
at Folsom Ranc

Folsom, California August 31





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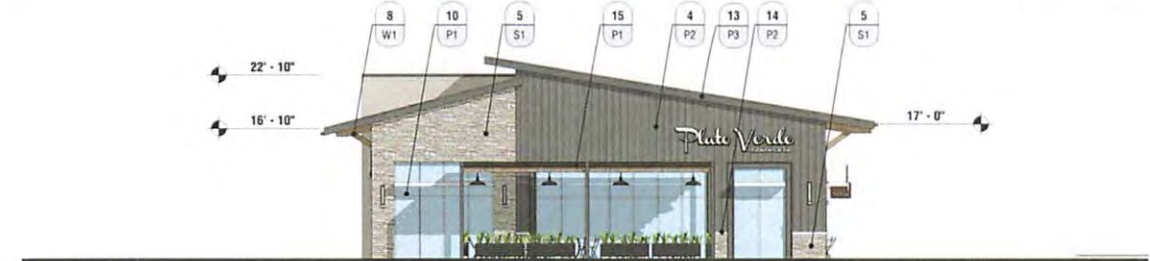
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ENGINEERS PLANNERS SU

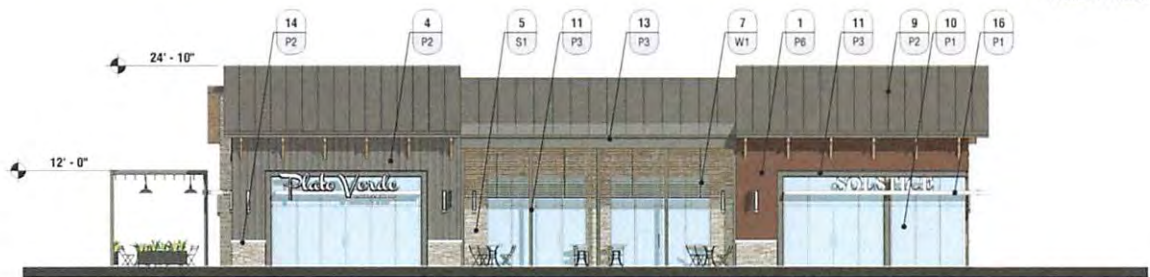
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AND PLANNING in



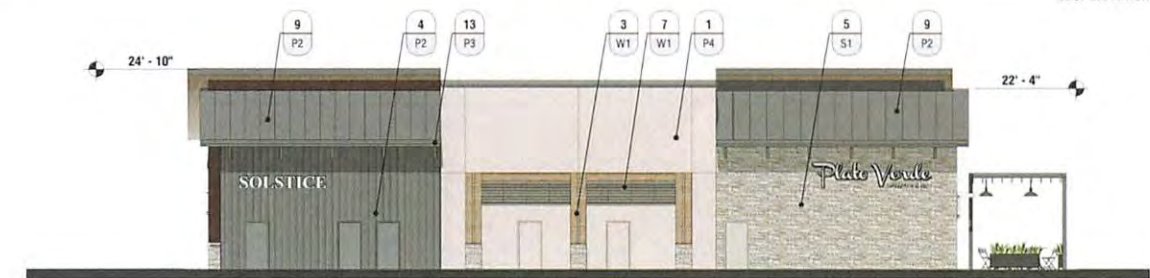
North Elevation



South Elevation



East Elevation



West Elevation

Materials & Colors

- 1. Cement plaster, paint finish
- 2. Fiber cement board siding, paint finish
- 3. Wood siding, stained finish
- 4. Board and Batten siding
- 5. Manufactured Stone Veneer
- 6. Metal Panel
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- 8. Wood structure, stained finish
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- 12. Metal screen, paint finish
- 13. Metal fascia, paint finish
- 14. Precast coping
- 15. Metal / wood trellis, painted & stain
- 16. Metal / wood sunscreen, painted &
- P1. Benjamin Moore 2121-50 - Iced Cut
- P2. Benjamin Moore 2127-40 - Wolf Gr
- P3. Benjamin Moore 2126-30 - Anchor
- P4. Benjamin Moore 2108-50 - Silver Fc
- P5. Benjamin Moore 2111-40 - Taos Tau
- P6. Benjamin Moore 2111-20 - Grizzly E
- P7. Benjamin Moore HC91 - Danville Tar
- P8. Benjamin Moore HC151 - Buckland

- W1. Olympic-Semi-transparent - Drift
- S1. Eldorado Stone - Stacked stone - Da

Elevations - BLDG S2
Planned Development Perm

The Shops
at Folsom Ranch

Folsom, California August 31





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ARCHITECTURE
AND PLANNING

Materials & Colors

- 1. Cement plaster, paint finish
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- 4. Board and Batten siding
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- P3. Benjamin Moore 2126-30 - Anchor
- P4. Benjamin Moore 2108-50 - Silver Fc
- P5. Benjamin Moore 2111-40 - Taos Tan
- P6. Benjamin Moore 2111-20 - Grizzly E
- P7. Benjamin Moore HC91 - Danville Tar
- P8. Benjamin Moore HC151 - Buckland

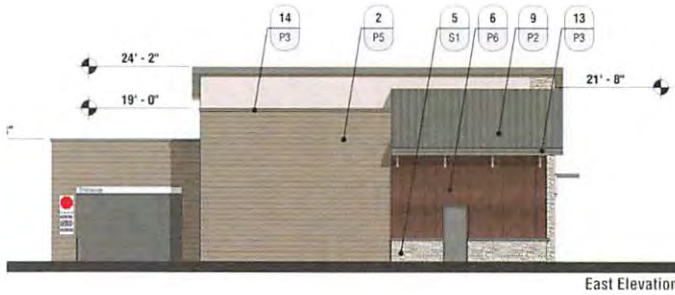
W1. Olympic-Semi-transparent - Drift

S1. Eldorado Stone - Stacked stone - Da

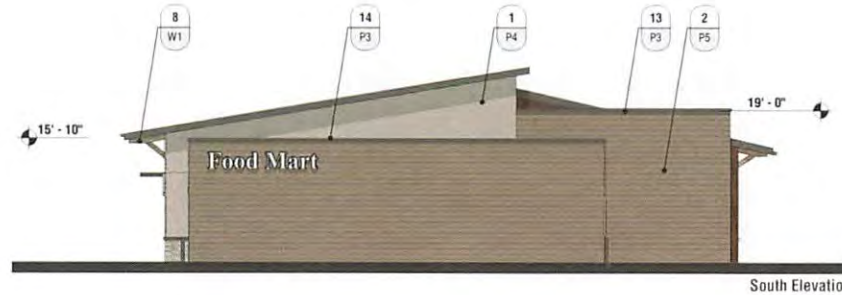
Elevations - BLDG P1 & Gas St
Planned Development Pern

The Shops at Folsom Ranc

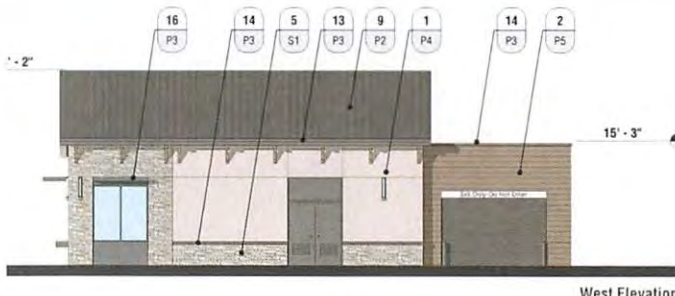
Folsom, California August 11



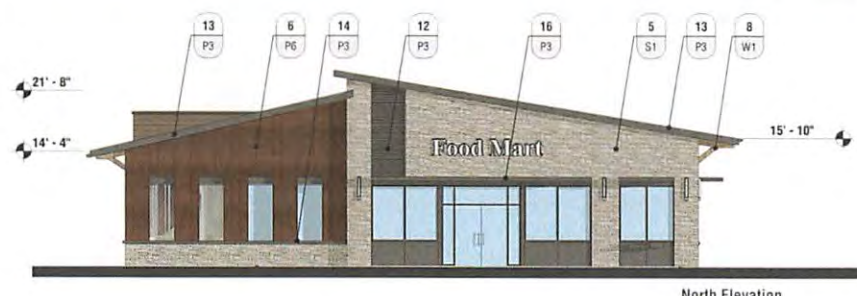
East Elevation



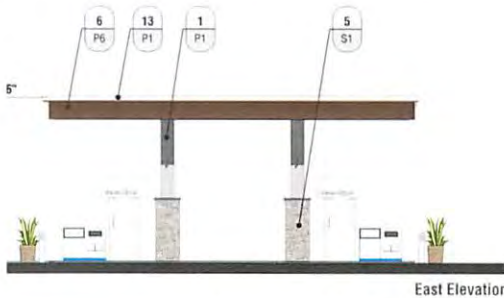
South Elevation



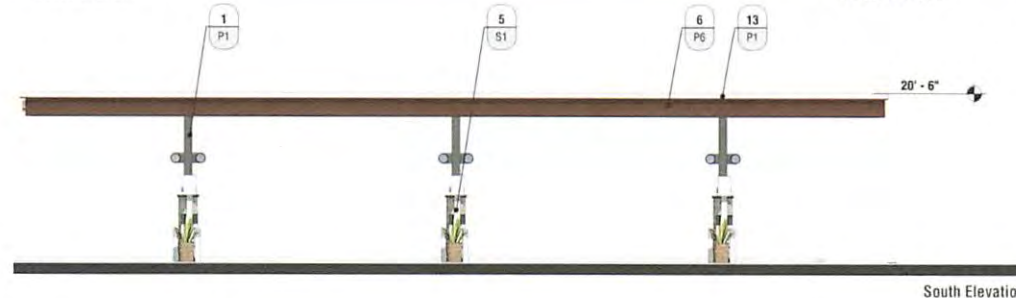
West Elevation



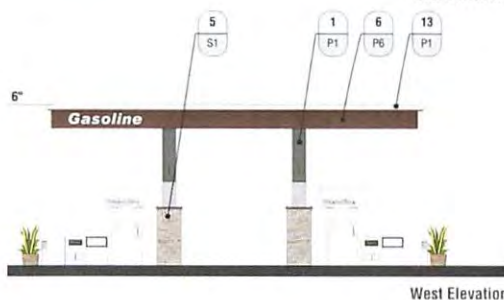
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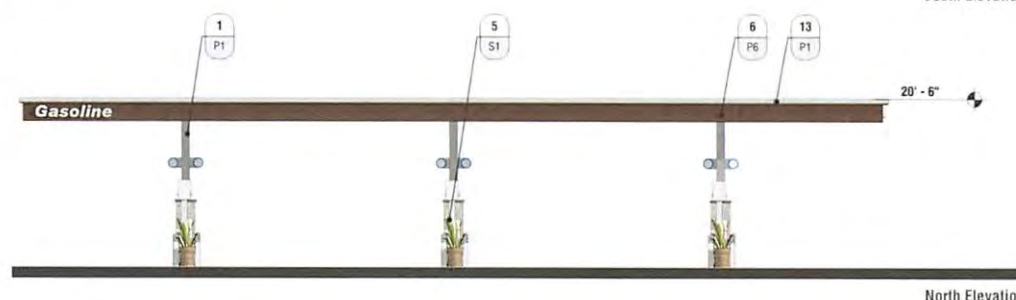
East Elevation



South Elevation



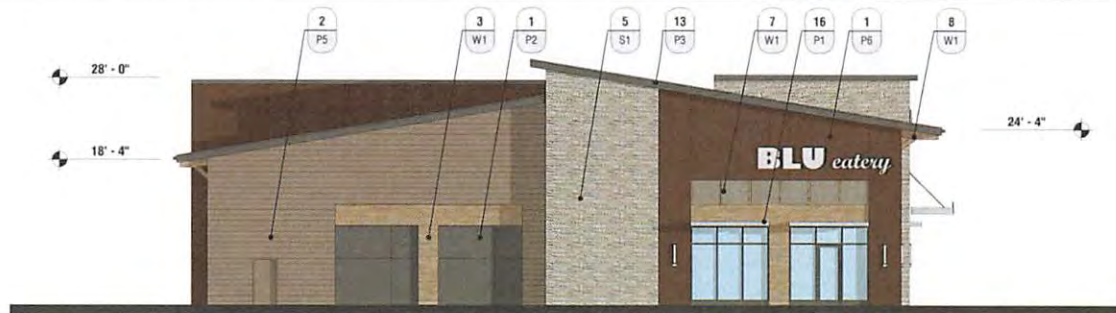
West Elevation



North Elevation



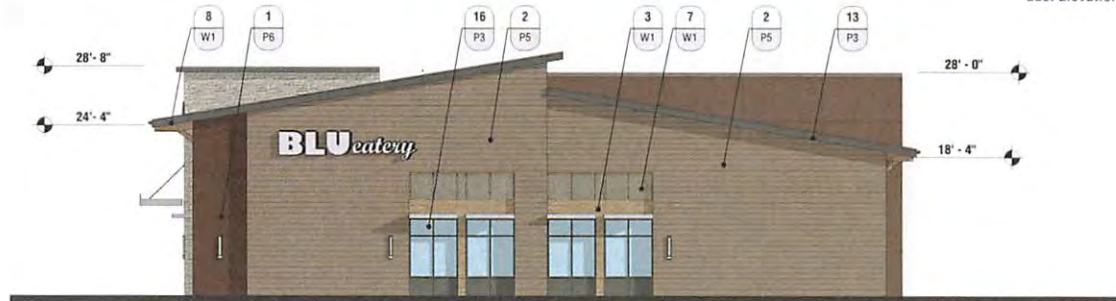
SCALE: 1/8" = 1'-0"



North Elevation



East Elevation



South Elevation



West Elevation



Materials & Colors

- 1. Cement plaster, paint finish
- 2. Fiber cement board siding, paint finish
- 3. Wood siding, stained finish
- 4. Board and Batten siding
- 5. Manufactured Stone Veneer
- 6. Metal Panel
- 7. Wood screen, stained finish
- 8. Wood structure, stained finish
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- 10. Aluminum storefront
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- 14. Precast coping
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- 16. Metal / wood sunscreen, painted &
- P1. Benjamin Moore 2121-50 - Iced Cut
- P2. Benjamin Moore 2127-40 - Wolf Gr
- P3. Benjamin Moore 2126-30 - Anchor
- P4. Benjamin Moore 2108-50 - Silver Fc
- P5. Benjamin Moore 2111-40 - Taos Tal
- P6. Benjamin Moore 2111-20 - Grizzly E
- P7. Benjamin Moore HC91 - Danville Tar
- P8. Benjamin Moore HC151 - Buckland
- W1. Olympic-Semi-transparent - Drift
- S1. Eldorado Stone - Stacked stone - Da

Elevations - BLDG P2
Planned Development Pern

The Shops
at Folsom Ranch
Folsom, California August 31



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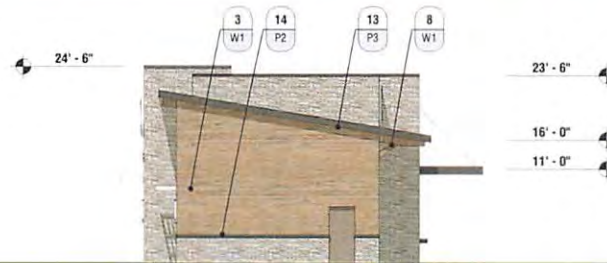
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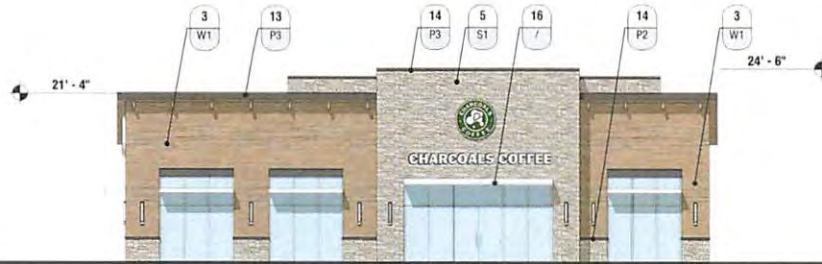
SGPA
ARCHITECTURE
AND PLANNING



North Elevation



East Elevation



South Elevation



West Elevation

Materials & Colors

1. Cement plaster, paint finish
 2. Fiber cement board siding, paint finish
 3. Wood siding, stained finish
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P4. Benjamin Moore 2108-50 - Silver Fc
P5. Benjamin Moore 2111-40 - Taos Tau
P6. Benjamin Moore 2111-20 - Grizzly E
P7. Benjamin Moore HC91 - Danville Tar
P8. Benjamin Moore HC151 - Buckland
- W1. Olympic-Semi-transparent - Drift
S1. Eldorado Stone - Stacked stone - Da

Elevations - BLDG P3
Planned Development Pern

The Shops
at Folsom Ranch



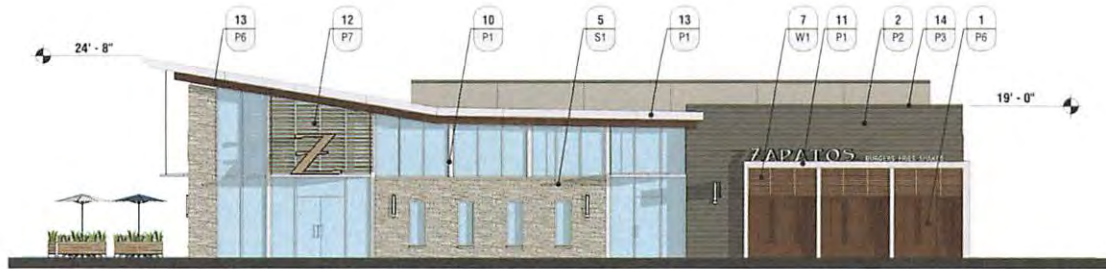


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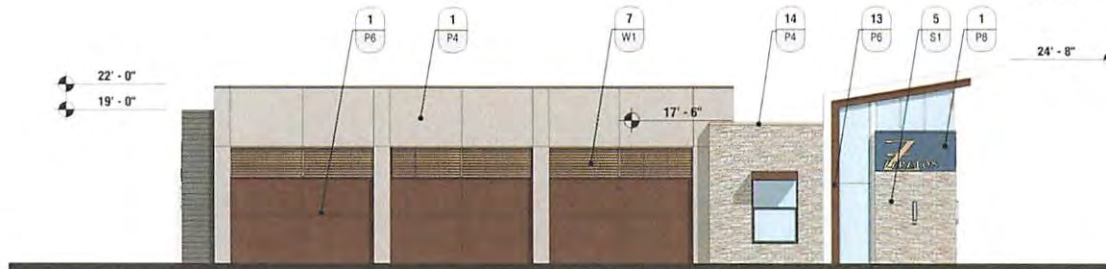
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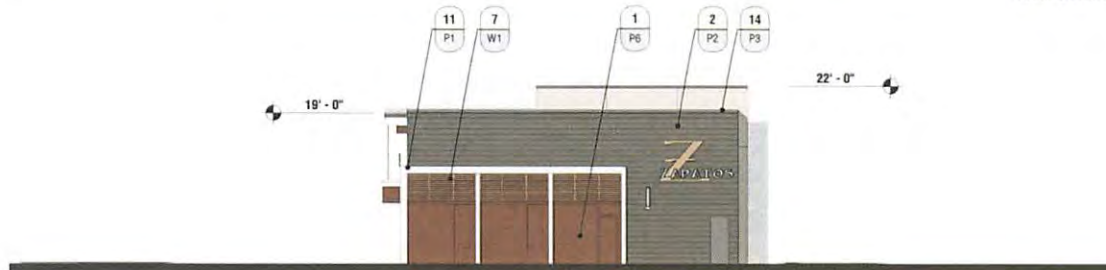
North Elevation



East Elevation



South Elevation



West Elevation

Materials & Colors

- 1. Cement plaster, paint finish
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- P4. Benjamin Moore 2108-50 - Silver Fc
- P5. Benjamin Moore 2111-40 - Taos Tau
- P6. Benjamin Moore 2111-20 - Grizzly E
- P7. Benjamin Moore HC91 - Danville Tar
- P8. Benjamin Moore HC151 - Buckland
- W1. Olympic-Semi-transparent - Drift
- S1. Eldorado Stone - Stacked stone - Da

Elevations - BLDG P4
Planned Development Perm

The Shops
at Folsom Ranch

Folsom, California August 31





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ENGINEERS PLANNERS SU

SGPA
ARCHITECTURE
AND PLANNING in



Perspectives
Planned Development Perm

The Shops
at Folsom Ranch

Folsom, California August 31



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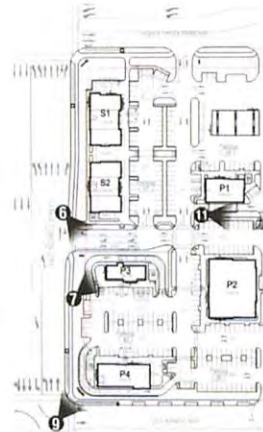


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 ARCHITECTURE
 AND PLANNING



Perspectives
 Planned Development Perm
The Shops
 at Folsom Ranch
 Folsom, California October 5th

† Perspectives in some cases remove proposed trees to afford views of the proposed buildings.

Attachment 12

Proposed Building Elevations and Renderings Dated August 30, 2021



EAST ELEVATION 1
1/8" = 1'-0"



NORTH ELEVATION 2
1/8" = 1'-0"



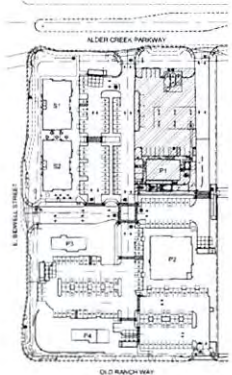
WEST ELEVATION 3
1/8" = 1'-0"



SOUTH ELEVATION 4
1/8" = 1'-0"

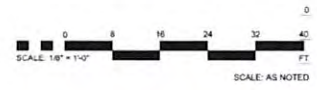


PERSPECTIVE VIEW AT NORTH WEST CORNER 5



SITE MAP - NOT TO SCALE

- EXTERIOR ELEVATION KEYNOTES**
- 1 PAINTED CEMENT PLASTER FINISH
 - 2 PAINTED FIBER CEMENT BOARD Siding
 - 3 PAINTED FIBER CEMENT BOARD AND BATTEN Siding
 - 4 PAINTED WOOD TRIM
 - 5 STAINED WOOD SCREEN
 - 6 PAINTED METAL CORING OR SLINGSCREEN
 - 7 FUTURE TENANT SIGNAGE
 - 8 WALL MOUNT LIGHT FIXTURE
- EXTERIOR FINISH COLOR AND MATERIAL KEY**
- WALLS**
- P1 BENJAMIN MOORE #2121-50 "ICE CUBE SILVER"
 - P2 BENJAMIN MOORE #2121-40 "WOLF GRAY"
 - P3 BENJAMIN MOORE #2136-40 "ANCHOR GRAY"
 - P4 BENJAMIN MOORE #2136-50 "SILVER FINK"
 - P5 NOT USED
 - P6 BENJAMIN MOORE #2111-20 "DREZZLY BEAR BROWN"
 - P7 BENJAMIN MOORE #4131 "DANVILLE TAY"
- CEILING**
- CE1 MFR. OLYMPIC PROJECT SEAM TRANSPARENT EXTERIOR WOOD STAIN COLOR DRIFT
- STANDING SEAM METAL ROOF**
- SR1 STANDING SEAM METAL ROOF - COLOR TO MATCH ASP SPAN COLOR "OLD TOWN GRAY"
- STONE LENSING**
- SL1 MFR. #2 CORAZO STONE PROJECT STAINED STONE COLOR: CAFFREAR
 - SL2 "CORNBALL" 8" x 8" SPALLS 1/3 RUNNING BOND
- STOREFRONT**
- SFR1 COLOR ANODIZED ALUMINUM FRAME W/ TRANSPARENT LOW-E GLAZING



FOLSOM RANCH PHASE 1 RETAIL SHOPS 1

EXTERIOR ELEVATIONS

DATE: 2021.06.30
 PROJECT NO: 1405-0001
 SCALE: AS NOTED
 SHEET: A3.1

SHOPS 1 (BLDG 511)	
GROSS BUILDING AREA	6,000 SF
CONSTRUCTION TYPE	V-B
FIRE SPRINKLERS:	YES
TENANT:	T.B.D.
STORES:	1
BUILDING HEIGHT:	26'-6" FEET





EAST ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"



PERSPECTIVE VIEW AT SOUTH WEST CORNER
5



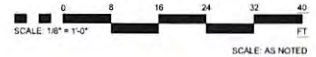
SITE MAP - NOT TO SCALE

EXTERIOR ELEVATION KEYNOTES

- 1 PAINTED CONCRETE PLASTER FINISH
- 2 PAINTED FIBER CEMENT BOARD SIDING
- 3 PAINTED FIBER CEMENT BOARD AND BATTEN SIDING
- 4 PAINTED WOOD TRIM
- 5 STAINED WOOD SCREEN
- 6 PAINTED METAL CORNICE OR SLURVSCREEN
- 7 FUTURE TENANT HOUSAGE
- 8 WALL MOUNT LIGHT FIXTURE

EXTERIOR FINISH COLOR AND MATERIAL KEY

- STAIRS
 - ST11 MFR. OLYMPIC
 - ST12 PRODUCT: BEAR TRANSPARENT EXTERIOR WOOD STAIN COLOR: DRIFT
- STANDING SEAM METAL ROOF
 - SR1 STANDING SEAM METAL ROOF - COLOR TO MATCH AEP SPAN COLOR
 - SR2 T&E TRUSS GRAY
- STONE VENEER
 - SV1 MFR. EL DORADO STONE
 - SV2 PRODUCT: STACKED STONE
 - SV3 C&C OR C&S/FORM
- TILE
 - TT1 "CORUSALLEY" 6" X 12" SPARKLE 1/3 FINISHING BOND
- STOREFRONT
 - SF1 CLEAR ANODIZED ALUMINUM FRAME W/ TRANSPARENT LOW E GLAZING



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

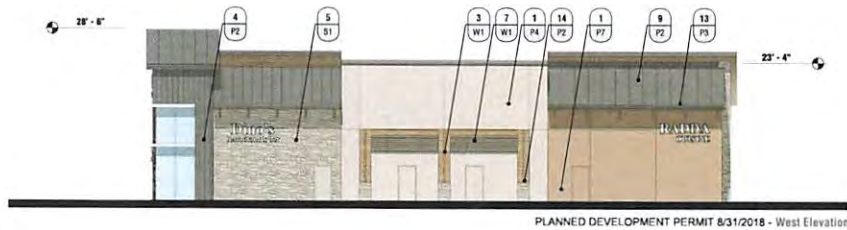
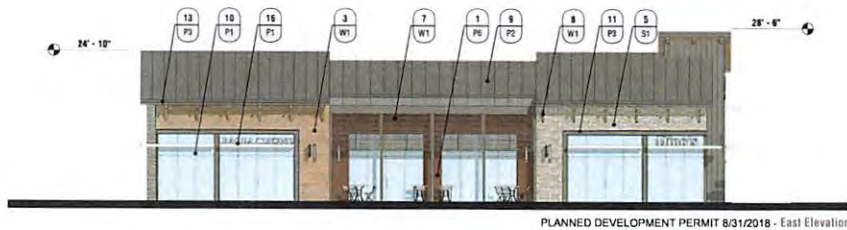
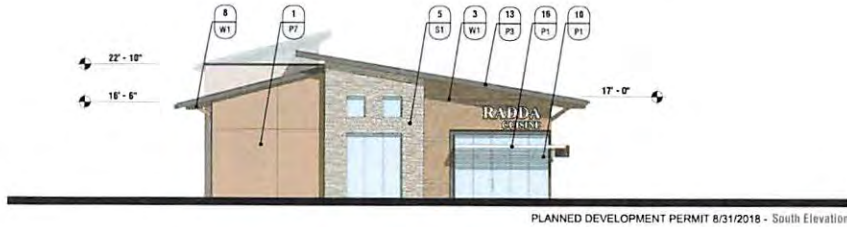
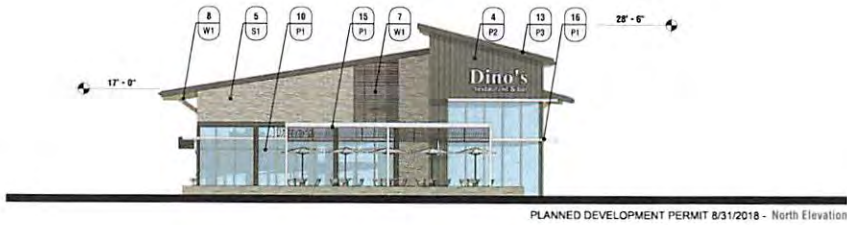
FOLSOM RANCH PHASE 1 RETAIL SHOPS 2

EXTERIOR ELEVATIONS

DATE: 2021.08.30
PROJECT NO: 1405-0001
SCALE: AS NOTED
SHEET: A3.1.1

SIZES 2, 10, 12, 30	6,000 SF
GROSS BUILDING AREA	6,000 SF
CONSTRUCTION TYPE	V-B
FIRE SPRINKLERS	YES
TENANT	T.B.D.
STORES	1
BUILDING HEIGHT	20'-0" FEET





- EXTERIOR ELEVATION KEYNOTES**
1. PAINTED CEMENT PLASTER FINISH
 2. PAINTED FIBER CEMENT BOARD SIDING
 3. PAINTED FIBER CEMENT BOARD AND BATTEN SIDING
 4. PAINTED WOOD TRIM
 5. STAINED WOOD SCREEN
 6. PAINTED METAL COPING OR SUNSCREEN
 7. FUTURE TENANT SIGNAGE
 8. WALL MOUNT LIGHT FIXTURE
- EXTERIOR FINISH COLOR AND MATERIAL KEY**
- PAINTS**
- P1- BENJAMIN MOORE #2131-50 "ICE CUBE SILVER"
 - P2- BENJAMIN MOORE #2127-40 "WOLF GRAY"
 - P3- BENJAMIN MOORE #2138-40 "ANCHOR GRAY"
 - P4- BENJAMIN MOORE #2108-50 "SILVER FISH"
 - P5- NOT USED
 - P6- BENJAMIN MOORE #2111-20 "GRIZZLY BEAR BROWN"
 - P7- BENJAMIN MOORE #1631 "DANVILLE TAN"
- STAIN**
- S1- VPR OLYMPIC PRODUCT SEAM TRANSPARENT EXTERIOR WOOD STAIN COLOR: DRAFT
- STANDING SEAM METAL ROOF**
- R1- STANDING SEAM METAL ROOF - COLOR TO MATCH ALP SPAN COLOR "GOLD TOWN DRIFT"
- STONE VENEER**
- ST1- VPR 12 CORAZO STONE PRODUCT, STACKED STONE COLOR: DENTONIA
 - ST2- "CHISELWELL" # 4 3/4" SPACELABRY TO RUNNING BOND
- STONE/ROOF**
- SRT1- CLEAR ANODIZED ALUMINUM FRAME W/ TRANSPARENT LOW E GLAZING



FOLSOM RANCH PHASE 1 RETAIL SHOPS 1 & 2

(S2 IS A SIMILAR MIRRORED VERSION OF THESE PROPOSED ELEVATIONS - SEE A3.1)

EXTERIOR ELEVATION STUDY - PLANNED VS PROPOSED

DATE: 2021.08.30
 PROJECT NO: 1405-0001
 SCALE: AS NOTED
 SHEET: A3.2

NOTE: ELEVATIONS SHOWN ON THIS SHEET ARE INTENDED TO ILLUSTRATE THE DIFFERENCES AND SIMILARITIES BETWEEN ELEVATIONS PROVIDED WITH THE ORIGINAL PLANNED DEVELOPMENT PERMIT (SAT LID 8/31/2018 SHOWN ON THE LEFT) AND THE NEW PROPOSED MODIFICATIONS (SHOWN ON THE RIGHT).

THE PROPOSED CHANGES INCLUDE AN INCREASED BUILDING FOOTPRINT AND ROOF SLOPE DIRECTION CHANGES (SEE SHEET A3.1)

OVERALL BUILDING HEIGHTS, COLORS AND MATERIALS REMAIN THE SAME AS THE ORIGINAL.

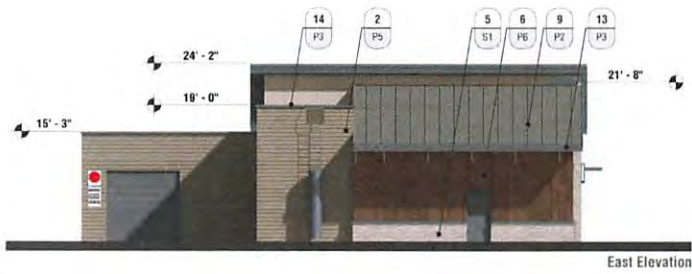




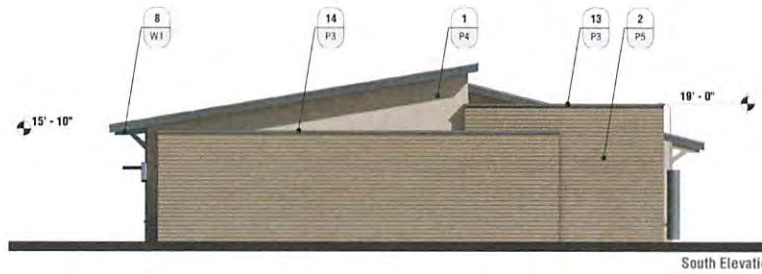
FOLSOM
RANCH



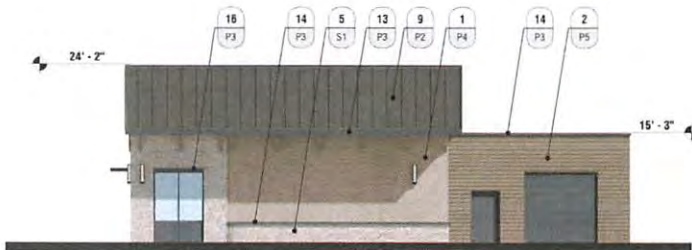
MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS



East Elevation



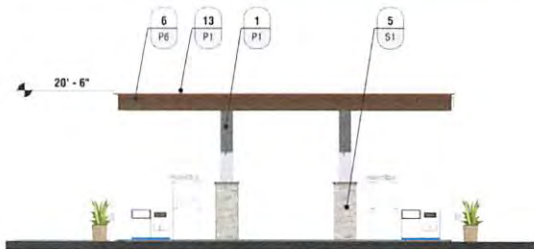
South Elevation



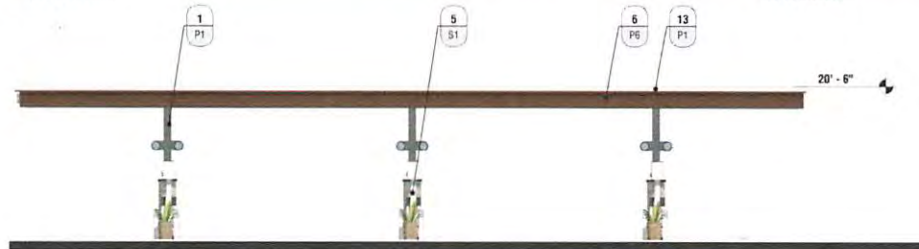
West Elevation



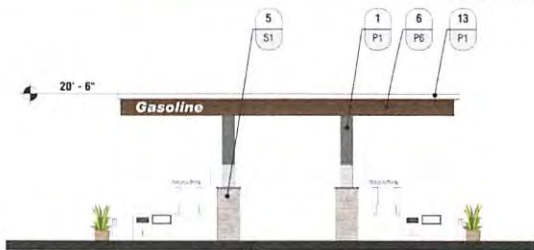
North Elevation



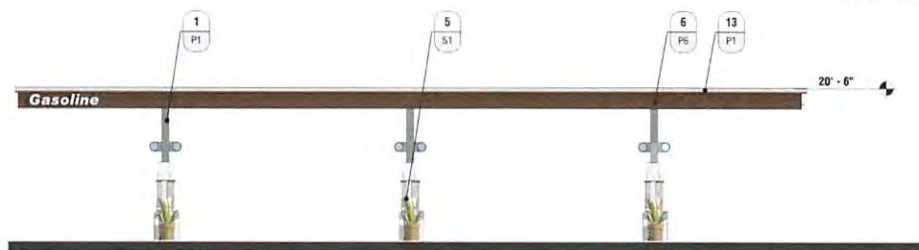
East Elevation



South Elevation



West Elevation



North Elevation

Materials & Colors

1. Cement plaster, paint finish
 2. Fiber cement board siding, paint finish
 3. Wood siding, stained finish
 4. Board and Batten siding
 5. Manufactured Stone Veneer
 6. Metal Panel
 7. Wood screen, stained finish
 8. Wood structure, stained finish
 9. Standing seam metal roof
 10. Aluminum storefront
 11. Steel structure, paint finish
 12. Metal screen, paint finish
 13. Metal fascia, paint finish
 14. Precast coping
 15. Metal / wood trellis, painted & stained
 16. Metal / wood sunscreen, painted & stained
- P1. Benjamin Moore 2121-50 - Iced Cube Silver
 P2. Benjamin Moore 2127-40 - Wolf Gray
 P3. Benjamin Moore 2126-30 - Anchor Gray
 P4. Benjamin Moore 2108-50 - Silver Fox
 P5. Benjamin Moore 2111-40 - Taos Taupe
 P6. Benjamin Moore 2111-20 - Grizzly Bear Brown
 P7. Benjamin Moore HC91 - Danville Tan
 P8. Benjamin Moore HC151 - Buckland Blue
- W1. Olympic-Semi-transparent - Drift
- S1. Eldorado Stone - Stacked stone - Daybreak



Elevations - BLDG P1 & Gas Station
Planned Development Permit

The Shops at Folsom Ranch

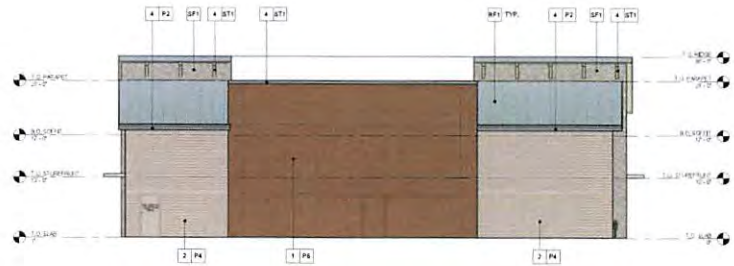
Folsom, California August 31, 2018



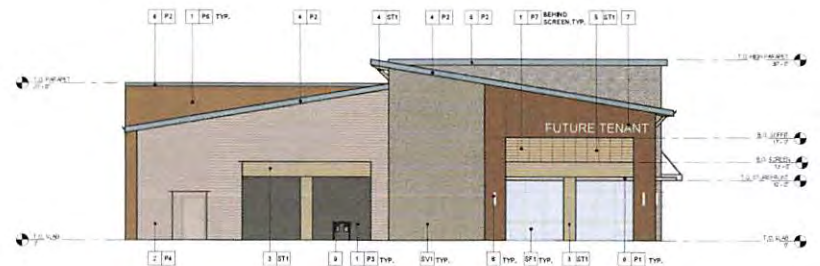
WEST ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"



EAST ELEVATIONS
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"



PERSPECTIVE VIEW AT NORTH WEST CORNER
5

EXTERIOR ELEVATION KEYNOTES

1. PAINTED CEMENT PLASTER FINISH
2. PAINTED REAR CEMENT BOARD SIDING
3. STAINED WOOD SIDING
4. PAINTED OR STAINED WOOD TRIM
5. STAINED WOOD SCREEN
6. PAINTED METAL COPING OR SUNSCREEN
7. FUTURE TENANT SIGNAGE
8. WALL MOUNT LIGHT FIXTURE
9. FUTURE GAS METERS

EXTERIOR FINISH COLOR AND MATERIAL KEY

- PAINTS**
- P1- BENJAMIN MOORE #2121-50 "ICE CUBE SILVER"
 - P2- BENJAMIN MOORE #2121-40 "WOLF GRAY"
 - P3- BENJAMIN MOORE #2121-48 "ANCHOR GRAY"
 - P4- BENJAMIN MOORE #2121-58 "SILVER FISH"
 - P5- NOT USED
 - P6- BENJAMIN MOORE #3111-18 "DORADO SILVER GRAY"
 - P7- BENJAMIN MOORE #1611 "DARK LIE TANT"
- STAIN**
- ST1- MFR OLYMPIC PRODUCT 10% TRANSPARENT EXTERIOR WOOD STAIN COLOR: GRPT
- STAINERS / SEAM METAL ROOF**
- ST1- STAINLESS STEEL METAL ROOF - COLOR TO MATCH ASP SHAW COLOR: GOLD TONER GRAY
- STONE / VENEER**
- SV1- MFR EL DORADO STONE PRODUCT: STACCAED STONE COLOR: GAMBREAK
 - SV2- "CROSSVILLE" #3 3/2 SPEAR EASY 1/2 RUNNING BOND
- SCREENINGS**
- SP1- CLEAR ANODIZED ALUMINUM FRAME W/ TRANSPARENT LOW-E GLAZING



FOLSOM RANCH PHASE 1 RETAIL BUILDING P2

3290 EAST BOWWELL STREET
FOLSOM, CA

EXTERIOR ELEVATIONS

DATE: 2021.10.19
PROJECT NO: 1405-0001
SCALE: AS NOTED
SHEET: A3.1

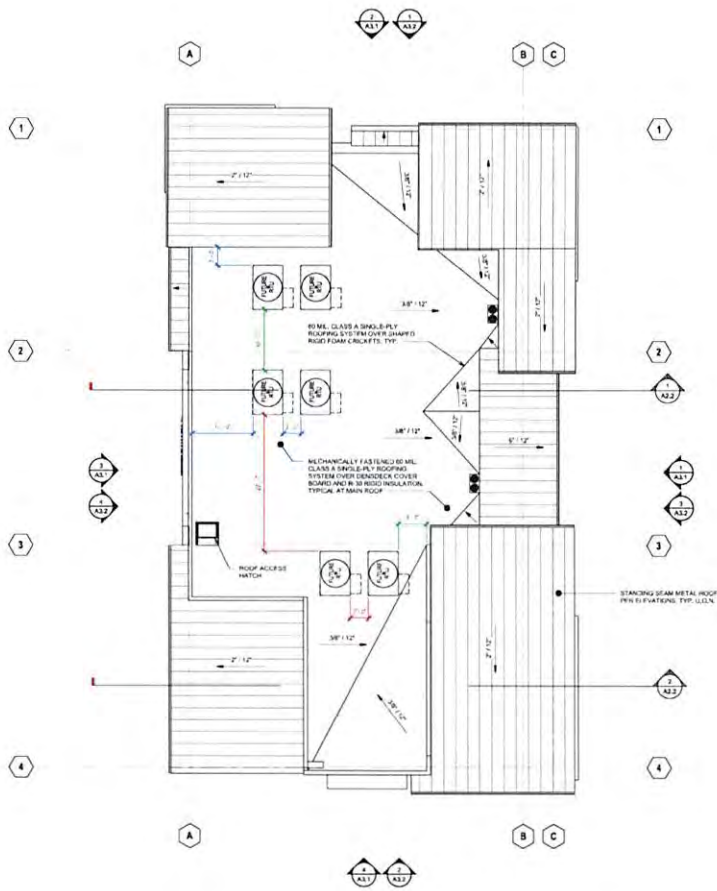
PAD 2 (BLOOR P2)

GROSS BUILDING AREA: 6,900 SF
CONSTRUCTION TYPE: V-B
FIRE SPRINGERS: YES
TENANT: T.B.D.
STORIES: 1
BUILDING HEIGHT: 39'-0" FEET

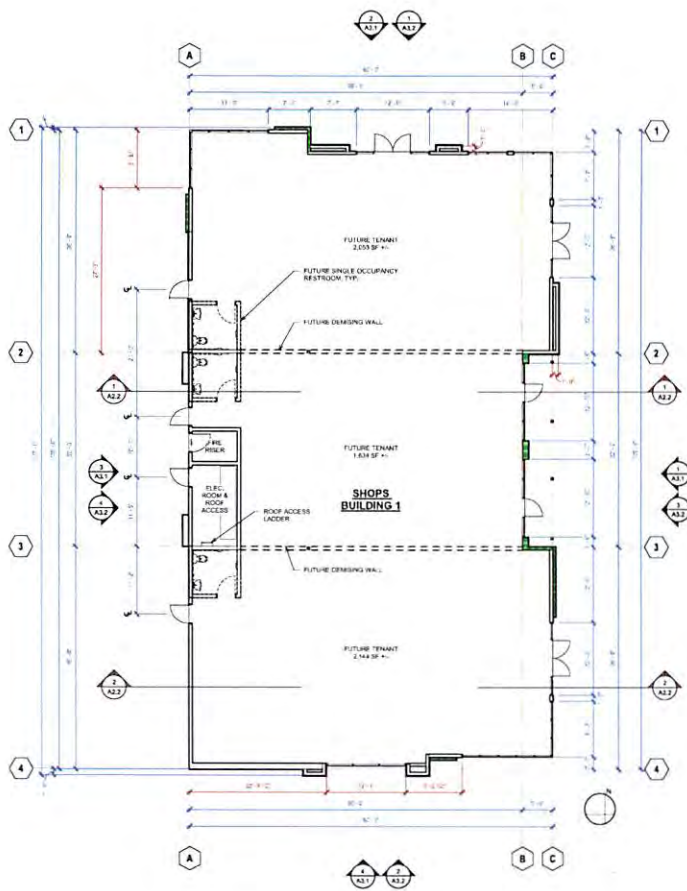


Attachment 13

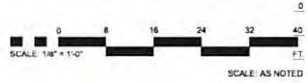
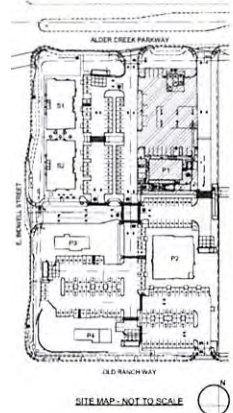
Proposed Floor and Roof Plans Dated August 30, 2021



ROOF PLAN
1/8" = 1'-0" 2



FLOOR PLAN
1/8" = 1'-0" 1



FOLSOM RANCH PHASE 1 RETAIL

SHOPS 1

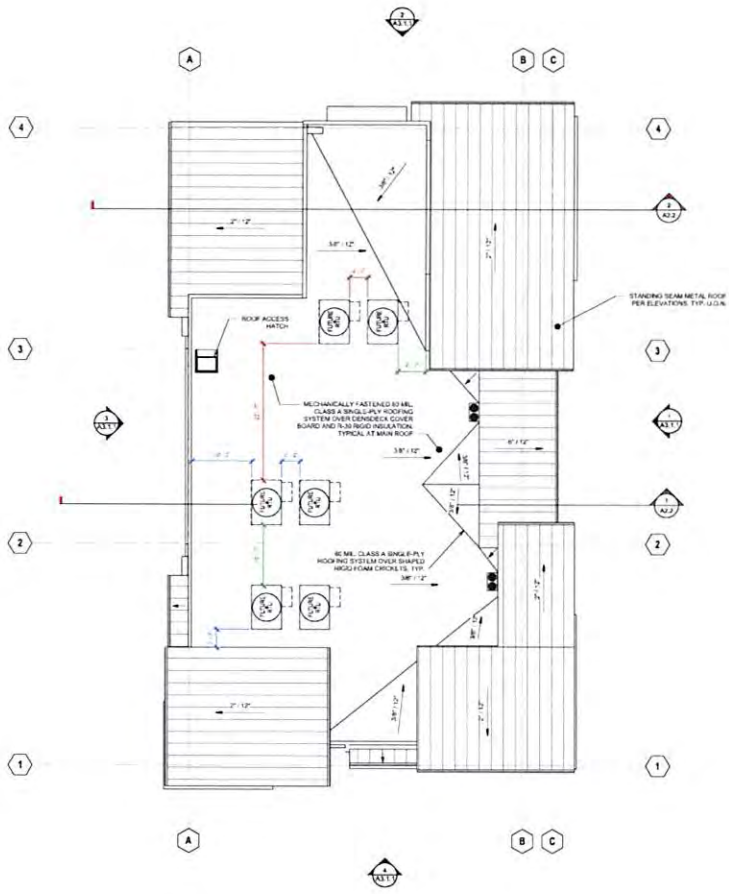
7510 ELK GROVE BLVD
ELK GROVE, CA

FLOOR PLAN & ROOF PLAN

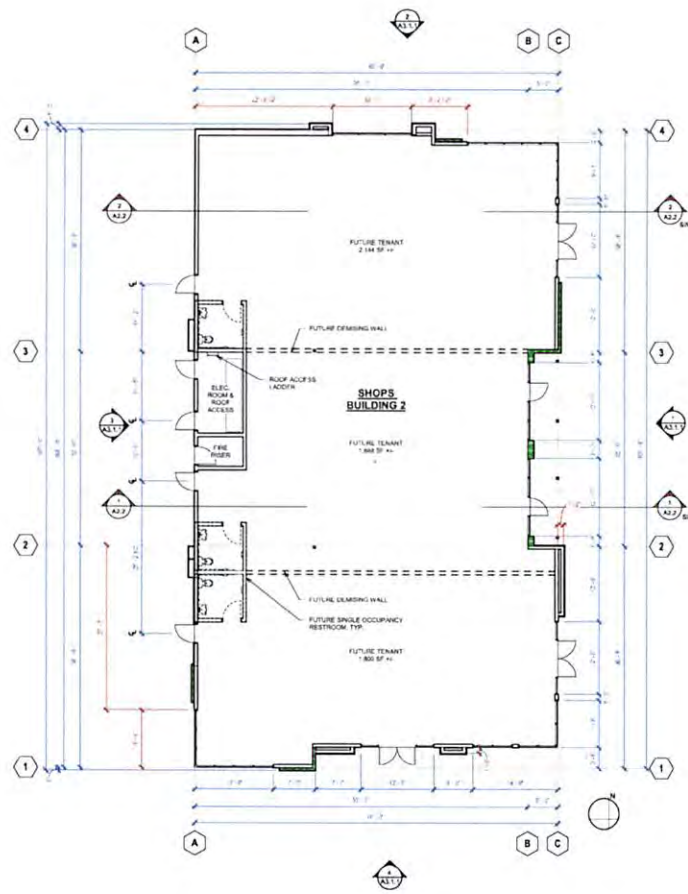
DATE: 2021.08.30
PROJECT NO. 1405-0001
SCALE: AS NOTED
SHEET: A2.1

SHOPS 1 (BLDG 61)	
GROSS BUILDING AREA	6,000 SF
CONSTRUCTION TYPE	V-B
FIRE SPRINKLERS	YES
TENANT	T.B.D.
STORIES	1
BUILDING HEIGHT	28'-0" FEET

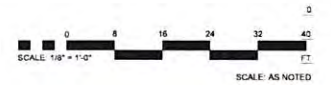
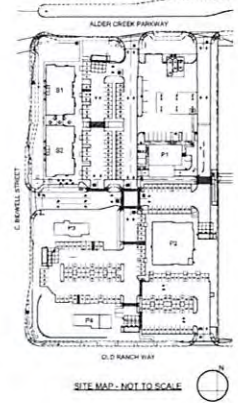




ROOF PLAN
1/8" = 1'-0" 2



FLOOR PLAN
1/8" = 1'-0" 1



FOLSOM RANCH PHASE 1 RETAIL

SHOPS 2

7510 ELK GROVE BLVD
ELK GROVE, CA

FLOOR PLAN & ROOF PLAN

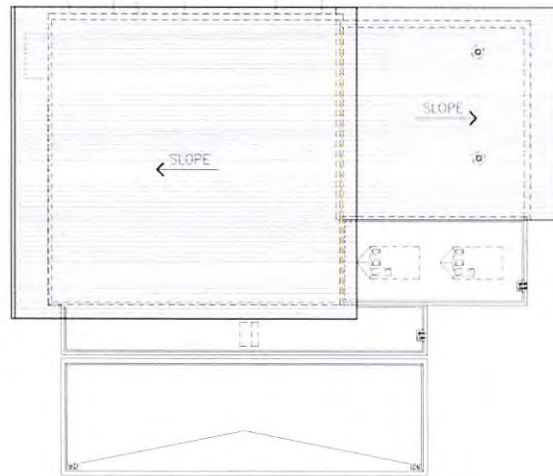
DATE: 2021.08.30
PROJECT NO. 1405.0001
SCALE: AS NOTED
SHEET: A2.1.1

SHOPS 2 (BLDG 32)	6,000 SF
GROSS BUILDING AREA	
CONSTRUCTION TYPE	V-B
FIRE SPRINKLERS	YES
TENANT	T.B.D.
STORIES	1
BUILDING HEIGHT	28'-0" FEET





FLOOR PLAN



ROOF PLAN



BLDG P1 & Gas Station
Planned Development Permit

The Shops
at Folsom Ranch



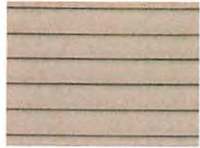
Folsom, California August 01, 2014

Attachment 14

Color and Materials Board



1



2



3



4



5



6

Paints



P1



P2



P3



P4



P5



P6



P7



P8

EXTERIOR ELEVATION KEYNOTES

- 1. PAINTED CEMENT PLASTER FINISH
- 2. PAINTED FIBER CEMENT BOARD AND BATTEN BOARD
- 3. PAINTED FIBER CEMENT BOARD AND BATTEN BOARD
- 4. PAINTED WOOD TRIM
- 5. STAINED WOOD SCREEN
- 6. PAINTED METAL COPING ON SUNSCREEN
- 7. FUTURE TENANT SIGNAGE
- 8. WALL MOUNT LIGHT FIXTURE

EXTERIOR FINISH COLOR AND MATERIAL KEY

- PAINTS
- P1 - BENJAMIN MOORE #2121-60 "ECLIPSE SILVER"
- P2 - BENJAMIN MOORE #2121-45 "WICKER GRAY"
- P3 - BENJAMIN MOORE #2028-45 "MOCHILA GRAY"
- P4 - BENJAMIN MOORE #2028-50 "SILVER FOX"
- P5 - NOT USED
- P6 - BENJAMIN MOORE #2111-20 "GRIZZLY BEAR BROWN"
- P7 - BENJAMIN MOORE #1-03 "DARVILLE TAN"
- STAIN
- ST1 - SIKU OLYMPIC "PRODUCT" SEMI-TRANSPARENT EXTERIOR WOOD STAIN COLOR: GREY
- STANDING SEAM METAL ROOF
- ST2 - STANDING SEAM METAL ROOF - COLOR TO MATCH AEP SPAN COLOR "SLD TOWN GRAY"
- STONE VENEER
- ST3 - SIKU OLYMPIC "PRODUCT" STAINED STONE COLOR: DARK BROWN
- ST4 - "CONCRETE" 8" X 12" BREAKAWAY 1/3 RUNNING BOND
- ST5 (FUTURE)
- ST6 - CLEAR ANODIZED ALUMINUM FRAME W/ TRANSPARENT LOW-E GLAZING

FOLSOM RANCH PHASE 1 RETAIL SHOPS 1 & 2

Color and Material Board
Planned Development Permit

DATE: 2021.08.10
PROJECT NO: 1495-0001



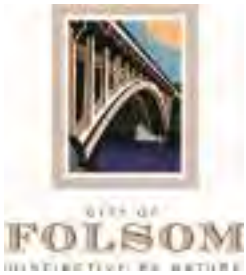
Attachment 15

Site Photographs









Planning Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: Broadstone Villas Tentative Parcel Map and Planned Development Permit
File #: PN 21-067
Request: Tentative Parcel Map and Planned Development Permit
Location: 1565 Cavitt Drive
Parcel(s): 072-0270-155
Staff Contact: Josh Kinkade, Associate Planner, 916-461-6209
jkinkade@folsom.ca.us

Property Owner/Applicant

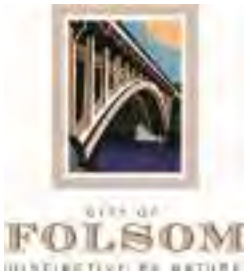
Name: Elliott Homes
Address: 340 Palladio Parkway, Ste. 521
Folsom, CA 95630

Recommendation: Conduct a public hearing and upon conclusion approve the Tentative Parcel Map and Planned Development Permit Application for the 257-unit Broadstone Villas apartment project at 1565 Cavitt Drive (PN 21-067) subject to the findings included in this report (Findings A-DD) and attached conditions of approval (Conditions 1-82).

Project Summary: The proposed project consists of a Tentative Parcel Map to subdivide an existing vacant property of approximately 37.2-acres in size located at 1565 Cavitt Drive into two individual parcels (18.44 acres for Parcel 1 and 18.74 acres for Parcel 2) and a Planned Development Permit to develop 257 one-, two- and three-bedroom apartment units in 33 three-story buildings on approximately 16.79 net acres on the proposed Parcel 1. Additional site improvements include a clubhouse with recreational facilities, dog parks, drive aisles, 523 parking spaces, underground utilities, site lighting and site landscaping.

Table of Contents:

- 1 - Description/Analysis
- 2 - Background
- 3 - Conditions of Approval
- 4 - Project Description, dated 3/25/21
- 5 - Architectural Plans, dated 6/18/21
- 6 - Civil Plans, dated 6/18/21
- 7 - Landscape Plans, dated 6/18/21
- 8 - Vesting Tentative Parcel Map, dated 6/18/21



AGENDA ITEM NO. 3
Type: Public Hearing
Date: November 17, 2021

- 9 - Broadstone Villas Initial Study/Mitigated Negative Declaration, dated October 2021
- 10 - Public Comments Received

Submitted,

A handwritten signature in blue ink, appearing to read "Pam Johns", with a long horizontal flourish extending to the right.

PAM JOHNS
Community Development Director

ATTACHMENT 1 DESCRIPTION/ANALYSIS

APPLICANT'S PROPOSAL

The applicant, Elliott Homes, is requesting approval of a Tentative Parcel Map to subdivide an existing vacant property of approximately 37.2-acres in size located at 1565 Cavitt Drive into two individual parcels (18.44 acres for Parcel 1 and 18.74 acres for Parcel 2) and a Planned Development Permit to develop 257 one-, two- and three-bedroom apartment units in 33 three-story buildings on approximately 16.79 net acres on the proposed Parcel 1. Units range from 784-square foot one-bedroom, one-bath units to 1,781-square-foot three-bedroom, 3-bath market-rate units.

Vehicle access to and from the project site is provided by two new driveways connecting directly to East Bidwell Street over a Southern Pacific Railroad right-of-way. The western project driveway, which is situated approximately 850 feet east of the intersection of East Bidwell Street and Broadstone Parkway, is designed to accommodate right-turns-in and right-turns out only. The eastern project driveway is located approximately 800 feet west of the intersection of East Bidwell Street and Iron Point Road would extend Kilrush Drive to East Bidwell Street. Site access would come from Kilrush Drive and would be both right- and left-turn access with connections for future development on Parcel 2. The Kilrush Drive extension is designed to accommodate right-turns-in, right-turns-out, left-turns-out to East Bidwell Street and straight-out connecting to Via Felice in the Palladio only. This access would connect Internal vehicle circulation facilitated by several private roadways that loop throughout the project site.

Pedestrian circulation is accommodated by a combination of existing sidewalks and new interior sidewalks and walkways. Bicycle circulation is provided by existing bicycle lanes along the frontage of Broadstone Parkway and Cavitt Drive as well as proposed bicycle lanes on the proposed Kilrush Drive extension. The project will include 523 parking spaces with a combination of surface parking and garages distributed throughout the site. Additional site improvements include a clubhouse with recreational facilities, dog parks site, drive aisles, underground utilities, site lighting and site landscaping.

The architecture will utilize a contemporary Mediterranean style. Residential buildings will include articulated bold colors, stone veneer base, inset tile detailing, deck railing and concrete tile roof evoking a Mediterranean aesthetic. Sloped concrete tile roofs with flat TPO roofed mechanical wells for the residential buildings allow for screened rooftop mechanical equipment and bronze framed vinyl windows reinforce the contemporary architectural aesthetic.

The clubhouse and fitness center building will continue the contemporary Mediterranean aesthetic and will have a large pool, spa, cabanas, outdoor kitchens, bocce ball, fire pits and lounge areas.

Residential support such as trash and recycling enclosures are distributed throughout the site for convenient resident access. Additional site improvements include underground utilities, retaining walls, curbs, gutters, site lighting, and site landscaping.

POLICY/RULE

The project site is located within the Broadstone 3 Specific Plan area. The Broadstone 3 Specific Plan Policy 1.1 states that all commercial, industrial, multi-family and single-family high density uses proposed for the Broadstone 3 Specific Plan Area are subject to a Planned Development permit. Folsom Municipal Code Section 17.38.010 states that Planned Development Permits shall be considered by the Planning Commission. Section 17.38.100 states that, in its review of Planned Developments, the Planning Commission shall be governed by the following criteria:

- a) The project's compliance with the intent and purposes of this chapter, the applicable ordinances of the city, and the general plan;
- b) The project's consistency with the objectives, policies and requirements of the development standards of the city. Minor modifications of such standards shall be permitted to encourage the efficient use of land and the creation of open space, provided the commission determines that such modifications will result in a development that is superior to that obtained by rigid application of the standards. Design considerations shall not result in a reduction in the allowed density of a multi-family residential project or render the development "infeasible" for housing for "very low", "low" and "moderate" income households, unless the commission makes findings as provided in Government Code Section 65589.5. The terms used herein are as defined in Government Code Section 65589.5;
- c) The physical, functional and visual compatibility between the proposed development and neighboring uses and neighborhood characteristics. The scope of compatibility for the P.D. permit shall be limited to project design considerations. Land use and density compatibility is evaluated separately, in conjunction with the zoning and general plan land use designation of the site;
- d) The availability of necessary public facilities including, but not limited to, water, sewage and drainage and the adequacy of the provision which the development makes for the furnishing of such facilities;
- e) The extent to which the proposed development causes adverse environmental impacts which have not been mitigated to an acceptable level;
- f) The requirement that the proposed development not cause unacceptable vehicular traffic levels on surrounding streets and that there be adequate internal traffic circulation, including ingress and egress;

- g) Adequate provision is made for the furnishing of sanitation services and emergency public safety services to the development;
- h) The proposed development will not be detrimental to health, safety and the general welfare of the persons or property within the vicinity of the proposed development and the city as a whole.

Tentative Parcel Map review for the Planning Commission is covered by Chapter 16.24 of the Folsom Municipal Code. Tentative Parcel Map entitlements for four or fewer parcels require approval by the Planning Commission. Section 16.24.080 states that the Planning Commission shall make a finding that the proposed division of land complies with requirements as to area, improvement and design, floodwater drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, environmental protection and other requirements of the Subdivision Map Act, Chapter 16.24 of the Folsom Municipal Code, the Folsom Municipal Code as a whole, the Folsom General Plan and any applicable specific plan.

ANALYSIS

General Plan and Zoning Consistency

The General Plan land use designation for the project site is CC (Community Commercial) within the East Bidwell Corridor (EBC) Overlay. The EBC Overlay designation gives property owners along the East Bidwell Corridor the flexibility to develop sites with a mixture of commercial and residential uses that are mutually compatible along East Bidwell Street. This designation balances existing commercial uses with future mixed-site development. As described on page LU-7 of the General Plan, this designation allows for multifamily housing as well as shops, restaurants, offices, and other compatible uses. The EBC allows for 20-30 dwelling units per acre, and the proposed project is 19.6 dwelling units per acre (rounded to 20 dwelling units per acre). Therefore, the proposed project is consistent with the EBC Overlay.

The Broadstone Unit No. 3 Specific Plan designates the project site as C-2 (Community Commercial), which does not allow for residential development. However, Government Code section 65589.5(j)(4) states that “a proposed housing development project is not inconsistent with the applicable zoning standards and criteria, and shall not require a rezoning, if the housing development project is consistent with the objective general plan standards and criteria but the zoning for the project site is inconsistent with the general plan. Government Code section 65589.5 defines “housing development project” to include a use (like the proposed project) consisting of residential units only. (Gov. Code § 65589.5(h)(2)(A).) In addition, the Legislature found that the lack of housing is a critical statewide problem, so it clarified that the rules described above apply charter cities. Therefore, Government Code section 65589.5 must be applied to this project.

Therefore, state law makes clear that a proposed housing development project is not inconsistent with the applicable zoning standards and criteria, and shall not require a

rezoning, if the housing development project is consistent with the objective general plan standards and criteria but the zoning for the project site is inconsistent with the general plan. (Gov. Code § 65589.5(j)(4).) While the Specific Plan designation for the project site (C-2) does not allow residential development, that prohibition is inconsistent with the general plan (EBC Overlay), with which the project complies. Accordingly, state law prohibits a finding that the proposed project is inconsistent with applicable zoning standards or requires a re-zone (Gov. Code § 65589.5(j)(4)). As such, the EBC overlay's allowance for residential development effectively supersedes the C-2 Specific Plan designation that would otherwise not allow for such development.

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

Regional Housing Needs Allocation (RHNA)

In evaluating the proposed development, staff considered the potential impact of the project on the City's Regional Housing Needs Allocation (RHNA) requirement. State Housing Element Law (Government Code Section 65580) mandates that local governments must adequately plan to meet the existing and projected housing needs of all economic segments of the community. The City of Folsom Housing Element, which was adopted on August 24, 2021, assesses the city's future housing needs based on the regional "fair share" allocation in the Regional Housing Needs Allocation (RHNA) prepared by the Sacramento County Council of Governments (SACOG). SACOG, in its RHNA, allocated the City of Folsom a total of 6,363 housing units for the period from June 30, 2021 through August 31, 2029. The Housing Element identifies the 37.2-acre project site in the Residential Sites Inventory to accommodate 10 acres of affordable housing (maximum 300 units with 270 lower-income units shown as the realistic capacity).

The applicant is proposing market-rate housing with no lower-income units being proposed on the Broadstone Villas site. However, 18.69 acres would still remain on Parcel 2. This area could be utilized for 10 acres of lower-income units, and as such, staff has determined that the proposed project would not permit or cause the sites inventory to be insufficient to meet the City's remaining RHNA requirement.

Even so, Government Code section 65863(b)(2) requires the City to make certain findings anytime it allows development of a parcel with fewer units by income category than identified in the housing element for that parcel. Specifically, the City must present substantial evidence to support a finding as to whether the remaining sites identified in the housing element are adequate to accommodate the City's share of the RHNA. This finding must include a quantification of the remaining unmet need for the City's share of the RHNA at each income level and the remaining capacity of sites identified in the housing element to accommodate that need by income level. Because the housing

element identifies the entire 37.2-acre project site in the Sites Inventory, the City has determined that the above-referenced finding must be made in association with this project, even though the project proposes a tentative parcel map that splits the larger parcel into two smaller parcels.

The City has determined that if this project is approved as proposed, the remaining sites identified in the housing element are adequate to accommodate the City’s share of the RHNA for all income categories. As noted above, Parcel 2, which is proposed to be 18.69 acres, would be available for development of the affordable units allocated to the larger parcel in the housing element and it is adequate for that purpose. Therefore, approval of this project would not result in a net loss of available sites for affordable housing.

If Parcel 2 does not build 10 acres of lower-income units, the City would be required to make available other sites zoned at a density suitable for lower- or moderate-income housing within 180 days after any such market rate project is approved. In addition, Government Code section 65863(c)(2) prohibits the City from disapproving a housing development project on the basis that approval would require the City to re-zone property to have sufficient sites available to meet its remaining share of the RHNA.

The following table is provided to support the finding required by Government Code section 65863(b)(2). As shown, the proposed project will result in the provision of 257 above-moderate income units, and 490 very low- and low-income units, 3,129 moderate-income units and 4,100 above moderate-income units remain in the City’s housing inventory.

RHNA Allocation					
	Very Low-Income Units		Low-Income Units	Moderate-Income Units	Above Moderate-Income Units
Existing RHNA Requirement	2,226	1,341	829	1,967	6,363
	3,567				
Units Provided in Proposed Project	0		0	0	257
Remaining RHNA Allocation	490			3,129	4,100

Land Use Compatibility/Site Considerations

The project site is located at East Bidwell Street between East Bidwell Street and Iron Point Road. The project site is surrounded by The Talavera Ridge apartments to the north, single-family development and Handy Family Park to the east, the Palladio shopping center to the south and the Broadstone Plaza and Broadstone Marketplace shopping centers to the west. In reviewing the proposed project with respect to land use

compatibility, City staff took into consideration existing land uses in the project vicinity. The project site is located near a variety of land uses such as large retail stores, small retail stores, restaurants, grocery stores, restaurants, professional offices and a service station. Residential development, including single-family homes and apartment buildings, are located to the north and east of the project site. The Broadstone Villas would serve as a transition between the single-family housing to the northeast and the commercial development to the southwest. Based on the existing land uses present in the project vicinity and taking into consideration the intent of the EBC overlay (creation of a mix of retail, restaurant, service, office, and residential uses), staff has determined that the proposed project is compatible with existing land uses in the project vicinity.

Tentative Parcel Map

As referenced earlier within this report, the applicant is requesting approval of a Tentative Parcel Map (TPM) to subdivide the existing vacant property of approximately 37.2-acres in size located at 1565 Cavitt Drive into two individual parcels (18.44 acres for Parcel 1 and 18.74 acres for Parcel 2) with the intent of allowing the newly created parcels to be sold and developed independently. In reviewing the submitted TPM, staff determined that both proposed parcels meet or exceed the minimum standards for the C-2 (SP 95-1) zone in terms of lot size and lot width. In addition, as described in detail below, staff determined that both proposed parcels meet the development standards for the multi-family (RM) zone within Broadstone Unit No. 3. Resulting building envelopes on the vacant lots would allow for development of structures with comparable sizes to those in the general vicinity.

Staff has determined that the proposed parcels, which are located in an urbanized area within the City, have adequate provision in terms of access and parking. Access to the proposed residential lot is provided by existing public streets (East Bidwell Street, Broadstone Parkway and the extended Kilrush Drive). Each of the lots will have a driveways that connect to one of the aforementioned public streets.

Dry utilities (electrical, gas, telephone, etc.) are accessible to the proposed parcels on East Bidwell Street. Staff has conditioned that future dry utility connection services for new buildings be placed underground at the project site (Condition No. 27). Staff has also provided Condition No. 25 which requires the owner/applicant to dedicate private easements for utilities, drainage, water, and sanitary sewer on the Parcel Map and Condition No. 28, which requires that each parcel have an independent water and sanitary sewer service which does not encroach into any other parcel and connects directly to the right-of-way. As a result, staff has determined that, as conditioned, the submitted TPM meets all requirements as set forth in Chapter 16.24 (Parcel Maps) of the FMC, as well as the requirements of the State Subdivision Map Act.

PLANNED DEVELOPMENT PERMIT

The purpose of the Planned Development Permit process is to allow greater flexibility in the design of integrated developments than otherwise possible through strict application

of land use regulations. The Planned Development Permit process is also designed to encourage creative and efficient uses of land. The applicant's intent, in this particular case, is to provide a multi-family rental product that fits into a niche between the single-family, small-lot category and the multi-family condominium category. In reviewing the applicant's request for approval of a Planned Development Permit, staff considered a variety of factors including:

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

Development Standards

The applicant's intent with the subject application is to propose development standards that will comply with the development standards established within the Broadstone Unit No. 3 Specific Plan for commercially-zoned (C-2) properties. The following table outlines the existing and proposed development standards for the Broadstone Villas project, as well as the development standards for the multi-family (RM) zone within Broadstone Unit No. 3:

Development Standards Broadstone Villas							
	Lot Area	Lot Width	Building Coverage	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Building Height limit
C-2 Designation in Broadstone Unit No. 3 Specific Plan	PD	PD	50%	30 feet	20 feet	20 feet	60 feet (four stories)
RM Designation in Broadstone Unit No. 3 Specific Plan	None	No minimum	60%	20 feet	PD	PD	50 feet (three stories)
Proposed Project	805,424 s.f.	1,600 feet	27%	32 feet	26 feet	25 feet and 48 feet	43 feet (three stories)

As shown on the development standards table, the proposed project meets or exceeds all development standards established for the C-2 (Community Commercial) zoning district and the RM (multi-family) zoning district within the Broadstone Unit No. 3 Specific Plan. Parking is addressed separately within the Parking Section of this staff report. The Broadstone Unit No. 3 Specific Plan requires all multi-family projects to obtain a PD permit regardless of whether the proposal meets all development standards, as with the proposed project.

As stated above, the project is not in compliance with the Zoning Code, as the C-2 zone does not allow for residential uses. However, the project is in compliance with the Commercial Zone Development Standards for the C-2 zone. The project is proposed to be 3 stories and 43 feet in height, and the C-2 Development Standards state that building limitation is 4 stories, not exceed 50-feet in height. The rear yard requirement is 12 feet and the project proposes to maintain 20 feet in the rear yard. Per the Commercial Zone Development Standards, there are no front yard or side yard setback requirements. The project is proposing to maintain 25-foot and 48-foot side yard setbacks. Additionally, there are no requirements for building coverage, lot area, and lot width per the Commercial Zone Development Standards. Therefore, by meeting the standards described above, the project is consistent with the Commercial Zone Development Standards as described in the FMC, Section 17.22.050. Staff also notes that the project meets all the development standards of the RM multi-family zone per the Broadstone Unit No. 3 Specific Plan, including setbacks, lot coverage and height limit.

The Multi-family Design Guidelines state that all structures, carports and similar features shall maintain a minimum 25-foot setback from any public or private streets along the perimeter of the site. The proposed buildings are a minimum of 25 feet from all streets surrounding the site. Furthermore, the Guidelines state that main buildings on the same lot shall be a minimum of 10 feet away from each other. Buildings on the project site are proposed to be separated by a minimum distance of 13 feet.

Architecture and Design

The proposed project, which includes development of 33 three-story apartment buildings, a garage and a clubhouse, reflects a contemporary Mediterranean architectural style with many high-quality elements including varied roof forms and shapes, highly articulated facades, recessed entries, balconies, and decorative enhancements. Proposed building materials include stucco siding, cement panels, stone veneer, stucco trim, metal accents, decorative metal railings, and tile roofing. Primary colors are off-white, light grey and dark grey with beige stone veneer and blue and white tile accents.

The project is subject to the Broadstone Unit No. 3 Specific Plan Design Guidelines and the City's Design Guidelines for Multi-Family Development. These design guidelines are intended to establish and reinforce the neighborhood character through the use of quality design, materials, and colors. The design guidelines include a variety of

recommendations for residential land uses including:

- The architectural design of buildings should consider the site, relationship to other structures, and climatic orientation.
- Strong variations of traditional architecture, massing, and form which create texture and shadow should be a major consideration.
- Openings in buildings should be accentuated architecturally through indentation, framing, and roof variations.
- Buildings with long uninterrupted exterior walls should be avoided. Walls should have varied forms to create shadows which soften the architecture.
- Buildings should be articulated with balconies, dormers, gables, porches, varied setbacks, and staggered roof planes to break up the visual massing of building facades.
- Natural materials such as stone, masonry, wood, and patterned concrete should be used as building materials.
- Finish colors of general wall areas should be of natural earth tones or variations of these tones. Limited accent colors of compatible schemes may be used for trim, window areas, balconies, and doors.

In reviewing the architecture and design of the proposed project (Attachment 5), City staff determined that the applicant incorporated many of the essential design elements required by the Broadstone Unit 3 Design Guidelines and the City's Design Guidelines for Multifamily Development including highly-articulated facades, varied roof design elements, covered entries, balconies, and various decorative enhancements. The primary colors are generally earth tone in nature and feature various shades of white, grey and beige. Proposed roof shingle colors, which have been designed to complement the building colors, are reddish-brown in color. In addition, the proposed apartment buildings utilize a variety of natural building materials as suggested by the Design Guidelines including stucco and stone siding, metal railing and tiled roofing. Staff forwards the following design recommendations to the Commission for consideration:

1. This approval is for 33 individual apartment buildings associated with the Broadstone Villas project. The applicant shall submit building plans that comply with this approval, the attached building elevations dated June 18, 2021.
2. The design, materials, and colors of the proposed Broadstone Villas buildings shall be consistent with the submitted building elevations, color renderings, materials samples, and color scheme to the satisfaction of the Community Development Department dated June 18, 2021.
3. All mechanical equipment shall be roof-mounted and screened from view of public streets, neighboring properties and nearby higher buildings.

4. Utility equipment such as transformers, electric and gas meters, electrical panels, and junction boxes shall be screened by walls and or landscaping.
5. The final design of the building-attached light fixtures shall be subject to review and approval by the Community Development Department to ensure architectural consistency with the apartment buildings.
6. The final location, design, height, material, and colors for all retaining walls and fences 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. 62).

In evaluating architecture and design of the proposed project, staff also took into consideration the compatibility of the proposed project relative to the surrounding residential and commercial development. The single-family residential subdivision, located to the north and east of the project site, consists of a combination of fairly large, one- and two-story homes with contemporary “California” design features. The Broadstone Crossing Shopping Center, located to the west of the project site, includes a mixture of commercial buildings with a “Mediterranean” design theme. The Palladio at Broadstone Shopping Center, which is located south of the project site, features a mixture of larger commercial buildings also with a “Mediterranean” design theme. In reviewing the submitted building elevations, color renderings, and color and materials board, staff has determined that the design, materials, and colors of the proposed apartment buildings is similar to and compatible with the surrounding residential and commercial development.

Grading and Drainage

The project site will involve grading, including movement of soils (cutting, filling, and leveling) and compaction of said materials. The applicant will be required to provide a complete geotechnical report before the design of interior roads, parking lot areas, and building foundations are finalized. Condition No. 12 is included to reflect this requirement.

Public storm drainage facilities are provided to accommodate runoff for the surrounding land uses, but limited information on existing infrastructure currently exists within the project site itself. Staff has therefore recommended Condition No. 14, which states that a drainage report is required prior to the issuance of improvement plans. The drainage study is required to demonstrate that peak flows leaving the site do not exceed pre-project levels. Staff also recommends the storm drain improvement plans provide for “Best Management Practices” that meet the requirements of the water quality standards of the City’s National Pollutant Discharge Elimination System Permit issued by the State Regional Water Quality Control Board. Condition No. 30 and Condition No. 31 are included to reflect this requirement.

Site Lighting

The applicant is proposing to use a combination of pole-mounted parking lot lighting, building-attached lighting, and bollard lights along the walkways on the project site. All lighting would be designed to minimize light/glare impacts to the adjacent properties by ensuring that all exterior lighting is shielded and directed downward. Staff recommends that the final exterior building and site lighting plans be submitted for review and approval by Community Development Department for location, height, aesthetics, level of illumination, glare and trespass prior to the issuance of any building permits. In addition, staff recommends that all lighting is designed to be shielded and directed downward onto the project site and away from adjacent properties and public rights-of-way. Condition No. 26 is included to reflect these requirements.

Walls/Fencing/Gates

As shown on the preliminary grading plan (Attachment 6), the applicant proposes decorative stone retaining walls along Broadstone Parkway (up to 3 feet in height), East Bidwell Street (up to 9 feet in height) Kilrush Drive (up to 6 feet in height) and Cavitt Drive (up to 13 feet in height). The applicant also proposes a 6-foot decorative stone solid sound wall around the pool and bocce court area at the clubhouse. Finally, the applicant is proposing to install six-foot-tall tubular metal fencing along the project's property boundaries and on top of the retaining walls in order to provide a safe environment for residents and to provide a buffer between the project site and adjacent land uses. The three vehicle entrances to the project site will be secured by decorative gates. Pedestrian access gates are proposed to be located adjacent to the vehicle gates as well. Staff recommends that the final location, design, height, materials, and colors of the walls and fencing be subject to review and approval by the Community Development Department. Condition No. 62 is included to reflect this requirement.

Trash/Recycling/Compost Enclosures

As shown on the Trash Management Plan (within Attachment 7), the proposed project includes seven trash/recycling/compost enclosures which are located throughout the project site. The proposed six-foot-tall enclosures include a design that features CMU split-face blocks, a CMU wall-cap, and a metal gate. Trash enclosures are proposed to be covered in vines. Staff has provided Condition No. 61, which states that the trash/recycling/compost enclosures are to be painted an earth-tone color to match the colors utilized on the proposed apartment and community buildings and that the final location, orientation, design, materials, and colors of the trash/recycling enclosures is subject to review and approval by the Community Development Department and the Solid Waste Division.

Signage

The applicant has not provided specific details with respect to the design of the proposed monument sign. Staff recommends that the final location, design, and materials of any sign be subject to review and approval by the Community Development Department. In addition, staff recommends that the owner/applicant obtain a sign permit and that all signage associated with proposed project comply with the requirements established by

the Folsom Municipal Code (FMC, Section 17.59, Signs). Condition No. 75 is included to reflect this requirement.

Noise

The existing noise environment in the vicinity of the project site is dominated by vehicular traffic, primarily on East Bidwell Street and Broadstone Parkway. Other noise sources include ambient urban sounds associated with the commercial developments across East Bidwell Street from the project site, noise associated with multi-family apartments adjacent to the project site to the northeast, and transformer noise from an electrical utility substation within the project site. Noise-sensitive land uses in the project vicinity include multi-family residences adjacent to the project site to the northeast, and single-family residences across Cavitt Drive the east.

The City of Folsom General Plan Noise Element establishes an exterior noise level standard of 60 dBA at outdoor activity areas of residential land uses exposed to transportation noise sources (i.e. traffic). The intent of this standard is to provide an acceptable exterior noise environment for outdoor activities in residential side and backyard areas. The Noise Element also establishes an interior noise level standard of 45 dBA. The intent of this interior noise limit is to provide a suitable environment for indoor communication and sleep. According to FMC Section 8.42.060, noise sources associated with construction of the project (including site clearing, excavation, grading, building construction, and paving) which are conducted between the hours of 7:00 a.m. and 6:00 p.m., on Monday through Saturday, and between 9:00 a.m. and 6:00 p.m. on Sunday, are exempt from the City noise standard. Nevertheless, short-term noise would be substantially higher than existing ambient conditions, resulting in a temporarily significant noise impact. The implementation of Condition 58 would minimize noise levels to surrounding residential uses and would reduce this impact to a less than significant level by limiting construction hours, requiring mufflers, prohibiting idling, shielding equipment, requiring selection of quiet equipment when possible and storing equipment away from sensitive receptors.

The project would include the installation of heating, ventilation, and air conditioning (HVAC) units on the roof of the proposed apartment and clubhouse buildings. The units would be located behind a parapet wall of equal or greater height to the HVAC unit, which would provide some noise attenuation. As shown in Table 13 of the IS/MND, noise from the project's HVAC systems would not exceed the City noise ordinance daytime or nighttime standard. Long-term operation of project building HVAC systems would not result in noise levels exceeding the city noise ordinance standards, measured at the outdoor spaces of the closest noise sensitive land uses to the project site. Impacts associated with construction-generated vibration would be less than significant. To minimize operational noise impacts associated with the operation of the mechanical equipment, staff recommends that roof-mounted mechanical 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. 62-3 is included to reflect these requirements.

Exterior noise levels from traffic noise along the project frontages on East Bidwell Street and Broadstone Parkway exceed the General Plan noise compatibility standards for multi-family residential uses. Although project-added traffic increases would not result in a substantial increase along these roadways, without noise-attenuation features built into the project's building materials, interior noise levels would exceed the City's standards for residential uses. To comply with the General Plan, for multi-family residential uses, noise due to traffic on public roadways, railroad line operations, and aircraft would need to be reduced to or below a Community Noise Equivalent Level (CNEL) of 65 for outdoor activity areas and 45 CNEL for interior use areas. The implementation of Condition No. 60 would ensure that noise reduction measures are included in building material specifications and would reduce this impact to a less than significant level.

Traffic/Access/Circulation

Existing Roadway Network:

Significant roads in the project vicinity include Broadstone Parkway, Cavitt Drive, East Bidwell Street and Iron Point Road. Broadstone Parkway in the project vicinity is a four-lane east-west arterial that wraps around the back of the Palladio shopping center from Iron Point Road to connect with Empire Ranch Road near the Sacramento-El Dorado County line. Broadstone Parkway has bike lanes, sidewalk, curb, and gutter. Turn pockets are provided at intersections. Cavitt Drive is a north-south two-lane collector that runs northward from Costco to Folsom Lake College. Within the vicinity of the Project, Cavitt Drive has bike lanes, sidewalk, curb, and gutter. Turn pockets are provided at intersections. East Bidwell Street runs through the City of Folsom from White Rock Road to Riley Street. Near the Project area, East Bidwell Street is a six-lane arterial roadway with bike lanes, sidewalk, curb, and gutter. Turn pockets are provided at intersections. The speed limit on East Bidwell Street north of US 50 is 45 mph. Iron Point Road is an east-west arterial roadway with a raised median that runs from Folsom Boulevard to the eastern city limit along the north side of US 50. Within the vicinity of the Project, Iron Point Road has six lanes, bike lanes, sidewalk, curb, and gutter. The posted speed limit is 45 mph. Turn pockets are provided at intersections.

Traffic Impacts:

The traffic, access, and circulation analysis associated with the proposed project is based on the results of a Transportation Impact Study (TIS) that was prepared on September 2021 by T. Kear Transportation Planning & Management Inc. as part of the IS/MND and is included in Appendix G of the IS/MND (provided in Attachment 9 of this report).

The TIS evaluated traffic operations in the vicinity of the project site under four scenarios to evaluate project impacts relevant to General Plan Policy M4.1.3 relative to level of service (LOS). The analysis determined the weekday AM peak-hour and PM peak-hour level of service (LOS) at study intersections under the following scenarios: Existing 2021 without Project Conditions, Existing 2021 with Project Conditions, Existing Plus Approved Projects (EPAP) 2026 without Project condition and EPAP 2026 with Project condition. Potential impacts of the project were evaluated at 14 intersections and four

highway segments, as described in the IS/MND.

According to the TIS, the project is expected to generate approximately 1,399 daily trips, including 82 trips in the AM peak hour and 105 trips during the PM peak hour. Under the Existing 2021 scenario, two intersections that operate at a deficient level-of-service during the PM peak hour (East Bidwell Street/Power Center Drive and East Bidwell Street/Iron Point Road) were identified. These two locations are anticipated to continue to operate deficiently with the addition of project traffic. Delay is anticipated to increase by less than five seconds at both locations and therefore these deficiencies are not significantly exacerbated by the project. Under the EPAP 2026 scenario, four intersections are anticipated to exceed the General Plan level-of-service policy after the addition of project traffic:

- East Bidwell Street/Power Center Drive (PM);
- East Bidwell Street/Iron Point Road (AM and PM);
- East Bidwell Street/US 50 Westbound (AM and PM); and
- East Bidwell Street/US 50 Eastbound (AM and PM).

These four locations are anticipated to continue to operate deficiently with the addition of project traffic. Delay is anticipated to increase by less than five seconds at all four locations and therefore these deficiencies are not significantly exacerbated by the project. The project would not conflict with General Plan Policy M4.1.3. and would not conflict with the City's policies addressing LOS.

To support jurisdictions' SB743 implementation, the Sacramento Area Council of Governments (SACOG) developed thresholds and screening maps for residential projects, using outputs from the 2016 base year travel demand model run for the 2020 MTP/SCS. SACOG travel demand model is activity/tour-based and is designed to estimate an individual's daily travel, accounting for land use, transportation and demographics that influence peoples' travel behaviors. For residential projects, the threshold is defined as total household VMT per capita achieving 15% of reduction comparing to regional (or any appropriate sub-area) average. The weighted average VMT from the project is 15.8 miles per capita per day. The project is anticipated to generate 76% of the regional per capita residential daily VMT of 20.82 miles and 82% of Folsom's residential daily VMT per capita of 19.16 miles. The daily per capita VMT for the project is anticipated to be less than 85% of the regional and City residential VMT per capita. In addition, the project is proposed adjacent to commercial land uses that would reduce the number and distance of trips necessary for goods and services. The project is therefore anticipated to have a less than significant impact on VMT.

Project Access and On-Site Circulation

Access to the project site will be provided by driveways from East Bidwell Street, from the proposed new road along the southern site boundary, and from a shared driveway with the adjacent Talavera Apartments accessing Broadstone Parkway. The driveways meet the City's design standards and would not introduce any sharp curves or dangerous

intersections or be incompatible with the existing road network. City of Folsom Standard Design and Construction Specifications require a 60-foot right turn taper where right turning traffic into the project would exceed 10 vehicles per hour and a 150-foot deceleration lane and 60-foot taper where right turning traffic is anticipated to exceed 50 vehicles per hour. Tapers and pockets may both be required by the City Engineer where arterial speeds equal or exceed 45 mph. Right-turning traffic into project driveways would be below these thresholds, but 150-foot deceleration lanes with 60-foot tapers will be included in the driveway design along East Bidwell Street where the posted speed limit is 45 mph. Minimum Required Throat Depth (MRTD) requirements would be met. For apartment complexes with over 160 units, the MRTD is 100-feet on arterials with greater than 60-feet of right-of way, and 50-feet for arterials with right-of-way width less than or equal to 60-feet. Project driveways accessing East Bidwell Street and Broadstone Parkway would both exceed 100-feet. The project driveway accessing the private roadway extension of Via Felice would exceed 50-feet.

The project's internal drive aisles and several of the access points from surface streets are designed with minimum 25-foot inner and 50-foot outer turning radii to accommodate fire department engine access and turning movements. Emergency vehicle access would be available to the site from Cavitt Drive and East Bidwell Street. Emergency vehicle access is designed consistent with standards and is adequate.

The project would not inhibit the use of bicycle, pedestrian, or transit facilities; eliminate existing bicycle, pedestrian, or transit facilities; nor would it prevent the implementation of planned bicycle, pedestrian, or transit facilities. Existing Class 2 bike lanes on the roads segments adjacent to the project would not be removed; existing and planned Class 1 bike trails along Iron Point Road and paralleling the rail line located east of East Bidwell Street would not be removed or precluded.

Finally, the vehicle access to and from the project site is provided by two new driveways connecting directly to East Bidwell Street over a Southern Pacific Railroad right-of-way. The applicant has applied to the Public Utilities Commission to allow for these two new crossings. Staff has provided Condition No. 80, which states that the owner/applicant will cooperate with the City to obtain written approval from the Sacramento Placer County Transportation Corridor-Joint Powers Authority (SPTC-JPA) for any proposed crossings within the existing JPA corridor which parallels East Bidwell Street. shall provide written approval and encroachment permits from the SPTC-JPA, and as required by the PUC. It is anticipated that striping and signage would be required at the crossings, but crossing gates are not anticipated, as the portion of the railroad adjacent to the project does not accommodate any trains with passengers.

Parking

The applicant proposed to provide a total of 523 parking spaces, consisting of 285 spaces in tuck-under garages, six spaces in one standalone detached garage, 202 surface spaces, and 30 tandem surface spaces. Per FMC Section 17.57.040, Off-Street Parking Requirements, multifamily structures and complexes are required to have 1.5 spaces per

unit. By those standards, the applicant would be required to provide 386 parking spaces. As the proposed project provides 523 parking spaces for the 257-unit complex, the applicant is over the required parking by 137 parking spaces.

The Multi-family Design Guidelines provide the following parking ratio recommendations:

- One bedroom: 1.5 on-site parking spaces per unit;
- Two bedrooms: 1.75 on-site parking spaces per unit;
- Three bedrooms: 2 on-site parking spaces per unit;
- Guest parking: 1 on-site parking space per 5 units

With these standards, the project would be required to have 490 parking spaces and 523 are being provided (which would equal approximately 2.04 parking spaces per unit). Based on the aforementioned analysis, staff has determined that the project meets the parking requirements of the Folsom Municipal Code.

In accordance with General Plan GHG Reduction Measure T-8, the project shall provide electric vehicle charging stations in 5 percent of the total parking spaces on the project site. Based on the 523 parking spaces provided, a minimum of 26 spaces would need to have electric vehicle charging. The City of Folsom General Plan Goal M. 4.2.4, encourages the installation of electric vehicle charging stations in parking spaces throughout the City, prioritizing installations at multifamily residential units. The applicant is proposing to install 14 class-two dual electric vehicle charging stations that serve 28 vehicular spaces distributed across the project site. By installing these electric vehicle charging stations, the applicant will be consistent with Goal M. 4.2.4 and GHG Reduction Measure T-8 of the General Plan.

The Folsom Municipal Code requires that multifamily residential projects provide one bicycle parking space per every five dwelling units. With 257 residential units, the project requires 52 bicycle parking spaces. 13 bike racks are proposed to be distributed throughout the project site that would accommodate 52 bicycle parking space. Furthermore, the 291 proposed garage spaces on-site can each accommodate a bicycle for long-term bicycle parking. Condition No. 58 is included to reflect the minimum bicycle parking requirement.

Landscaping

The 18.49-acre project site, which has previously been disturbed by grading activities, is vegetated in patches primarily with non-native grasses and shrubs and contains no protected trees.

All proposed landscape areas will have automatically-controlled irrigation systems that incorporate the use of spray, subsurface in-line emitters, and other high-efficiency drip-type systems. All irrigation watering will be required to comply with the water conservation requirements established within the Folsom Municipal Code (FMC, Chapter 13.26 Water

Conservation) and all state water conservation regulations pertaining to water conservation and outdoor landscaping. Condition No. 37 is included to reflect this requirement.

As shown on the landscape plans (Attachment 7), enhanced landscape areas are planned at the project entry on East Bidwell Street, around the perimeter of the project site, adjacent to retaining walls, and around the outdoor gathering spaces. Proposed landscaping features California-native and low water-use trees, shrubs, and groundcover selections intended to comply with the requirements of MWEL0. Two small turf spaces are proposed on the project site, totaling 4,755 square feet (approximately 2 percent of the total landscape area).

Proposed landscape improvements include a variety of drought-tolerant trees, shrubs, and groundcover. Dog parks area proposed to have synthetic turf. Among the proposed trees are; Dwarf Strawberry, Japanese Blueberry, Crape Myrtle, Olive, Chinese Pistache, Valley Oak, Cork Oak, Live Oak, Fan Palm, Elm and Zelkova. The preliminary landscape plan meets the City shade requirement of FMC section 17.57.070 (G)(3) (40%) by providing 48% shade in the parking lot area within fifteen (15) years. Staff recommends that the final landscape plans be reviewed and approved by the Community Development Department. Condition No. 36 is included to reflect this requirement.

Conformance with Relevant General Plan Goals and Policies

The 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 new apartment units with a traditional residential design intended to compliment the design of existing residential and commercial buildings in the vicinity.

GP POLICY LU 1.1.12-2 (Infill Development)

Work with neighbors: Infill development requires neighborhood consultation to understand the concerns, goals, and needs of existing neighborhoods. Ensure the planning and design process provides proper avenues for neighborhood input while fulfilling the community's larger goals for walkability and compact development.

The proposed project is consistent with this policy in that the project applicant held a neighborhood outreach meeting on September 20, 2021) at which residents within the neighboring Broadstone Unit No. 3 Subdivision were invited to learn more about the proposed project and provide feedback via video call. No members of the public spoke during the outreach event.

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, Housing Choice and Diversity, 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. Housing Choice and Diversity includes providing a variety of places where people can live (apartments, townhomes, condominiums, and single-family detached homes) and also creating opportunities for the variety of people who need them such as families, singles, seniors, and people with special needs. 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 LU 6.1 (Residential Neighborhoods)

Allow for a variety of housing types and mix of uses that provide choices for Folsom residents, create complete and livable neighborhoods, and encourage walking and biking.

GP POLICY LU 6.1.3 (Efficiency through Density)

Support an overall increase in average residential densities in identified urban centers and mixed-use districts. Encourage new housing types to shift from lower-density, large-lot developments to higher-density, small-lot and multifamily developments, as a means to increase energy efficiency, conserve water, reduce waste, as well as increase access to services and amenities (e.g., open space) through an emphasis of mixed uses in these higher-density developments.

The proposed project is consistent with this policy in that the project is providing a multi-family residential project developed at a residential density of 19.6 units per acre. In addition, the proposed project design incorporates sustainable features (mechanical,

electrical, plumbing, and HVAC systems) that are consistent with California Green Building Standards Code (CALGreen). In addition, the proposed project includes electric vehicle parking spaces, electric vehicle charging stations, and cool surface paving materials consistent with CALGreen.

GP GOAL LU 9.1 (Land Use/Community Design)

Encourage community design that results in a distinctive, high-quality built environment with a character that creates memorable places and enriches the quality of life of Folsom's residents.

GP POLICY LU 9.1.10 (Renewable and Alternative Energy Generation Systems)

Require the use of solar, wind, and other on-site renewable energy generation systems as part of the design of new planned developments.

The proposed project is consistent with this policy in that the project includes 14 class-two dual electric vehicle charging stations that serve 28 vehicular spaces distributed across the project site. In addition, the proposed project includes the use of cool paving materials that will be utilized for hardscape features throughout the project site including the exterior courtyards, concrete refuse pads and pedestrian paths.

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 study intersections. Intersections that operate at a deficient level-of-service during the PM peak hour or exceed the General Plan level-of-service policy after the addition of project traffic are not anticipated to have delay increase by over five seconds with the proposed project, and therefore these deficiencies are not significantly exacerbated by the project. In addition, the project is anticipated to generate 76% of the regional per capita residential daily VMT of 20.82 miles and 82% of Folsom's residential daily VMT per capita of 19.16 miles. The daily per capita VMT for the project is anticipated to be less than 85% of the regional and City residential VMT per capita, consistent with SB 743.

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 14 class-two dual electric vehicle charging stations that serve 28 vehicular spaces distributed across the project site intended for use by residents and guests of the apartment community. The number of proposed electric vehicle charging station is consistent with the California Green Buildings Standards Code's provisions for multi-family residential development.

GP GOAL H-1 (Adequate Land Supply for Housing)

To provide an adequate supply of suitable sites for the development of a range of housing types to meet the housing needs of all segments of the population.

GP POLICY H 1.3

The City shall encourage home builders to develop their projects on multi-family-designated land at the high end of the applicable density range.

The proposed project is consistent with this policy in that the project is providing a multi-family residential project developed at a residential density of 19.6 units per acre on commercially-zoned property that was not originally anticipated to be development with residential units. The proposed project would be considered a high density multi-family residential development given that it falls within the density range (20-30 dwelling units per acre) established for the City's EBC (East Bidwell Corridor) General Plan land use designation.

GP GOAL H-2 (Removing Barriers to the Production of Housing)

To minimize governmental constraints on the development of housing for households of all income levels.

GP POLICY H 2.7

The City shall educate the community on the needs, the realities and the benefits of affordable and high-density housing.

The proposed project is consistent with this policy in that the project will result in development of a high-density apartment community on a commercially-zoned property that was not originally anticipated to be developed with a residential land use.

GP GOAL H-5 (Housing Opportunities for Special Needs Groups)

To provide a range of housing services for Folsom residents with special needs, including seniors, persons with disabilities, single parents, large families, the homeless, and residents with extremely low incomes.

The proposed project is consistent with this policy in that the project will result in development of units ranging from 784-square foot one-bedroom, one-bath units to 1,781-square-foot three-bedroom, 3-bath units that could potentially serve single parents or large families. All 35 ground floor units will be ADA-adaptable, with 3-foot-wide doors, no steps, knee spaces, control and switch locations, grab bar reinforcing and other access features are built in, making them accessible to people with disabilities.

Conformance with Relevant Specific Plan Goals, Objectives, and Policies

The Broadstone Unit No. 3 Specific Plan identifies a number of goals, objectives, and policies designed to guide the physical, economic, and environmental growth of the Specific Plan Area. Staff has determined that the proposed project is consistent with the Specific Plan goals, objectives, and policies as outlined and discussed below:

SP GOAL 2 (Land Use)

Compatibility between land uses.

SP OBJECTIVE 2.3

Coordinate architectural compatibility between the plan's various land uses

SP POLICY 2.1

Provide buffers between dissimilar land uses with the use of landscaping and setbacks.

The proposed project is consistent with this policy in that the project site includes significant open space buffer on all sides. In addition, the project includes substantial building setbacks meet the minimum setback requirements established by the Specific Plan. Lastly, the project includes an enhanced landscape plan that will provide an additional visual buffer between the project site and nearby land uses.

SP GOAL 8 (Community Design)

A community environment that is visually attractive and efficient with a consistent design theme.

SP Objective 8.1

Reinforce the identity of the Broadstone Community by utilizing the design quality, theme, and consistency established in the adjacent Broadstone Unit No. 1 and No. 2 communities.

SP Policy 8.1

Enforce Design Guidelines for architecture, signage, landscaping, and project identity.

The project is consistent with this policy in that the proposed apartment complex incorporates many of the key design features recommended by the Broadstone Unit No. 3 Design Guidelines including the use of varied building shapes to create a sense of depth, use of varied forms to create visual relief, and the inclusion of unique design details to reinforce the contemporary Mediterranean-style design theme. In addition, the proposed project includes a landscape plan the focuses on the use of native plants and materials as recommended by the Specific Plan.

ENVIRONMENTAL REVIEW

Staff has prepared an Initial Study and Mitigated Negative Declaration (Attachment 9) for the project in accordance with the California Environmental Quality Act (CEQA) and determined that with the proposed mitigations, the project will not have a significant effect on the environment. The Mitigated Negative Declaration has been prepared and noticed for public comment on the project, and mitigation measures have been included as Conditions of Approval.

As of the publication of this staff report, one public comment was received prior to the publication of the Mitigated Negative Declaration as has been included in Attachment 10. No written comments have been received from the public or from public agencies during the Mitigated Negative Declaration public review period (October 28, 2021 to November 17, 2021) as of publication of this staff report.

Pursuant to AB 52, before the release of the mitigated negative declaration for this project, the City began the process of consultation with any California Native American tribes traditionally and culturally affiliated with the geographic area of the proposed project. The consultation was concluded and no changes to the project were required as a result of the consultation process.

RECOMMENDATION

Staff recommends that the Planning Commission approve the Design Review application for the proposed project (PN21-067) located at 1565 Cavitt Drive, with the below findings (Findings A-V) and the attached conditions of approval (Conditions 1-82).

PLANNING COMMISSION ACTION

Move to approve the Design Review application for the proposed project (PN21-067) located at 1565 Cavitt Drive, with the below findings (Findings A-DD) and the attached conditions of approval (Conditions 1-82).

GENERAL FINDINGS

- A. NOTICE OF PUBLIC 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 AND THE BROADSTONE UNIT NO. 3 SPECIFIC PLAN, AS WELL AS THE APPLICABLE DEVELOPMENT STANDARDS AND ASSOCIATED REQUIREMENTS IN THE ZONING CODE.
- C. ALTHOUGH THE ZONING DESIGNATION FOR THE PROJECT SITE IS INCONSISTENT WITH THE GENERAL PLAN, THE PROPOSED HOUSING DEVELOPMENT PROJECT IS CONSISTENT WITH THE GENERAL PLAN, SO THE PROPOSED PROJECT IS NOT CONSIDERED INCONSISTENT WITH THE ZONING CODE AND NO REZONE IS REQUIRED.

CEQA FINDINGS

- D. A MITIGATED NEGATIVE DECLARATION HAS BEEN PREPARED FOR THE PROJECT IN ACCORDANCE WITH CEQA.
- E. PURSUANT TO AB 52, BEFORE RELEASE OF THE MITIGATED NEGATIVE DECLARATION FOR THIS PROJECT, THE CITY CONTACTED ALL CALIFORNIA NATIVE AMERICAN TRIBES ON THE CONTACT LIST MAINTAINED BY THE NATIVE AMERICAN HERITAGE COMMISSION IN ASSOCIATION WITH THIS PROJECT.
- F. THE CITY RECEIVED TWO REQUESTS FOR CONSULTANT FROM CALIFORNIA NATIVE AMERICAN TRIBES AND CONSULTATION WAS SUBSEQUENTLY CONCLUDED WITH BOTH TRIBES. NO CHANGES TO THE PROJECT WERE REQUIRED AS A RESULT OF THE CONSULTATION.
- G. THE PLANNING COMMISSION HAS CONSIDERED THE PROPOSED MITIGATED NEGATIVE DECLARATION AND ANY COMMENTS RECEIVED DURING THE PUBLIC REVIEW PROCESS BEFORE MAKING A DECISION REGARDING THE PROJECT.
- H. THE MITIGATED NEGATIVE DECLARATION REFLECTS THE INDEPENDENT JUDGMENT AND ANALYSIS OF THE CITY OF FOLSOM.
- I. THE MITIGATED NEGATIVE DECLARATION HAS DETERMINED THAT THE PROPOSED PROJECT WOULD NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT WITH THE REQUIRED MITIGATION MEASURES.

- J. ON THE BASIS OF THE WHOLE RECORD, THERE IS NO SUBSTANTIAL EVIDENCE THAT THE PROJECT WILL HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT WITH THE REQUIRED MITIGATION MEASURES.

TENTATIVE PARCEL MAP FINDINGS

- K. THE PROPOSED TENTATIVE PARCEL MAP, TOGETHER WITH THE PROVISIONS FOR ITS DESIGN AND IMPROVEMENT, IS CONSISTENT WITH THE GENERAL PLAN, THE BROADSTONE UNIT NO. 3 SPECIFIC PLAN, AND ALL APPLICABLE PROVISIONS OF THE FOLSOM MUNICIPAL CODE.
- L. THE PROPOSED PROJECT IS SUBJECT TO CONDITIONS OF APPROVAL THAT WILL ENSURE THE PROJECT IS DEVELOPED IN COMPLIANCE WITH CITY STANDARDS.
- M. THE DESIGN OF THE TENTATIVE PARCEL MAP AND THE PROPOSED IMPROVEMENTS, WITH THE APPLICABLE MITIGATION MEASURES, IS NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.
- N. THE DESIGN OF THE TENTATIVE PARCEL MAP OR THE TYPE OF IMPROVEMENTS PROPOSED ARE NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH OR SAFETY PROBLEMS.
- O. THE DESIGN OF THE TENTATIVE PARCEL MAP OR THE TYPE OF IMPROVEMENTS PROPOSED WILL NOT CONFLICT WITH EASEMENTS FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED TENTATIVE PARCEL MAP.
- P. THE SITE IS PHYSICALLY SUITABLE FOR THE TYPE OF DEVELOPMENT PROPOSED.
- Q. THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF THE DEVELOPMENT.
- R. SUBJECT TO SECTION 66474.4 OF THE SUBDIVISION MAP ACT, THE LAND IS NOT SUBJECT TO A CONTRACT ENTERED INTO PURSUANT TO THE CALIFORNIA LAND CONSERVATION ACT OF 1965 (COMMENCING WITH SECTION 51200 OF THE GOVERNMENT CODE).

PLANNED DEVELOPMENT PERMIT FINDINGS

- S. 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.

- T. THE PROPOSED PROJECT IS CONSISTENT WITH THE OBJECTIVES, POLICIES AND REQUIREMENTS OF THE DEVELOPMENT STANDARDS OF THE CITY.
- U. THE PHYSICAL, FUNCTIONAL AND VISUAL COMPATIBILITY BETWEEN THE PROPOSED PROJECT AND EXISTING AND FUTURE ADJACENT USES AND AREA CHARACTERISTICS IS ACCEPTABLE.
- V. 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 AND THE PROPOSED PROJECT HAS MADE ADEQUATE PROVISION FOR THE FURNISHING OF THOSE FACILITIES.
- W. THE PROPOSED PROJECT WILL NOT CAUSE ADVERSE ENVIRONMENTAL IMPACTS THAT HAVE NOT BEEN MITIGATED TO AN ACCEPTABLE LEVEL.
- X. THE PROPOSED PROJECT WILL NOT CAUSE UNACCEPTABLE VEHICULAR TRAFFIC LEVELS ON SURROUNDING ROADWAYS, AND THE PROPOSED PROJECT WILL PROVIDE ADEQUATE INTERNAL CIRCULATION, INCLUDING INGRESS AND EGRESS.
- Y. 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.
- Z. ADEQUATE PROVISION IS MADE FOR THE FURNISHING OF SANITATION SERVICES AND EMERGENCY PUBLIC SAFETY SERVICES TO THE DEVELOPMENT.

DESIGN REVIEW FINDINGS

- AA. THE PROJECT IS CONSISTENT WITH THE GENERAL PLAN AND THE BROADSTONE UNIT NO. 3 SPECIFIC PLAN, AS WELL AS THE APPLICABLE DEVELOPMENT STANDARDS AND ASSOCIATED REQUIREMENTS IN THE ZONING CODE.
- BB. THE BUILDING MATERIALS, TEXTURES AND COLORS USED IN THE PROPOSED PROJECT ARE COMPATIBLE WITH SURROUNDING DEVELOPMENT AND ARE CONSISTENT WITH THE GENERAL DESIGN THEME OF THE NEIGHBORHOOD.

HOUSING ELEMENT FINDING

- CC. REMAINING SITES IDENTIFIED IN THE HOUSING ELEMENT ARE ADEQUATE TO MEET THE REQUIREMENTS OF GOVERNMENT CODE SECTION 65583.2 AND TO ACCOMMODATE THE CITY'S SHARE OF THE RHNA FOR THE PERIOD FROM JUNE 30, 2021 THROUGH AUGUST 31, 2029.
- DD. THE REMAINING UNMET NEED FOR THE CITY'S SHARE OF THE RHNA AT EACH INCOME LEVEL IS AS FOLLOWS: 2,226 VERY LOW-INCOME UNITS, 1,341 LOW-INCOME UNITS, 829 MODERATE INCOME UNITS, 1,967 MODERATE-INCOME UNITS AND 1,710 ABOVE MODERATE-INCOME UNITS. THE REMAINING CAPACITY OF SITES IDENTIFIED IN THE HOUSING ELEMENT TO ACCOMMODATE THAT NEED BY INCOME LEVEL IS AS FOLLOWS: 490 VERY LOW- AND LOW-INCOME UNITS, 3,129 MODERATE-INCOME UNITS AND 4,100 ABOVE MODERATE-INCOME UNITS.

ATTACHMENT 2 BACKGROUND

BACKGROUND

In 1995, the City Council approved a General Plan Amendment, Rezone, Specific Plan and Vesting Tentative Subdivision Map for establishment of the Broadstone Unit No. 3 Specific Plan area. The 570-acre Broadstone project consisted of: a mixture of custom and production single-family lots totaling 642 units; one multi-family site; one community commercial center; one neighborhood commercial center; 13 industrial lots; three park sites; and a future high school site.

GENERAL PLAN DESIGNATION

EBC Overlay, East Bidwell Corridor Overlay

ZONING

C-2 (SP 95-1), Central Business, Broadstone Specific Plan

ADJACENT LAND USES/ZONING

North: Talavera Ridge Apartments (R-M SP 95-1) and single-family residences (R-1-M SP 95-1)

South: East Bidwell Street with the Palladio Shopping Center (C-3 PD) beyond

East: Single-family residences (R-1-M SP 95-1) and Handy Family Park (OSC SP 95-1)

West: Broadstone Parkway with Broadstone Plaza (C-3 PD) and Broadstone Marketplace (C-2 SP 95-1) shopping centers beyond

SITE CHARACTERISTICS

The 18.44-acre project site is located on an existing 37.2-acre parcel and is flat and vacant.

APPLICABLE CODES

FMC 16.24, Parcel Maps

FMC 17.22, Commercial Land Use Zones

FMC 17.37, Specific Plan District

FMC 17.38, Planned Development District

FMC 17.57, Parking Requirements

FMC 17.59, Signs

Broadstone Unit No. 3 Specific Plan (SP 95-1)

Multifamily Development Design Guidelines

ATTACHMENT 3

Conditions of Approval

CONDITIONS OF APPROVAL FOR BROADSTONE VILLAS TENTATIVE PARCEL MAP AND PLANNED DEVELOPMENT PERMIT (PN 21-067)				
Cond. No.	Mitigation Measure	GENERAL REQUIREMENTS	When Required	Responsible Department
1.		<p>The applicant shall submit final site development plans to the Community Development Department that shall substantially conform to the exhibits referenced below:</p> <ul style="list-style-type: none"> • Project Description, dated 3/25/21 • Vesting Tentative Parcel Map, dated 6/18/21 • Site Plan, dated 6/18/21 • Circulation and Access Exhibit, dated 6/18/21 • Preliminary Grading Plan, dated 6/18/21 • Preliminary Utility Plan, dated 6/18/21 • Landscape and Trash Management Plan, dated 6/18/21 • Project Data, dated 6/18/21 • Renderings, dated 6/18/21 • Floor Plans, dated 6/18/21 • Unit Plans, dated 6/18/21 • Exterior Elevations, dated 6/18/21 <p>The project is approved for a Tentative Parcel Map and Planned Development Permit Application for the 257-unit Broadstone Villas apartment project at 1565 Cavitt Drive. Implementation of the project shall be consistent with the above-referenced items as modified by these conditions of approval.</p>	B	CD (P)(E)
2.		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.	B	CD (P)(E)(B)
3.		The project approvals granted under this staff report (Tentative Parcel Map and Planned Development) shall remain in effect for two years from final date of approval (November 17, 2023). Failure to obtain the relevant building (or other) permits within this time period, without the subsequent extension of this approval, shall result in the termination of this approval.	B	CD (P)

4.		<p>The owner/applicant shall defend, indemnify, and hold harmless the City and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul any approval by the City or any of its agencies, departments, commissions, agents, officers, employees, or legislative body concerning the project. The City will promptly notify the owner/applicant of any such claim, action or proceeding, and will cooperate fully in the defense. The City may, within its unlimited discretion, participate in the defense of any such claim, action or proceeding if both of the following occur:</p> <ul style="list-style-type: none"> • The City bears its own attorney’s fees and costs; and • The City defends the claim, action or proceeding in good faith <p>The owner/applicant shall not be required to pay or perform any settlement of such claim, action or proceeding unless the settlement is approved by the owner/applicant.</p>	OG	CD (P)(E)(B) PW, PR, FD, PD
5.	✓	<p>The owner/applicant shall be required to participate in a mitigation monitoring and reporting program pursuant to City Council Resolution No. 2634 and Public Resources Code 21081.6. The mitigation monitoring and reporting measures identified in the Mitigated Negative Declaration prepared for this project have been incorporated into these conditions of approval in order to mitigate or avoid significant effects on the environment. These mitigation monitoring and reporting measures are identified with a check mark (✓) in the mitigation measure column.</p>	G, I	CD (P)(E)
DEVELOPMENT COSTS AND FEE REQUIREMENTS				
6.		<p>The owner/applicant shall pay all applicable taxes, fees and charges for the project at the rate and amount in effect at the time such taxes, fees and charges become due and payable.</p>	I, B	CD (P)(E)
7.		<p>If applicable, the owner/applicant shall pay off any existing assessments against the property, or file necessary segregation request and pay applicable fees.</p>	B	CD (E)
8.		<p>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.</p>	I	CD (P)(E)

9.		If the City utilizes the services of consultants to prepare special studies or provide specialized design review or inspection services for the project, the applicant shall reimburse the City for actual costs it incurs in utilizing these services, including administrative costs for City personnel. A deposit for these services shall be provided prior to initiating review of the Final Map, improvement plans, or beginning inspection, whichever is applicable.	I, M, B	CD (P)(E)
10.		This project shall be subject to all applicable City-wide development impact fees, unless exempt by previous agreement. This project shall be subject to all applicable City-wide development impact fees in effect at such time that a building permit is issued. These fees may include, but are not limited to, fees for fire protection, park facilities, park equipment, Humbug-Willow Creek Parkway, Light Rail, TSM, capital facilities and traffic impacts. The 90-day protest period for all fees, dedications, reservations or other exactions imposed on this project will begin on the date of final approval (November 17, 2021). The fees shall be calculated at the fee rate in effect at the time of building permit issuance.	B	CD (P)(E), PW, PK
11.		The owner/applicant agrees to pay to the Folsom-Cordova Unified School District the maximum fee authorized by law for the construction and/or reconstruction of school facilities. The applicable fee shall be the fee established by the School District that is in effect at the time of the issuance of a building permit. Specifically, the owner/applicant agrees to pay any and all fees and charges and comply with any and all dedications or other requirements authorized under Section 17620 of the Education Code; Chapter 4.7 (commencing with Section 65970) of the Government Code; and Sections 65995, 65995.5 and 65995.7 of the Government Code.	B	CD (P)
SITE DEVELOPMENT REQUIREMENTS				
12.		Prior to the issuance of any grading and/or building permit, the owner/applicant shall have a geotechnical report prepared by an appropriately licensed engineer that includes an analysis of site suitability, proposed foundation design for all proposed structures, and roadway and pavement design.	G, B	CD (E)
13.		Public and private improvements, including roadways, curbs, gutters, sidewalks, bicycle lanes and trails, streetlights, underground infrastructure and all other improvements shall be provided in accordance with the current edition of the City of Folsom <i>Standard Construction Specifications</i> and the <i>Design and Procedures Manual and Improvement Standards</i> .	I, B	CD (P)(E)
14.		The owner/applicant shall submit water, sewer and drainage studies to the satisfaction of the Community Development Department and provide sanitary sewer, water and storm drainage improvements with corresponding easements and quit claims, as necessary, in accordance with these studies and the current edition of the City of Folsom <i>Standard Construction Specifications</i> and the <i>Design and Procedures Manual and Improvement Standards</i> .	I	CD (E)
15.		The improvement plans for the required public and private improvements shall be reviewed and approved by the Community Development Department prior to issuance of a building permit for the project.	B	CD (E)

16.		Final lot and building configurations may be modified to allow for overland release of storm events greater than the capacity of the underground system.	B	CD (E)
17.		The owner/applicant shall coordinate the planning, development and completion of this project with the various utility agencies (i.e., SMUD, PG&E, etc.).	I	CD (P)(E)
18.		The project applicant shall be responsible for installation and maintenance of all frontage landscaping along the East Bidwell street frontage within the Joint Powers Authority (JPA) corridor.	O	PR, PW
19.		The owner/applicant shall be responsible for replacing any and all damaged or hazardous public sidewalk, curb and gutter, and/or bicycle trail facilities along the site frontage and/or boundaries, including pre-existing conditions and construction damage, to the satisfaction of the Community Development Department.	O	CD (E)
20.		<p>The proposed project shall include the following parking and vehicle restrictions (this condition shall be included in the Master Apartment Rental Agreement for this project):</p> <p>1) <u>Parking and Vehicle Restrictions</u></p> <p>a) <u>Parking Restrictions</u> - The purpose and intent of this Declaration is to restrict the areas where motor vehicles can be parked within the development.</p> <ul style="list-style-type: none"> • Residents shall only park motor vehicles in garages or in on-site parking spaces. <p>b) <u>Vehicle Type Restrictions</u> - The purpose and intent of this Declaration is to restrict the types of vehicles which can be parked within the development.</p> <ul style="list-style-type: none"> • <u>Permitted Vehicles</u> - Only motor vehicles registered and permitted to drive on public roadways by a government agency are permitted within the development. • <u>Recreational Vehicles</u> - No trailer, motor home, camper, boat, personal watercraft, all-terrain, or other similar recreational vehicle shall be parked, stored, or permitted to remain within the development 	B	CD (P,E)
21.		The owner/applicant shall form a Property Management Association, which shall be responsible for maintenance of all private streets, maintenance of all common areas, maintenance of all on-site landscaping, maintenance of private storm drain facilities, maintenance of water quality swales, maintenance of water quality ponds, maintenance of sanitary sewer improvements, and maintenance of any other on-site facilities throughout the life of the project to the satisfaction of the Community Development Department.	I, B, OG	CD (P)(E)
22.		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)

23.		The on-site water and sewer systems shall be privately owned and maintained. The fire protection system shall be separate from the domestic water system. The fire system shall be constructed to meet the National Fire Protection Association Standard 24. The domestic water and irrigation system shall be metered per City of Folsom <i>Standard Construction Specifications</i> .	I	CD (E)
24.		Any reimbursement for public improvements constructed by the applicant shall be in accordance with a formal reimbursement agreement entered into between the City and the owner/applicant prior to approval of the improvement plans.	I	CD (E)
25.		The owner/applicant shall dedicate a 12.5-foot-wide public utility easement for underground facilities and appurtenances adjacent to all public rights-of-way. The PUE width may be reduced with Public Utility company approval.	I	CD (E)
26.		Final exterior building and site lighting plans shall be submitted for review and approval by Community Development Department for location, height, aesthetics, level of illumination, glare and trespass prior to the issuance of any building permits. All lighting, including but not limited to free-standing parking area lights, landscape/walkway lights, and building-attached lights shall be designed to be screened, shielded, and directed downward onto the project site and away from adjacent properties and public rights-of-way. The final design of the building-attached lights shall be subject to review and approval by the Community Development Department. Lighting shall be equipped with a timer or photo condenser. In addition, pole-mounted parking lot lights shall utilize a low-intensity, energy efficient lighting method.	I, B	CD (P)
27.		Future dry utility connection services (electrical, gas, telephone, etc.) for new buildings shall be placed underground at the project site.	B	CD (E)
28.		Each parcel shall have an independent water and sanitary sewer service which does not encroach into any other parcel and connects directly to the right-of-way. Prior to the issuance of building permits, any existing sanitary sewer or water service which encroaches into another parcel shall be relocated in accordance with the City of Folsom <i>Standard Construction Specifications</i> and the <i>Design and Procedures Manual and Improvement Standards</i> .	I,G,B	CD (E)
STORM WATER POLLUTION/CLEAN WATER ACT REQUIREMENTS				
29.		The owner/applicant shall be responsible for litter control and sweeping of all paved surfaces in accordance with City standards. All on-site storm drains shall be cleaned immediately before the commencement of the rainy season (October 15).	G, I, B	CD (E)
30.		The storm drain swale or onsite improvement plans shall provide for “Best Management Practices” that meet the requirements of the water quality standards of the City’s National Pollutant Discharge Elimination System Permit issued by the State Regional Water Quality Control Board.	G, I, B, O	CD (E)

31.		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 <i>Erosion and Sedimentation Control Standards and Specifications</i> -current edition and as directed by the Community Development Department.	G, I	CD (E)
32.		The proposed development is considered residential land use and will add over 1 acre of new impervious area to the site; therefore, stormwater quality treatment shall be provided. The City requires developers to utilize the <i>Guidance Manual for On-Site Stormwater Quality Treatment Control Measures</i> (January 2000) (“On-Site Manual”) in selecting and designing source control and post-construction facilities to treat runoff from the project.	G, I	CD (E)
33.	✓	Prior to approval of improvement plans, the owner/applicant shall submit detailed drainage plans for evaluation by the City. Approved plans shall be implemented prior to project occupancy. The drainage plans shall include measures to minimize the total amount of additional surface runoff and to limit the flows released to off-site receiving waters to existing pre-development levels in accordance with the requirements of the City of Folsom Public Works Department.	I	CD (E), PW
34.	✓	Prior to issuance of grading permits, the owner/applicant shall submit erosion control plans and other monitoring programs for the construction and operational phases of the proposed project for review by the City. The plan shall include Best Management Practices (BMP) to minimize and control the level of pollutants in stormwater runoff, and in runoff released to off-site receiving waters. Specific techniques may be based on geotechnical reports or the Erosion and Sediment Control Handbook of the California Department of Conservation, and shall comply with current City standards, including the Sacramento Region Stormwater Quality Design Manual.	G, I	CD (E), PW
35.		Prior to issuance of grading permits, the owner/applicant shall obtain coverage under the State Water Resources Control Board General Permit for Discharges of Storm Water Associated with Construction Activity (Order 2009-0009-DWQ), including preparation and submittal of a project-specific Storm Water Pollution Prevention Plan (SWPPP) at the time the Notice of Intent (NOI) is filed. The project applicant shall also prepare and submit any other necessary erosion and sediment control and engineering plans and specifications for pollution prevention and control to the City of Folsom.	G, I	CD (E), PW

LANDSCAPE/TREE PRESERVATION REQUIREMENTS

36.		The owner/applicant shall be responsible for on-site landscape maintenance throughout the life of the project to the satisfaction of the Community Development Department. Vegetation or planting shall not be less than that depicted on the final landscape plan, unless tree removal is approved by the Community Development Department because the spacing between trees will be too close on center as they mature. The final landscape plans shall be updated to incorporate more native species trees, plants, shrubs, and groundcover to the satisfaction of the Community Development Department.	B, OG	CD (P)(E)
37.		<p>Final landscape plans and specifications for the project shall be prepared by a registered landscape architect and approved by the City Arborist and City staff prior to the approval of improvement plans. Said plans shall include all landscape specifications and details. Landscaping of the parking areas for guest parking shall meet shade requirements as outlined in the 2019 CALGreen Code Chapter 5.106.12.1. The landscape plans shall comply with and implement water efficient requirements as adopted by the State of California (Assembly Bill 1881). Shade and ornamental trees shall be maintained according to the most current American National Standards for Tree Care Operations (ANSI A-300) by qualified tree care professionals. Tree topping for height reduction, sign visibility, light clearance or any other purpose shall not be allowed. Specialty-style pruning, such as pollarding, shall be specified within the approved landscape plans and shall be implemented during a 5-year establishment and training period.</p> <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 Broadstone Villas project.</p>	I	CD (P)(E)

38.		<p>The final tree planting design shall incorporate appropriate species selection and placement to avoid infrastructure conflicts and monocultural issues to the satisfaction of the City Arborist.</p> <p>All irrigation and plant material shall be maintained in accordance with the approved as-built plans in perpetuity. Any requests by the property owner or manager to alter the approved landscape installation shall be subject to review and approval by the City Arborist.</p>	I	CD (E)
MAP REQUIREMENTS				
39.		The owner/applicant shall provide a digital copy of the recorded Parcel Map (in AutoCAD format) to the Community Development Department.	M	CD (E)
40.		The owner/applicant shall provide the Folsom-Cordova Unified School District with a copy of the recorded Parcel Map.	M	CD (P)
41.		The owner/applicant shall dedicate private easements for utilities, drainage, water, and sanitary sewer on the Parcel Map.	M	CD (E)
42.		Prior to the recording of the Parcel Map, the owner/applicant shall enter into a deferred improvement agreement with the City, identifying public improvements, if any, to be constructed. The owner/applicant shall provide security acceptable to the City, guaranteeing construction of the improvements.	M	CD (P) (E)
BIOLOGICAL RESOURCE REQUIREMENTS				
43.	✓	<p><u>Impacts to Nesting Birds</u> If ground clearing activities occur during the typical bird nesting season (February 15 through August 31), pre-construction nesting bird surveys shall be conducted by a qualified biologist on the project site and within a 500-foot radius of proposed construction areas, where access is available, no more than 14 days prior to the initiation of construction. If no nests are found, no further mitigation is required.</p>	G, I	CD (E)(P)
44.	✓	<p><u>Impacts to Nesting Birds</u> If active nests are identified in these areas, the owner/applicant shall coordinate with the City to develop measures to avoid disturbance of active nests prior to the initiation of any construction activities, or construction could be delayed until the young have fledged. Avoidance measures may include establishment of a buffer zone and monitoring of the nest by a qualified biologist until the young have fledged the nest and are independent of the site. If a buffer zone is implemented, the size of the buffer zone shall be determined by a qualified biologist in coordination with the City and shall be appropriate for the species of bird and nest location.</p>	G, I	CD (E)(P)

CULTURAL RESOURCE REQUIREMENTS

45.	✓	In the event that cultural resources are exposed during ground-disturbing activities, construction activities should be halted in the immediate vicinity of the discovery. If the site cannot be avoided during the remainder of construction, an archaeologist who meets the Secretary of the Interior’s Professional Qualifications Standards should then be retained to evaluate the find’s significance under the California Environmental Quality Act (CEQA). If the discovery proves to be significant, additional work, such as data recovery excavation, may be warranted and should be discussed in consultation with the City.	G, I, B	CD (P)(E)
46.	✓	If potentially significant Tribal Cultural Resources (TCRs) are discovered during ground disturbing construction activities, all work shall cease within 100 feet of the find. A Native American Representative from traditionally and culturally affiliated Native American Tribes that requested consultation on the project shall be immediately contacted and invited to assess the significance of the find and make recommendations for further evaluation and treatment, as necessary. If deemed necessary by the City, a qualified cultural resources specialist meeting the Secretary of Interior’s Standards and Qualifications for Archaeology, may also assess the significance of the find in joint consultation with Native American Representatives to ensure that tribal values are considered. Work at the discovery location cannot resume until the City, in consultation as appropriate and in good faith, determines that the discovery is either not a TCR, or has been subjected to culturally appropriate treatment, if avoidance and preservation cannot be accommodated.	G, I, B	CD (P)(E)

47.	✓	<p>Although there is no evidence to suggest the presence of human remains, the discovery of human remains is always a possibility during a project. If such an event did occur, the specific procedures outlined by the Native American Heritage Commission (NAHC), in accordance with Section 7050.5 of the California Health and Safety Code and Section 5097.98 of the Public Resources Code, will be followed:</p> <ol style="list-style-type: none"> 1. All excavation activities within 60-feet of the remains will immediately stop, and the area will be protected with flagging or by posting a monitor or construction worker to ensure that no additional disturbance occurs. 2. The project owner or their authorized representative will contact the County Coroner. 3. The coroner will have two working days to examine the remains after being notified in accordance with HSC 7050.5. If the coroner determines that the remains are Native American and are not subject to the coroner’s authority, the coroner will notify NAHC of the discovery within 24 hours. 4. NAHC will immediately notify the Most Likely Descendant (MLD), who will have 48 hours after being granted access to the location of the remains to inspect them and make recommendations for treatment of them. Work will be suspended in the area of the find until the senior archaeologist approves the proposed treatment of human remains. 5. If the coroner determines that the human remains are neither subject to the coroner’s authority nor of Native American origin, then the senior archaeologist will determine mitigation measures appropriate to the discovery. 	G, I, B	CD (P)(E)
AIR QUALITY REQUIREMENTS				
48.		<p>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.</p>	G, I, B	CD (P)(E)(B)
49.		<p>In compliance with Rule 442 of SMAQMD, the applicant/developer of the project shall use architectural coatings that comply with the volatile organic compound content limits specified in the general rule.</p>	G, I, B	CD (P)(E)(B)

50.		Dust generated on the project site shall be controlled by selective watering of exposed areas, especially during clearing and grading operations. All unpaved areas of the project site that are being graded, excavated or used as construction haul roadways shall be sprayed with water as often as is necessary to assure that fugitive dust does not impact nearby properties. Stockpiles of soil or other fine materials being left for periods in excess of one day during site construction shall be sprayed and track walked after stockpiling is complete.	I, B	CD (P)(E)(B)
51.		Paving shall be completed as soon as is practicable to reduce the time that bare surfaces and soils are exposed. In areas where construction is delayed for an extended period of time, the ground shall be revegetated to minimize the generation of dust.	G, I, B	CD (P)(E)(B)
52.		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)

53.		<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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GREENHOUSE GAS EMISSIONS REQUIREMENTS

54.	✓	<p>The following greenhouse gas emissions requirements shall be met to fulfill the City’s General Plan Greenhouse Gas Reduction Measures:</p> <ul style="list-style-type: none"> a) In accordance with the City General Plan GHG Reduction Measure T-3, the project shall provide a minimum of 5 percent more bicycle parking than required in the City’s Municipal Code Section 17.57.090 (for a total of 54 bicycle parking spaces). b) In accordance with the City General Plan GHG Reduction Measure T-6, the project shall use high-performance diesel (also known as Diesel-HPR or Reg-9000/RHD) for all diesel-powered equipment utilized in construction of the project. c) In accordance with the City General Plan GHG Reduction Measure T-8, the project shall provide electric vehicle charging stations in 5 percent of the total parking spaces on the project site (for a total of 12 EV charging stations). d) In accordance with the City General Plan GHG Reduction Measure SW-1, the project shall divert to recycle or salvage a minimum 65 of nonhazardous construction and demolition waste generated at the project site in accordance with Appendix A4 (Residential) of the as outlined in the California Green Building Standards Code (2019 CALGreen). 	G, I, B	CD (P)(E)(B)
55.		<p>The following greenhouse gas emissions requirements shall be met to fulfill the City’s General Plan Greenhouse Gas Reduction Measures:</p> <ul style="list-style-type: none"> a) Per GHG Reduction Measure E-1, the project shall exceed the requirements of the 2016 California Building Energy Efficiency Standards (Title 24, Part 6) by 15 percent or more. b) Per GHG Reduction Measure T-1, the project shall have a mix of uses with a minimum density of 20 units per acre or a Floor Area Ratio of 0.75. c) Per GHG Reduction Measure W-1, the project shall comply with all applicable indoor and outdoor water efficiency and conservation measures required under CALGreen Tier 1, as outlined in the California Green Building Standards Code. 	G, I, B	CD (P)(E)(B)

HAZARDOUS MATERIALS REQUIREMENTS				
56.		Discovery of unknown contaminated soils during construction. If during construction, currently unknown contaminated soils are discovered (i.e., discolored soils, odorous, other indications), construction within the area shall be halted, the extent and type of contamination shall be characterized, and a clean-up plan shall be prepared and executed. The plan shall require remediation of contaminated soils. The plan shall be subject to the review and approval of SCEMD, RWQCB, the City of Folsom, or other agencies, as appropriate. Remediation can include in-situ treatment, disposal at an approved landfill, or other disposal methods, as approved. Construction can proceed within the subject area upon approval of and in accordance with the plan.	G, I, B	CD (P)(E)(B)
TRAFFIC, ACCESS, CIRCULATION, AND PARKING REQUIREMENTS				
57.		A minimum of 490 on-site parking spaces shall be provided for the project.	I, O	CD (P)(E)
58.		A minimum of 52 on-site bicycle parking spaces shall be provided for the project at a location in close proximity to the primary building entrances.	I, O	CD (P)(E)

NOISE REQUIREMENTS				
59.	✓	<p>Construction activities shall be required to comply with the following and be noted accordingly on construction contracts:</p> <ol style="list-style-type: none"> 1. Construction hours/Scheduling: The following are required to limit construction activities to the portion of the day when occupancy of the adjacent sensitive receptors are at the lowest: <ol style="list-style-type: none"> a. Construction activities for all phases of construction, including servicing of construction equipment shall only be permitted during the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday and between 9:00 a.m. to 5:00 p.m. on Saturdays. Construction is prohibited on Sundays and on all holidays. b. Delivery of materials or equipment to the site and truck traffic coming to and from the site is restricted to the same construction hours specified above. 2. Construction Equipment Mufflers and Maintenance: All construction equipment powered by internal combustion engines shall be properly muffled and maintained. 3. Idling Prohibitions: All equipment and vehicles shall be turned off when not in use. Unnecessary idling of internal combustion engines is prohibited. 4. Equipment Location and Shielding: All stationary noise-generating construction equipment, such as air compressors, shall be located as far as practical from the adjacent homes. Acoustically shield such equipment when it must be located near adjacent residences. 5. Quiet Equipment Selection: Select quiet equipment, particularly air compressors, whenever possible. Motorized equipment shall be outfitted with proper mufflers in good working order. 	I, B	CD (P)(E)

60.	✓	<p>For the project’s habitable areas (both living rooms and bedrooms) with a direct line-of-sight to East Bidwell Street and Broadstone Parkway, the following measures shall be incorporated in the design of the project to reduce interior noise levels to 45 CNEL or less:</p> <ul style="list-style-type: none"> • Minimum exterior wall requirement of STC 46 with a construction of standard 3/8-inch exterior one coat stucco over 1-inch rigid R-4 insulation over 1/2-inch shearwall on 2x6 studs with 5/8-inch Type “X” Drywall. • Minimum window requirement of STC 28 with a vinyl frame window construction of dual glazing window thickness 1/8-inch and 1/2-inch air gap. • Appropriate means of air circulation and provision of fresh air shall be incorporated in the project to allow windows to remain closed for extended intervals of time so that acceptable levels of noise can be maintained on the interior. • The building design shall include mechanical ventilation in accordance with the 2019 California Mechanical Code. 	B	CD (P)(B)
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ARCHITECTURE/SITE DESIGN REQUIREMENTS				
61.		Trash/recycling/compost enclosures are to be painted an earth-tone color to match the colors utilized on the proposed apartment and community buildings The final location and design of all trash/recycling/compost enclosures shall be subject to review by the Community Development Department and the Solid Waste Division.	I, B	CD (P)(E) EWR
62.		<p>The project shall comply with the following architecture and design requirements:</p> <ol style="list-style-type: none"> 1. This approval is for 33 individual apartment buildings associated with the Broadstone Villas project. The applicant shall submit building plans that comply with this approval, the attached building elevations dated June 18, 2021. 2. The design, materials, and colors of the proposed Broadstone Villas buildings shall be consistent with the submitted building elevations, color renderings, materials samples, and color scheme to the satisfaction of the Community Development Department dated June 18, 2021. 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. The final design of the building-attached light fixtures shall be subject to review and approval by the Community Development Department to ensure architectural consistency with the apartment buildings. 6. The final location, design, height, material, and colors for all retaining walls and fences shall be subject to review and approval by the Community Development Department. 	B	CD (P)

GEOLOGY AND SOILS REQUIREMENT

63.	✓	In the event a paleontological or other geologically sensitive resources (such as fossils or fossil formations) are identified during any phase of project construction, all excavations within 100-feet of the find shall be temporarily halted until the find is examined by a qualified paleontologist, in accordance with Society of Vertebrate Paleontology standards. The paleontologist shall notify the appropriate representative at the City of Folsom who shall coordinate with the paleontologist as to any necessary investigation of the find. If the find is determined to be significant under CEQA, the City shall implement those measures which may include avoidance, preservation in place, or other appropriate measures, as outlined in Public Resources Code Section 21083.2.	G, I, B	CD (E)(B)
64.		The recommendations in the Geotechnical Engineering Study Update by Youngdahl Consulting Group Inc. dated April 18, 2021 and included as Appendix E of the IS/MND included in this report as Attachment 9, shall be implemented by the project applicant throughout construction of the project.	G, I, B	CD (E) (B)
HAZARDS AND HAZARDOUS MATERIAL REQUIREMENT				
65.		Prior to the first occupancy permit, the project applicant shall conduct site-specific radon testing to confirm that radon levels on-site are at acceptable levels for habitation on-site. Should results of the radon testing indicate that radon levels exceed State standards for habitation, the project applicant shall follow recommended remediation procedures per the testing report prior to issuance of an occupancy permit by the City. Results from this testing shall be submitted to the City of Folsom.	O	CD (E)
66.		This project is located in a geologic unit within the boundaries of the City of Folsom, which is likely to contain naturally occurring asbestos. The owner/applicant shall be required to obtain approval from the Sacramento Metropolitan Air Quality Management District (SMAQMD) prior to approval of any grading and/or construction on the project site. The owner/applicant shall provide to the Community Development Department a copy of the written approval from SMAQMD prior to approval of grading and/or site improvement plans.	G, I, B	CD (P)(E)(B)
POLICE/SECURITY REQUIREMENT				
67.		The owner/applicant shall consult with the Police Department in order to incorporate all reasonable crime prevention measures. The following security/safety measures shall be required: <ul style="list-style-type: none"> • A security guard shall be on-duty at all times at the site or a six-foot security fence shall be constructed around the perimeter of construction areas. (This requirement shall be included on the approved construction drawings). • Security measures for the safety of all construction equipment and unit appliances shall be employed. Landscaping shall not cover exterior doors or windows, block line-of-sight at intersections or screen overhead lighting. 	G, I, B	PD

FIRE DEPARTMENT REQUIREMENTS

68.		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 approved by the Fire Marshal.	I	FD
69.		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
70.		All fire protection devices shall be designed to be located on site: fire hydrants, fire department connections, post indicator valves, etc. off-site devices cannot be used to serve the building. A water model analysis that proves the minimum fire flow will be required before any permits are issued. The fire sprinkler riser location shall be inside a Fire Control Room (5' X 7' minimum) with a full-sized 3'-0" door. This room can be a shared with other building utilities. The room shall only be accessible from the exterior.	I, B	FD
71.		All-weather emergency access roads and fire hydrants (tested and flushed) shall be provided before combustible material or vertical construction is allowed on site. All-weather access is defined as 6" of compacted AB from May 1 to September 30 and 2"AC over 6" AB from October 1 to April 30.	I, B	FD

72.		<p>To further ensure safe travel within the project site, the following measures shall be implemented to the satisfaction of the Community Development Department:</p> <ul style="list-style-type: none"> • The vehicle entry gates at the two project driveway locations shall open inward, away from Broadstone Parkway and Kilrush Drive. In addition, the design of the vehicle entry gates and the vehicle entry gate area shall conform to all requirements established by the City of Folsom for gated multi-family residential developments. • If vehicles are observed backing up into Broadstone Parkway or Kilrush Drive at either of the two gated project entries, City staff will evaluate and require appropriate measures to alleviate the traffic congestion including but not limited to requiring the two project entry gates to remain open during the AM (7:00 a.m. to 9:00 a.m.) and PM (4:00 p.m. to 6:00 p.m.) peak hours on weekdays. • The project driveways on Broadstone Parkway and Kilrush Drive shall be restricted for use solely by residents of Broadstone Villas project. Signage shall be installed that indicates the Broadstone Parkway and Kilrush Drive project driveways are restricted for use by residents only. In addition, signage shall be installed that directs guests and visitors to the East Bidwell Street project driveway for access to the apartment community. • Residents of the Broadstone Villas project shall be issued remote transmitters to allow them to open the entry gates without needing to stop to enter a code in the keypad at either entrance location. • The applicant shall provide the locations of the keypad standards to the Folsom Fire Department for each gate entrance. 	I, B	CD (P) (B), FD
73.		<p>The owner/applicant shall adhere to the Sacramento County Emergency Access Gates and Barriers Standard as required in Folsom Municipal Code 8.36.080, Chapter 5, Section 503.6.</p>	I, B	FD

ENVIRONMENTAL AND WATER RESOURCE REQUIREMENTS				
74.		The owner/applicant shall be subject to all requirements established by <u>Folsom Municipal Code (FMC, Chapter 13.26, Water Conservation)</u> relative to water conservation.	I, OG	EWR, CD (E)
MISCELLANEOUS REQUIREMENTS				
75.		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)
76.		The final trash and recycling collection plan, location, design, materials, and color shall be subject to review and approval by the Community Development Department.	I, B	CD (P)
77.		The owner/applicant shall obtain permission (permit, letter, agreement, etc.) from all applicable public utility companies (SMUD, PG&E, WAPA, etc.) in a form acceptable to the Community Development Department for construction-related activities proposed within the existing public utility easements.	I	CD (P)
78.		The final location, design, and materials of any signs for the project shall be subject to review and approval by the Community Development Department. In addition, the owner/applicant shall obtain a sign permit and all signage associated with proposed project shall comply with the requirements established by the <u>Folsom Municipal Code (FMC, Section 17.59, Signs)</u> .	OG	(P)
79.		The proposed project shall comply with all State and local rules, regulations, Governor’s Declarations, and restrictions including but not limited to: Executive Order B-29-15 issued by the Governor of California on April 1, 2015 relative to water usage and conservation, requirements relative to water usage and conservation established by the State Water Resources Control Board, and water usage and conservation requirements established within the <u>Folsom Municipal Code, (Section 13.26 Water Conservation)</u> , or amended from time to time.	I, B, OG	CD (P)(E)
80.		The owner/applicant shall cooperate with the City to obtain written approval from the Sacramento Placerville Transportation Corridor-Joint Powers Authority (SPTC-JPA) for any proposed crossings within the existing JPA corridor which parallels East Bidwell Street. The owner/applicant shall provide written approval from the SPTC-JPA, and as required by the Public Utilities Commission (PUC) to the City prior to approval of grading and/or improvement plans. The owner/applicant shall provide all encroachment permits from the SPTC-JPA and PUC as necessary.	I	CD (E)
81.		The owner/applicant shall dedicate all public rights-of-way and corresponding public utility easements associated with Kilrush Way, as shown on the Tentative Parcel Map included in Attachment 8.	I, B	CD (E)

82.		The owner /applicant shall improve the intersections of East Bidwell Street/Via Sole and East Bidwell Street/Kilrush Drive to allow for all-way turning movements consistent with the TIS as well as pedestrian access across East Bidwell Street. These improvements shall include, and not are not limited to, striping, signal modifications, and curb ramps. The project shall include a 150-foot deceleration lane and 60-foot taper on the two driveways accessing East Bidwell Street.	B	CD (E)
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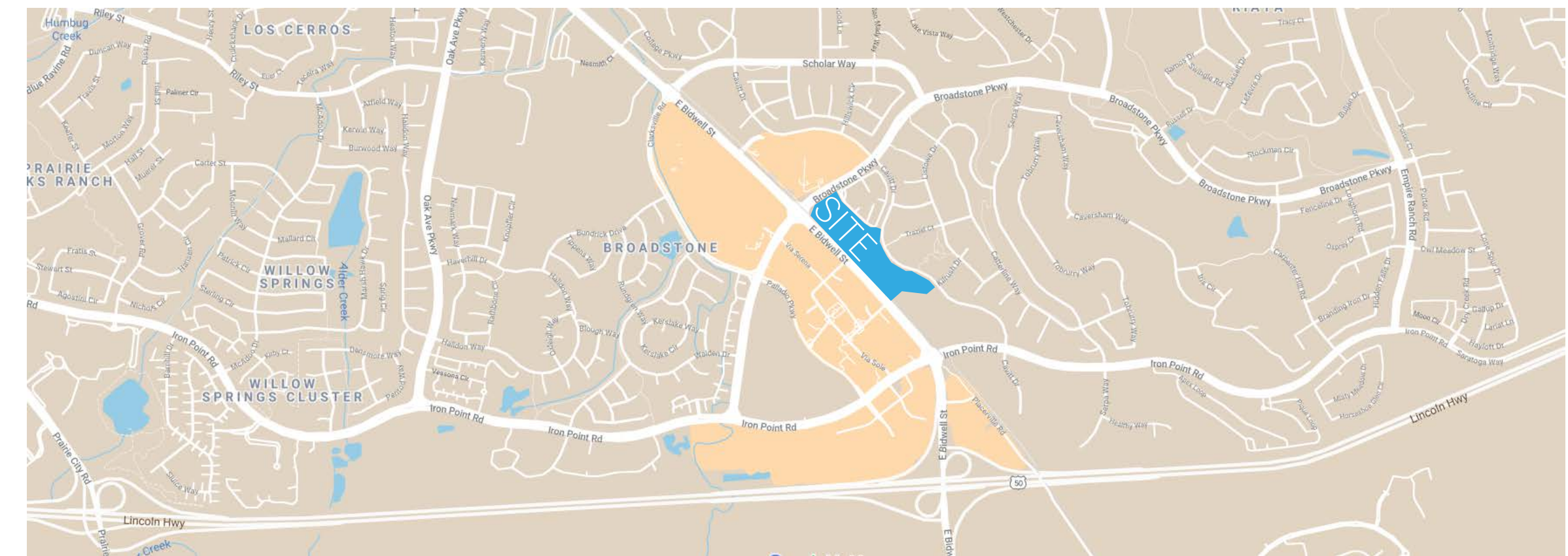
RESPONSIBLE DEPARTMENT		WHEN REQUIRED	
CD (P) (E) (B) (F)	Community Development Department Planning Division Engineering Division Building Division Fire Division	I	Prior to approval of Improvement Plans
		M	Prior to approval of Final Map
		B	Prior to issuance of first Building Permit
		O	Prior to approval of Occupancy Permit
		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		
FD	Fire Department		

Planning Commission
Broadstone Villas Tentative Parcel Map and Planned Development Permit (PN21-067)
November 17, 2021

Attachment 4
Project Description, dated 3/25/21

Planning Commission
Broadstone Villas Tentative Parcel Map and Planned Development Permit (PN21-067)
November 17, 2021

Attachment 5
Architectural Plans, dated 6/18/21



BROADSTONE VILLAS

Folsom, CA

ENTITLEMENT SET

PROJECT NO. 835-0004

September 14, 2021

PROJECT DESCRIPTION

Broadstone Villas is a residential development of 33 buildings organized along a friendly pedestrian boulevard.

There is parallel parking along the boulevard and generous landscaping areas shape an attractive public space to facilitate neighbors' interactions.

The buildings are Type V with 3 stories. We can differentiate two types: townhouses and the typical three story walk up building, both with garages on the ground floor.

The townhouses are located along East Bidwell Street creating a clean and recognizable facade of the complex. The typical multifamily buildings are located along the boulevard.

The 257 units in total will represent a net density of **19.63** dwelling units per acre.

A range of outdoor amenities are provided to enhance the resident experience and meld the project into the neighborhood.

The project's unique clubhouse located at the main entry, provides a wide range of amenities, such as: lap pool, spa, outdoor kitchen and dining areas, lounge areas for groups of varying sizes, fire pits, bocce ball court and a pet lounge. Indoor amenities include a fitness center and clubroom lounge which open to a patio.

PROJECT TEAM

Developer:

ELLIOTT HOMES, INC.
340 PALLADIO PARKWAY, SUITE 521,
FOLSOM CA 95630-8832

Attn: Price Walker
Tel: (916) 984-1300 x1223
Cell: (916) 600-8427
Email: p.walker@elliotthomes.com

Architect:

LPAS, Inc.
2484 Natomas Park Drive, Suite 100
Sacramento, CA 95818

Attn: Chris Kelly
Tel: (916) 443-0335
Cell: (949) 290-5548
Email: ckelly@lpas.com

Landscape Architect:

LPAS, Inc.
2484 Natomas Park Drive, Suite 100
Sacramento, CA 95818

Attn: Michael Millet
Tel: (916) 443-0335
Email: mmillett@lpas.com

Civil Engineer:

MORTON & PITALO, INC.
600 COOLIDGE DRIVE, SUITE 140
FOLSOM, CA 95630

Attn: Scott Pedersen
Tel: (916) 984-7621
Cell: (916) 612-1794
Email: spedersen@mpengr.com

SHEET INDEX

GENERAL

A.01	PROJECT TEAM AND SHEET INDEX
A.02	PROJECT DATA
A.03	EXTERIOR CONCEPT RENDERING
A.04	EXTERIOR CONCEPT RENDERING
A.05	EXTERIOR CONCEPT RENDERING
A.06	EXTERIOR CONCEPT RENDERING
A.07	BUILDING 1 - FLOOR PLANS
A.08	BUILDING 2 - FLOOR PLANS
A.09	BUILDING 3 - FLOOR PLANS
A.10	BUILDING 3 - FLOOR PLANS
A.11	BUILDING 4 - FLOOR PLANS
A.12	BUILDING 4 - FLOOR PLANS
A.13	CLUBHOUSE - FLOOR PLANS
A.14	UNIT PLANS
A.15	UNIT PLANS
A.16	UNIT PLANS
A.17	UNIT PLANS
A.18	BUILDING 1 - EXTERIOR ELEVATIONS
A.19	BUILDING 2 - EXTERIOR ELEVATIONS
A.20	BUILDING 3 - EXTERIOR ELEVATIONS
A.21	BUILDING 4 - EXTERIOR ELEVATIONS
A.22	CLUBHOUSE - EXTERIOR ELEVATIONS

LANDSCAPE

L.01	OVERALL LANDSCAPE PLAN
L.02	ENLARGE LANDSCAPE PLAN
L.03	ENLARGE LANDSCAPE PLAN
L.04	ENLARGE LANDSCAPE PLAN
L.05	ENLARGE LANDSCAPE PLAN
L.06	LANDSCAPE DETAILS
L.07	TRASH MANAGEMENT PLAN
L.08	COLOR LANDSCAPE PLAN

CIVIL

SHEET 1	SITE PLAN
SHEET 2	CIRCULATION AND ACCESS
SHEET 3	PRELIMINARY GRADING 1
SHEET 4	PRELIMINARY GRADING 2
SHEET 5	PRELIMINARY UTILITY 1
SHEET 6	PRELIMINARY UTILITY 2

BROADSTONE VILLAS
9/14/2021

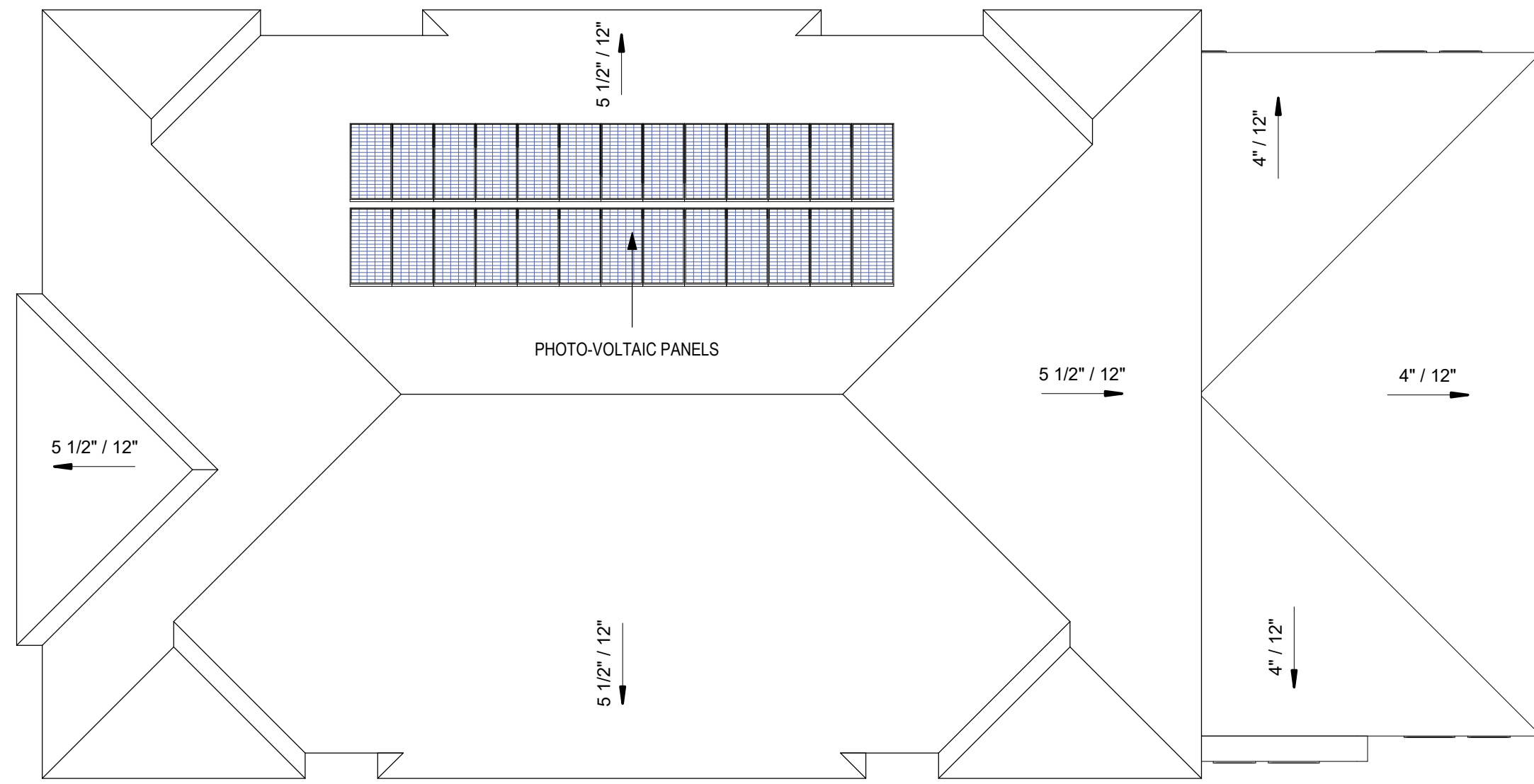
PROJECT DATA																
GROSS SITE AREA:		18.49 ACRES														
NET SITE AREA:		13.09 ACRES														
GROSS DENSITY:		13.90 DU/ACRE														
NET DENSITY:		19.63 DU/ACRE														
NUMBER OF UNITS:		BLDG. 1 TYP. OF 7			BLDG. 2 TYP. OF 5			BLDG. 3 TYP. OF 8			BLDG. 4 TYP. OF 13					
UNIT TYPE		X7			X5			X8			X13			TOTAL	%	TOTAL NET SF
A1	1 BDR / 1 BTH:	784 SF	0	0	0	0	2	16	2	26	42 UNITS	16%	32,928 NSF			
A1.1	1 BDR / 1 BTH:	770 SF	0	0	0	0	1	8	1	13	21 UNITS	8%	16,170 NSF			
B1	2 BDR / 2 BTH:	1,113 SF	0	0	0	0	2	16	2	26	42 UNITS	16%	46,746 NSF			
B1.1	2 BDR / 2 BTH:	1,161 SF	0	0	0	0	2	16	2	26	42 UNITS	16%	48,762 NSF			
B2	2 BDR / 2 BTH:	1,037 SF	0	0	0	0	2	16	2	26	42 UNITS	16%	43,554 NSF			
B2.1	2 BDR / 2 BTH:	1,078 SF	0	0	0	0	1	8	0	0	8 UNITS	3%	8,624 NSF			
T1	2 BDR / 2 1/2 BTH:	1,360 SF	3	21	3	15	0	0	0	0	36 UNITS	14%	48,960 NSF			
T1.2	2 BDR / 2 1/2 BTH:	1,394 SF	1	7	0	0	0	0	0	0	7 UNITS	3%	9,758 NSF			
T2	3 BDR / 3 BTH:	1,760 SF	0	0	2	10	0	0	0	0	10 UNITS	4%	17,600 NSF			
T3	3 BDR / 2 1/2 BTH:	1,392 SF	1	7	0	0	0	0	0	0	7 UNITS	3%	9,744 NSF			
TOTAL UNITS:		1,101 AVE SF	35	25	80	117	257 UNITS	100%	282,846 NSF							
GROSS BUILDING AREAS:		CLUBHOUSE	BLDG. 1 TYP. OF 7			BLDG. 2 TYP. OF 5			BLDG. 3 TYP. OF 8			BLDG. 4 TYP. OF 13				
			X7			X5			X8			X13				
NET RENTABLE AREA:	-	6,866	48,062	7,600	38,000	10,038	80,304	8,960	116,480	282,846 SF						
GARAGE	-	2,682	18,774	2,548	12,740	2,139	17,112	3,073	39,949	88,575 SF						
BUILDING SUPPORT:	1,123	88	616	88	440	91	728	202	2,626	5,533 SF						
CIRCULATION:	-	-	-	-	-	1,245	9,960	1,345	17,485	27,445 SF						
AMENITY:	6,937	-	-	-	-	-	-	-	-	6,937 SF						
TOTAL GROSS AREA:	8,060	9,636	67,452	10,236	51,180	13,513	108,104	13,580	176,540	411,336 SF						
PARKING SUMMARY:																
PARKING REQUIRED:																
1BDR	63	1.5 SPACES / UNIT										95 SPACES				
2BDR	177	1.75 SPACES / UNIT										310 SPACES				
3BDR	17	2 SPACES / UNIT										34 SPACES				
TOTAL												438 SPACES				
PARKING PROVIDED:		BLDG 1	X7	BLDG 2	X5	BLDG 3	X8	BLDG 4	X13							
TUCK-UNDER GARAGES:		10	70	10	50	6	48	9	117	285 SPACES						
DETACHED GARAGES										6 SPACES						
SURFACE:										219 SPACES						
TANDEM SURFACE										22 SPACES						
TOTAL	2.07	SPACES / UNIT										532 SPACES				



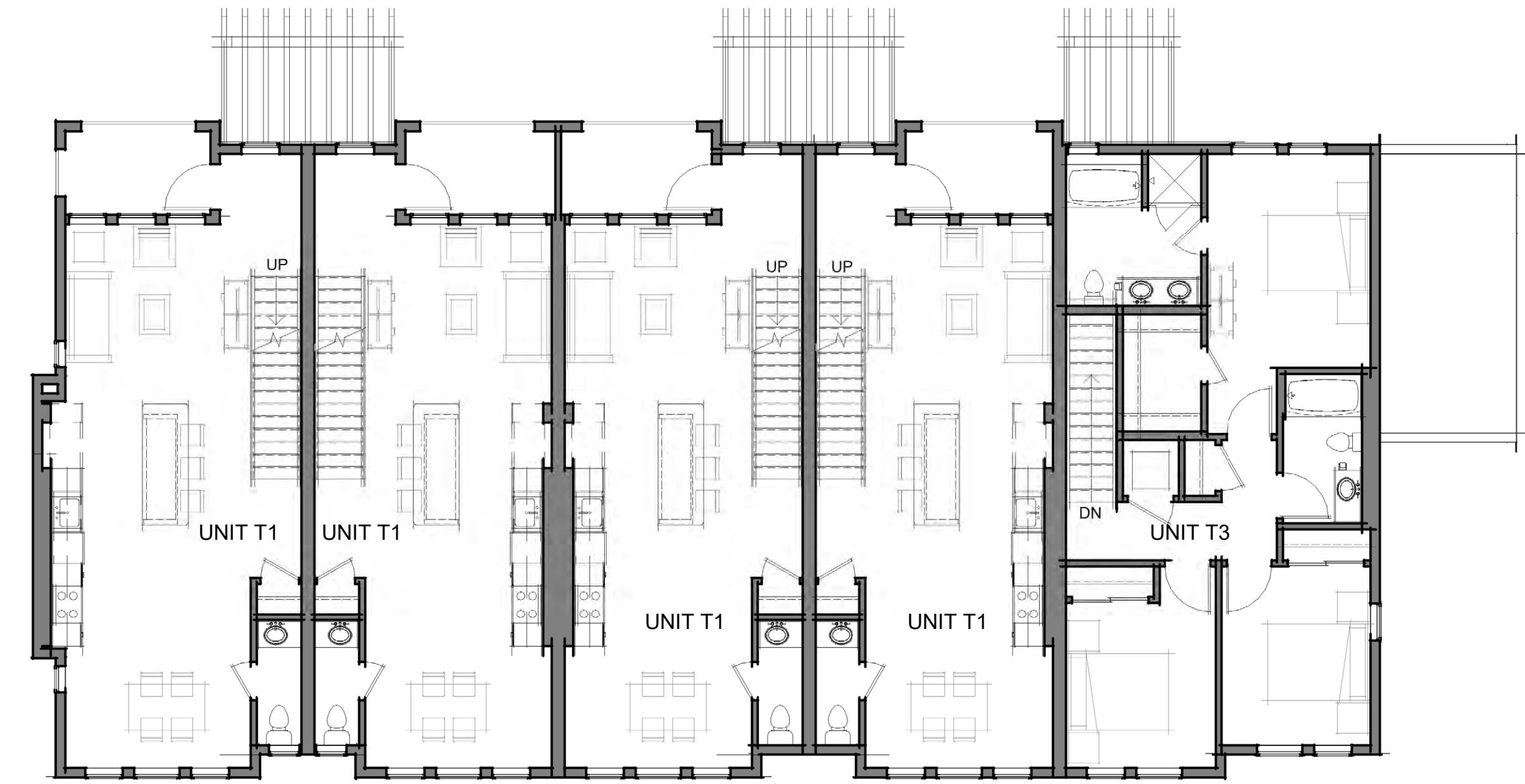




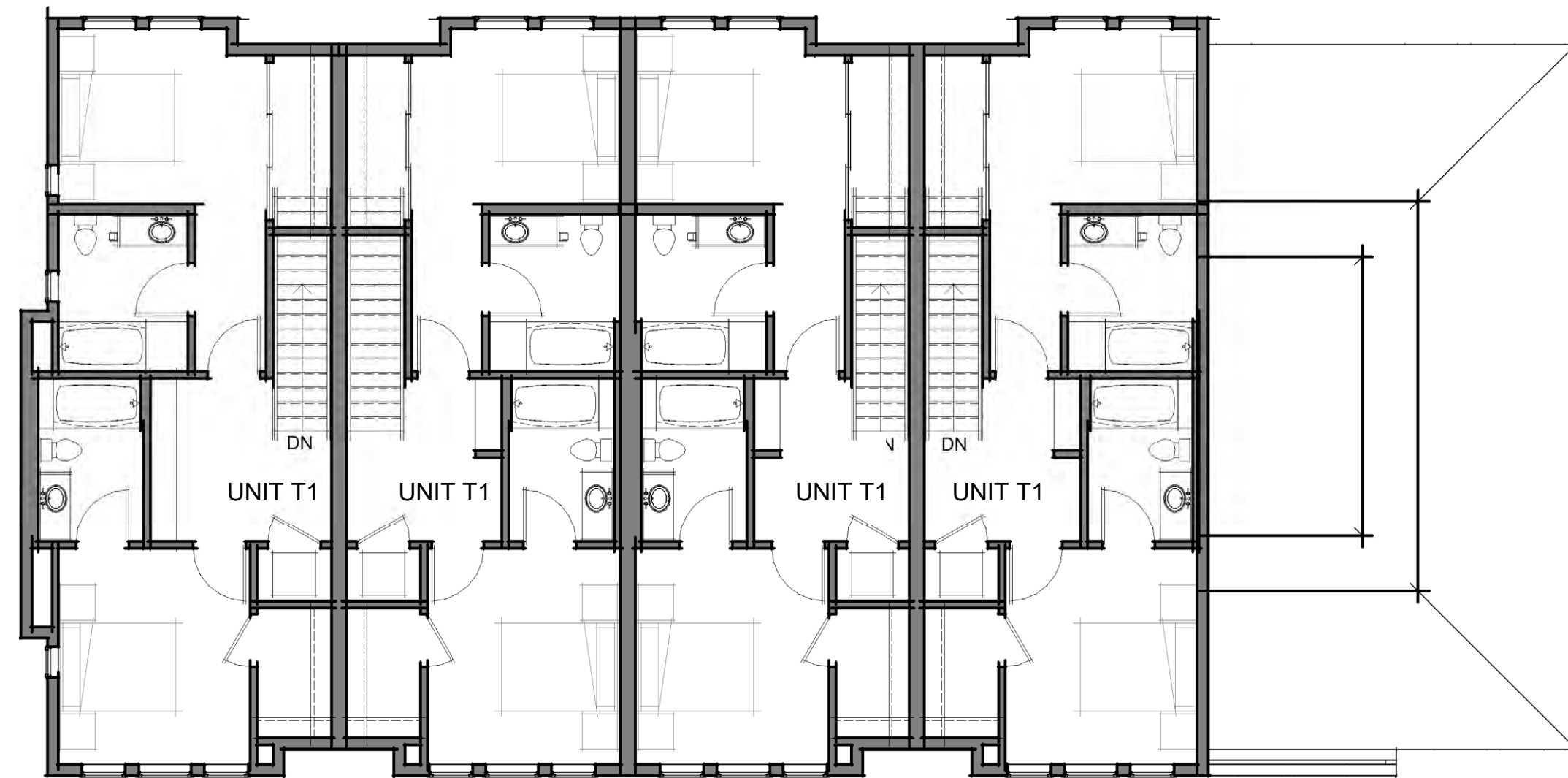




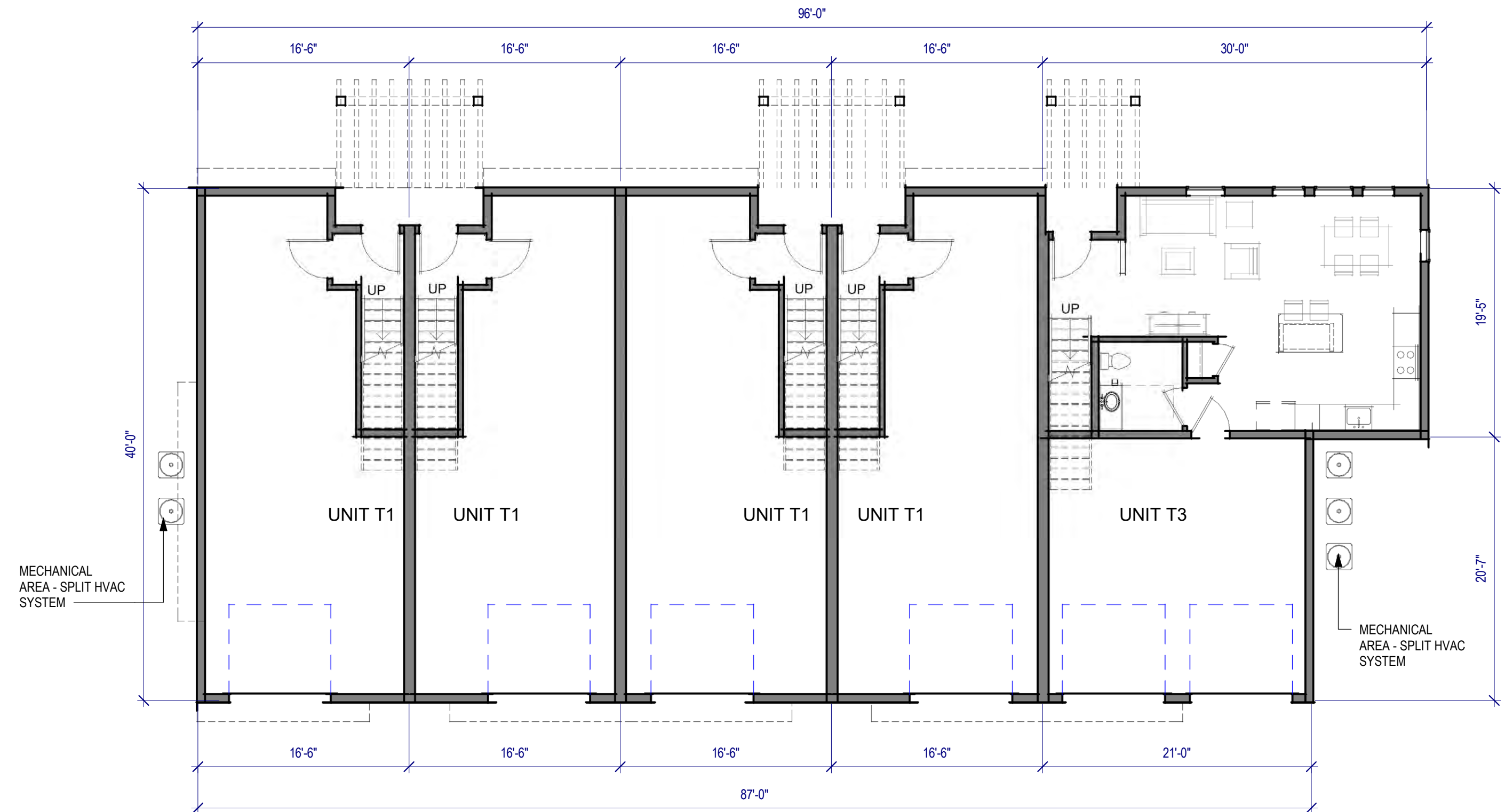
BUILDING 1 - ROOF PLAN | 4
1/8" = 1'-0"



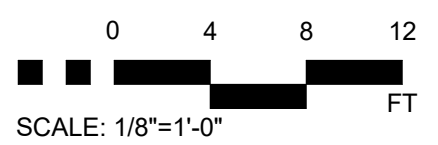
BUILDING 1 - SECOND FLOOR PLAN | 2
1/8" = 1'-0"

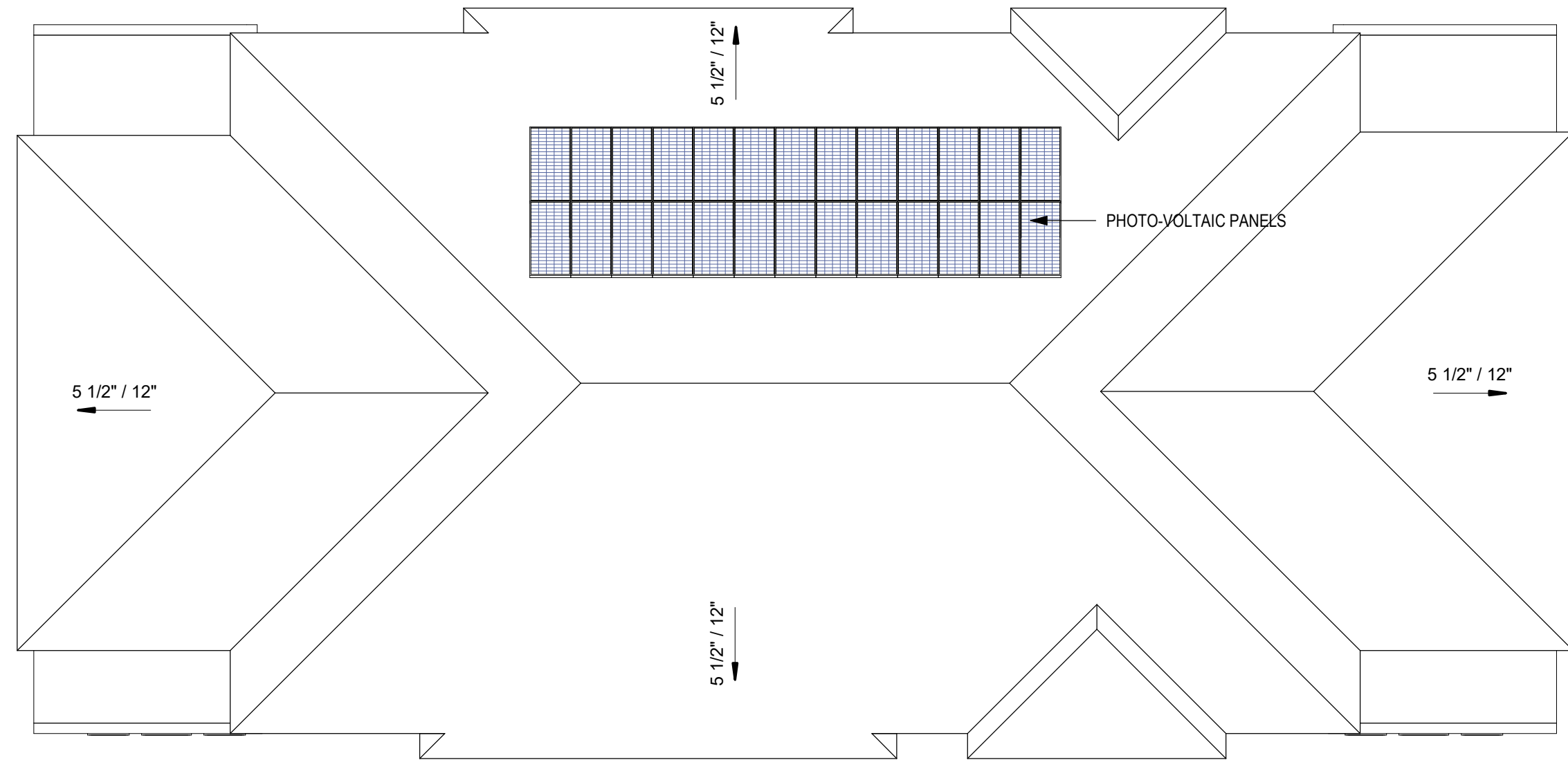


BUILDING 1 - THIRD FLOOR PLAN | 3
1/8" = 1'-0"

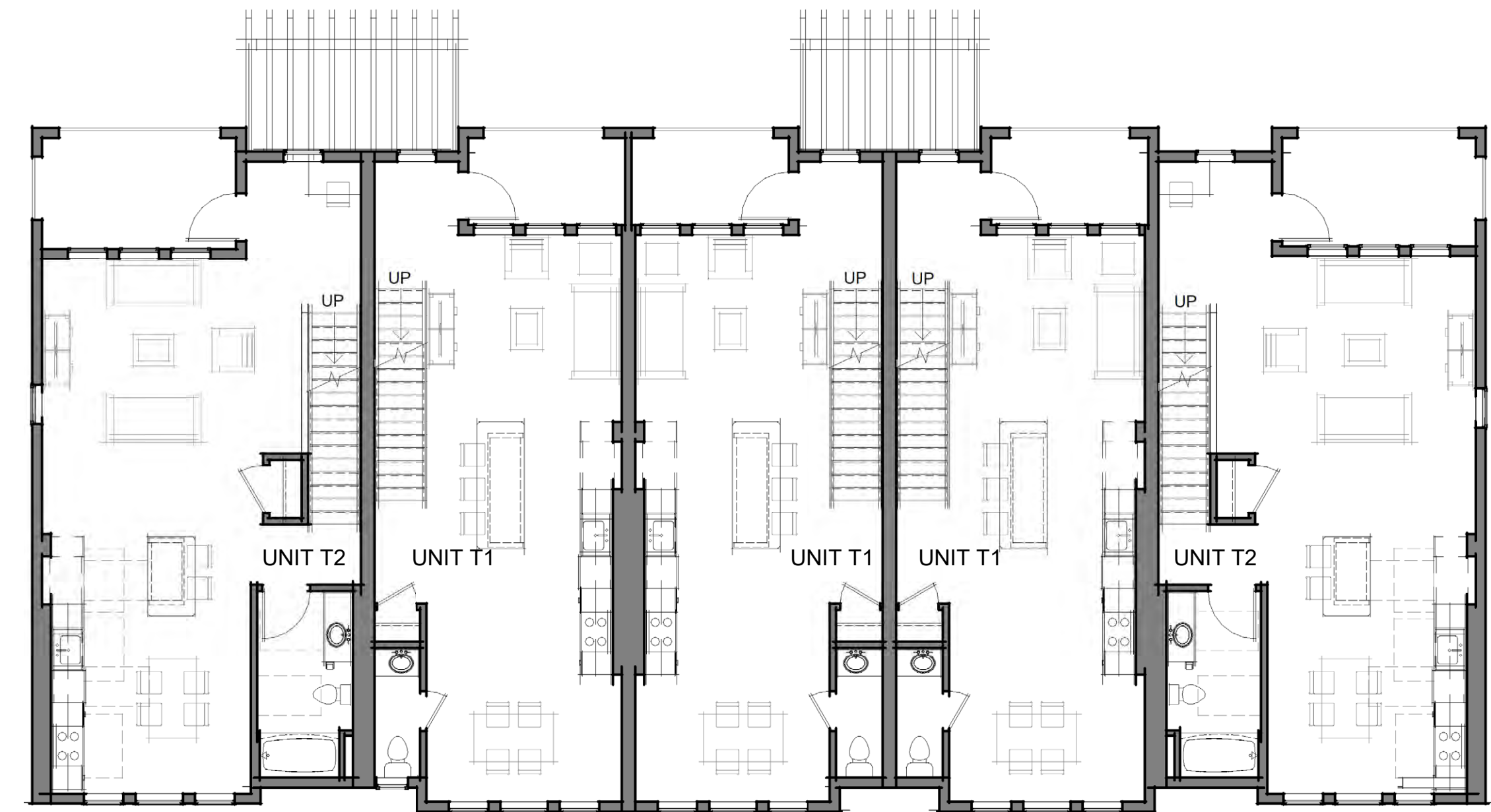


BUILDING 1 - FIRST FLOOR PLAN | 1
1/8" = 1'-0"

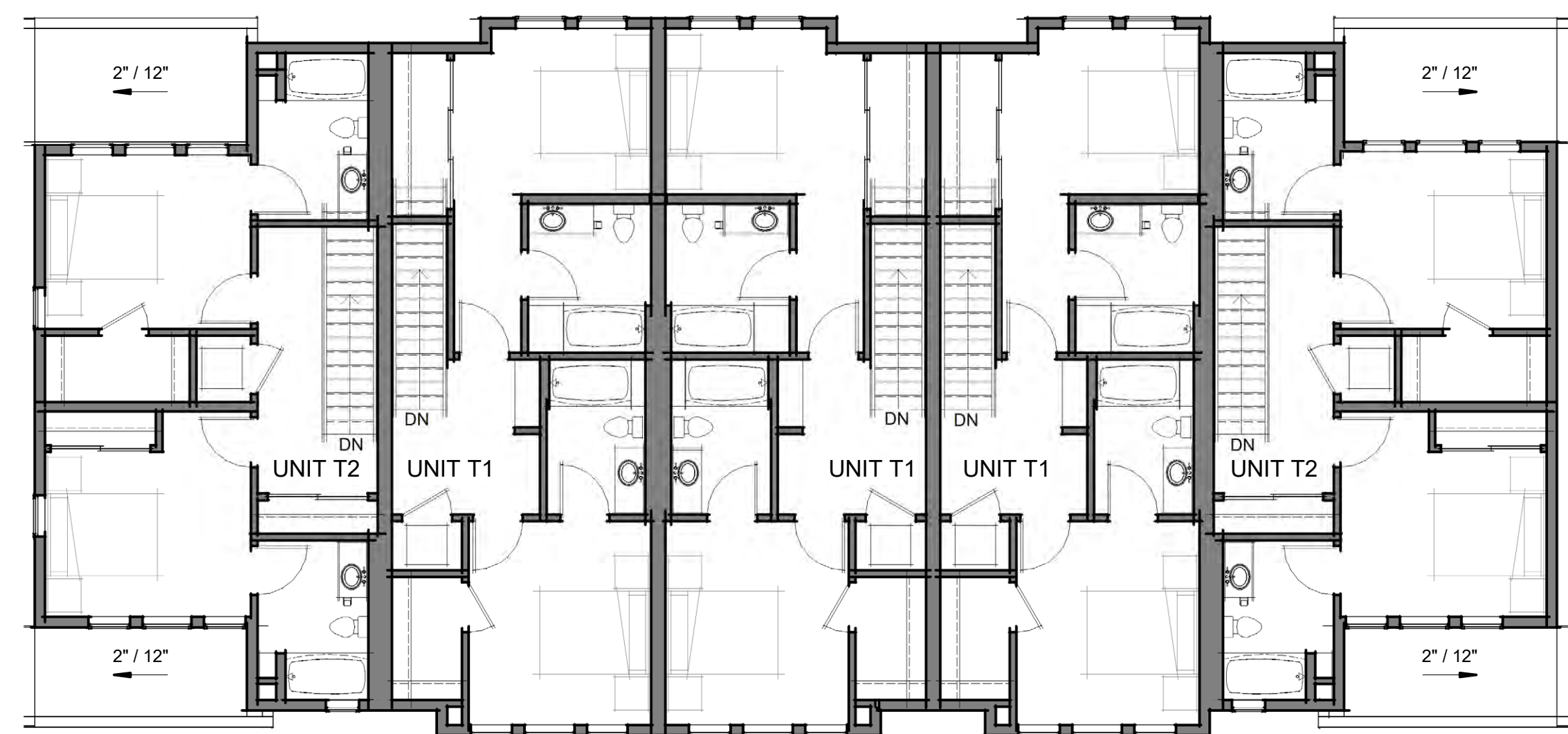




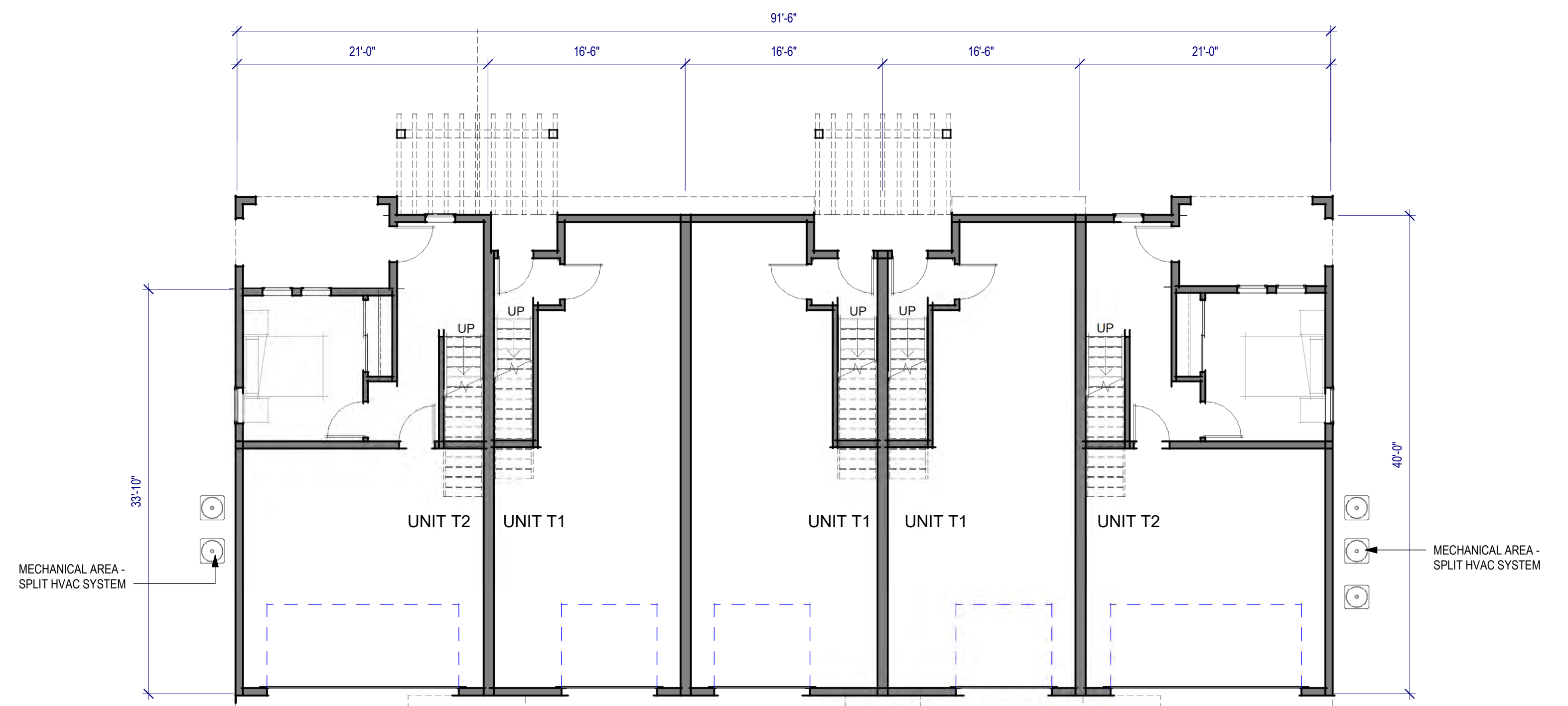
BUILDING 2 - ROOF PLAN | 4
1/8" = 1'-0"



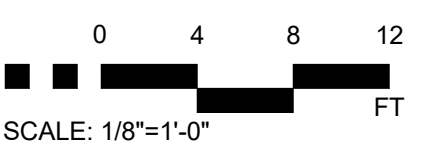
BUILDING 2 - SECOND FLOOR PLAN | 2
1/8" = 1'-0"

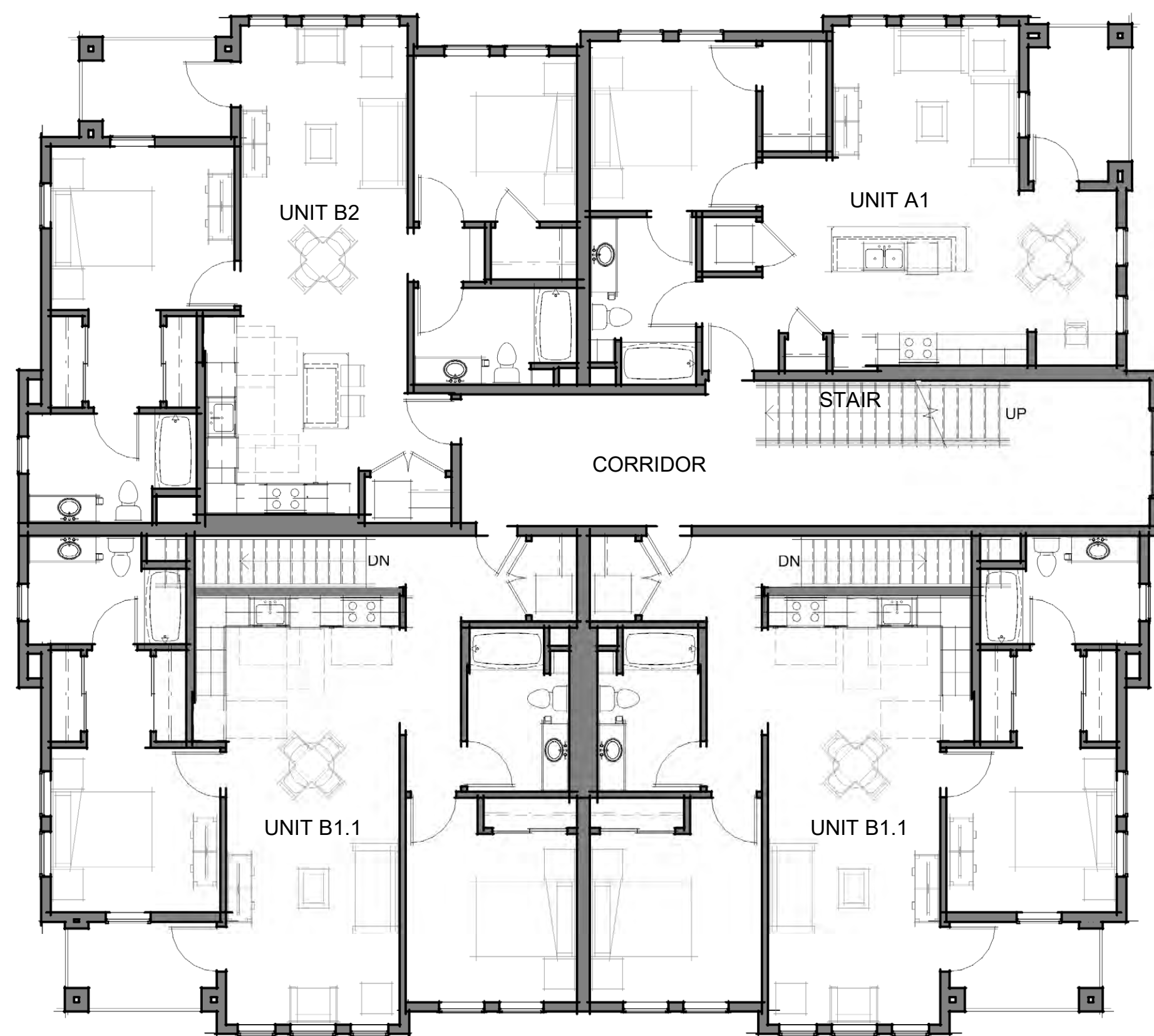


BUILDING 2 - THIRD FLOOR PLAN | 3
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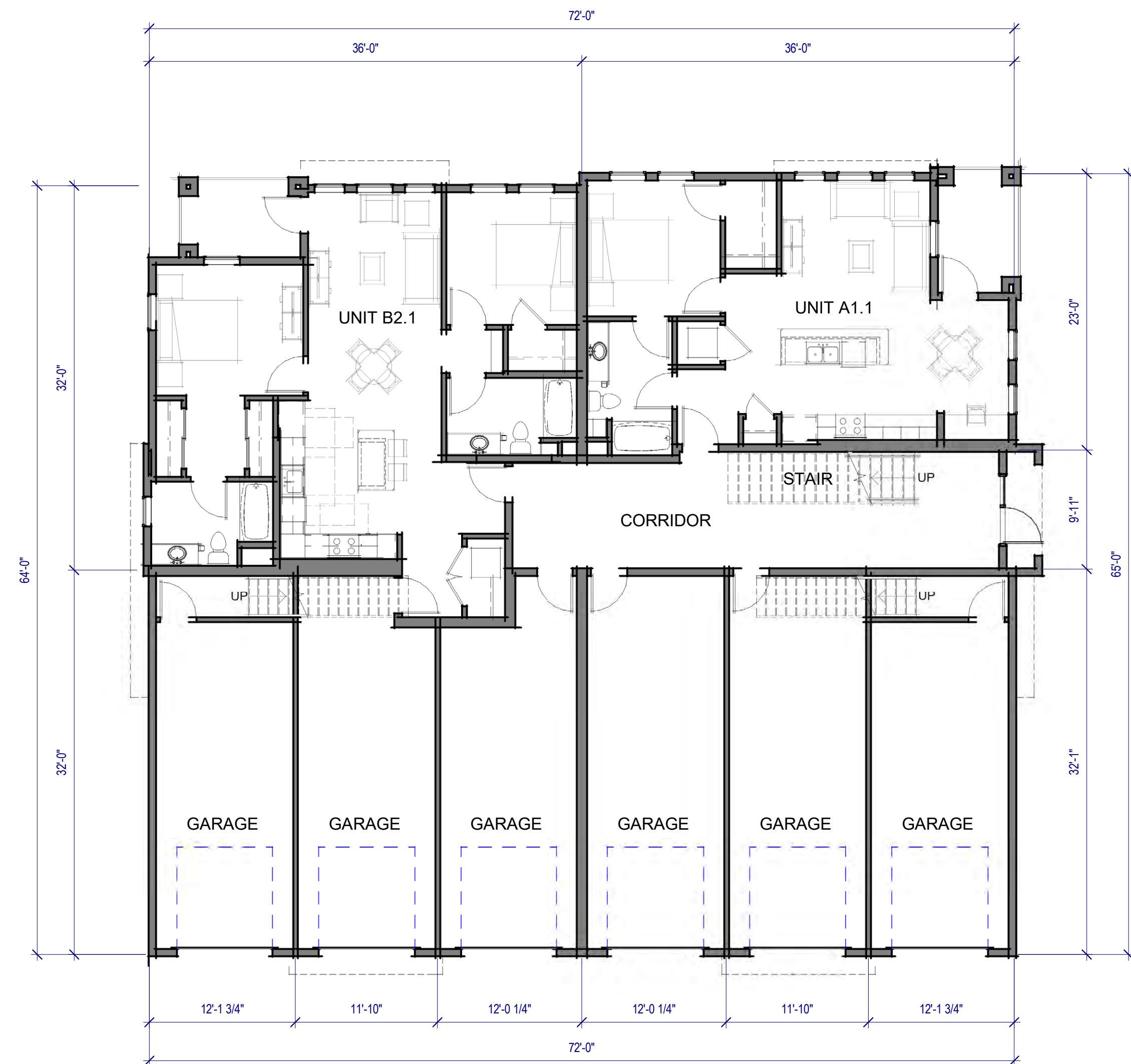


BUILDING 2 - FIRST FLOOR PLAN | 1
1/8" = 1'-0"

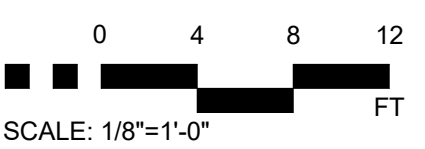


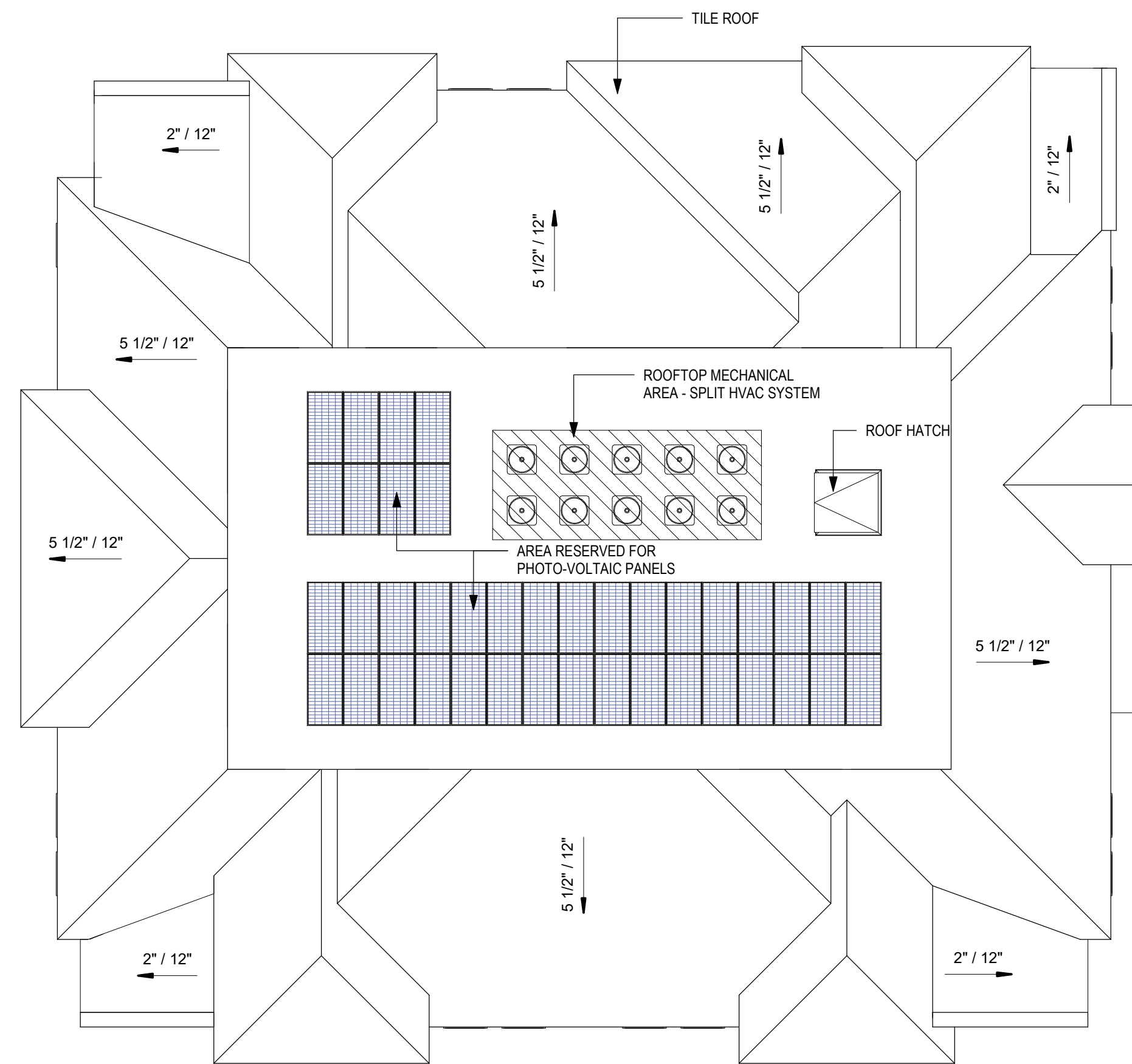


BUILDING 3 - SECOND FLOOR PLAN | 2
1/8" = 1'-0"



BUILDING 3 - GROUND FLOOR | 1
1/8" = 1'-0"

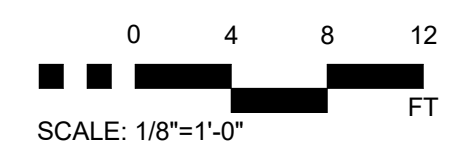


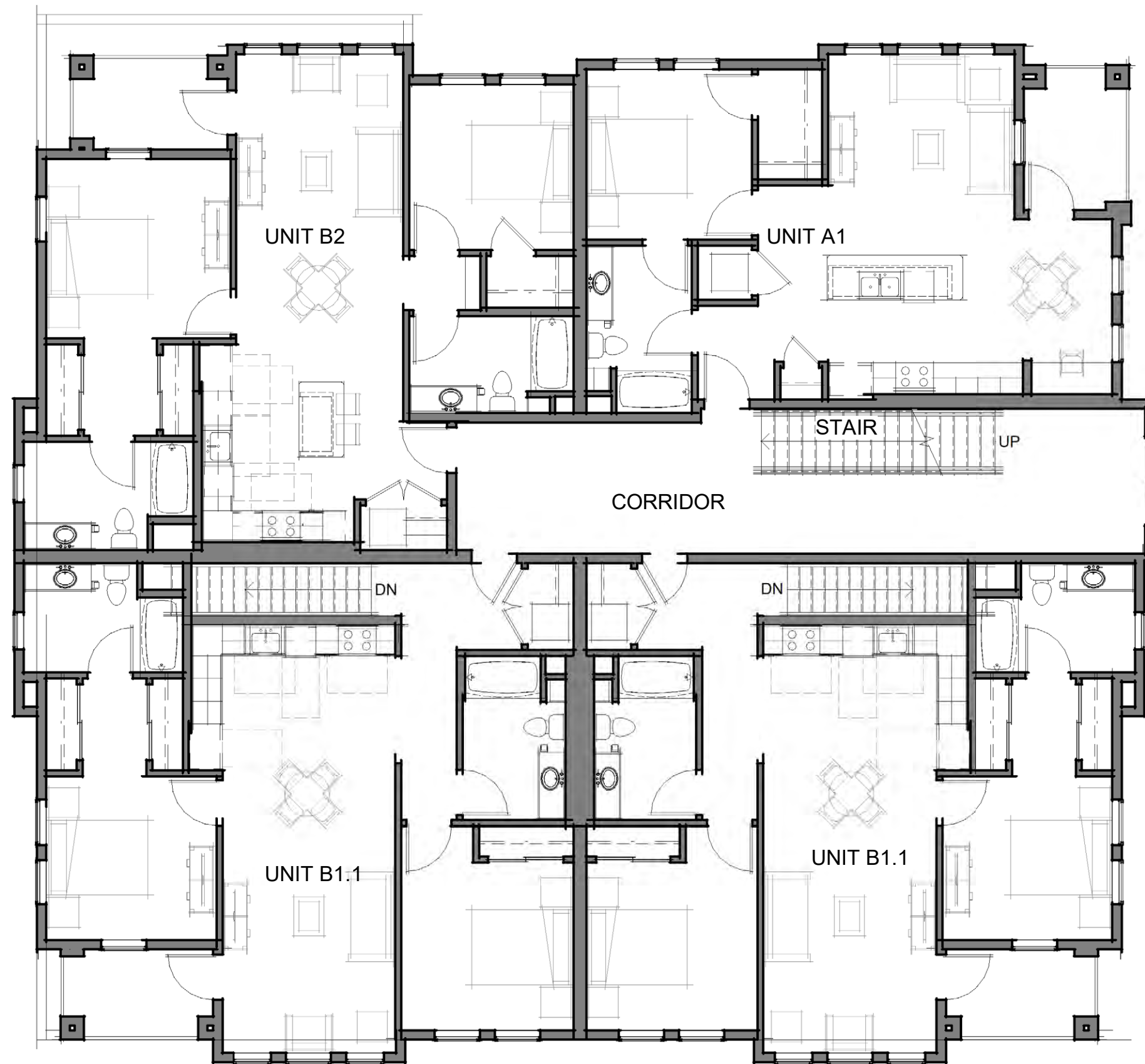


BUILDING 3 - ROOF PLAN | 2
1/8" = 1'-0"

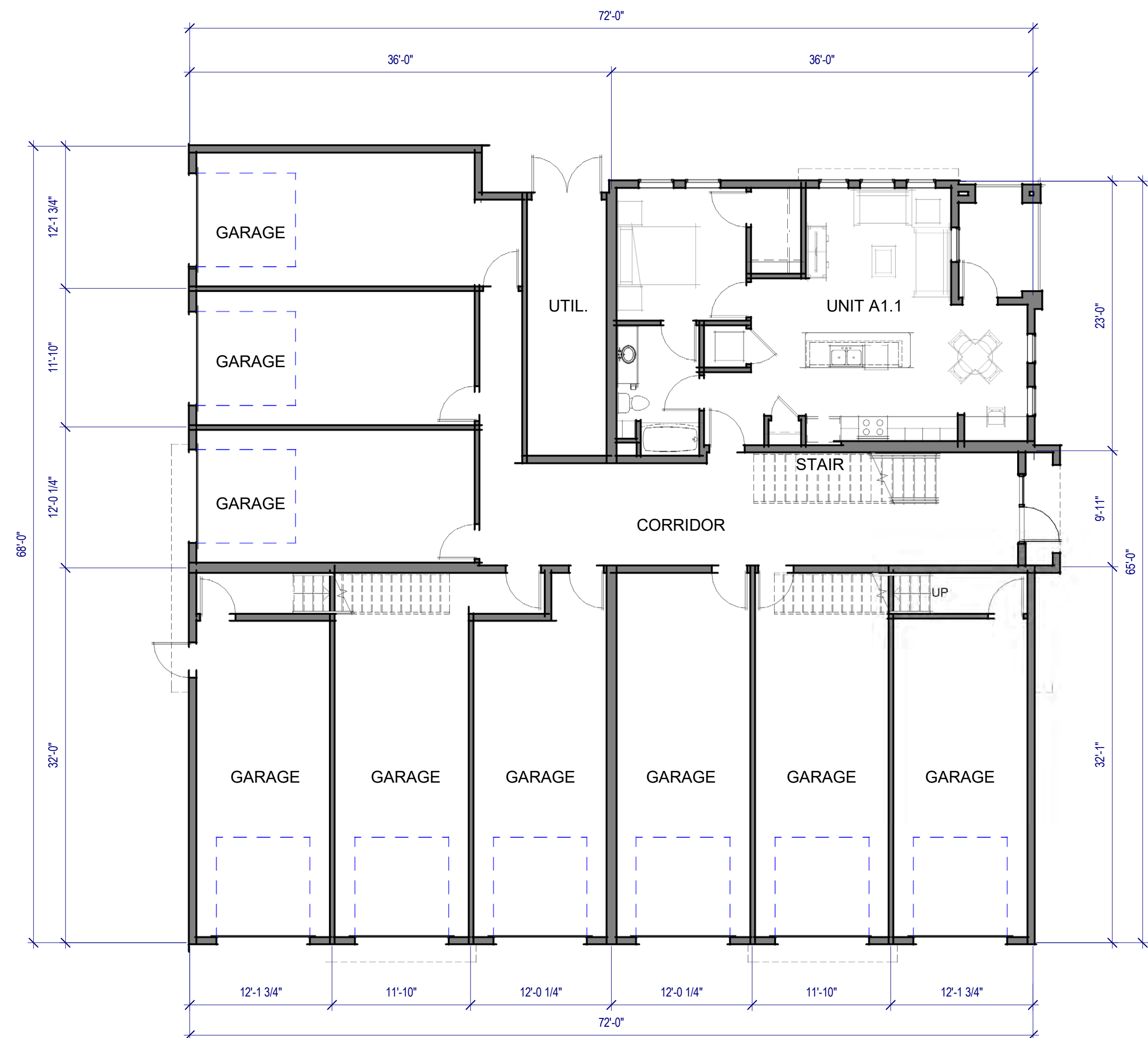


BUILDING 3 - THIRD FLOOR PLAN | 1
1/8" = 1'-0"

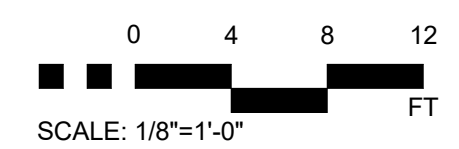


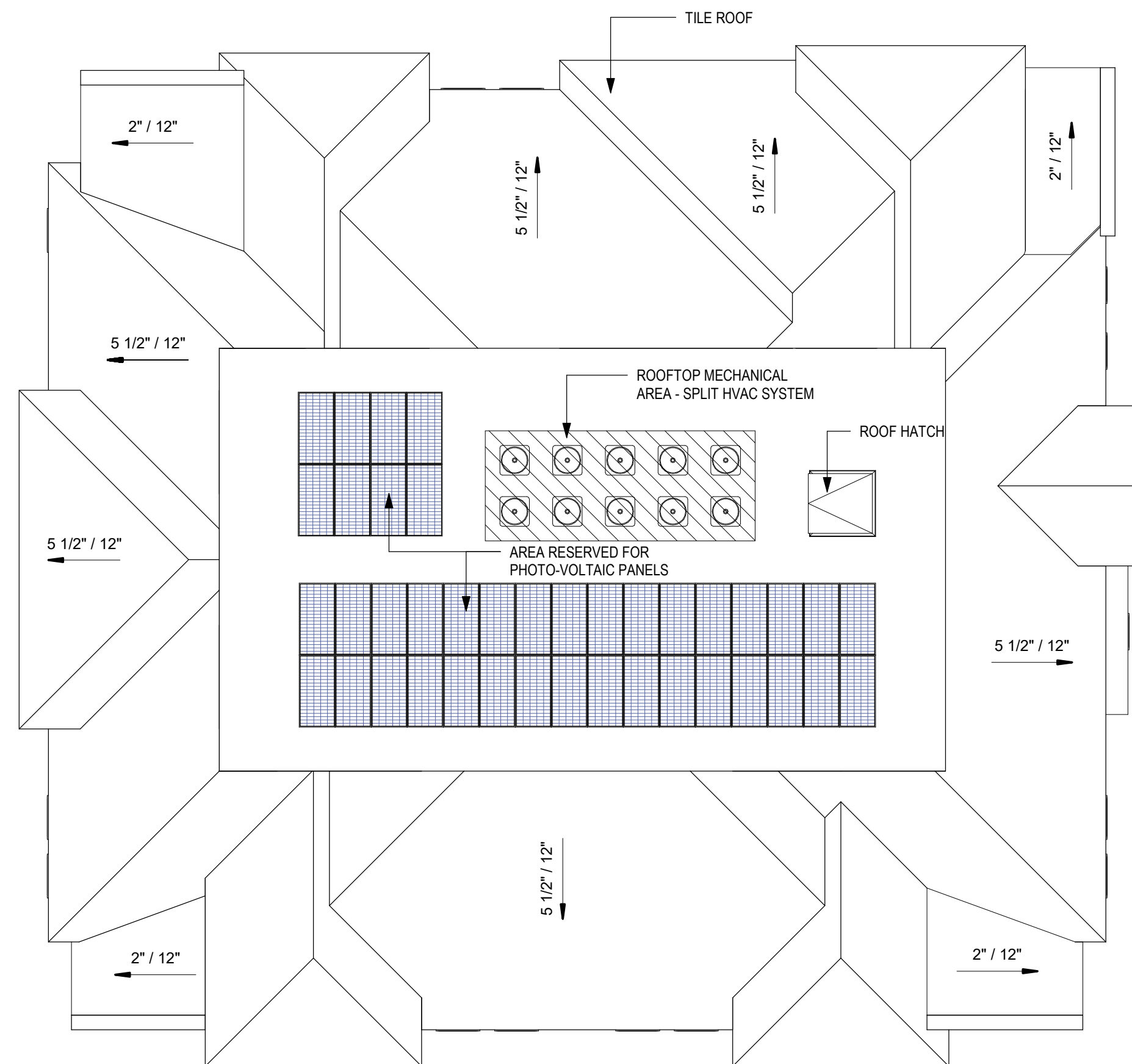


BUILDING 4 - SECOND FLOOR PLAN | 2
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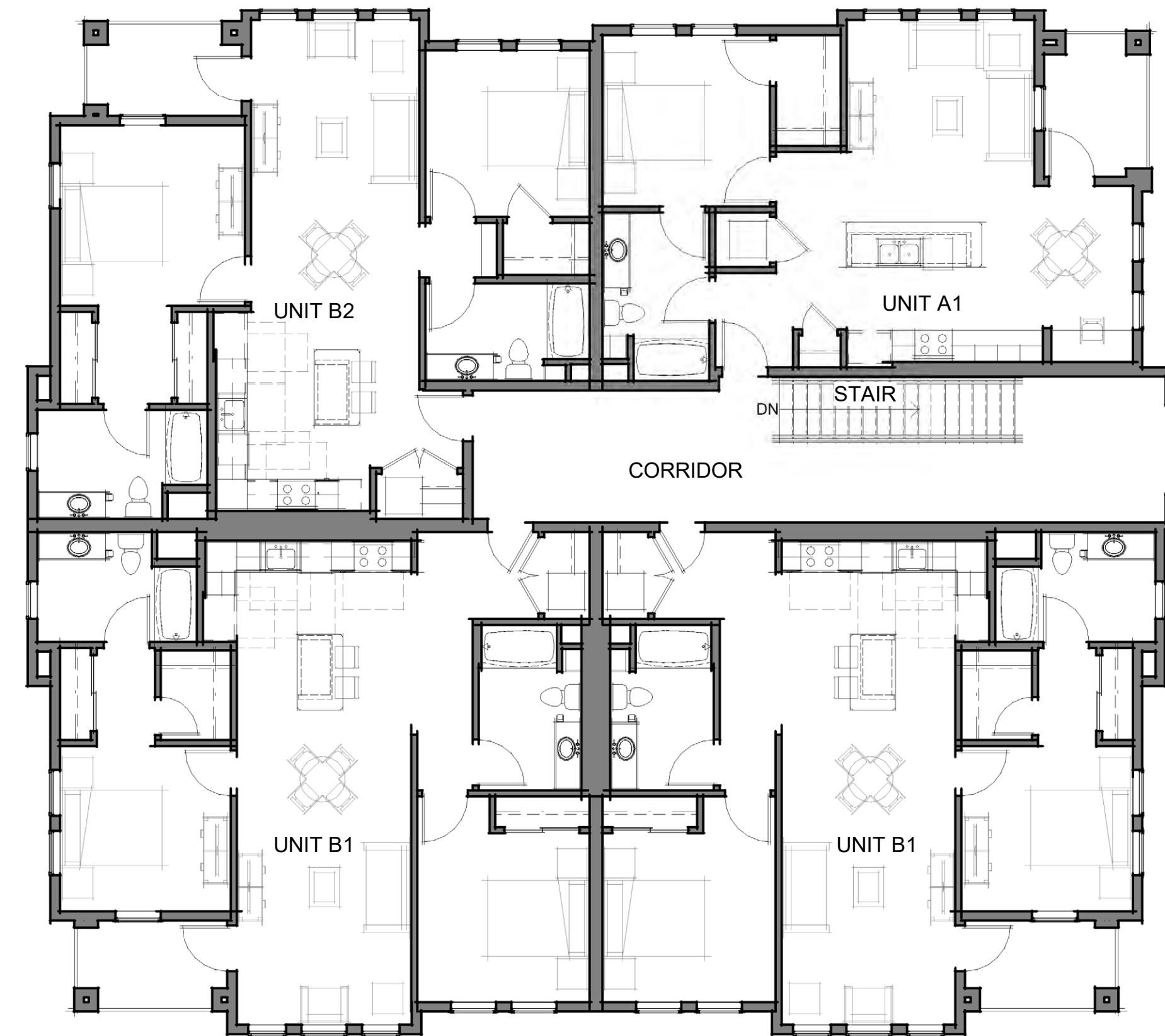


BUILDING 4 - GROUND FLOOR | 1
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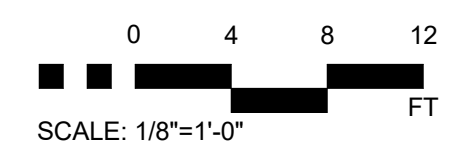


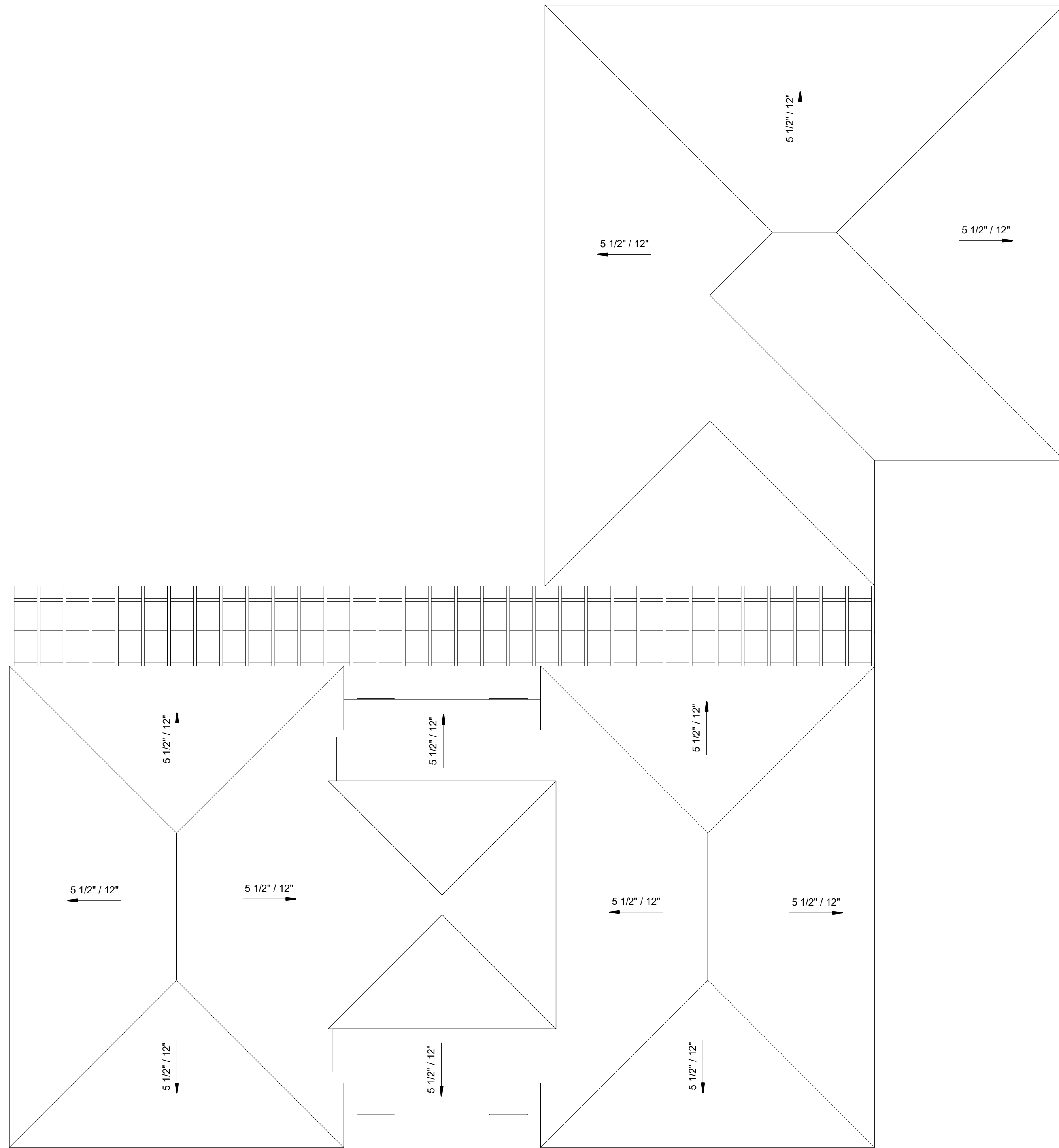


BUILDING 4 - ROOF PLAN | 2
1/8" = 1'-0"



BUILDING 4 - THIRD FLOOR PLAN | 1
1/8" = 1'-0"

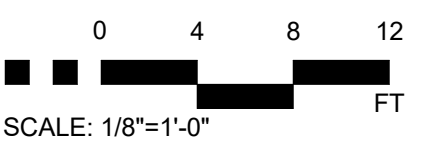




CLUBHOUSE - ROOF PLAN | 2
1/8" = 1'-0"

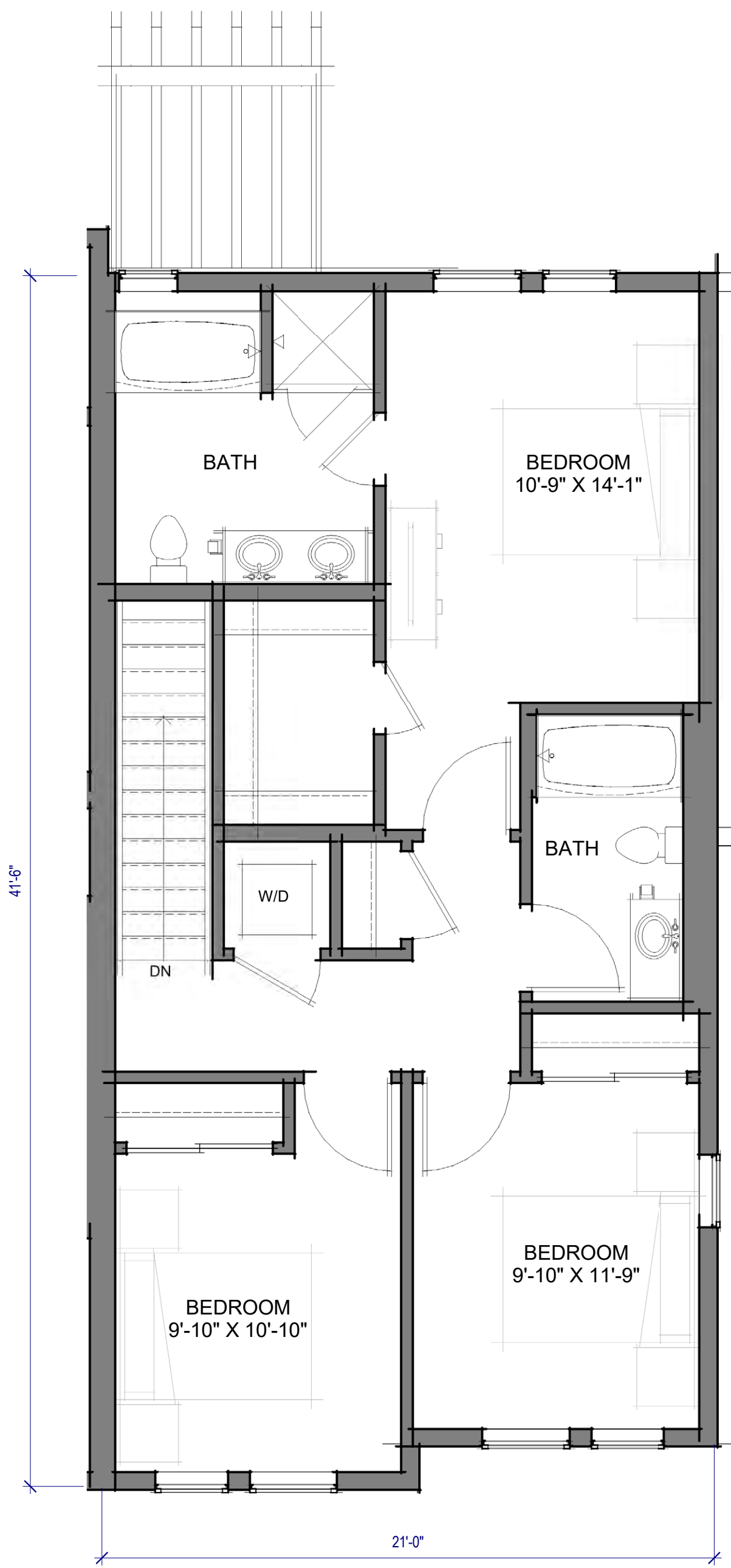


CLUBHOUSE - GROUND FLOOR | 1
1/8" = 1'-0"

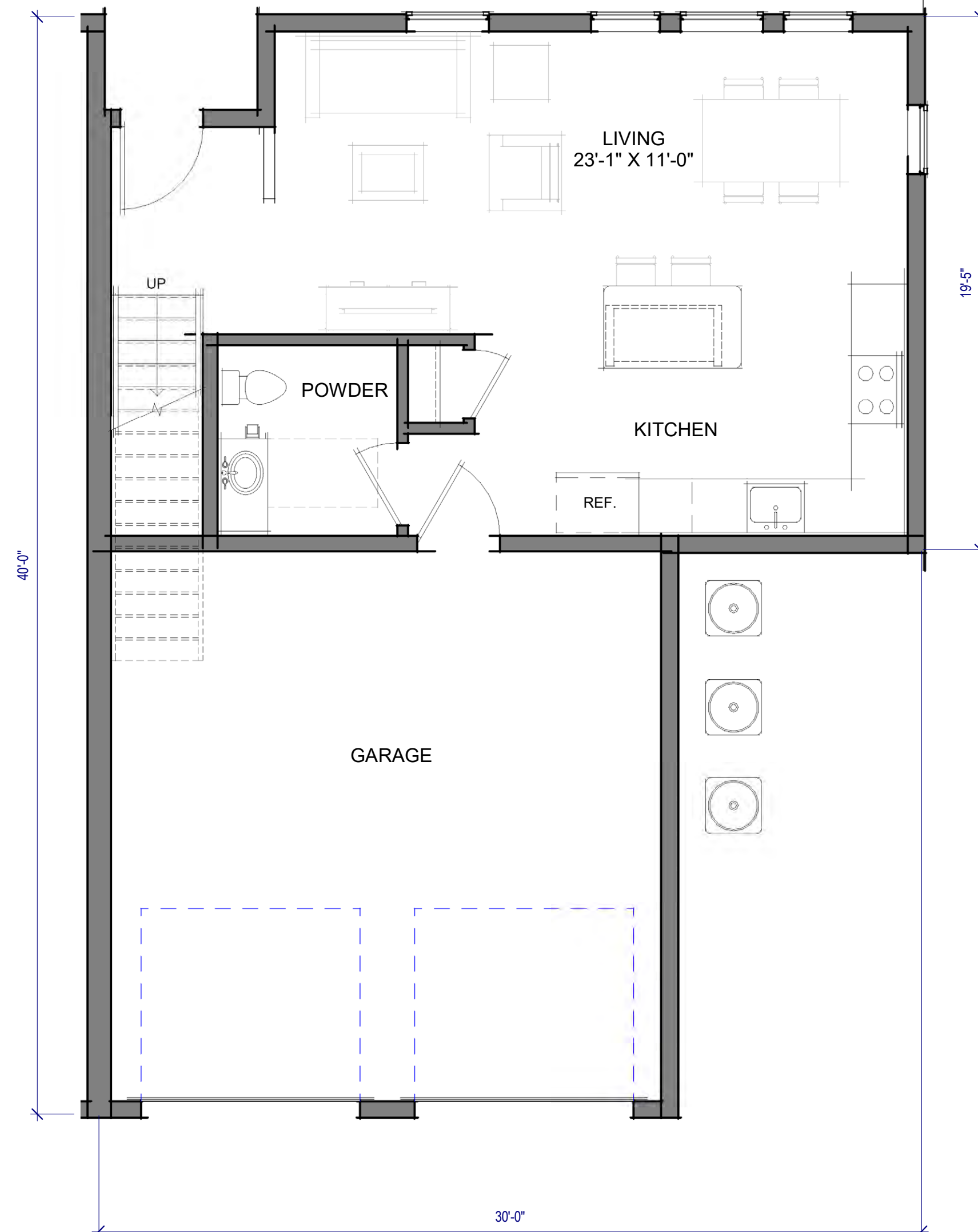


TOWNHOUSE	T-3 SF
GARAGE	437 SF
UNIT	
FIRST FLOOR	557 SF
SECOND FLOOR	856 SF
TOTAL	1,413 SF

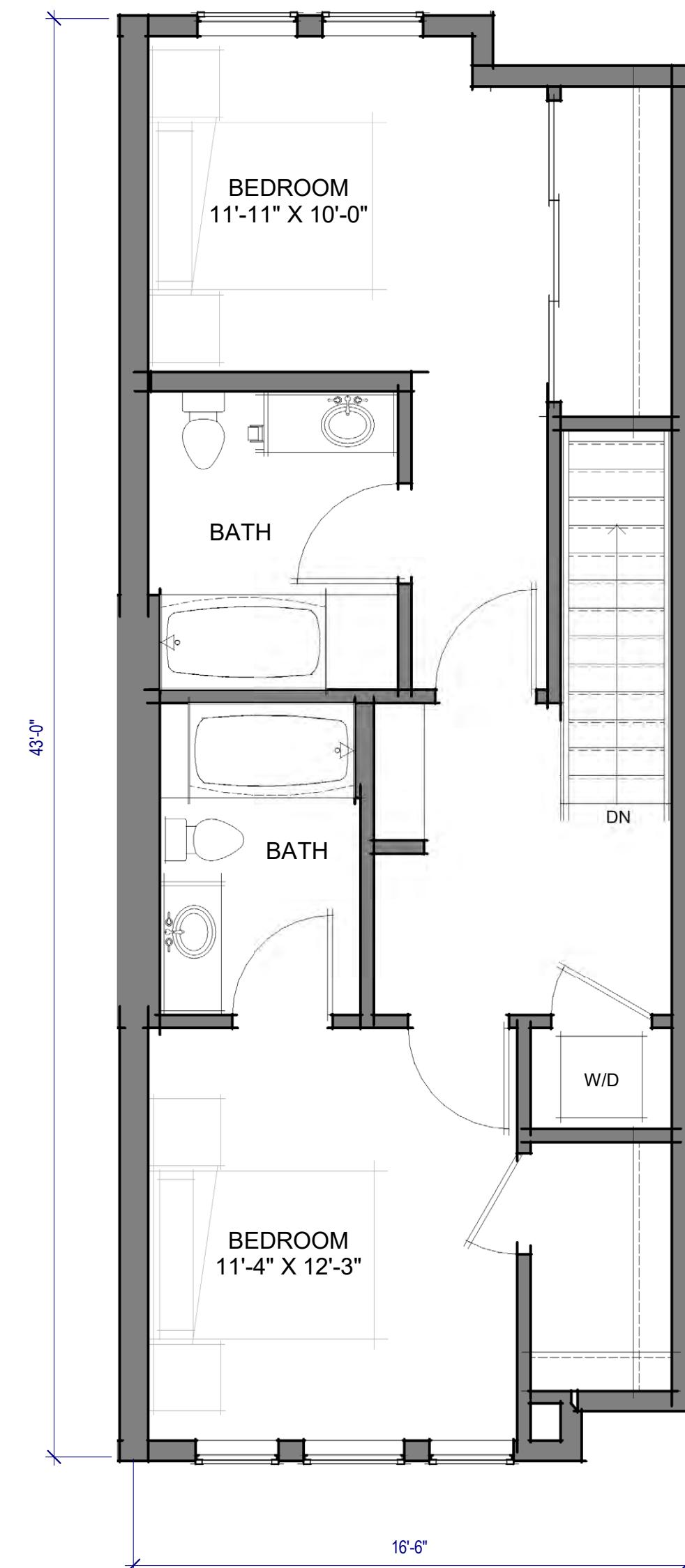
TOWNHOUSE	T-1 SF
GARAGE	568 SF
UNIT	
FIRST FLOOR	74 SF
SECOND FLOOR	632 SF
THIRD FLOOR	696 SF
TOTAL	1402 SF



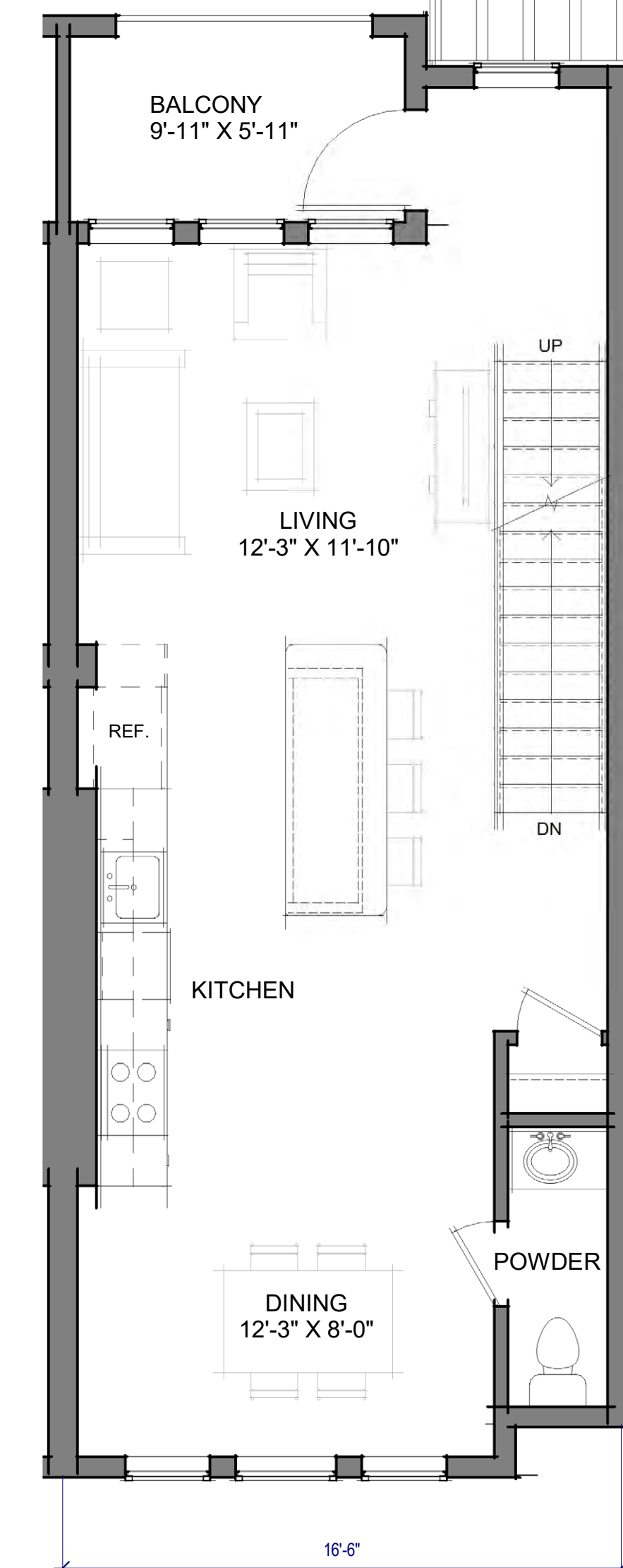
UNIT T3 - SECOND FLOOR | 5
1/4" = 1'-0"



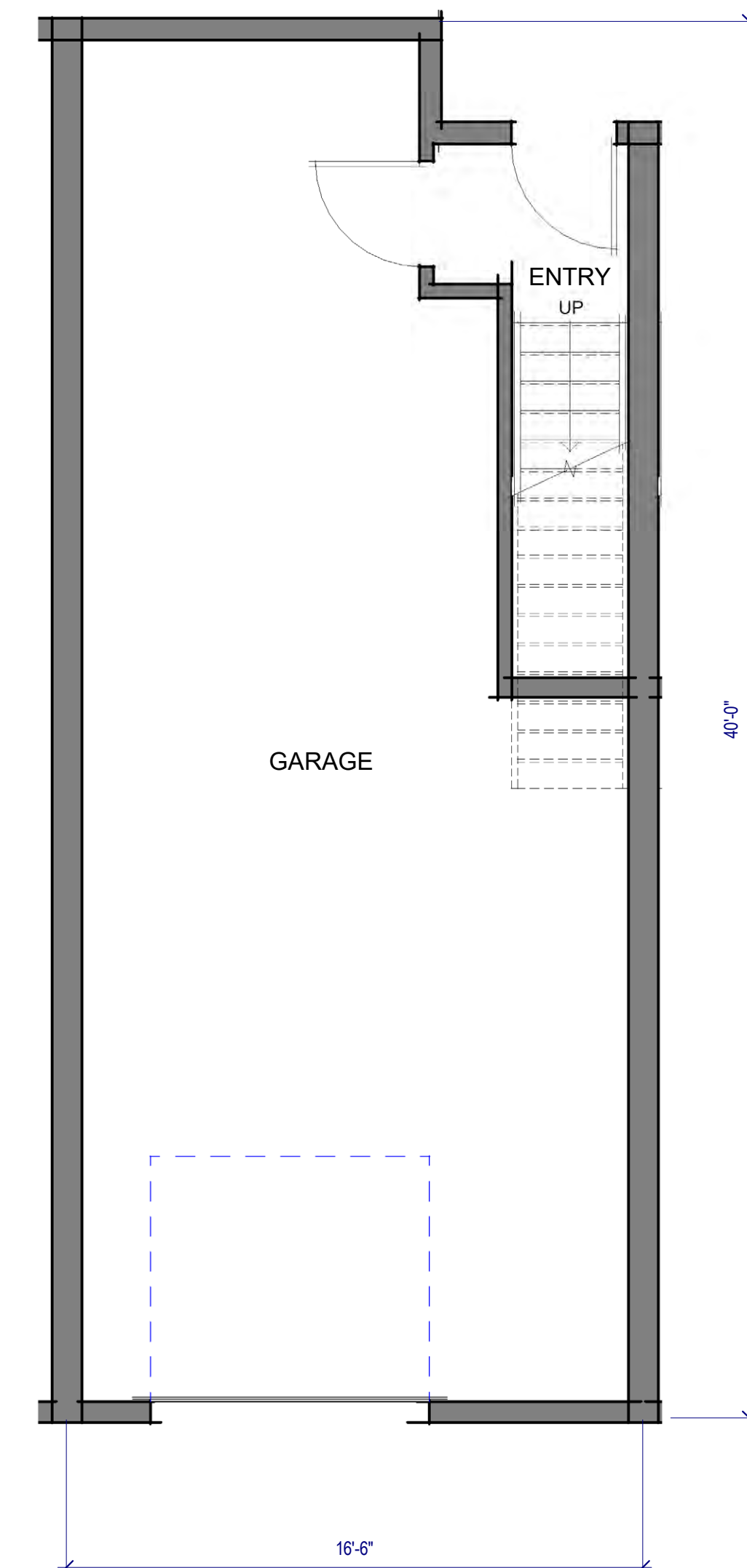
UNIT T3 - FIRST FLOOR | 4
1/4" = 1'-0"



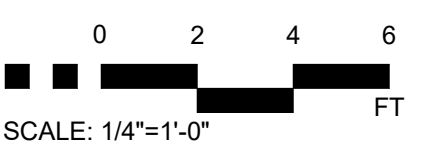
UNIT T1 - THIRD FLOOR | 3
1/4" = 1'-0"



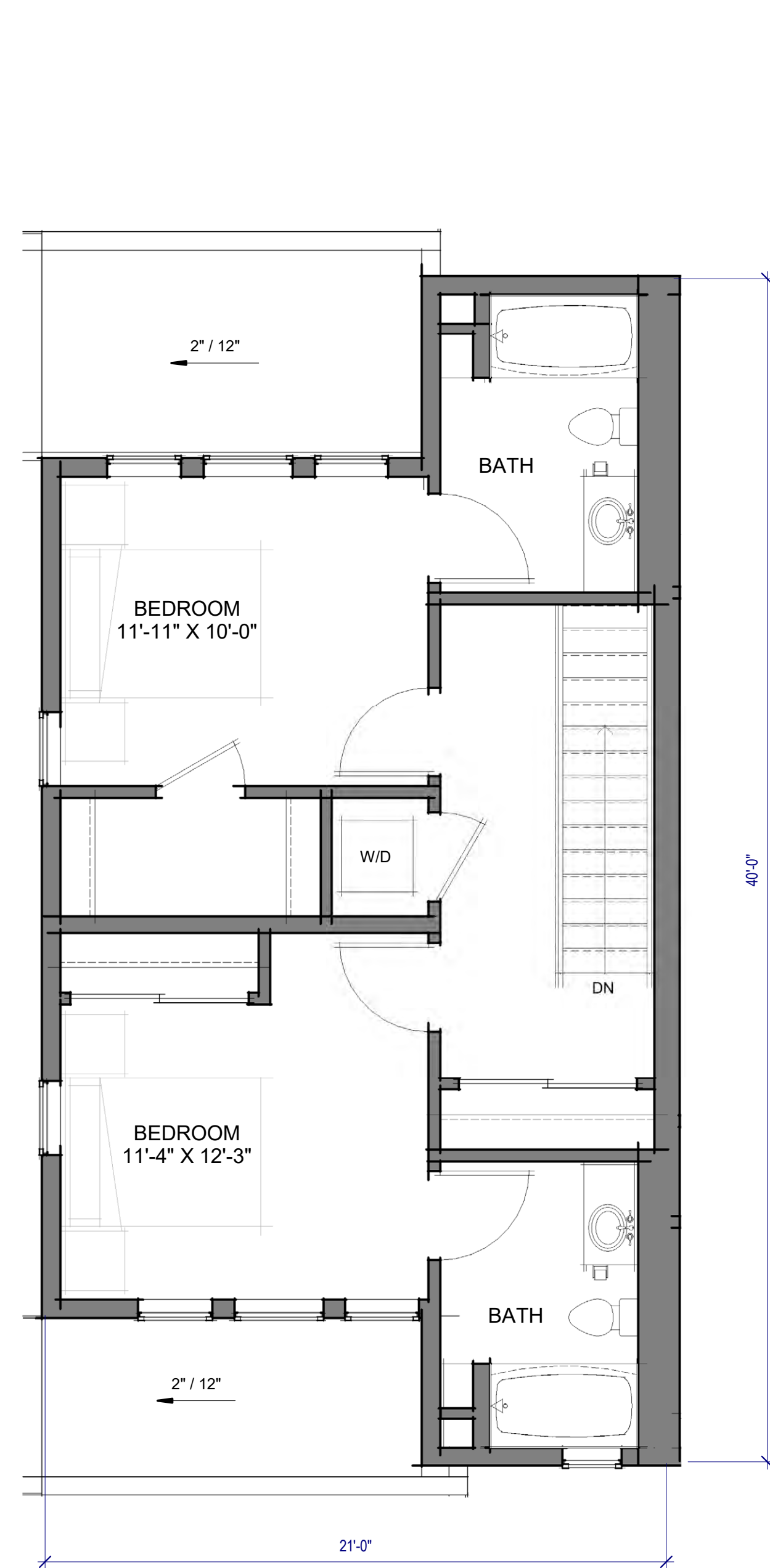
UNIT T1 - SECOND FLOOR | 2
1/4" = 1'-0"



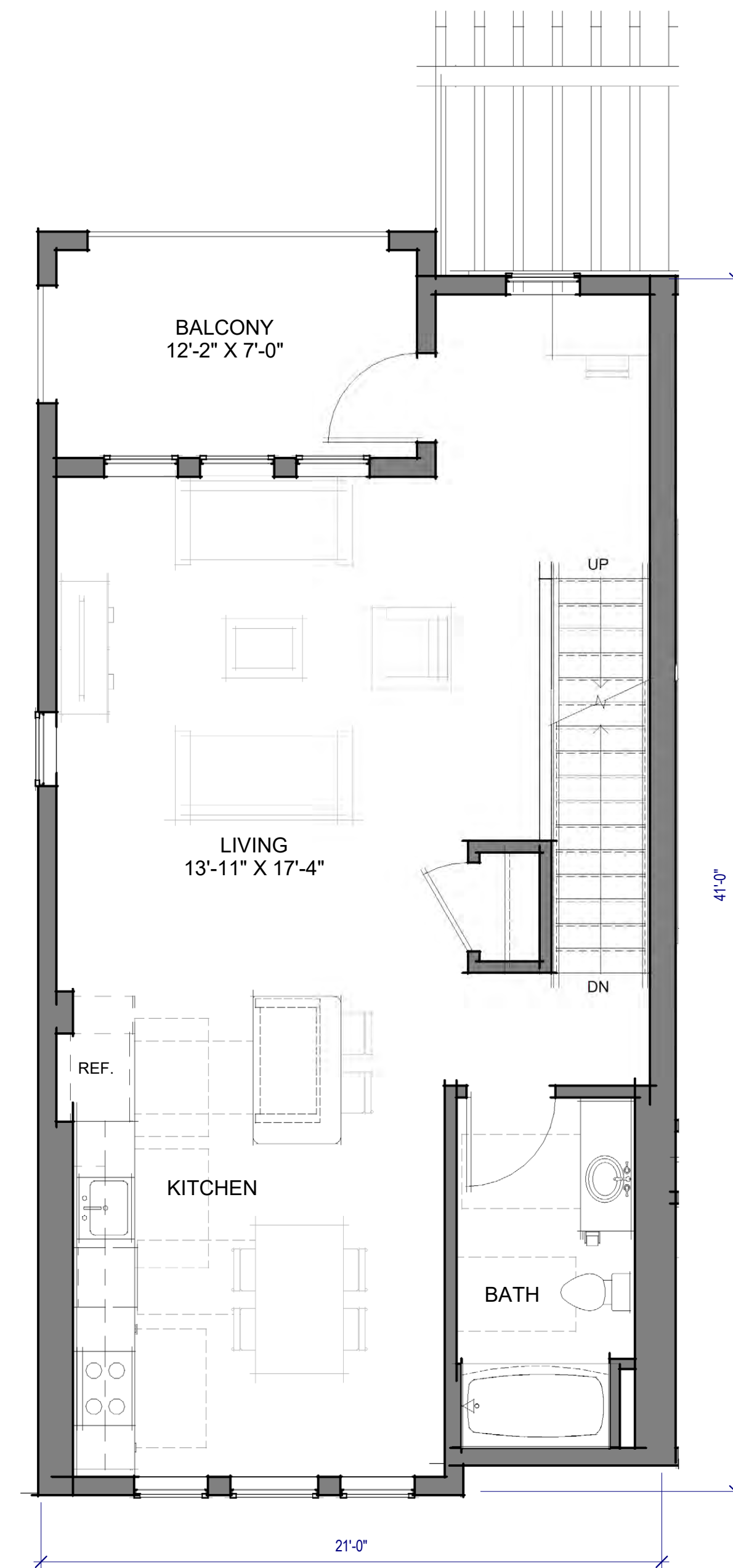
UNIT T1 - FIRST FLOOR | 1
1/4" = 1'-0"



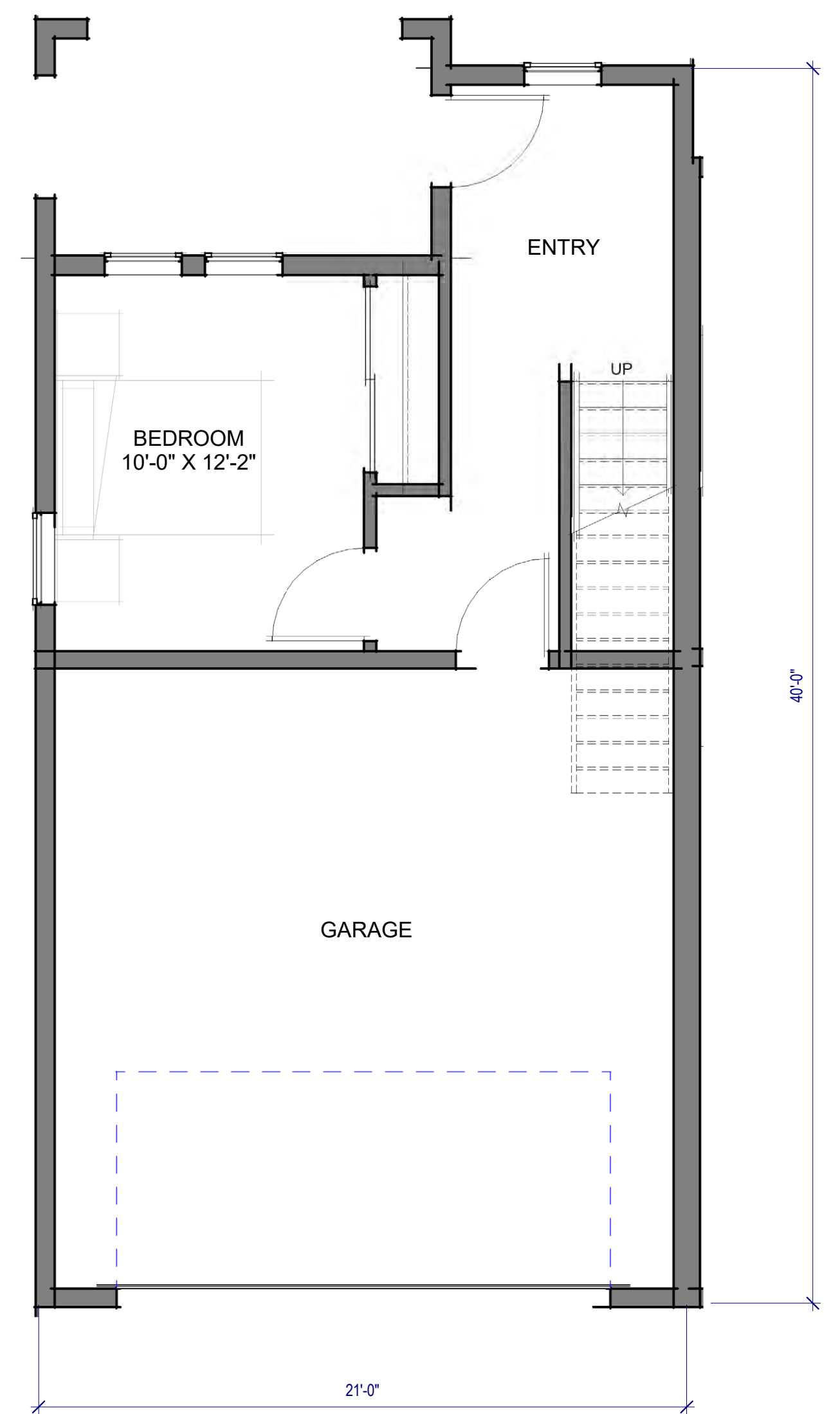
TOWNHOUSE	T-2 SF
GARAGE	438 SF
UNIT	
FIRST FLOOR	323 SF
SECOND FLOOR	761 SF
THIRD FLOOR	697 SF
TOTAL	1781 SF



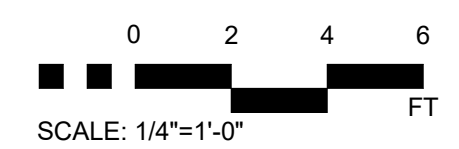
UNIT T2 - THIRD FLOOR | 3
1/4" = 1'-0"

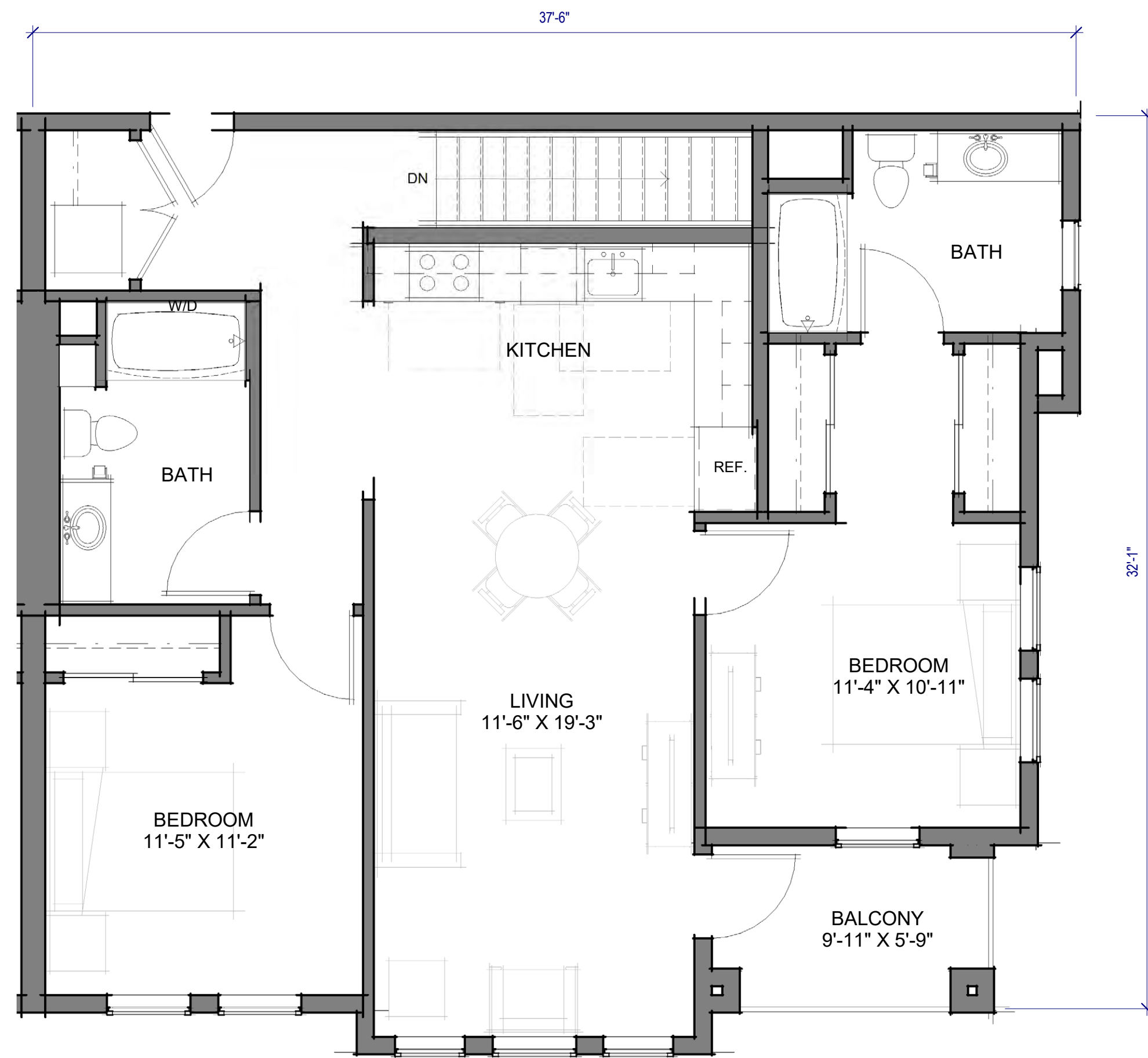


UNIT T2 - SECOND FLOOR | 2
1/4" = 1'-0"

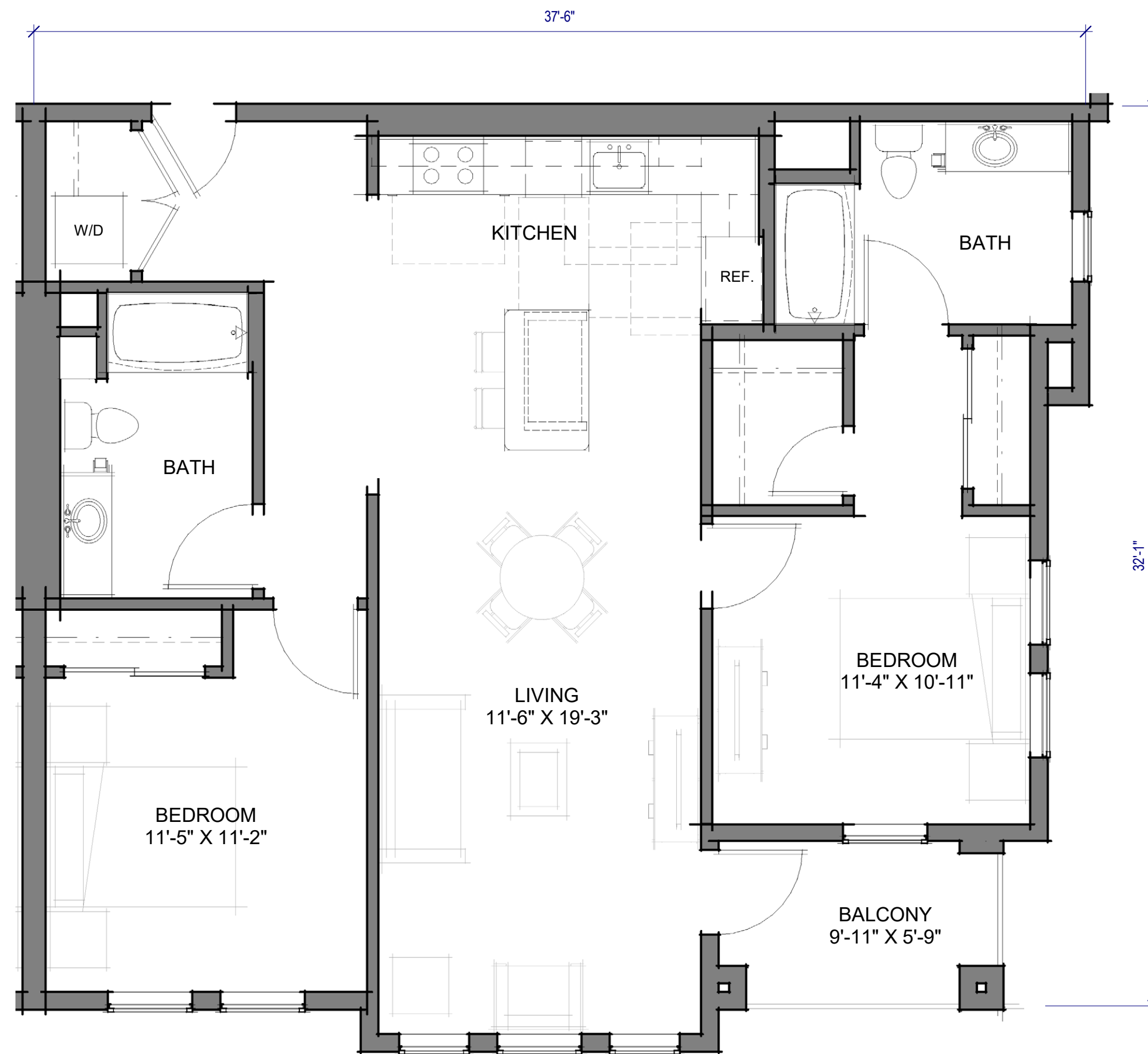


UNIT T2 - FIRST FLOOR | 1
1/4" = 1'-0"

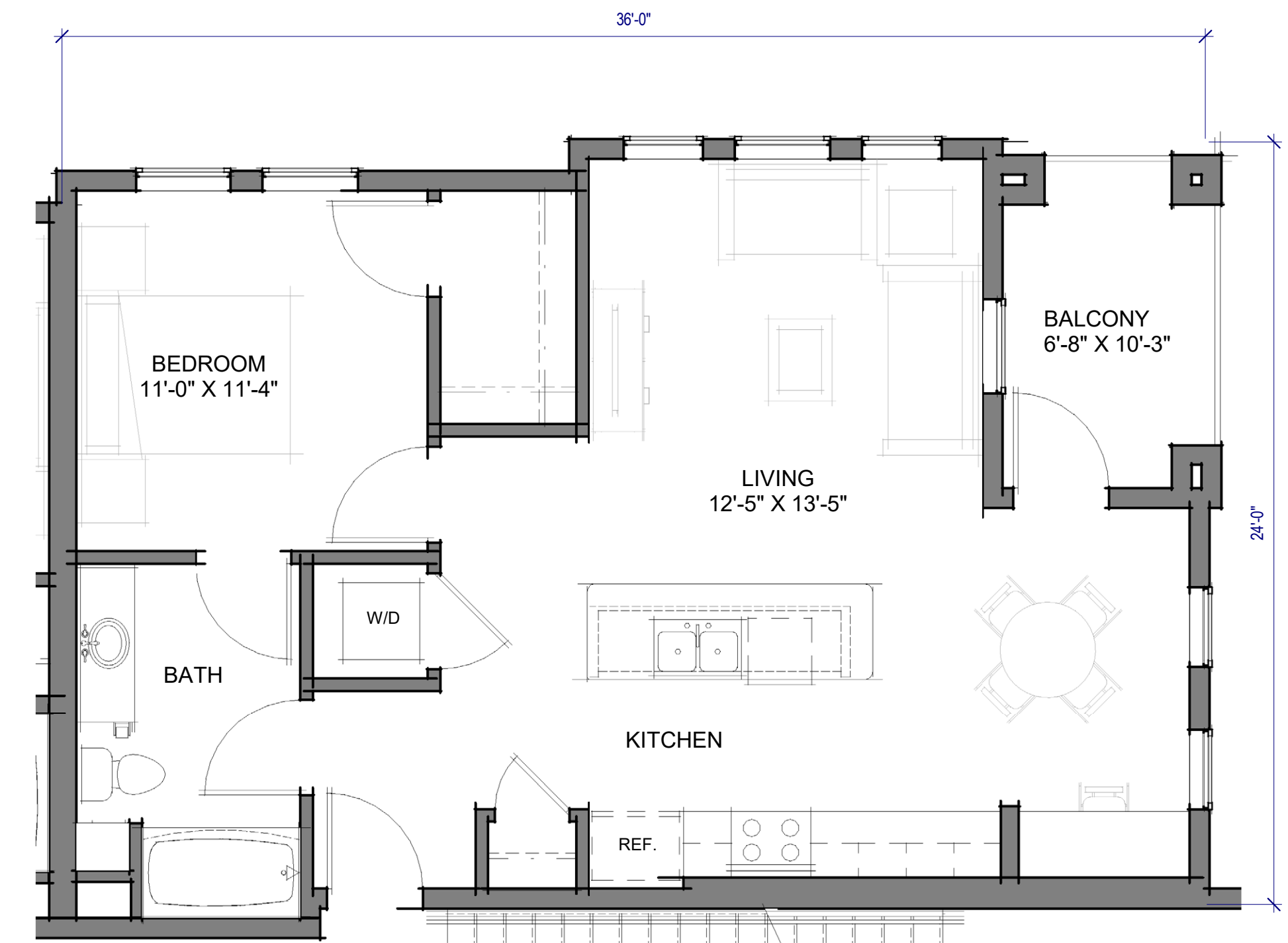




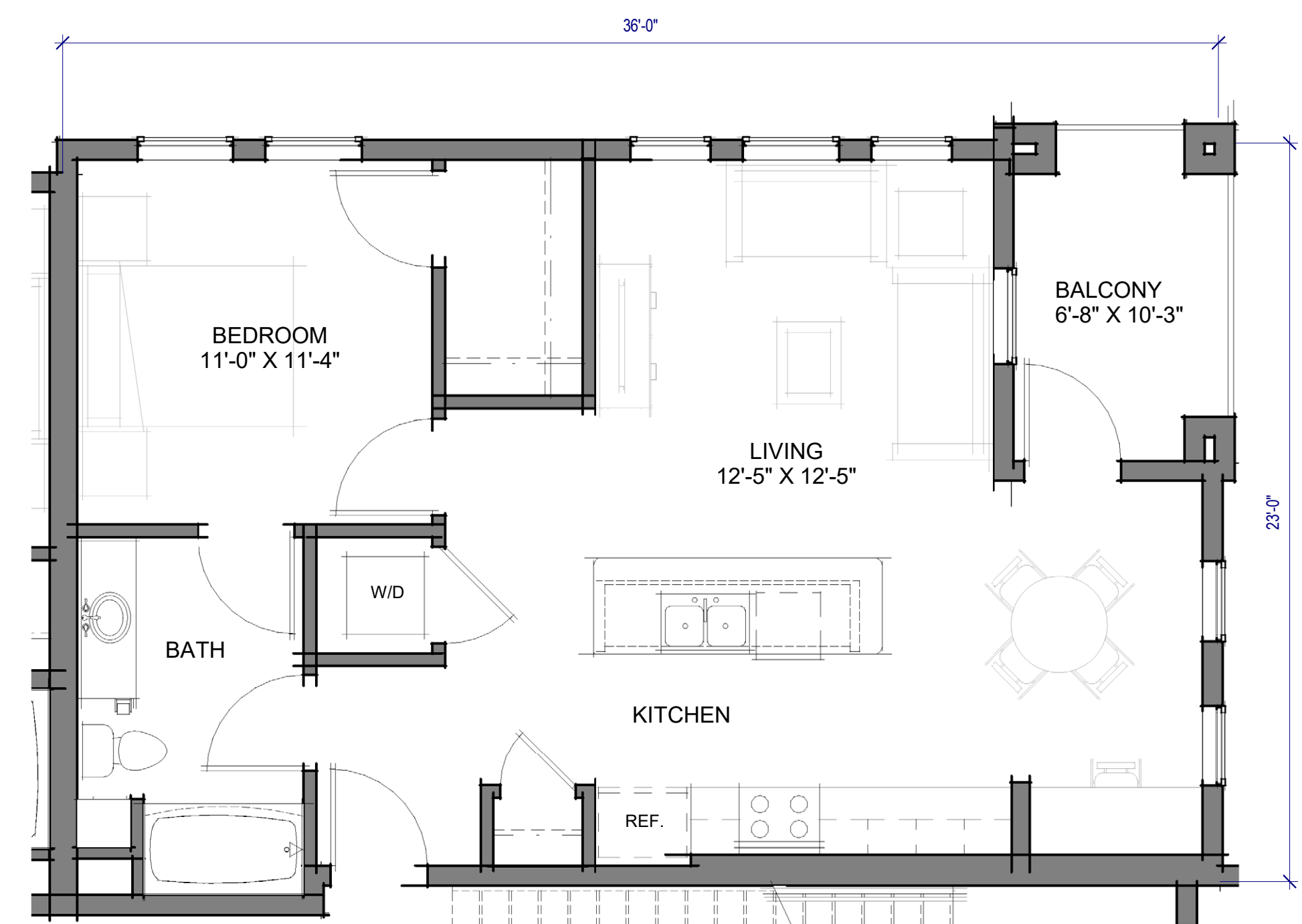
UNIT B1.1 - 1,165 SF
1/4" = 1'-0" 4



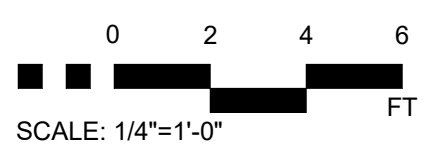
UNIT B1 - 1,109 SF
1/4" = 1'-0" 3

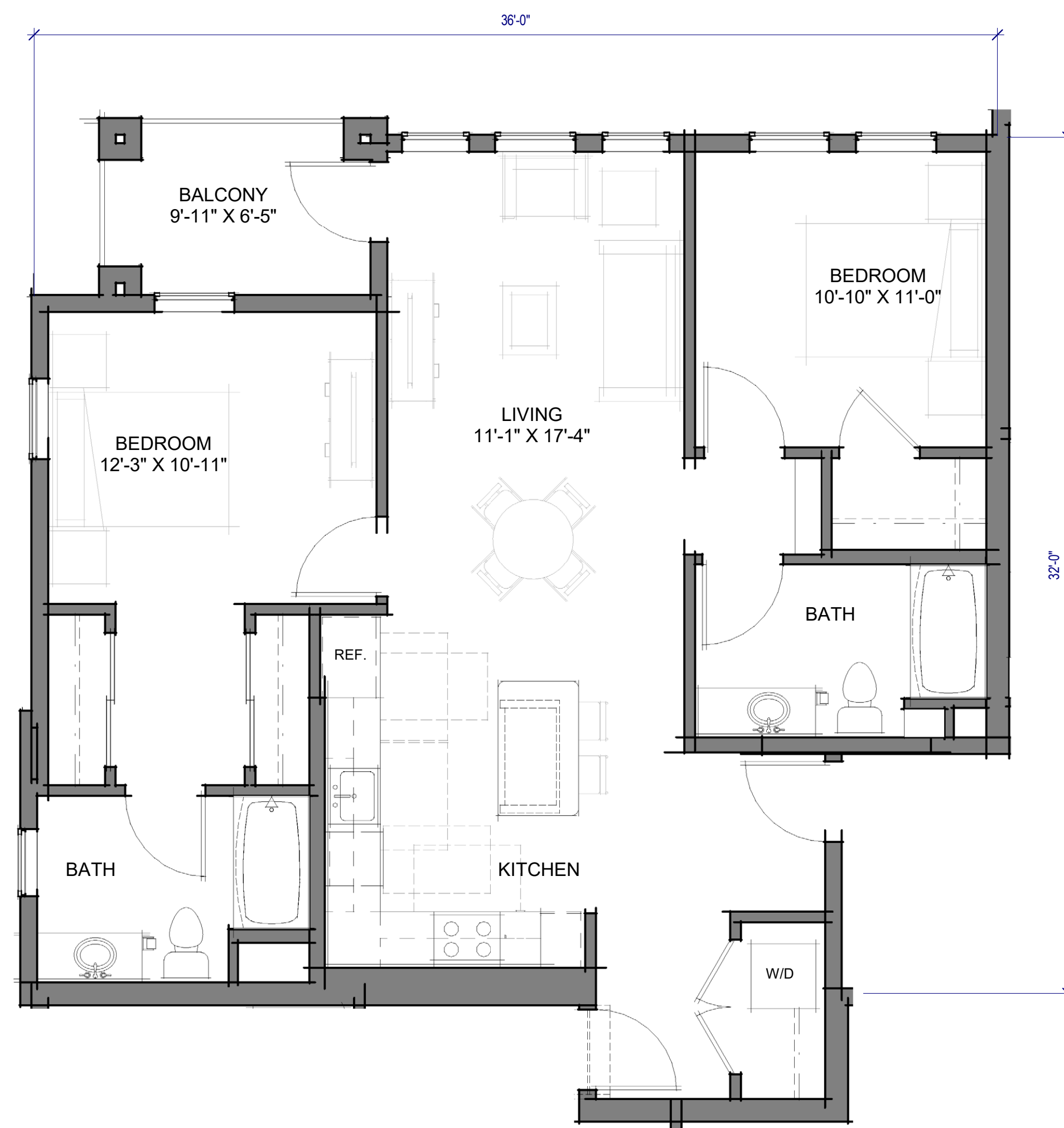


UNIT A1 - 780 SF
1/4" = 1'-0" 2

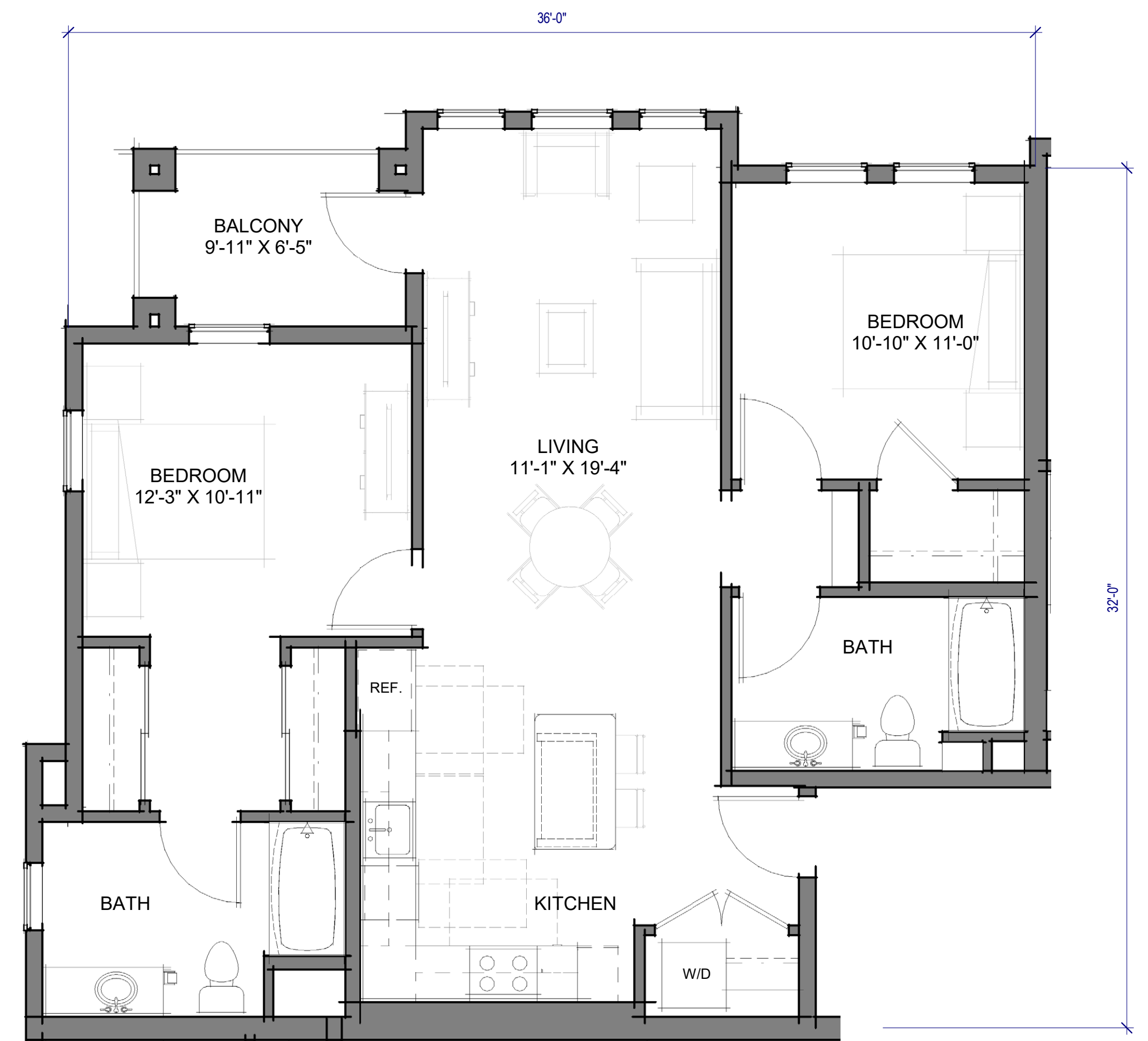


UNIT A1.1 - 770 SF
1/4" = 1'-0" 1

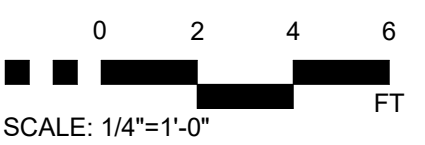


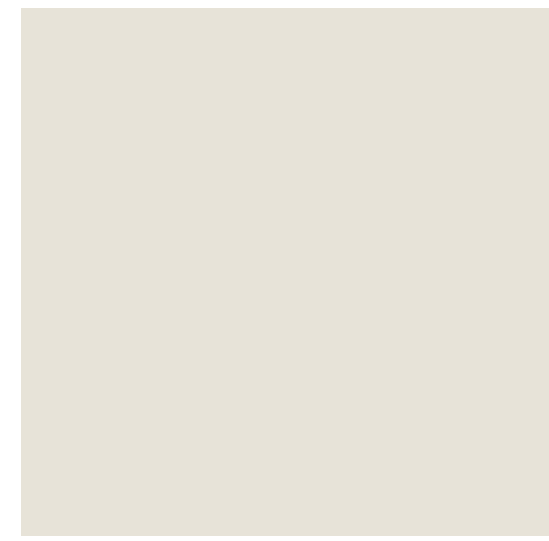


UNIT B2.1 - 1,067 SF
1/4" = 1'-0" 2



UNIT B2 - 1,050 SF
1/4" = 1'-0" 1





1. CEMENT PLASTER - PEARLY WHITE SW

2. CEMENT PLASTER - MINUTE MAUVE SW

3. CEMENT PLASTER - DARK ROOM SW

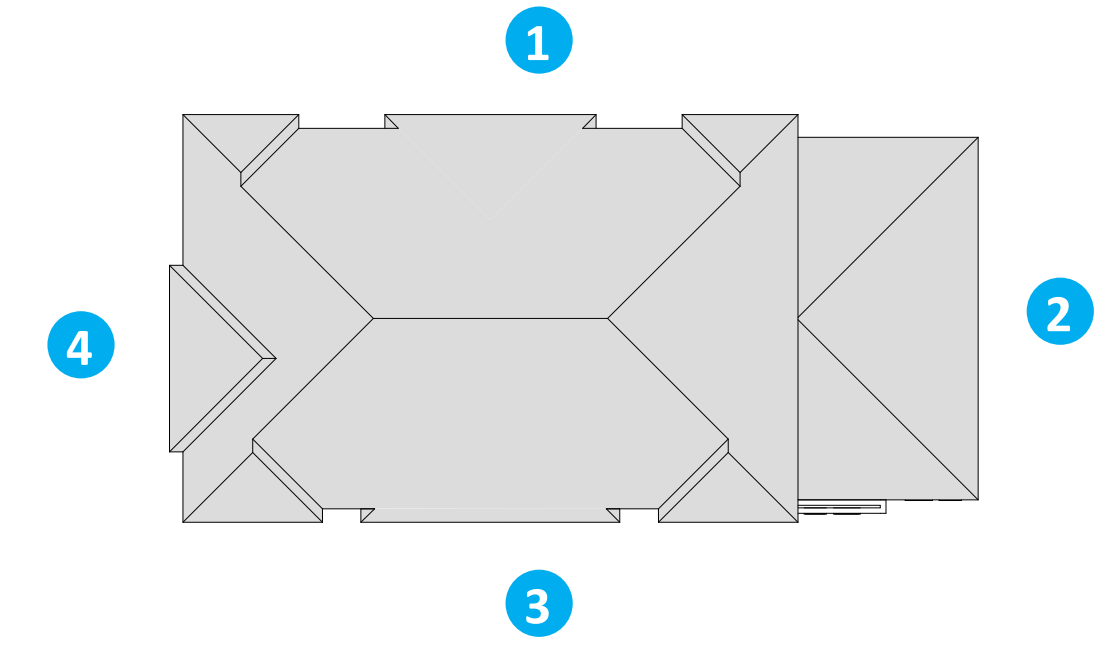
4. LIGHT METAL ACCENT - MINUTE MAUVE SW

5. STONE VENEER BASE

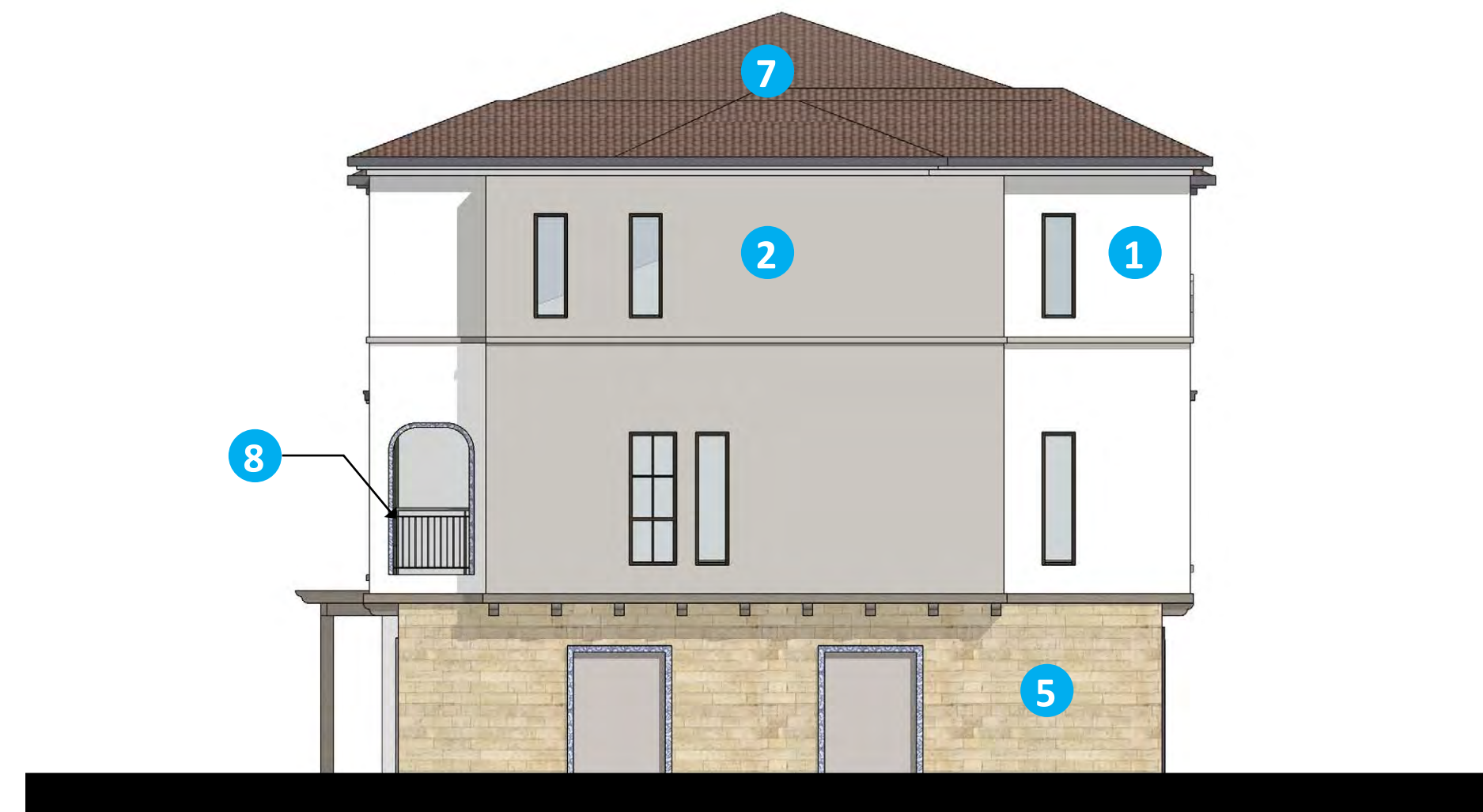
6. VINYL WINDOW - DARK BRONZE FINISH

7. ROOF TILE - CAPISTRANO - VALENCIA

8. TILE - CEMENTINE POSA 4



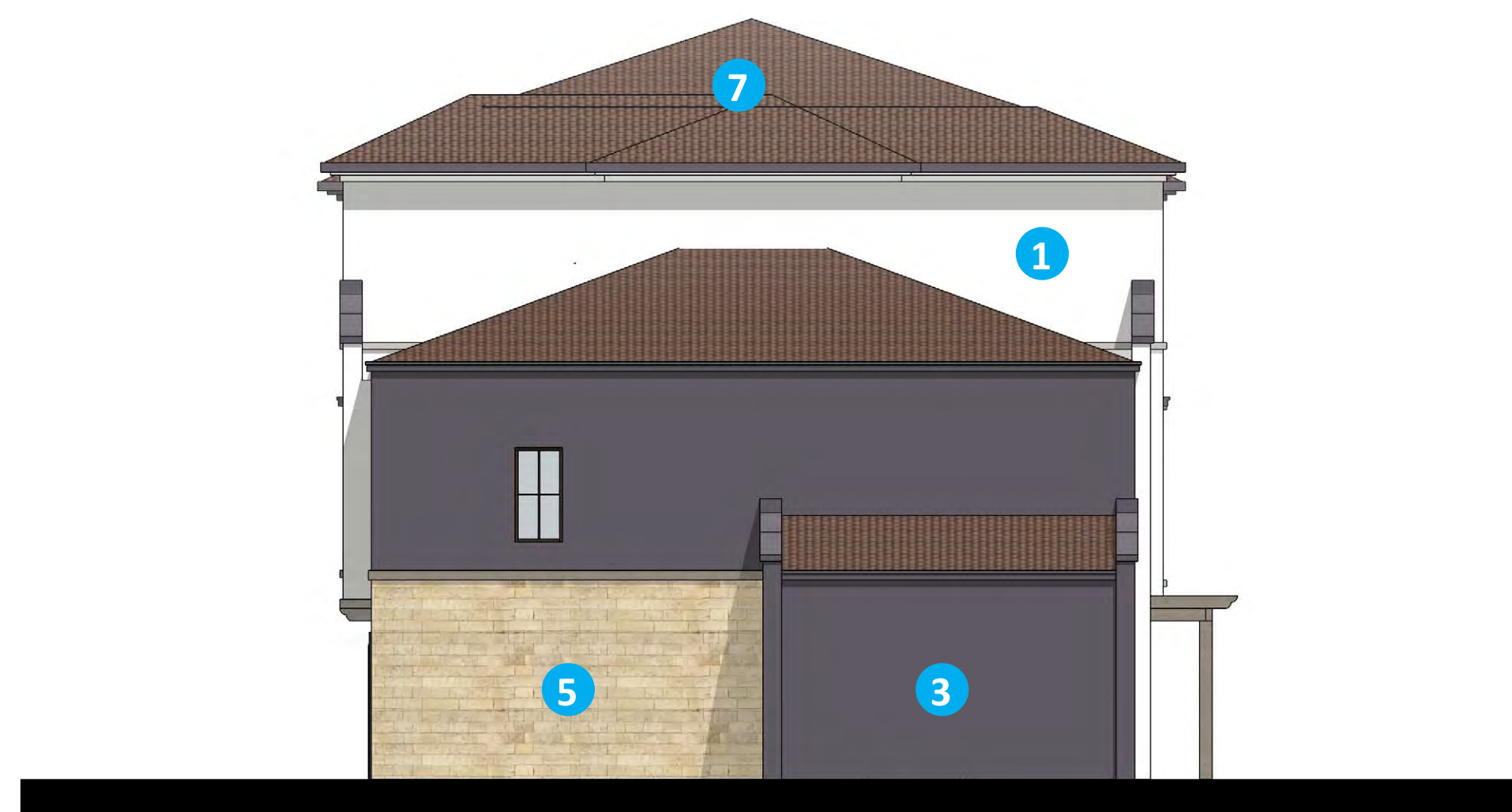
ELEVATIONS KEY PLAN



4. SIDE ELEVATION



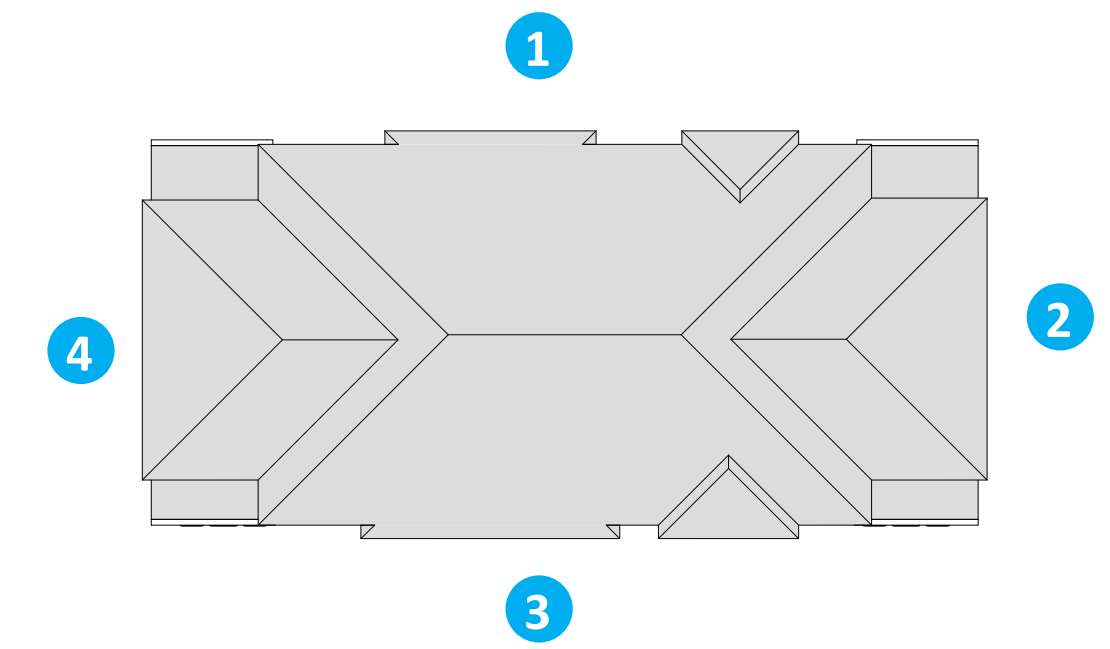
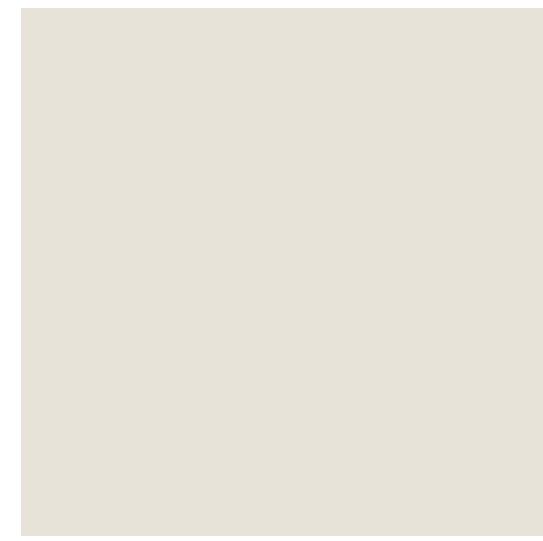
3. DRIVEWAY ELEVATION



2. SIDE ELEVATION



1. EAST BIDWELL STR. ELEVATION



1. CEMENT PLASTER - PEARLY WHITE SW

2. CEMENT PLASTER - MINUTE MAUVE SW

3. CEMENT PLASTER - DARK ROOM SW

4. LIGHT METAL ACCENT - MINUTE MAUVE SW

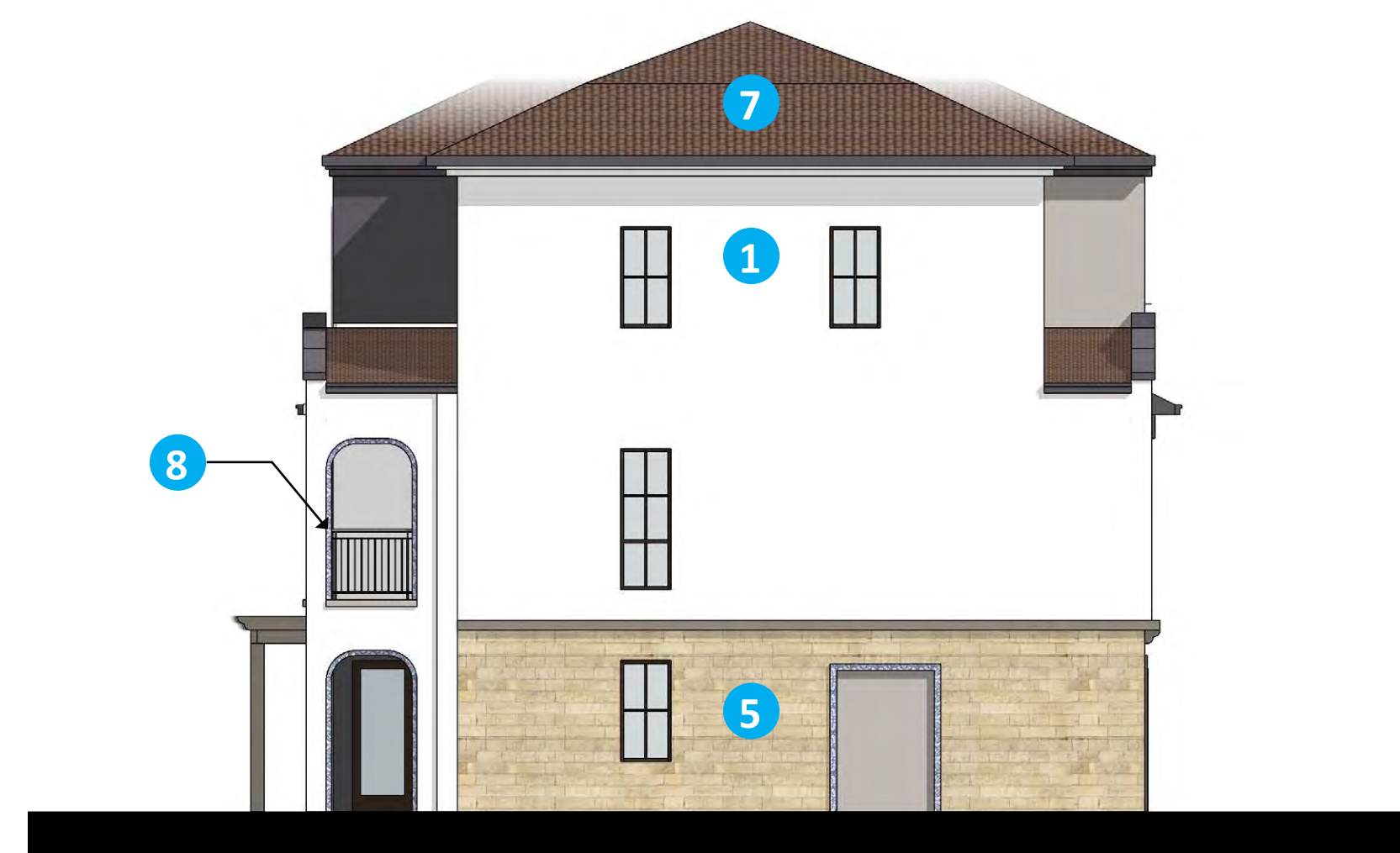
5. STONE VENEER BASE

6. VINYL WINDOW - DARK BRONZE FINISH

7. ROOF TILE - CAPISTRANO - VALENCIA

8. TILE - CEMENTINE POSA 4

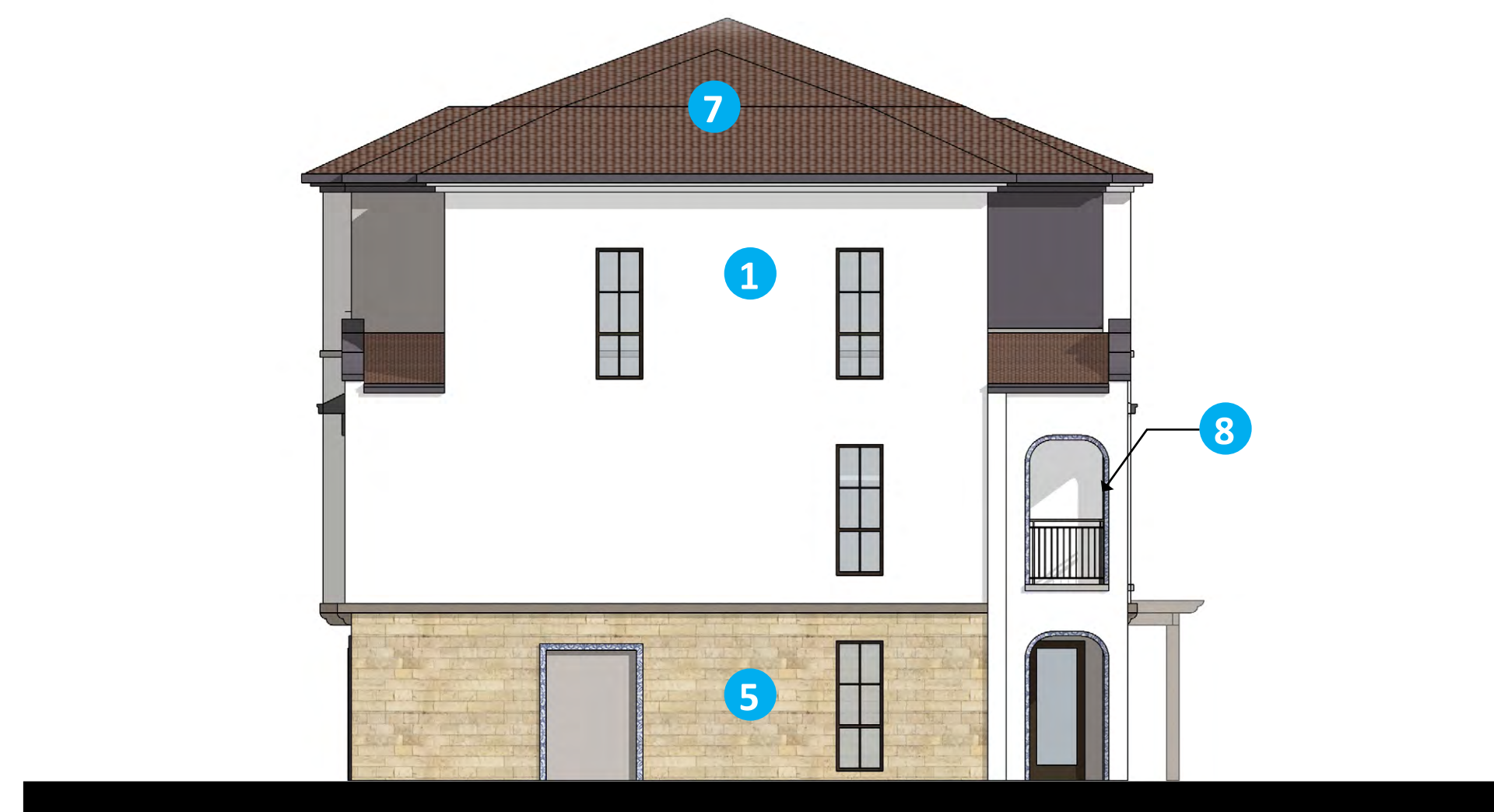
ELEVATIONS KEY PLAN



4. SIDE ELEVATION



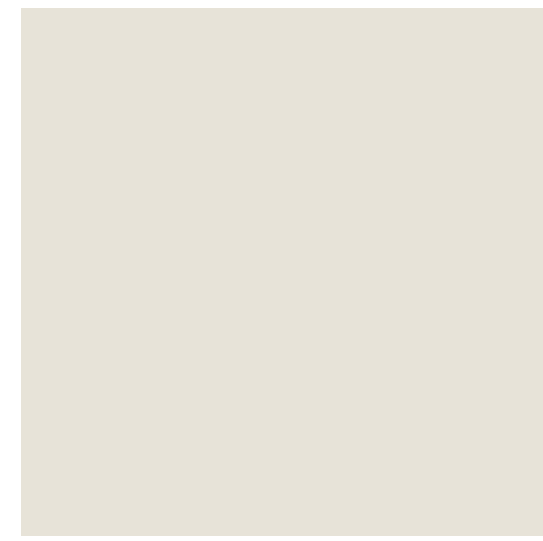
3. DRIVEWAY ELEVATION



2. SIDE ELEVATION



1. EAST BIDWELL STR. ELEVATION



1. CEMENT PLASTER - PEARLY WHITE SW

2. CEMENT PLASTER - MINUTE MAUVE SW

3. CEMENT PLASTER - DARK ROOM SW

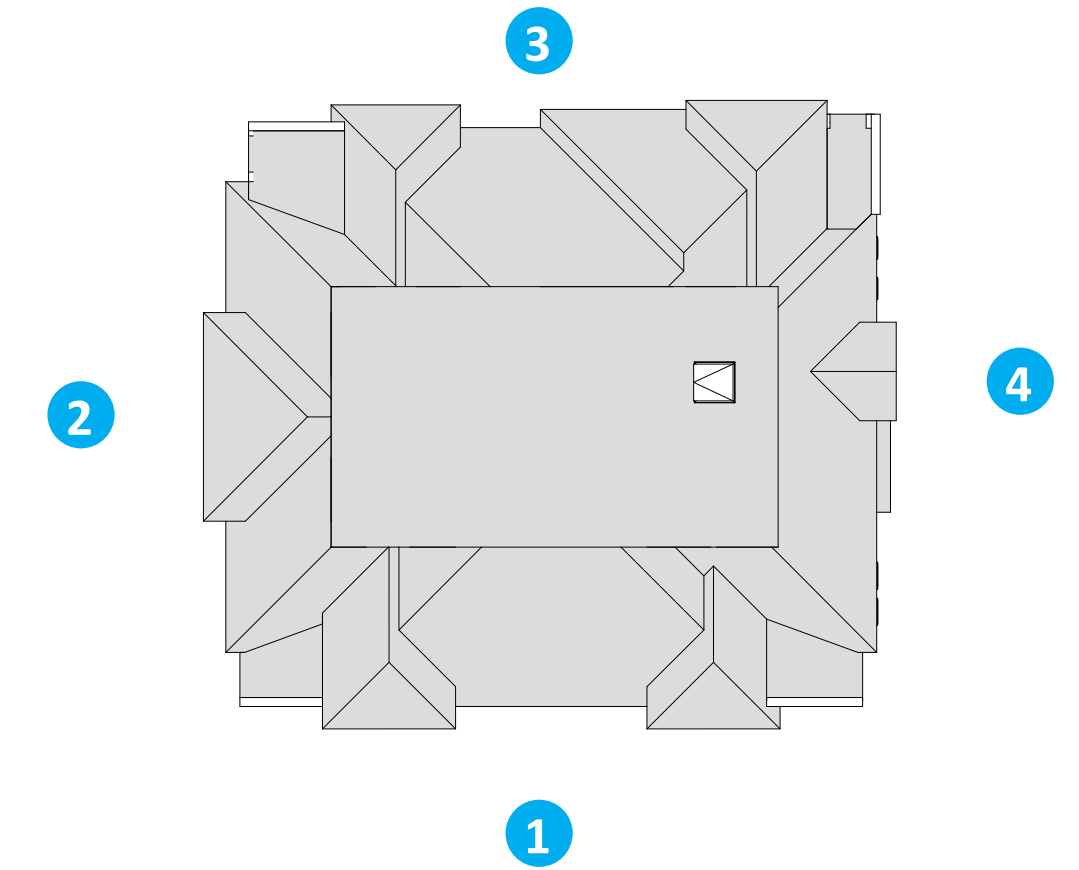
4. LIGHT METAL ACCENT - MINUTE MAUVE SW

5. STONE VENEER BASE

6. VINYL WINDOW - DARK BRONZE FINISH

7. ROOF TILE - CAPISTRANO - VALENCIA

8. TILE - CEMENTINE POSA 4



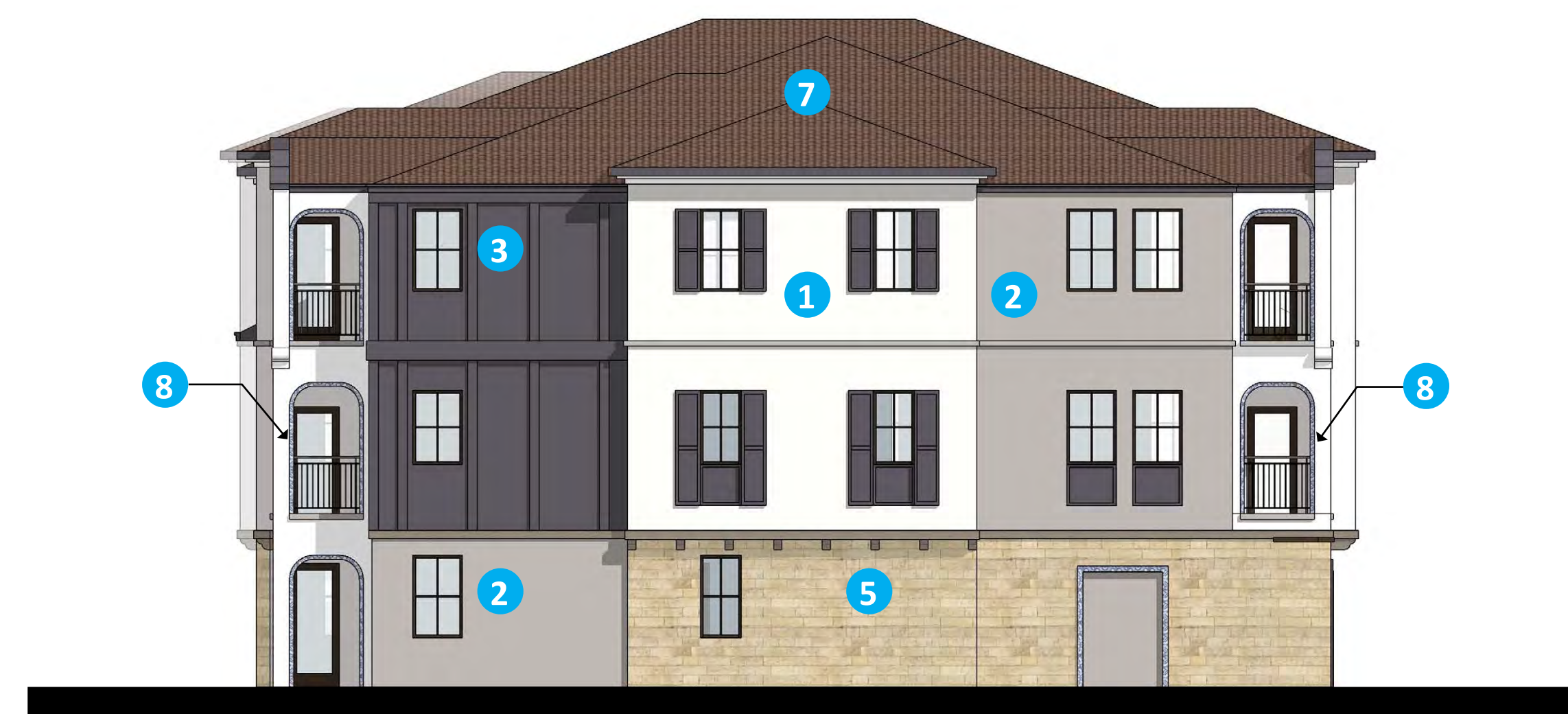
ELEVATIONS KEY PLAN



4. SIDE ELEVATION



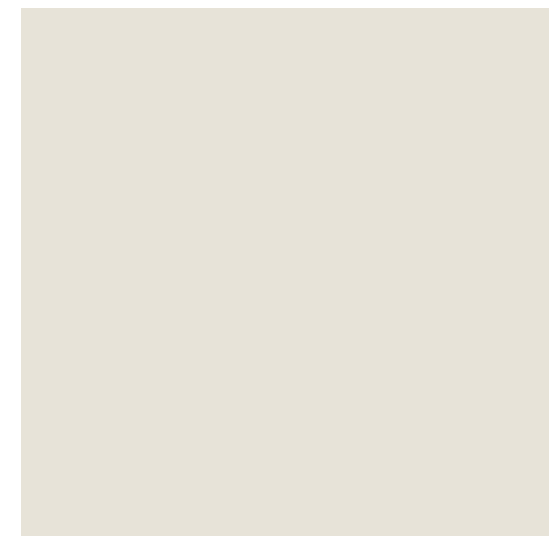
3. PROMENADE ELEVATION



2. SIDE ELEVATION



1. DRIVEWAY ELEVATION



1. CEMENT PLASTER - PEARLY WHITE SW

2. CEMENT PLASTER - MINUTE MAUVE SW

3. CEMENT PLASTER - DARK ROOM SW

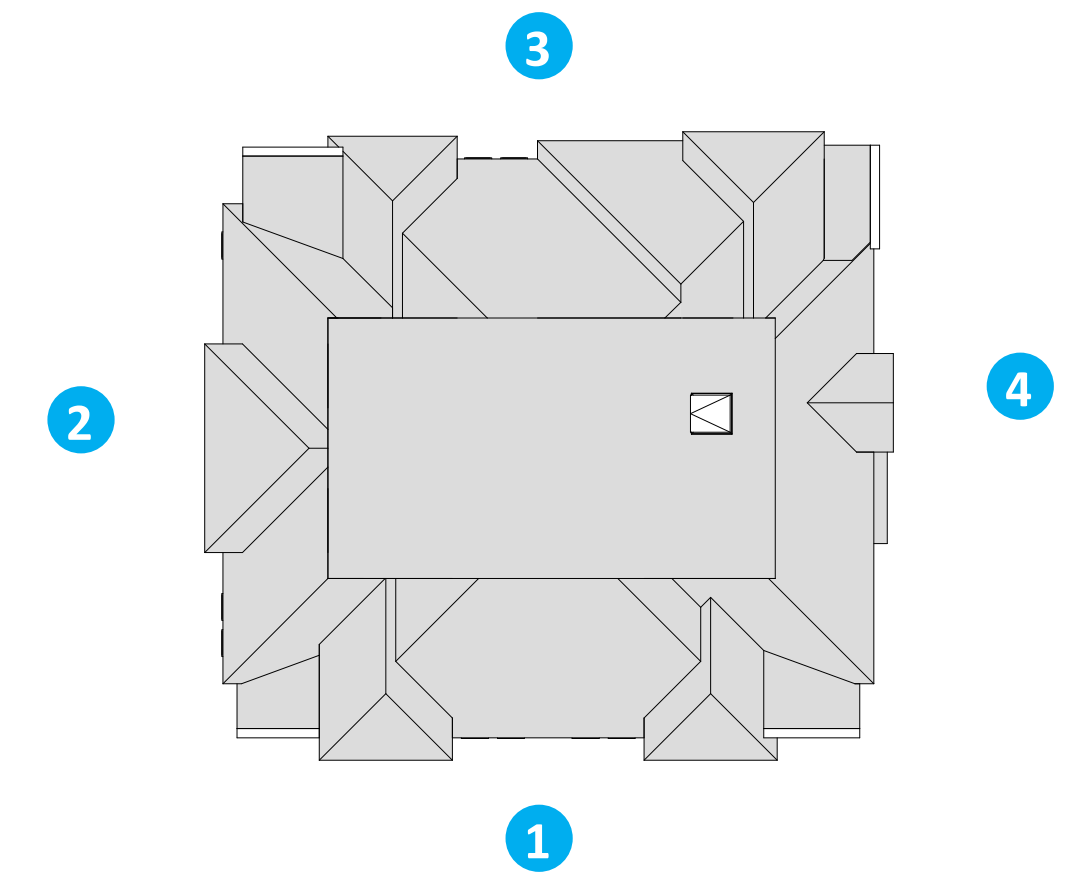
4. LIGHT METAL ACCENT - MINUTE MAUVE SW

5. STONE VENEER BASE

6. VINYL WINDOW - DARK BRONZE FINISH

7. ROOF TILE - CAPISTRANO - VALENCIA

8. TILE - CEMENTINE POSA 4



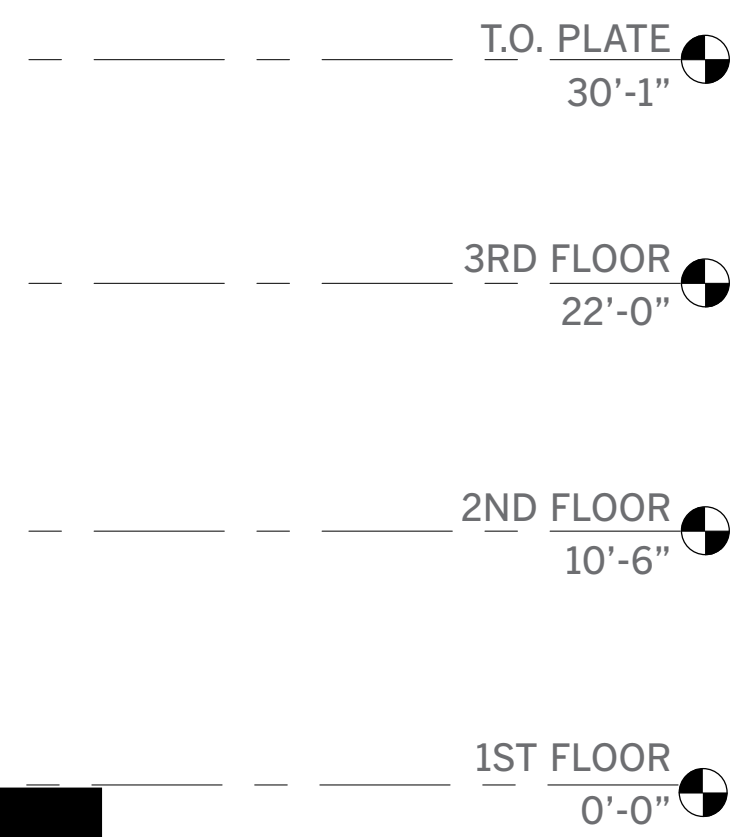
ELEVATIONS KEY PLAN



4. SIDE ELEVATION



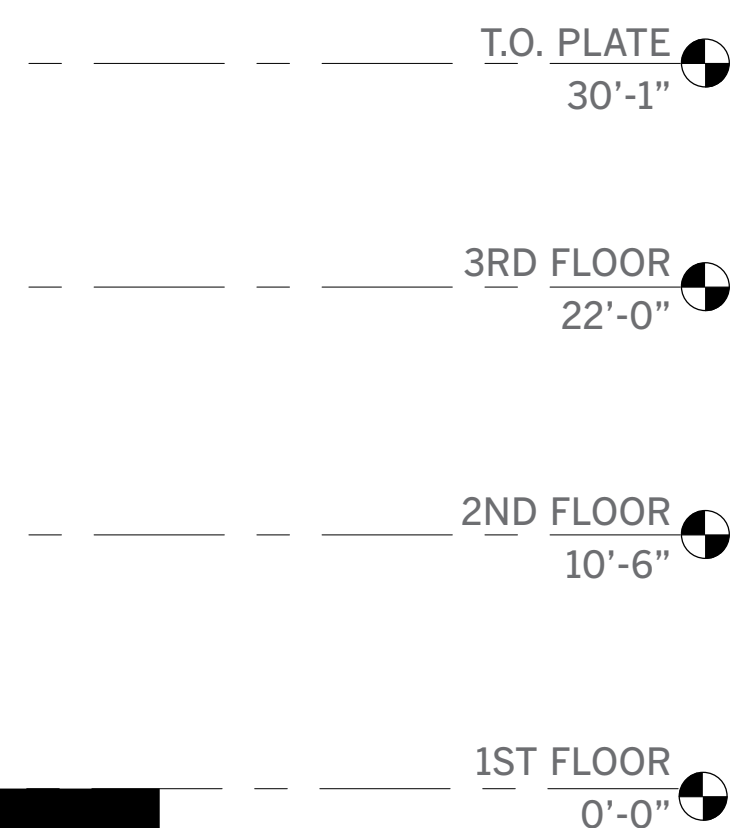
3. PROMENADE ELEVATION

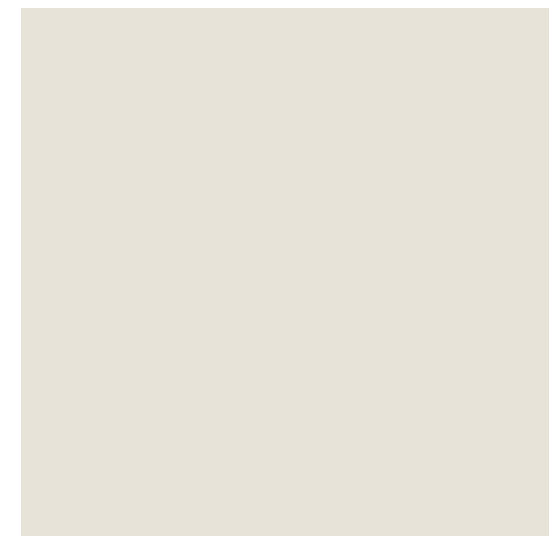


2. SIDE ELEVATION



1. DRIVEWAY ELEVATION





1. CEMENT PLASTER - PEARLY WHITE SW

2. CEMENT PLASTER - MINUTE MAUVE SW

3. CEMENT PLASTER - DARK ROOM SW

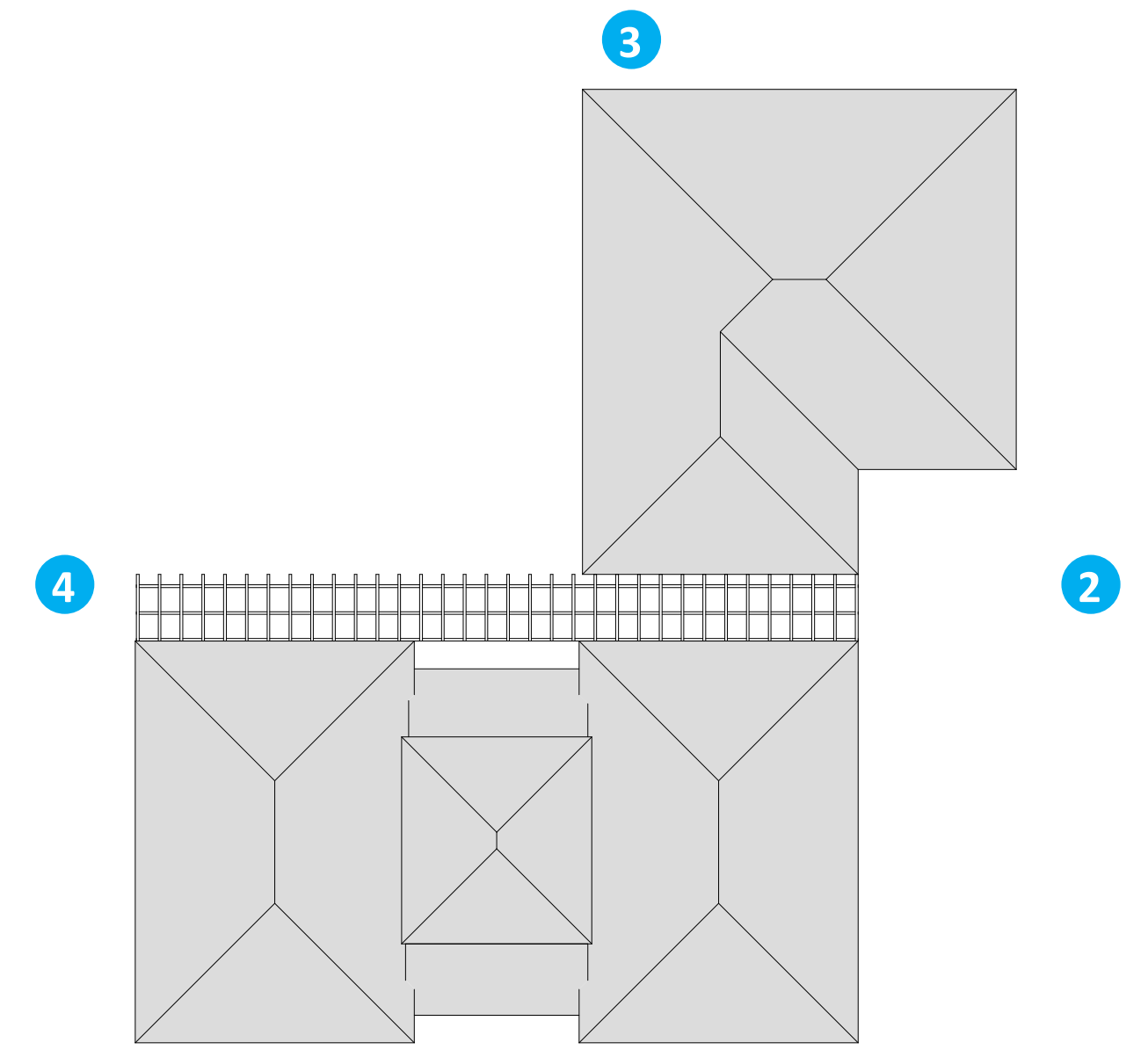
4. LIGHT METAL ACCENT - MINUTE MAUVE SW

5. STONE VENEER BASE

6. VINYL WINDOW - DARK BRONZE FINISH

7. ROOF TILE - CAPISTRANO - VALENCIA

8. TILE - CEMENTINE POSA 4



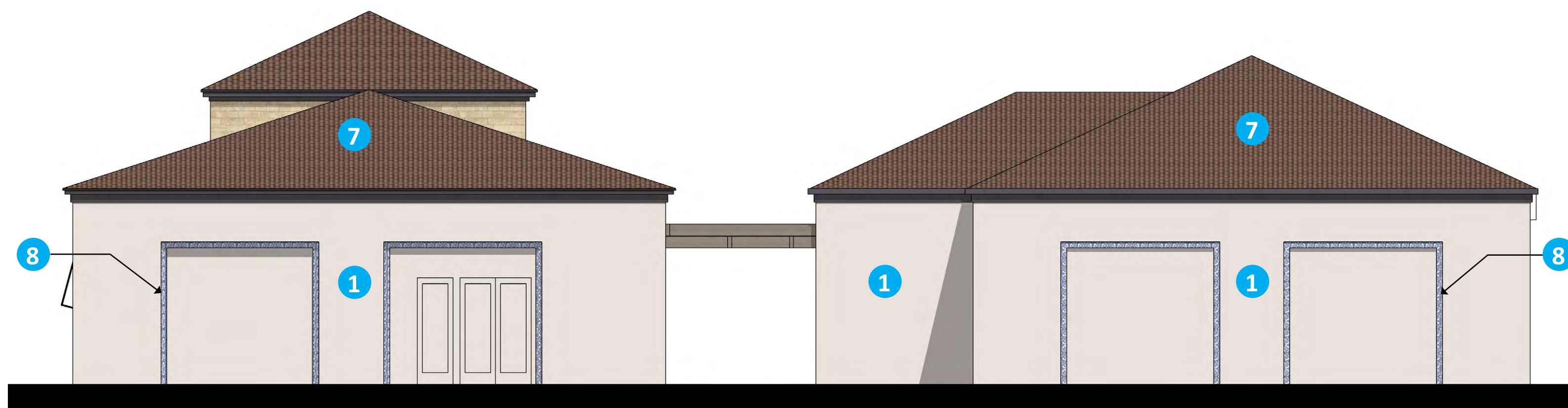
ELEVATIONS KEY PLAN



4. NORTHWEST ELEVATION



3. CLUBHOUSE POOL SIDE ELEVATION



2. SOUTHEAST ELEVATION



1. CLUBHOUSE MAIN ENTRY

Planning Commission
Broadstone Villas Tentative Parcel Map and Planned Development Permit (PN21-067)
November 17, 2021

Attachment 6
Civil Plans, dated 6/18/21

OWNER/DEVELOPER/APPLICANT
 ELLIOTT HOMES, INC.
 340 PALLADIO PARKWAY, SUITE 521
 FOLSOM, CA 95630

ARCHITECT
 LPAS ARCHITECTURE & DESIGN
 2484 NATOMAS PARK DRIVE, SUITE 100
 SACRAMENTO, CA 95833

ENGINEER/PLANNER/SURVEYOR
 MORTON & PITALO, INC.
 600 COOLIDGE DRIVE, SUITE 140
 FOLSOM, CA 95630

ASSESSOR'S PARCEL
 NUMBER
 072-0270-155-0000

EXISTING PARCEL
 RESULTANT LOT 12A
 (DOC. NO. 201707240459)

EXISTING/PROPOSED
 ZONING
 C-2 SP 95-1

OVERALL PROJECT
 AREA
 37.2 +/- ACRES (GROSS)
 33.2 +/- ACRES (NET)

PROPOSED PARCEL 1
 APARTMENT SITE AREA
 18.49 +/- ACRES (GROSS)
 1.65 +/- ACRES (OFF-SITE)
 3.75 +/- ACRES
 (BROADSTONE UNIT 3
 LANDSCAPE/DRAINAGE
 FACILITIES)
 13.09 +/- ACRES
 (GROSS BUILDABLE)

PROPOSED PARCEL 2
 FUTURE COMMERCIAL
 SITE AREA
 18.69 +/- ACRES (GROSS)
 16.35 +/- ACRES (NET)

PROPOSED RESIDENTIAL DENSITY
 13.94 DU/AC (GROSS)
 19.63 DU/AC (GROSS BUILDABLE)

PROJECT INFORMATION / GENERAL NOTES

- THIS EXHIBIT IS FOR ENTITLEMENT PURPOSES ONLY. ALL SITE CHARACTERISTICS ARE TO BE VERIFIED PRIOR TO IMPROVEMENT PLANS.
- MODIFICATION TO PARCEL BOUNDARY WILL BE PERFORMED BY SEPARATE INSTRUMENT.
- FOR PRELIMINARY PLANNING PURPOSES ONLY. BOUNDARY, TOPO, EASEMENTS AND SITE CONDITIONS TO BE VERIFIED PRIOR TO ENGINEERING.
- NO SPECIAL FLOOD HAZARDS EXIST WITHIN THE BOUNDARIES OF THIS PROJECT.
- PROPOSED ON-SITE ROADWAYS ARE PRIVATE.
- RESIDENTIAL PROJECT TO BE CONSTRUCTED IN ONE (1) PHASE.

BUILDING INFORMATION

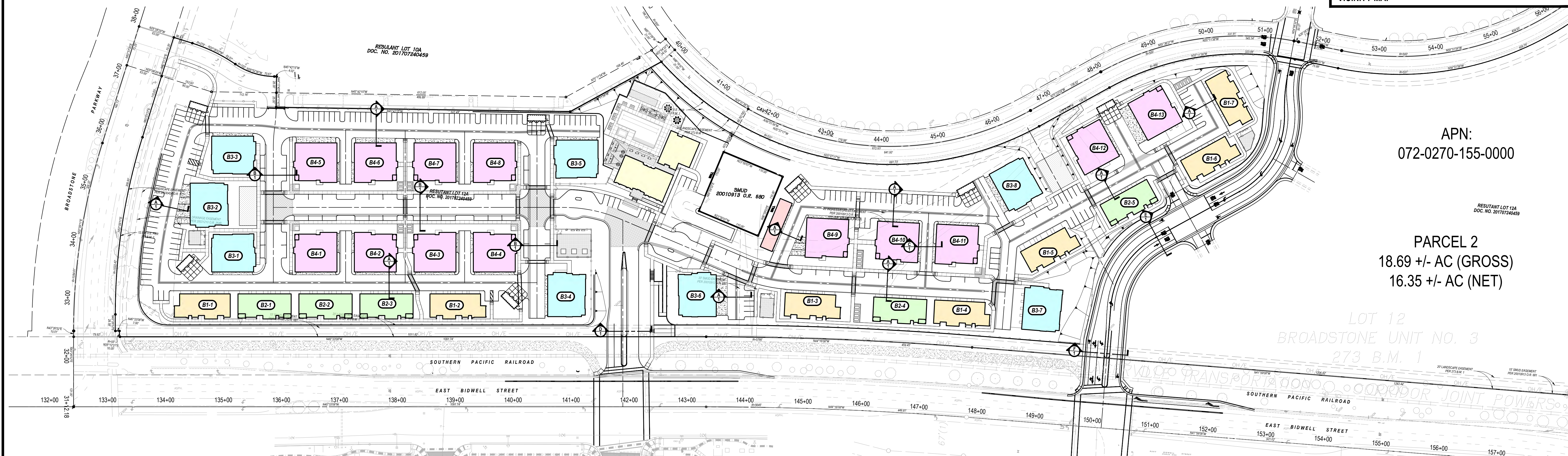
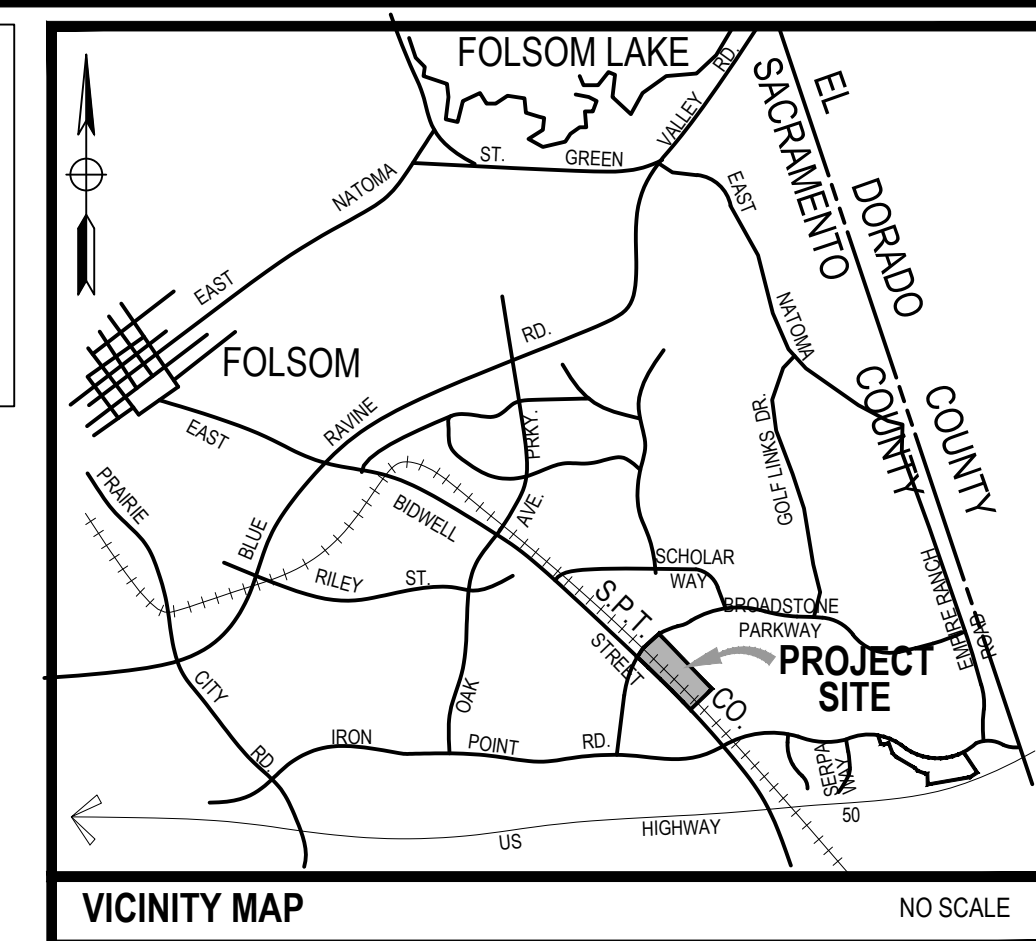
- 5-UNIT BUILDING (B1)
- 5-UNIT BUILDING (B2)
- 10-UNIT BUILDING (B3)
- 9-UNIT BUILDING (B4)
- CLUBHOUSE
- 6-CAR GARAGE

PARKING SUMMARY

REQUIRED:			
1 BDR:	63	(1.5 / UNIT)	95 SPACES
2 BDR:	177	(1.75 / UNIT)	310 SPACES
3 BDR:	17	(2 / UNIT)	34 SPACES
TOTAL SPACES REQUIRED 439			
PROVIDED:			
TUCK-UNDER GARAGES (B1):	70	SPACES	
TUCK-UNDER GARAGES (B2):	50	SPACES	
TUCK-UNDER GARAGES (B3):	48	SPACES	
TUCK-UNDER GARAGES (B4):	117	SPACES	
DETACHED GARAGE:	6	SPACES	
SURFACE:	202	SPACES	
TANDEM SURFACE:	30	SPACES	
TOTAL PARKING PROVIDED: 523 SPACES (2.04 SPACES/UNIT)			

HOUSING SUMMARY

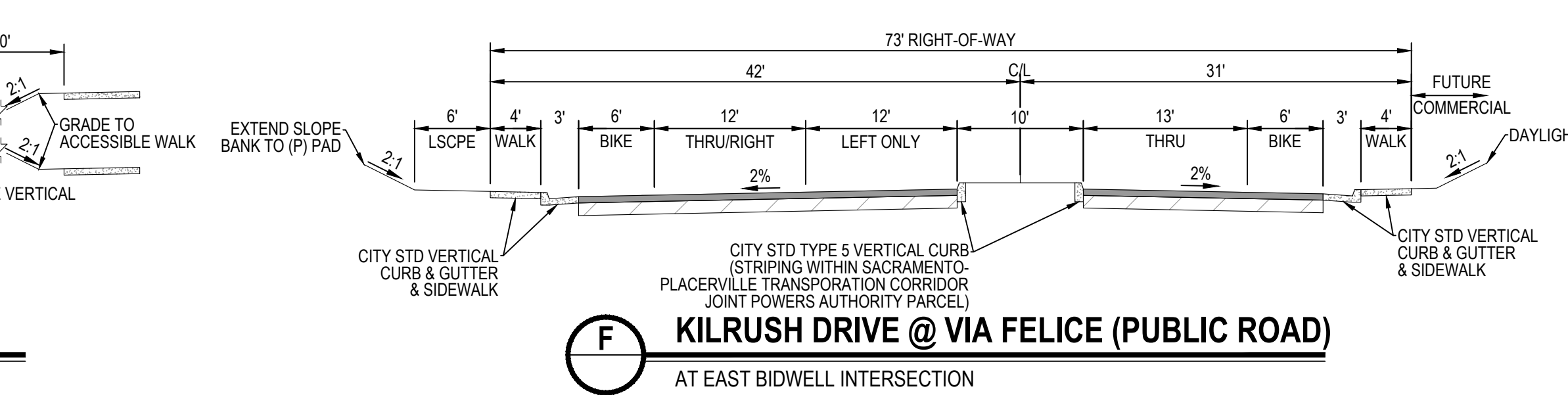
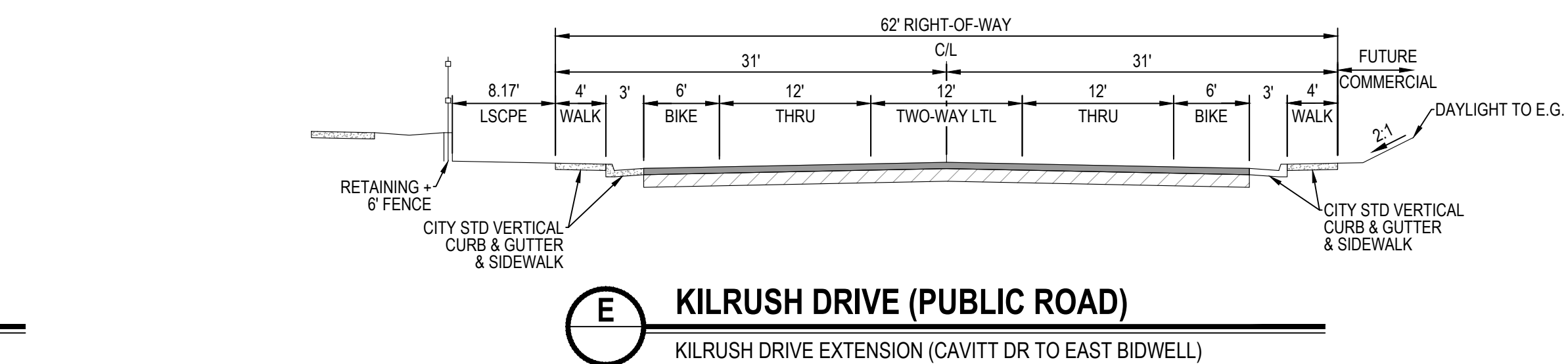
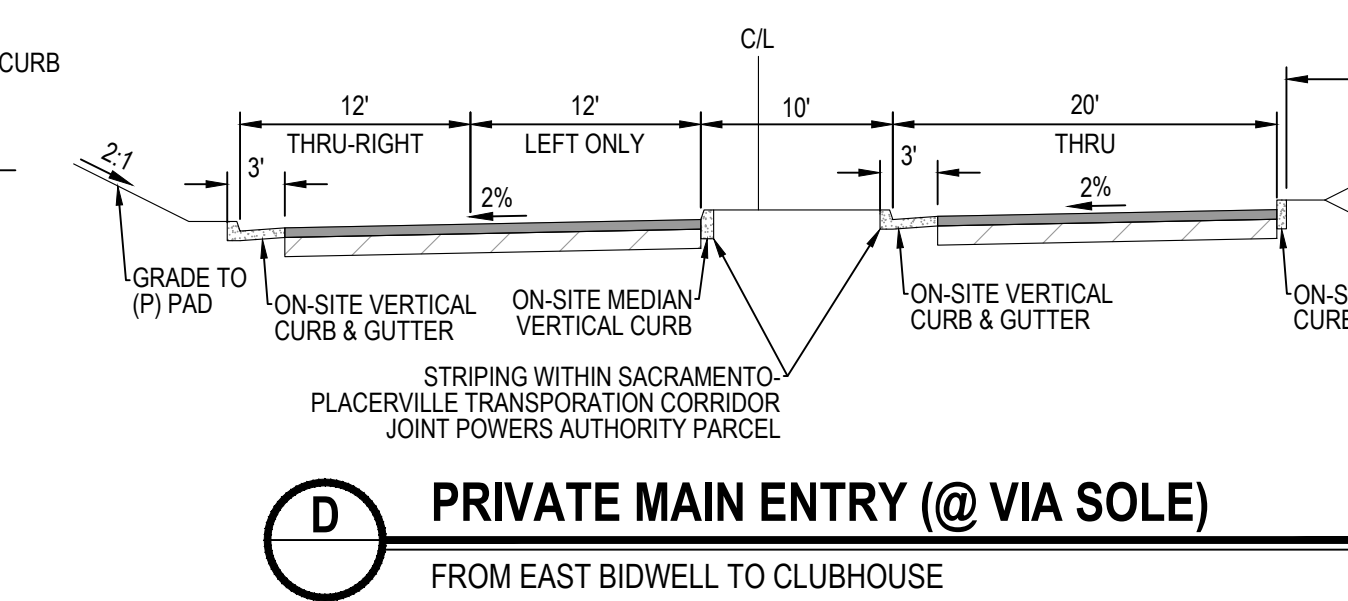
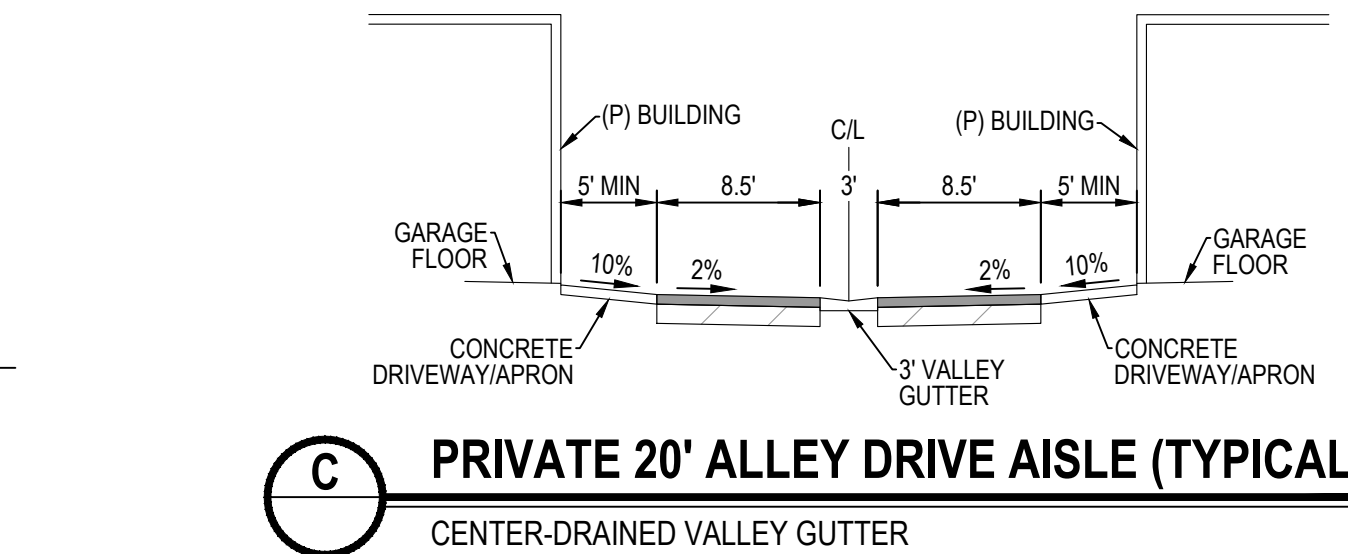
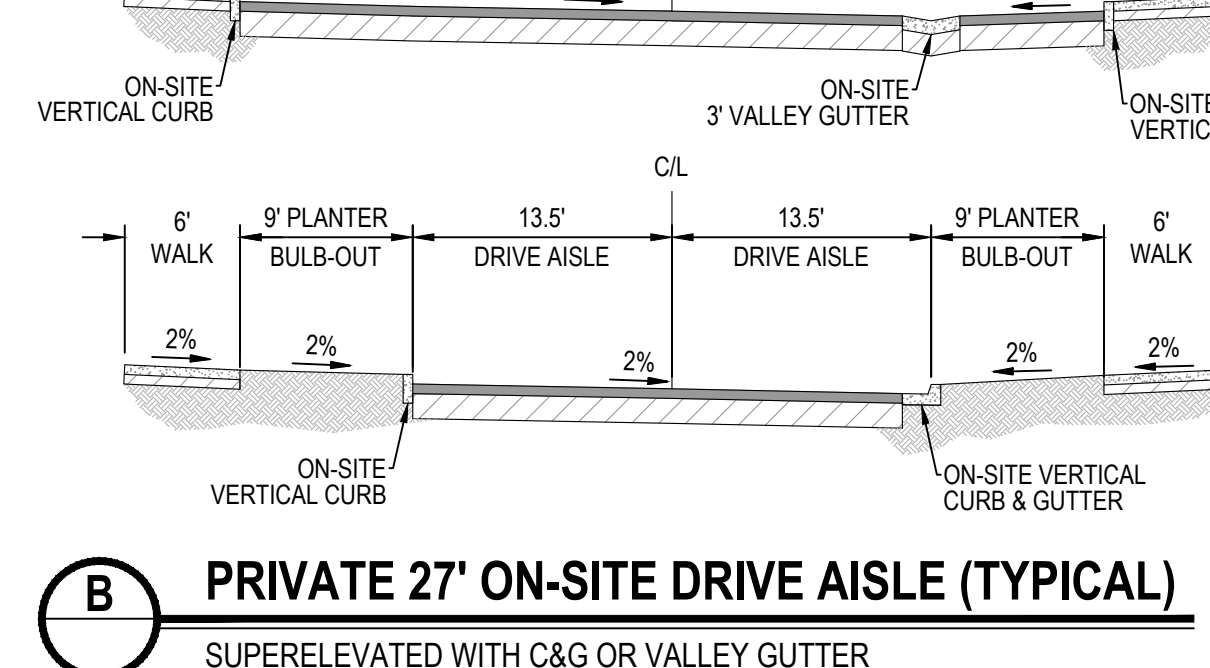
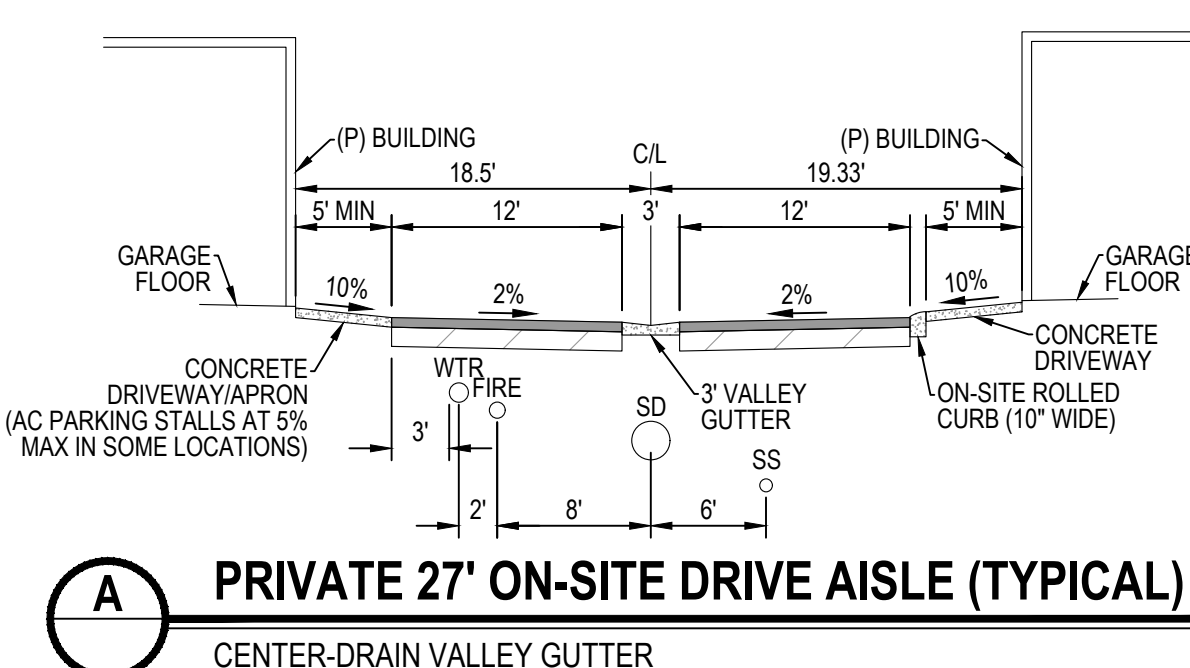
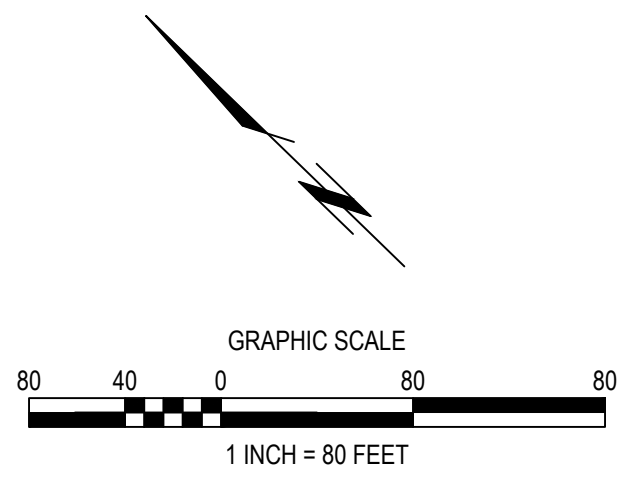
5- UNIT RES. BUILDING (B1):	7	35 RESIDENTIAL UNITS	(68,117 SF GROSS)
5- UNIT RES. BUILDING (B2):	5	25 RESIDENTIAL UNITS	(51,740 SF GROSS)
10-UNIT RES. BUILDING (B3):	8	80 RESIDENTIAL UNITS	(108,048 SF GROSS)
9-UNIT RES. BUILDING (B4):	13	117 RESIDENTIAL UNITS	(177,827 SF GROSS)
TOTAL RESIDENTIAL UNITS:		33	257
CLUBHOUSE BUILDINGS		1	(7,167 SF GROSS)



APN:
 072-0270-155-0000

PARCEL 2
 18.69 +/- AC (GROSS)
 16.35 +/- AC (NET)

LOT 12
 BROADSTONE UNIT NO. 3
 273 B.M. 1



NO.	DESCRIPTION	APPD. ENGR.	DATE	APPD. E.U.	DATE

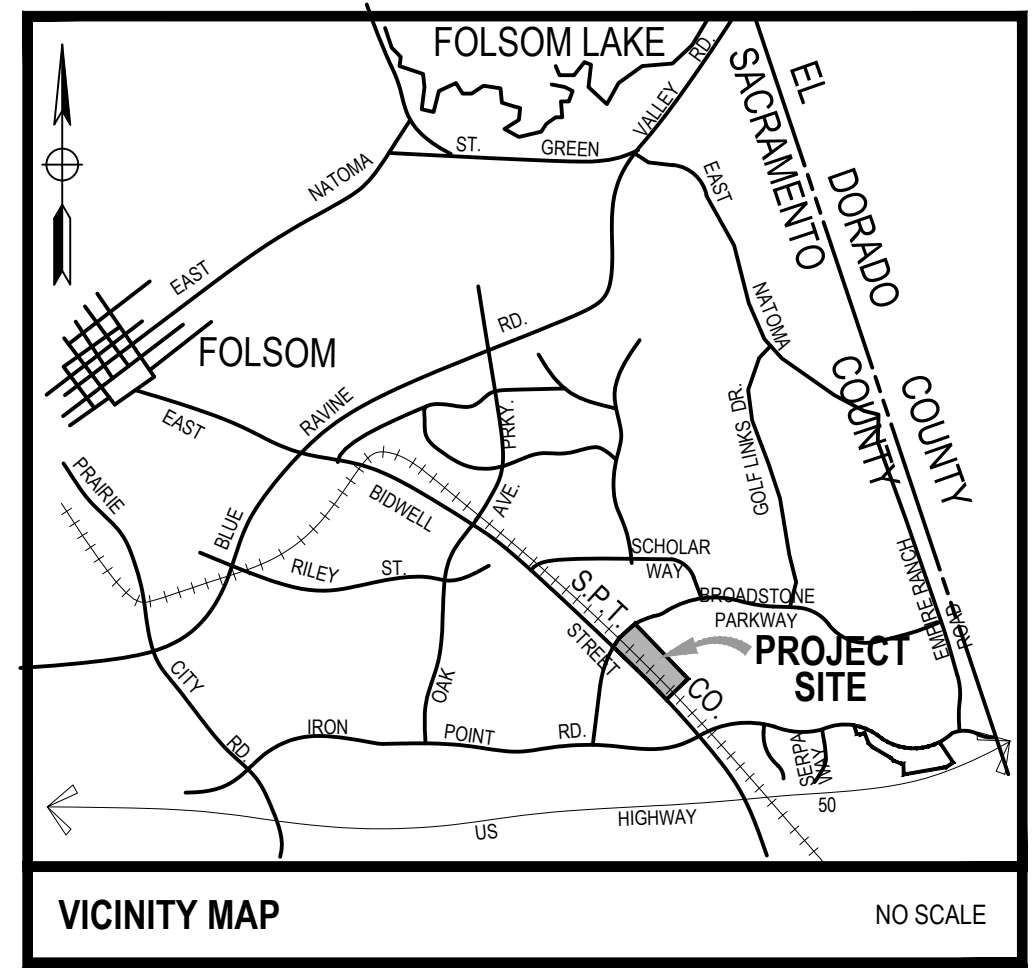
SCALE:	BENCH MARK EL=411.97 (NAVD 29)	CITY B.M. 1B-35	COMPUTED	MCJ
HORIZ. 1" = 80'	7/8" METAL DISC STAMPED "CO. B.M. 1B-35" LOCATED IN TOP OF S.E. END OF S.W. CONCRETE HEADWALL OF CULVERT ACROSS THE SHRR, 9 PAGES S.W. OF CENTER OF TRACKS, APPROXIMATELY 50' N.E. OF CENTER OF PLACERVILLE ROAD, N.E. OF OLD STATE CULVERT APPROX. 38 PAGES N.W. OF MILEPOST 116 & APPROXIMATELY 0.45 MILES N.W. OF U.S. ROUTE 50 (R.R. CULVERT BUILT IN 1916)		DESIGNED	TA
VERT. 1" = N/A			DRAWN	JR
			PROJ. ENGR.	SMP

MORTON & PITALO, INC.
 CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
 Folsom • Fresno
 600 Coolidge Drive, Suite #140
 Folsom, CA 95630
 phone: (916) 984-7621
 web: www.mpengr.com

ENTITLEMENT EXHIBITS FOR
BROADSTONE VILLAS
 SITE PLAN
 1565 CAVITT DRIVE
 FOLSOM, CALIFORNIA

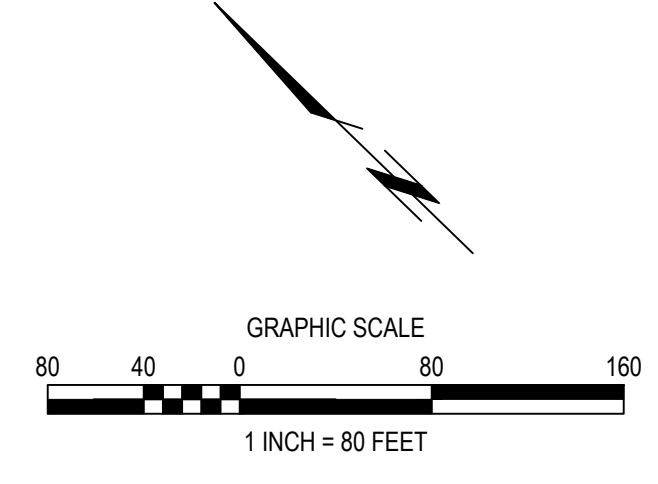
DATE	JUN 18, 2021
SHEET	1
OF	6

NOT FOR CONSTRUCTION



ACCESS LEGEND

- SIDEWALK (EXISTING)
- SIDEWALK / CROSSWALK (PROPOSED)
- RIGHT TURN LANE POCKET (PROPOSED)
- FIRE TURN RAIDUS (INSIDE R=25', OUTSIDE R=50')



LOT 12
BROADSTONE UNIT NO. 3
273 B.M. 1

PLACERVILLE TRANSPORTATION CORRIDOR JOINT POWERS

Dwg: X:\2020\204-043-001-E-BIDWELL-SPRINTMENT\DWG\PLAN\MP\20-0043-001-PR-ACCESS01.DWG | Saved: 06/20/21 11:38am | TAD:WAS

NO.	DESCRIPTION	APPD. ENGR.	DATE	APPD. E.U.	DATE

SCALE:
HORIZ. 1" = 80'
VERT. 1" = N/A

BENCH MARK CITY B.M. 1B-35
EL=411.97 (NAVD 29)
7/8" METAL DISC STAMPED "CO. B.M. 1B-35"
LOCATED IN TOP OF S.E. END OF S.W. CONCRETE
HEADWALL OF CULVERT ACROSS THE SPRR, 5 PAGES
S.W. OF CENTER OF TRACKS, APPROXIMATELY 50' N.E.
OF CENTER OF PLACERVILLE ROAD, N.E. OF OLD
STATE CULVERT #72+50, 36 PAGES N.W. OF MILEPOST
116 & APPROXIMATELY 0.45 MILES N.W. OF U.S.
ROUTE 50 (R.R. CULVERT BUILT IN 1916)

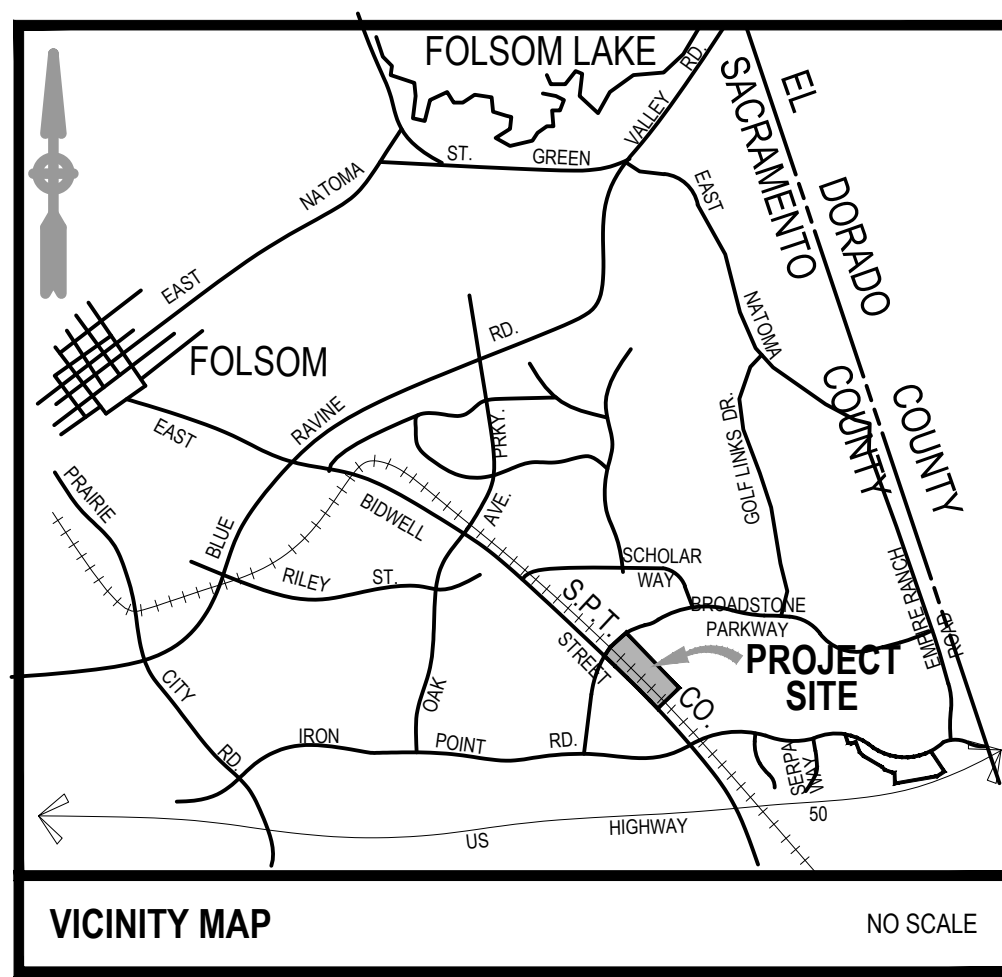
COMPUTED MCJ
DESIGNED TA
DRAWN JR
PROJ. ENGR. SMP

mp **MORTON & PITALO, INC.**
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
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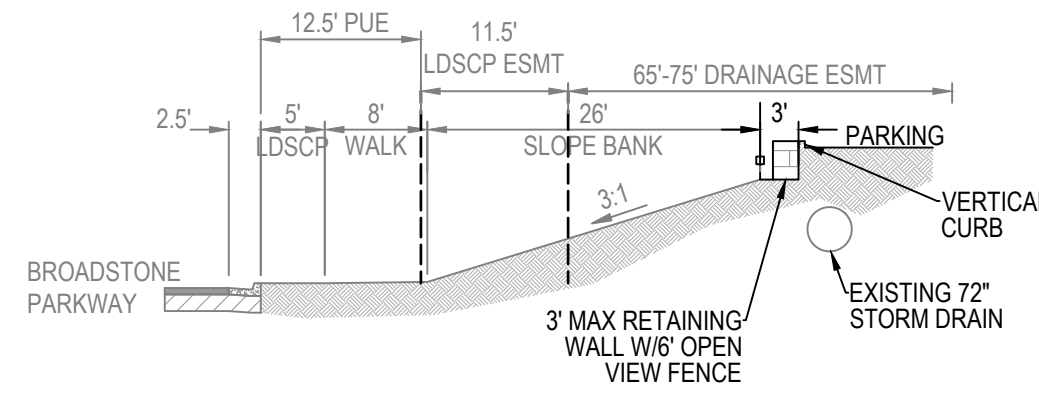
ENTITLEMENT EXHIBITS FOR
BROADSTONE VILLAS
CIRCULATION & ACCESS EXHIBIT
1565 CAVITT DRIVE
FOLSOM, CALIFORNIA

DATE	JUNE 18, 2021
SHEET	2
OF	6

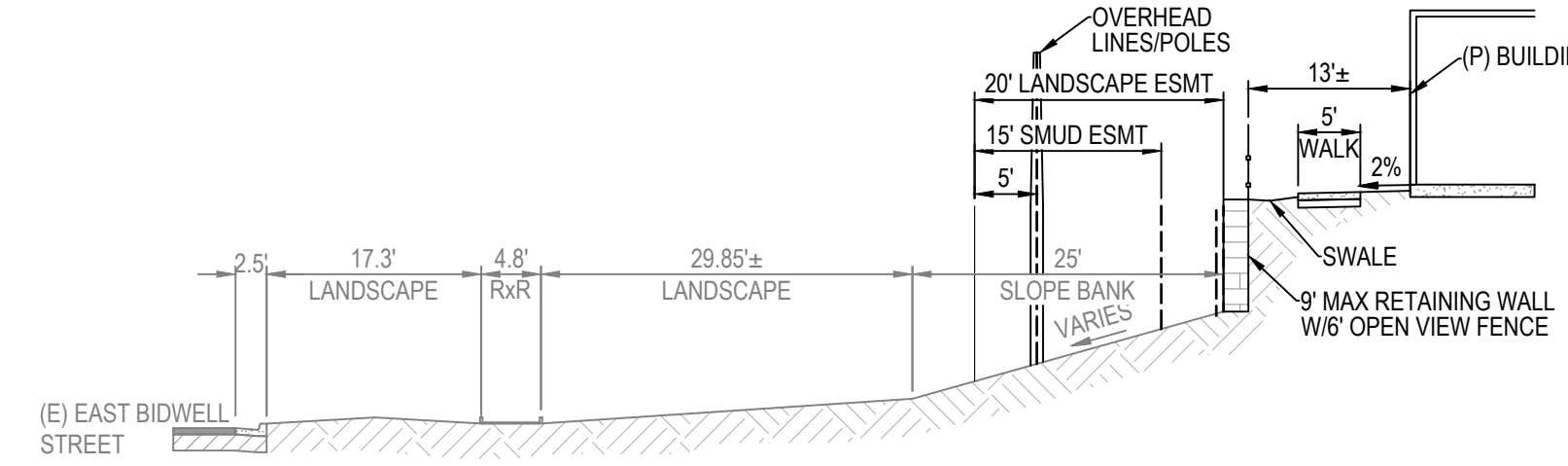
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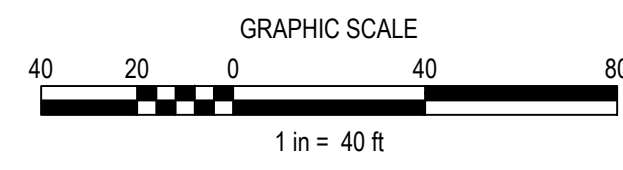
VICINITY MAP NO SCALE



1 BROADSTONE PARKWAY



2 EAST BIDWELL FRONTAGE
SOUTHWEST



FRONTAGE GRADING AND LANDSCAPE TO BE COORDINATED WITH CITY AND IN-PROCESS WATER LINE IMPROVEMENTS (BY OTHERS)

NOT FOR CONSTRUCTION

Dwg: X:\2020\204-043-001-E BIDWELL - GRADING\DWG\PREL\20-0043-001-PREL-001.DWG | S:\swt\162012\162012.dwg TAD:MS

NO.	DESCRIPTION	APPD. ENGR.	DATE	APPD. E.U.	DATE

SCALE: HORIZ. 1" = 40' VERT. 1" = N/A

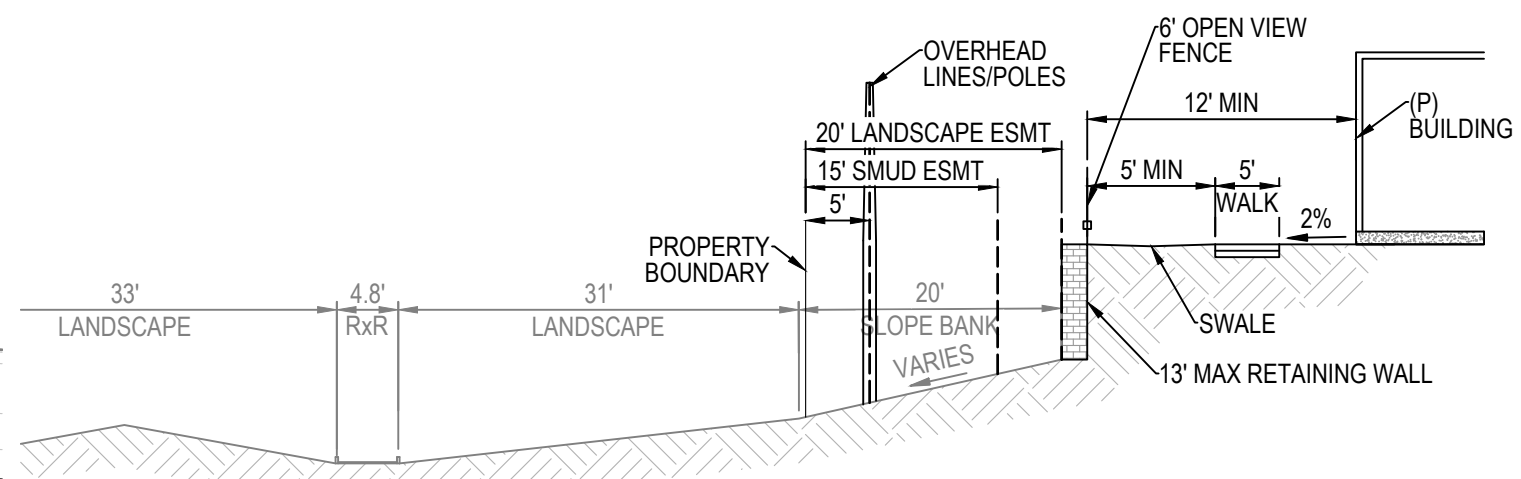
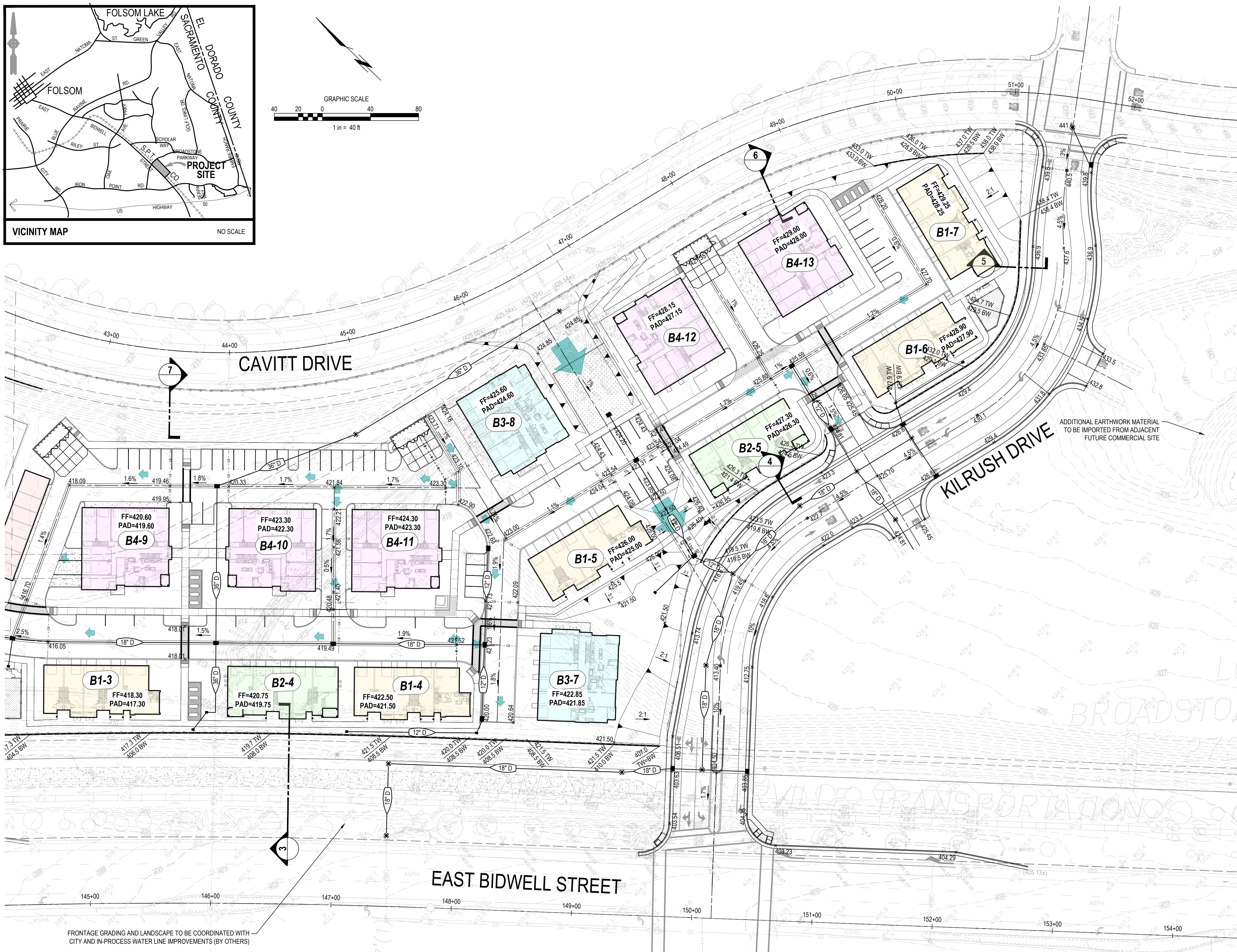
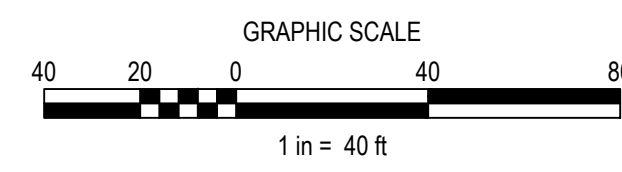
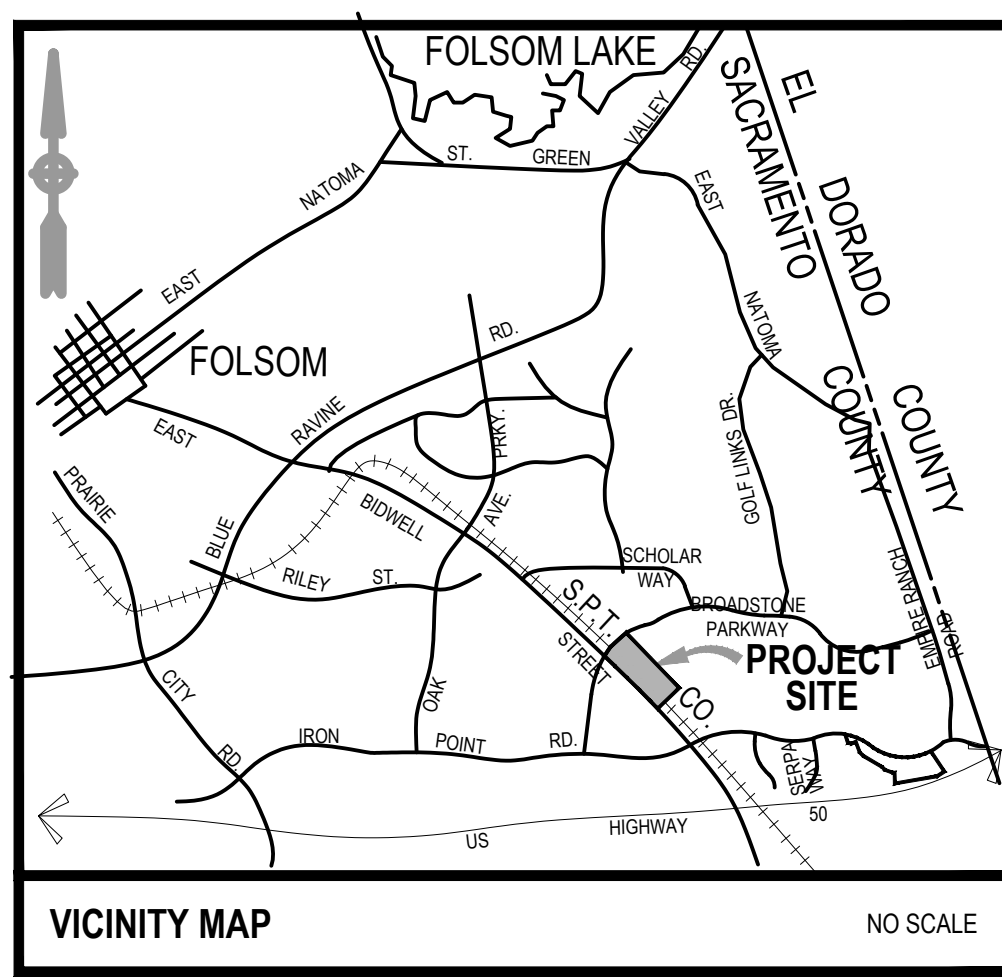
BENCH MARK CITY B.M. 1B-35
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 7/8" METAL DISC STAMPED "CO. B.M. 1B-35"
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 116 & APPROXIMATELY 0.45 MILES N.W. OF U.S.
 ROUTE 50 (R.R. CULVERT BUILT IN 1916)

COMPUTED	MCJ
DESIGNED	TA
DRAWN	JR
PROJ. ENGR.	SMP

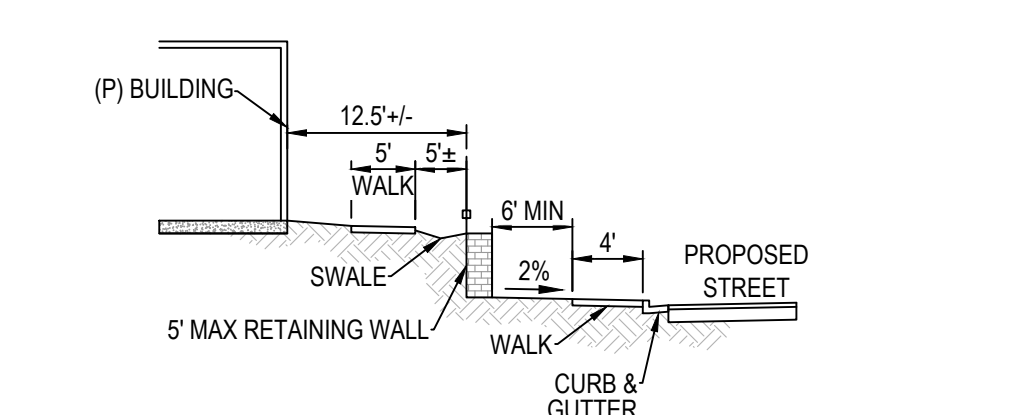
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ENTITLEMENT EXHIBITS FOR
BROADSTONE VILLAS
 PRELIMINARY GRADING PLAN I
 1565 CAVITT DRIVE
 FOLSOM, CALIFORNIA

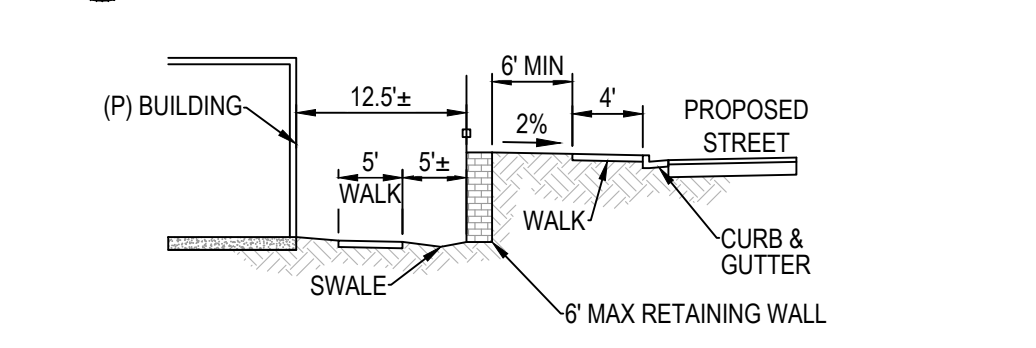
DATE	JUN 18, 2021
SHEET	3
OF	6



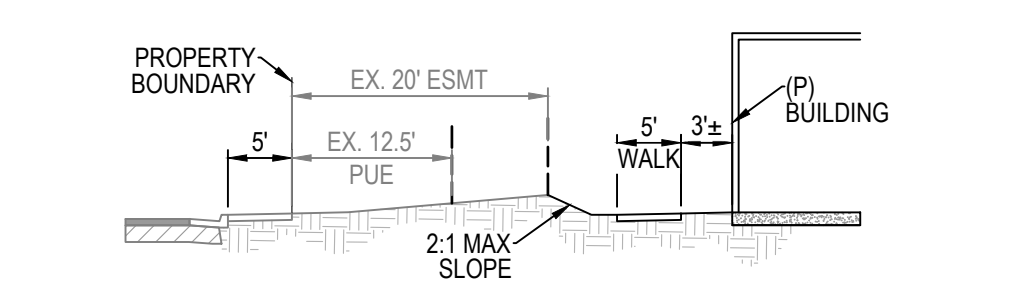
3 EAST BIDWELL FRONTAGE
SOUTHEAST



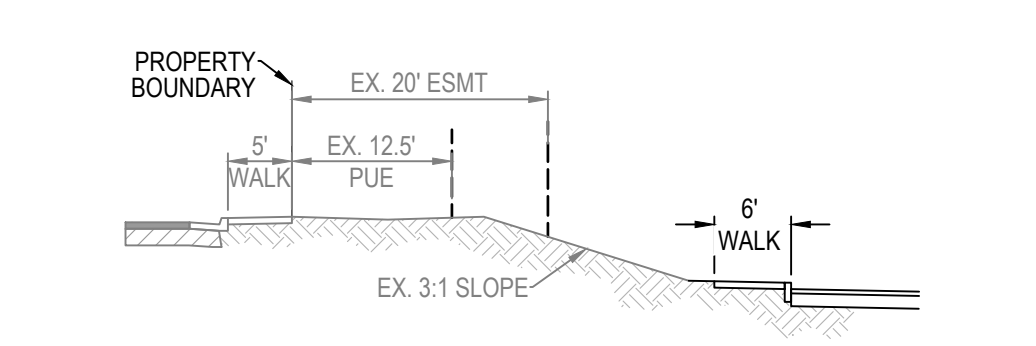
4 KILRUSH EXTENSION I
EAST



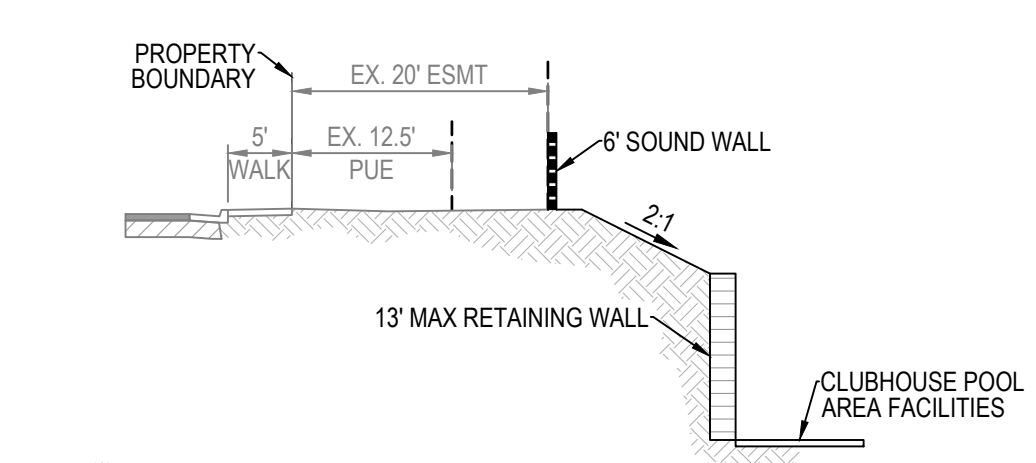
5 KILRUSH EXTENSION II
EAST



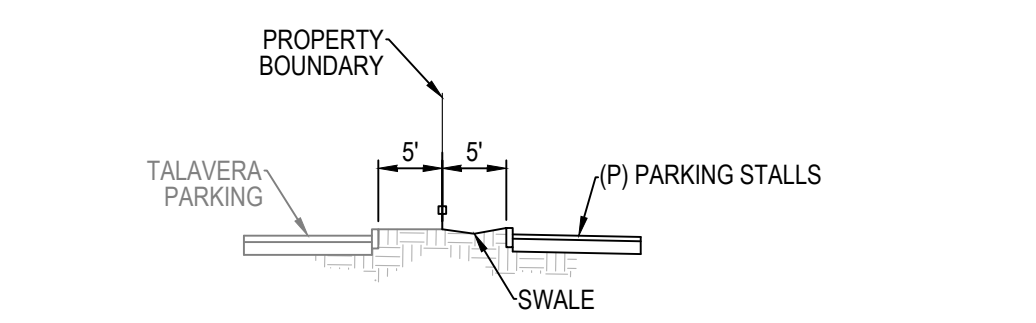
6 CAVITT DRIVE I
NORTHEAST



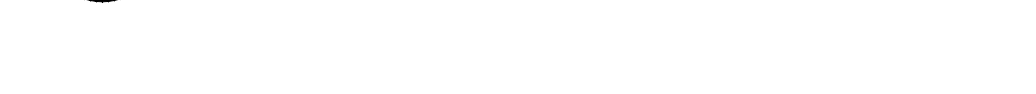
7 CAVITT DRIVE II
NORTHEAST



8 CAVITT DRIVE III
NORTHEAST



9 TALAVERA BOUNDARY
NORTH



NOT FOR CONSTRUCTION

Dwg: X:\2020\20-0043-00-EL BIDWELL - PRELIMINARY GRADING PLAN\20-0043-00-EL BIDWELL - PRELIMINARY GRADING PLAN.DWG | S:\m\16-20-21\16-20-21\16-20-21\16-20-21.DWG

NO.	DESCRIPTION	APPD. ENGR.	DATE	APPD. E.U.	DATE

SCALE: HORIZ. 1" = 40' VERT. 1" = N/A

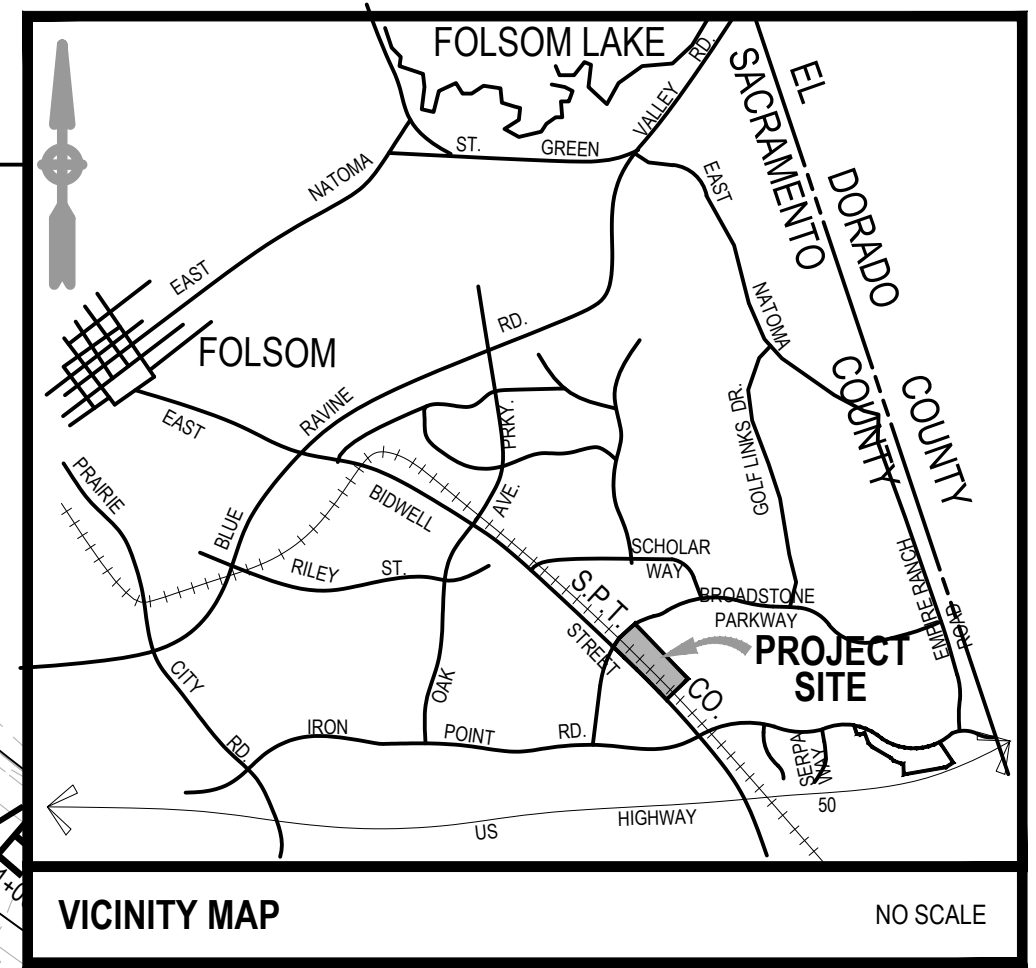
BENCH MARK CITY B.M. 1B-35
EL=411.97 (NAVD 29)
7/8" METAL DISC STAMPED "CO. B.M. 1B-35"
LOCATED IN TOP OF S.E. END OF S.W. CONCRETE
HEADWALL OF CULVERT ACROSS THE SHRR. 5 PAGES
S.W. OF CENTER OF TRACKS, APPROXIMATELY 50' N.E.
OF CENTER OF PLACERVILLE ROAD, N.W. OF OLD
STATE CULVERT #72+50, 36 PAGES N.W. OF MILEPOST
116 & APPROXIMATELY 0.45 MILES N.W. OF U.S.
ROUTE 50 (R.R. CULVERT BUILT IN 1916)

COMPUTED	MCJ
DESIGNED	TA
DRAWN	JR
PROJ. ENGR.	SMP

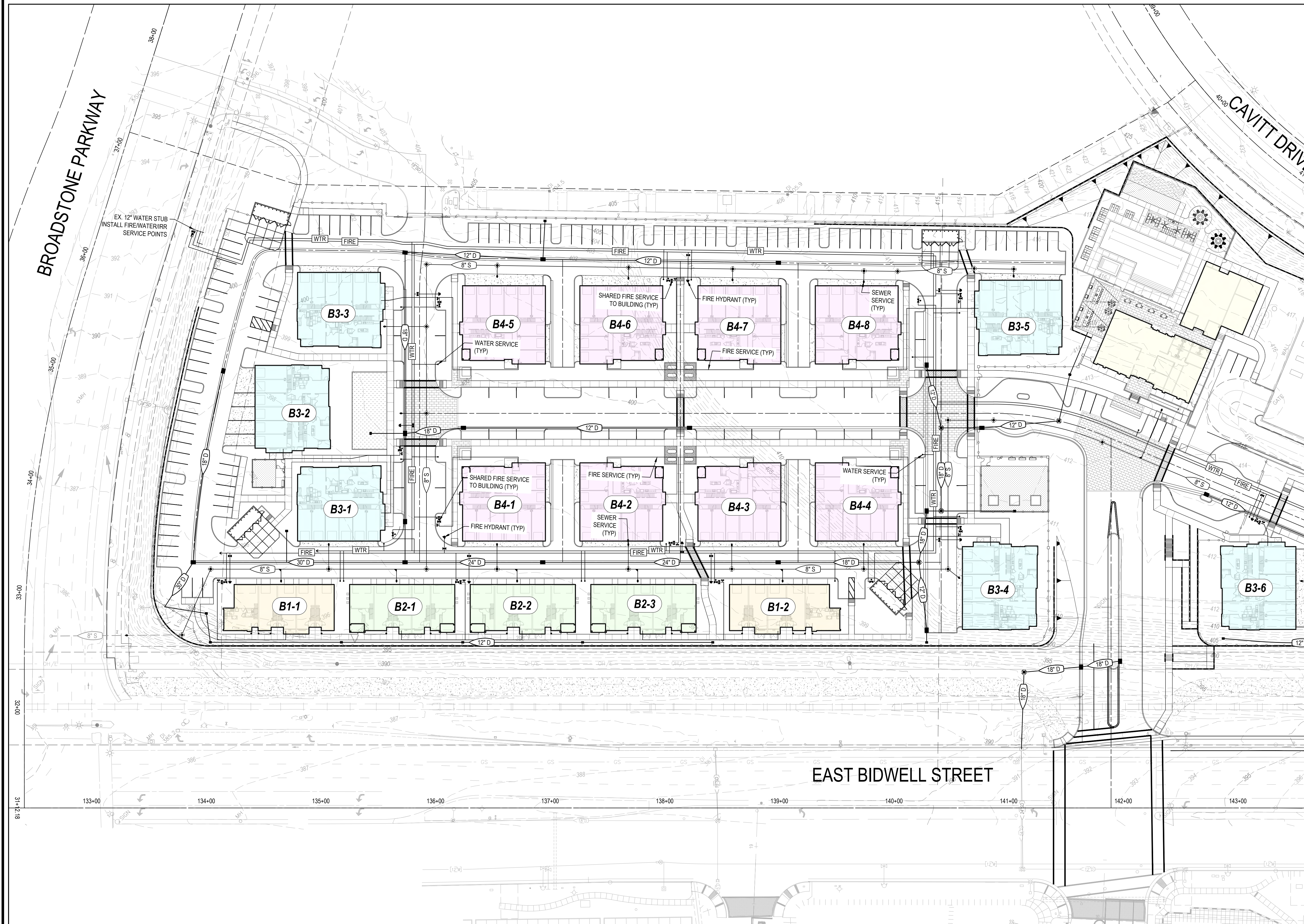
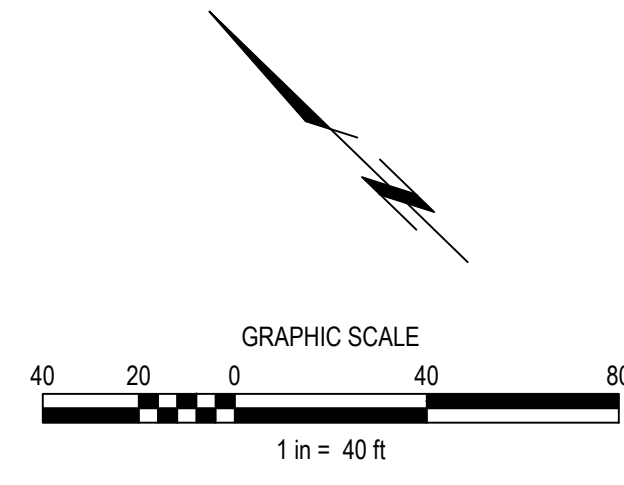
mp **MORTON & PITALO, INC.**
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
Folsom • Fresno
600 Coolidge Drive, Suite #140
Folsom, CA 95630
phone: (916) 984-7621
web: www.mpengr.com

ENTITLEMENT EXHIBITS FOR
BROADSTONE VILLAS
PRELIMINARY GRADING PLAN II
1565 CAVITT DRIVE
FOLSOM, CALIFORNIA

DATE	JUNE 18, 2021
SHEET	4
OF	6



VICINITY MAP NO SCALE



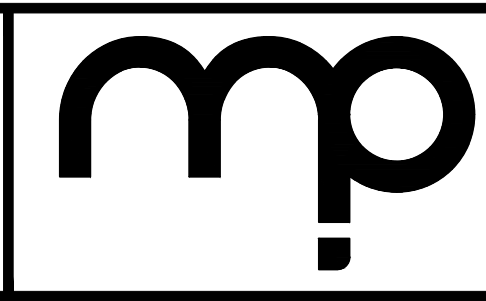
Legend	
	Proposed Building Options (1-4)
	Backbone/Collector Water
	Backbone/Collector Fire
	Backbone/Collector Storm Drain
	Backbone/Collector Sanitary Sewer

11/18/2021 10:45:40 AM E:\BIDWELL\PROJECTS\20043\DWG\1565_CAVITT_DRIVE\1565_CAVITT_DRIVE.dwg | Saved: 11/18/2021 10:45:40 AM | TAD:MS

NO.	DESCRIPTION	APPD. ENGR.	DATE	APPD. E.U.	DATE

SCALE: HORIZ. 1" = 40'
 VERT. 1" = N/A
 BENCH MARK CITY B.M. 1B-35
 EL=411.97 (NAVD 29)
 7/8" METAL DISC STAMPED "CO. B.M. 1B-35"
 LOCATED IN TOP OF S.E. END OF S.W. CONCRETE
 HEADWALL OF CULVERT ACROSS THE SHRR, 5 PAGES
 S.W. OF CENTER OF TRACKS, APPROXIMATELY 50' N.E.
 OF CENTER OF PLACERVILLE ROAD, N.E. OF OLD
 STATE CULVERT 47+20.0, 36 PAGES N.W. OF MILEPOST
 116 & APPROXIMATELY 0.45 MILES N.W. OF U.S.
 ROUTE 50 (R.R. CULVERT BUILT IN 1916)

COMPUTED	MCJ
DESIGNED	TA
DRAWN	JR
PROJ. ENGR.	SMP

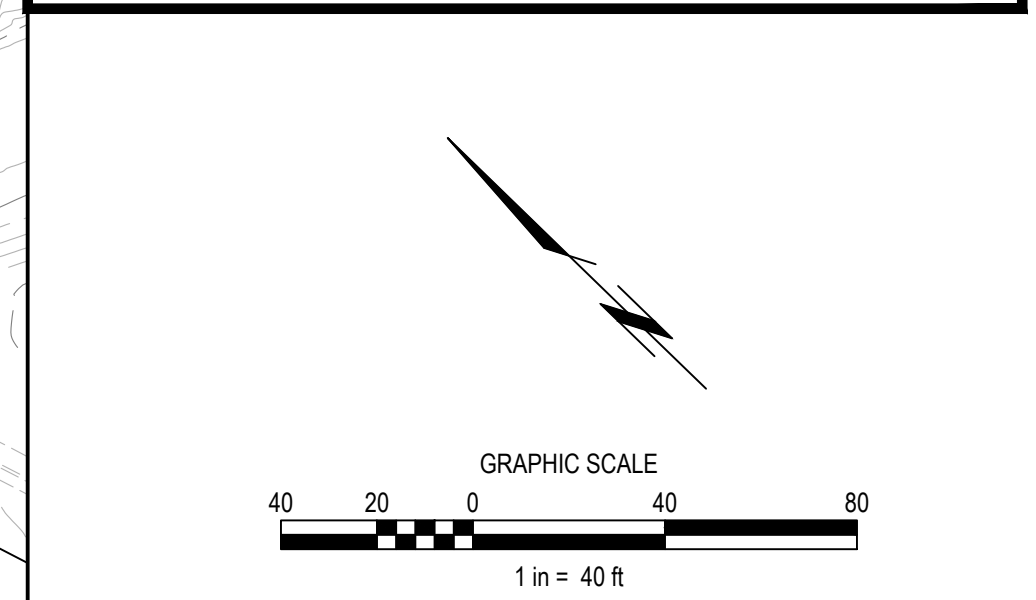
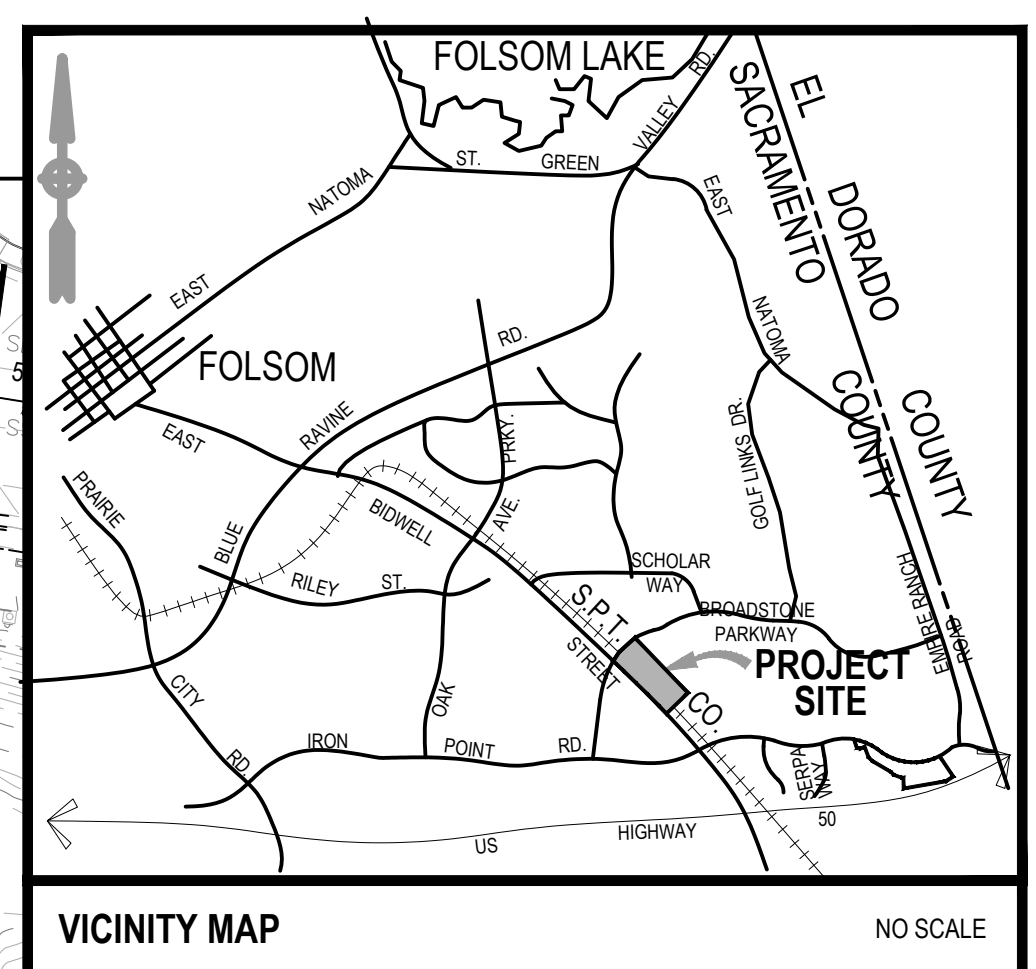
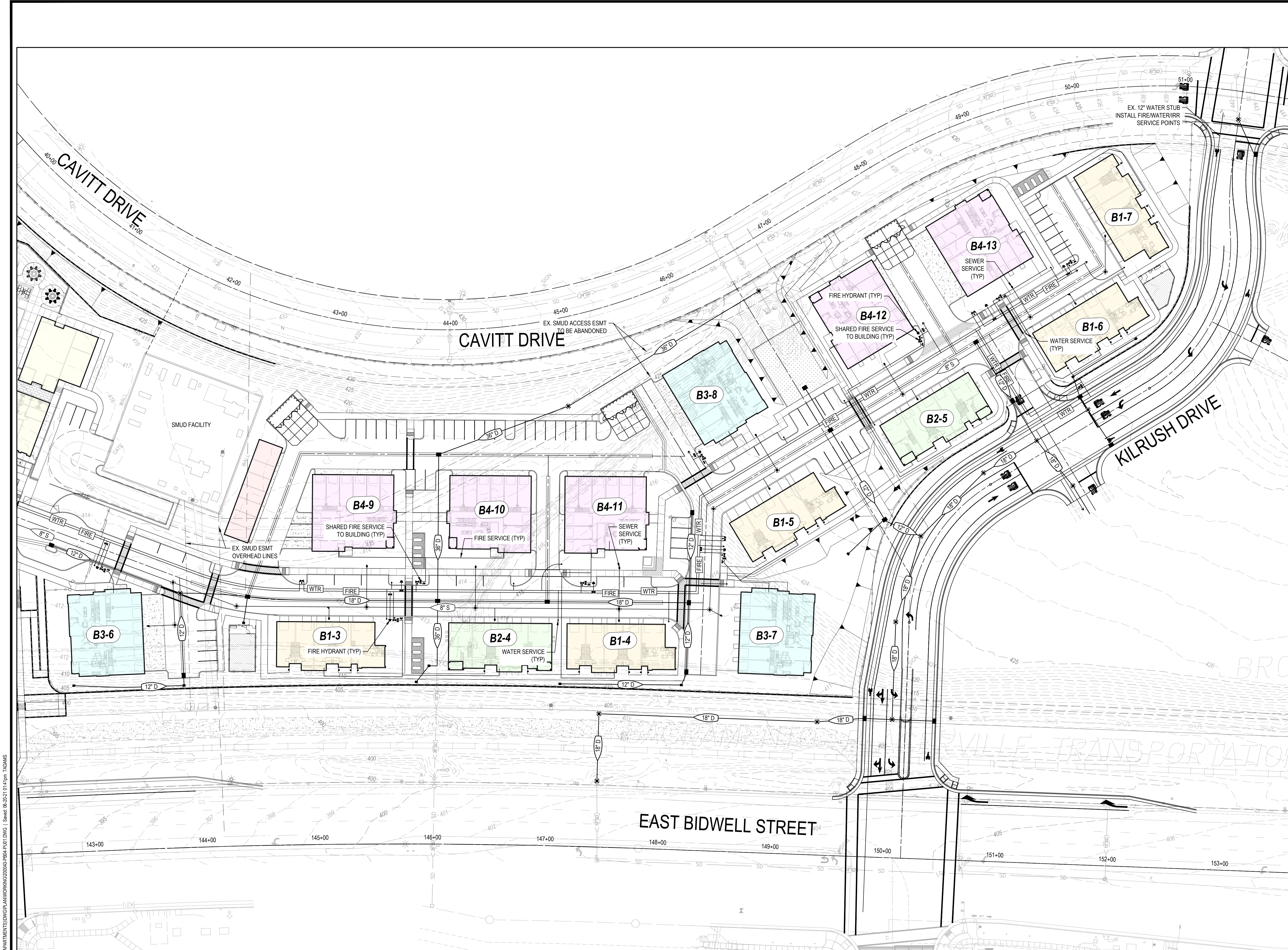


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ENTITLEMENT EXHIBITS FOR
BROADSTONE VILLAS
 PRELIMINARY UTILITY PLAN I
 1565 CAVITT DRIVE
 FOLSOM, CALIFORNIA

DATE	JUNE 18, 2021
SHEET	5
OF	6

NOT FOR CONSTRUCTION



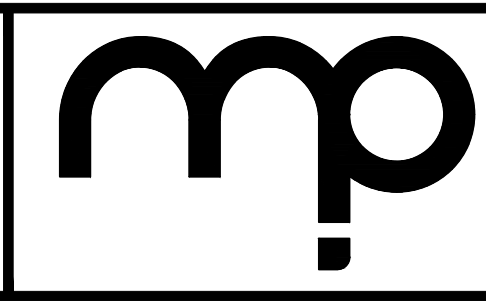
Legend	
	Proposed Building Options (1-4)
	Backbone/Collector Water
	Backbone/Collector Fire
	Backbone/Collector Storm Drain
	Backbone/Collector Sanitary Sewer

NO.	DESCRIPTION	APPD. ENGR.	DATE	APPD. E.U.	DATE

SCALE:
 HORIZ. 1" = 40'
 VERT. 1" = N/A

BENCH MARK
 EL=411.97 (NAVD 29)
 7/8" METAL DISC STAMPED "CO. B.M. 18-35"
 LOCATED IN TOP OF S.E. END OF S.W. CONCRETE
 HEADWALL OF CULVERT ACROSS THE SPRR, 5 PAGES
 S.W. OF CENTER OF TRACKS, APPROXIMATELY 50' N.E.
 OF CENTER OF PLACERVILLE ROAD, N.W. OF OLD
 STATE CULVERT #724-50, 36 PAGES N.W. OF MILEPOST
 116 & APPROXIMATELY 0.45 MILES N.W. OF U.S.
 ROUTE 50 (R.R. CULVERT BUILT IN 1916)

COMPUTED	MCJ
DESIGNED	TA
DRAWN	JR
PROJ. ENGR.	SMP



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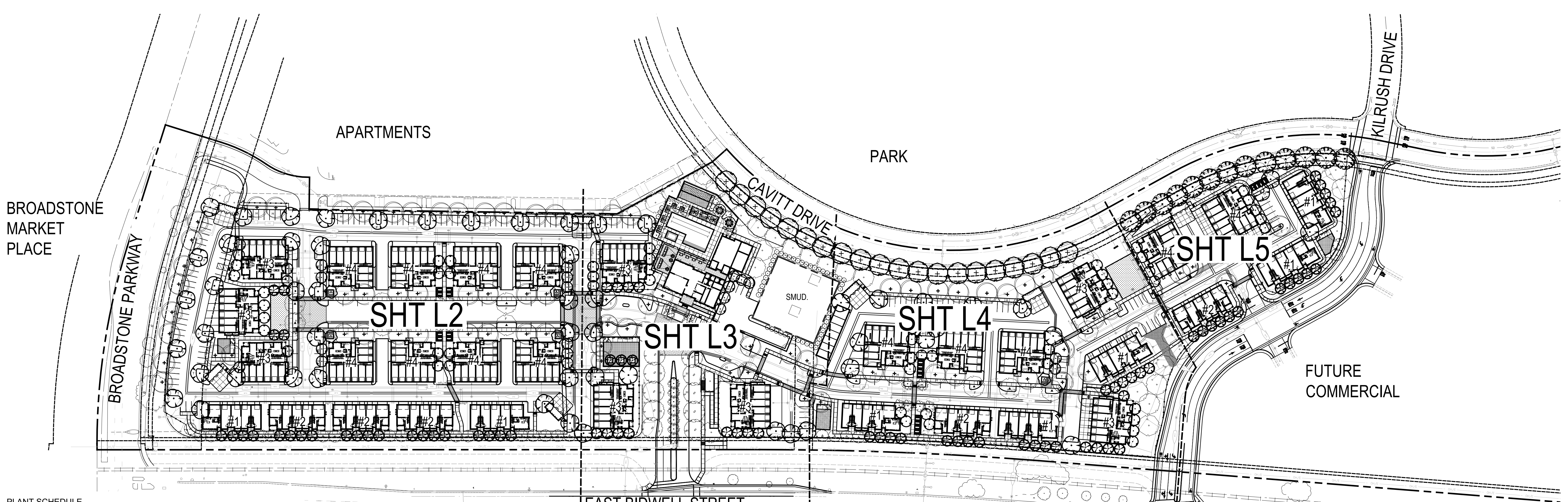
ENTITLEMENT EXHIBITS FOR
BROADSTONE VILLAS
 PRELIMINARY UTILITY PLAN II
 1565 CAVITT DRIVE
 FOLSOM, CALIFORNIA

DATE	JUNE 18, 2021
SHEET	6
OF	6

NOT FOR CONSTRUCTION

Planning Commission
Broadstone Villas Tentative Parcel Map and Planned Development Permit (PN21-067)
November 17, 2021

Attachment 7
Landscape Plans, dated 6/18/21



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	WATER USE	QTY
	Arbutus unedo 'Compacta' Dwarf Strawberry Tree	15 gal	Low	60
	Elaeocarpus decipiens Japanese Blueberry Tree	15 gal	Med	74
	Lagerstroemia indica x fauriei 'Natchez' Natchez Crape Myrtle	24"box	Low	29
	Olea europaea 'Swan Hill' TM Swan Hill Olive	36"box	Low	5
	Pistacia chinensis 'Keith Davey' Keith Davey Chinese Pistache	24"box	Low	85
	Quercus lobata Valley Oak	36"box	Low	12
	Quercus suber Cork Oak	24"box	Low	10
	Quercus wislizenii Interior Live Oak	24"box	Low	41
	Ulmus x 'Accolade' Accolade Elm	24"box	Med	20
	Ulmus 'Frontier' Frontier Elm	24"box	Med	56
	Washingtonia x filibusta Hybrid Fan Palm	16" BTH	Low	33
	Zelkova serrata 'Green Vase' Green Vase Sawleaf Zelkova	24"box	Med	13
	Zelkova serrata 'JFS-KW1' TM City Sprite Zelkova	24"box	Med	79

TREE SPECIES DIVERSITY:
 GENUS: 517 (TOTAL TREES) X 0.25 (25%) = 130 (MAXIMUM ALLOWED OF 1 GENUS)
 SPECIES: 517 (TOTAL TREES) X 0.20 (20%) = 104 (MAXIMUM ALLOWED OF 1 SPECIES)
 CULTIVAR: 517 (TOTAL TREES) X 0.15 (15%) = 78 (MAXIMUM ALLOWED OF 1 CULTIVAR)

*ALL PROPOSED TREES ON THIS PROJECT ARE UNDER THE MAXIMUM ALLOWED TREE COUNTS AND MEET THE CITY OF FOLSOM TREE SPECIES DIVERSITY CRITERIA.

TREE SPECIES DIVERSITY					
Tree Species	Tree Size	Coverage	Qty	Area	Shade Total
<i>Pistacia chinensis 'Keith Davey'</i>	35'	Full	25	962 SF	24,050 SF
<i>Quercus lobata</i>		Three-Qtrs	40	722 SF	28,880 SF
<i>Quercus suber</i>		Half	91	481 SF	43,771 SF
<i>Quercus wislizenii</i>		Quarter	2	241 SF	482 SF
<i>Ulmus x 'Accolade'</i>					97,183 SF
<i>Elaeocarpus decipiens</i>	20'	Full	0	314 SF	0 SF
<i>Lagerstroemia 'Natchez'</i>		Three-Qtrs	0	236 SF	0 SF
		Half	27	157 SF	4,239 SF
		Quarter	4	79 SF	316 SF
		Total			4,555 SF
				Total Tree Shaded Area Provided (SF)	101,738 SF
				Percent of Parking Shaded	48.5%
				Total Parking Area (SF)	209,906 SF

PARKING LOT SHADE TREE CALC.
 NTS 4

California Water Efficient Landscape Worksheet								
Reference Evapotranspiration (ET _a)	52.2		Project Type	Residential	0.55			
Hydrozone # / Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE) ²	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ³	
Regular Landscape Areas								
Hydrozone #1 / Low Water Use	0.3	Drip	0.81	0.37	184870	68470	2215975	
Hydrozone #2 / Med Water Use	0.5	Drip	0.81	0.62	15290	9438	305460	
Hydrozone #3 / Turf	0.7	Overhead	0.75	0.93	4755	4438	143631	
Hydrozone #4 / Pool	1	Overhead	0.75	1.33	2750	3667	118668	
					Totals	207665	86013	2783735
Special Landscape Areas								
Hydrozone #4 / Vegetables				1	288	288	9321	
				1		0	0	
				1		0	0	
				1		0	0	
					Totals	288	288	9321
						ETWU Total	2793056	
						Maximum Allowed Water Allowance (MAWA)	3705799	
ETAF Calculations								
Regular Landscape Areas				Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.				
Total ETAF x Area				86013				
Total Area				207665				
Average ETAF				0.41				
All Landscape Areas								
Total ETAF x Area				86301				
Total Area				207953				

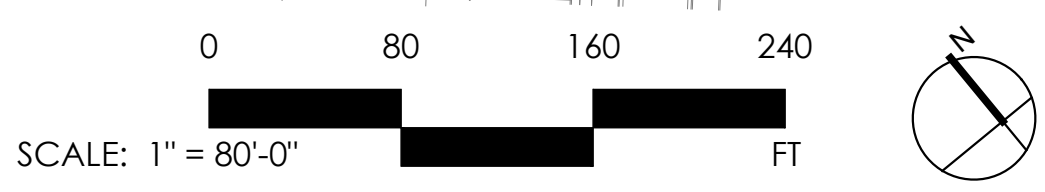
MWEO FORM
 NTS 3

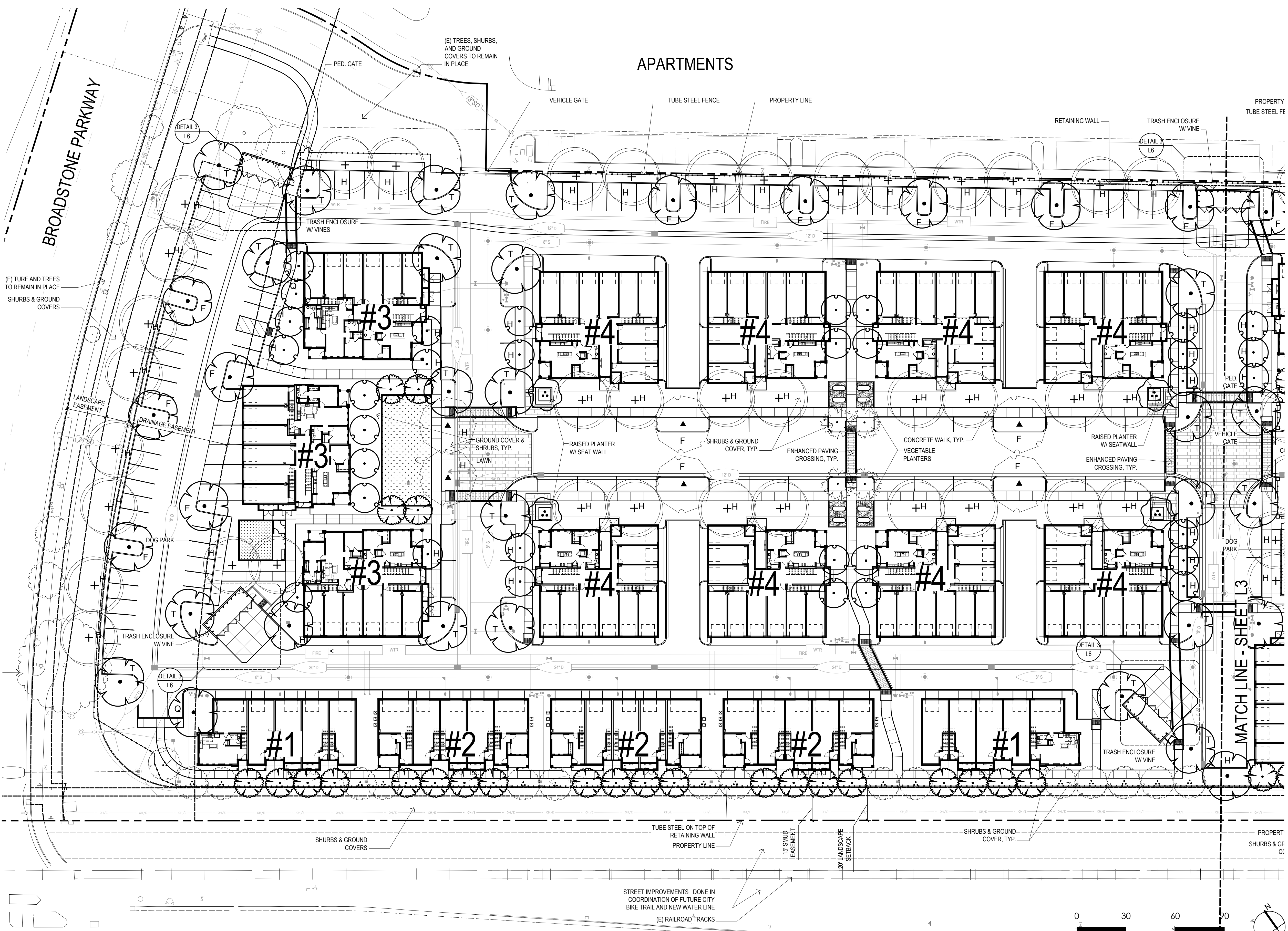
- LANDSCAPE NOTES:**
- ALL SHRUB AND GROUND COVER PLANTERS TO BE IRRIGATED USING IN-LINE SUBSURFACE DRIP TUBING. LAWN AREAS TO BE IRRIGATED WITH HIGH EFFICIENCY SPRAY IRRIGATION.
 - ALL SPRAY IRRIGATION TO BE LAID OUT TO AVOID OVER SPRAY.
 - ALL PLANTER TO BE TOP DRESSED WITH 3" OR MULCH EXCEPT FOR LAWN AREAS.
 - INSTALL TREE ROOT BARRIERS FOR TREES WITHIN 4'-0" OF CONCRETE PAVING OR CURB.
 - DOG PARKS TO HAVE PET SYNTHETIC TURF.

WATER EFFICIENT LANDSCAPE ORDINANCE:

"I have complied with the criteria of City of Folsom Water Efficient Landscape Ordinance and applied them for the efficient use of water in the landscape and irrigation design plan."

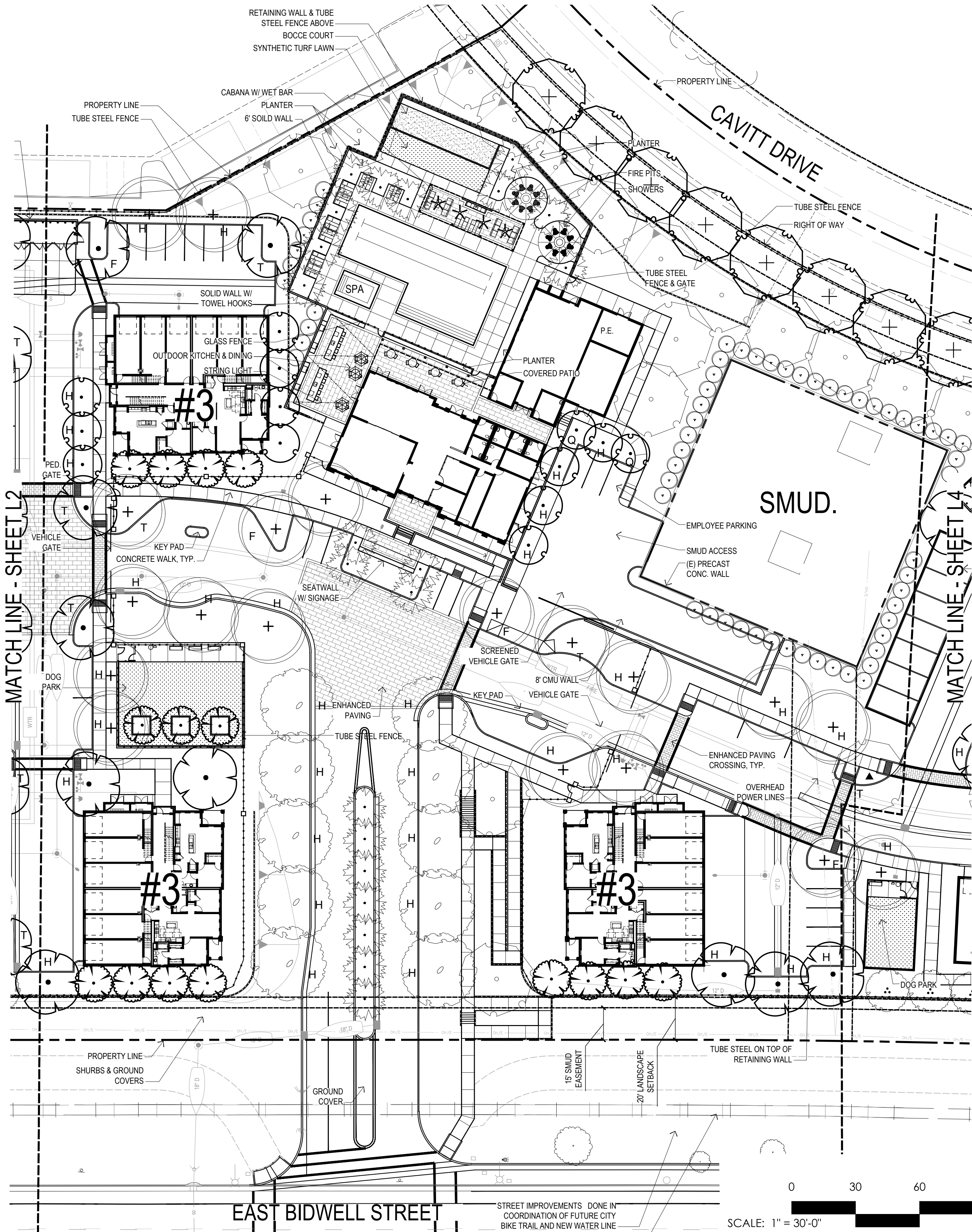
Shari del Castillo 4836 06.18.2021
 Applicant Signature License Number Date





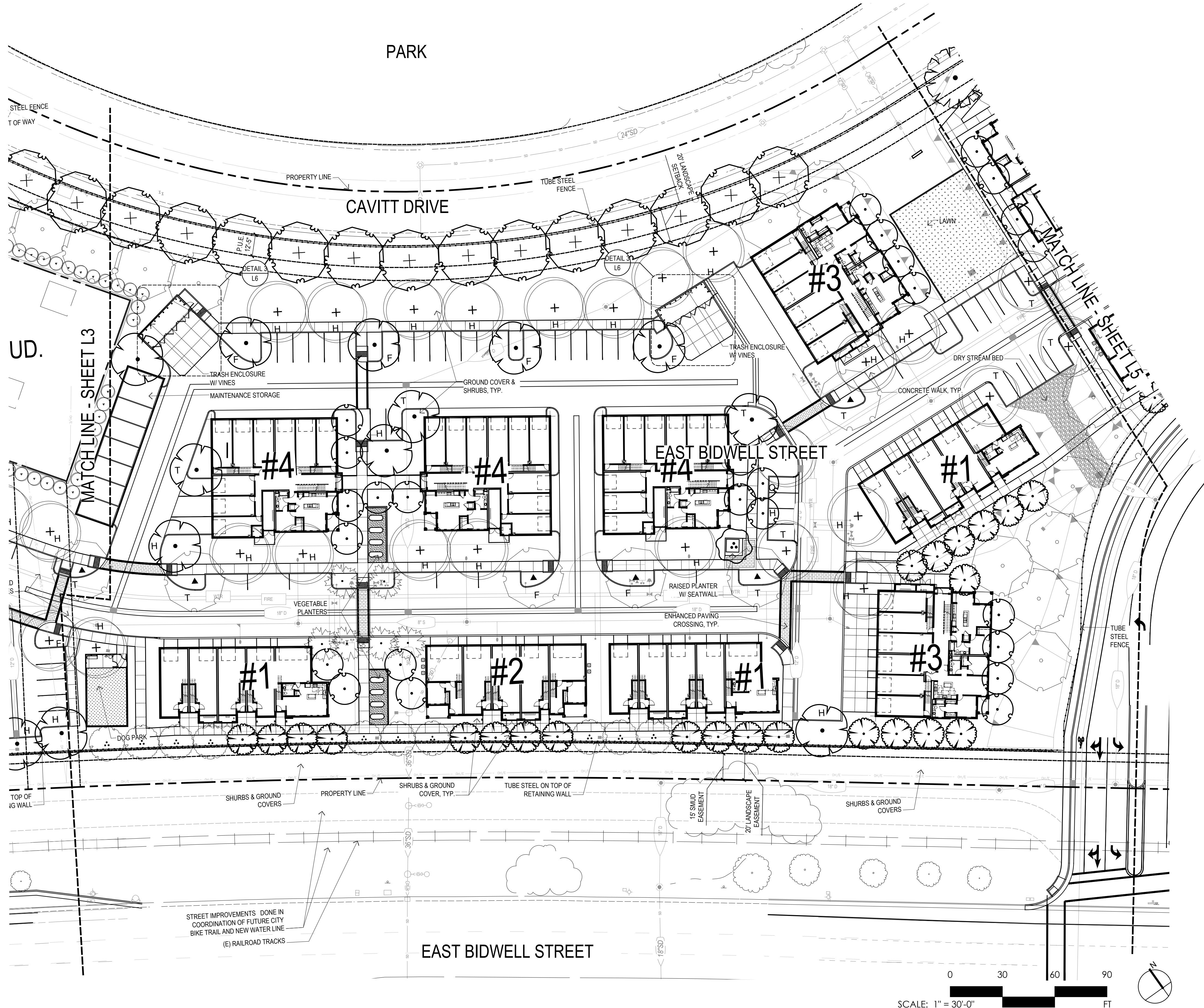
PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME
	Arbutus unedo 'Compacta' Dwarf Strawberry Tree
	Elaeocarpus decipiens Japanese Blueberry Tree
	Lagerstroemia indica x fauriei 'Natchez' Natchez Crape Myrtle
	Olea europaea 'Swan Hill'™ Swan Hill Olive
	Pistacia chinensis 'Keith Davey' Keith Davey Chinese Pistache
	Quercus lobata Valley Oak
	Quercus suber Cork Oak
	Quercus wislizenii Interior Live Oak
	Ulmus x 'Accolade' Accolade Elm
	Ulmus 'Frontier' Frontier Elm
	Washingtonia x filibusta Hybrid Fan Palm
	Zelkova serrata 'Green Vase' Green Vase Sawleaf Zelkova
	Zelkova serrata 'JFS-KW1'™ City Sprite Zelkova
SHRUBS	CONT
Anigozanthos x 'Tequila Sunrise' Tequila Sunrise Kangaroo Paw	5 gal
Callistemon viminalis 'L11'™ Better John Bottlebrush	1 gal
Carex testacea 'Prairie Fire' Prairie Fire Orange Sedge	1 gal
Dianella revoluta 'DR5000'™ Little Rev Flax Lily	1 gal
Dietes x 'Nola alba'™ Katrina African Iris	5 gal
Kniphofia x 'Banana Popsicle' Banana Popsicle Dwarf Hot Poker	5 gal
Mahonia eurybracteata 'Soft Caress' Soft Caress Mahonia	5 gal
Nandina domestica 'Firepower' Firepower Heavenly Bamboo	5 gal
Olea europaea 'Little Ollie'™ Little Ollie Olive	5 gal
Rosa x 'Novarospop'™ Popcorn Drift Groundcover Rose	5 gal
VINE	CONT
Pandorea jasminoides 'Rosea' Jasmine Pandorea	15 gal
Parthenocissus tricuspidata 'Veitchii' Boston Ivy	15 gal
GROUND COVERS	CONT
Baccharis pilularis 'Pigeon Point' Pigeon Point Coyote Brush	1 gal
Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Blue Grama	1 gal
Bulbine frutescens Stalked Bulbine	1 gal
Galvezia speciosa Island Bush Snapdragon	1 gal
Gazania x 'Orange' Orange Gazania	1 gal
Lomandra longifolia 'LM300' Breeze Mat Rush	1 gal
Myoporum parvifolium Trailing Myoporum	1 gal
Westringia fruticosa 'Mundi' Mundi Coast Rosemary	1 gal
Zauschneria californica California Fuchsia	1 gal



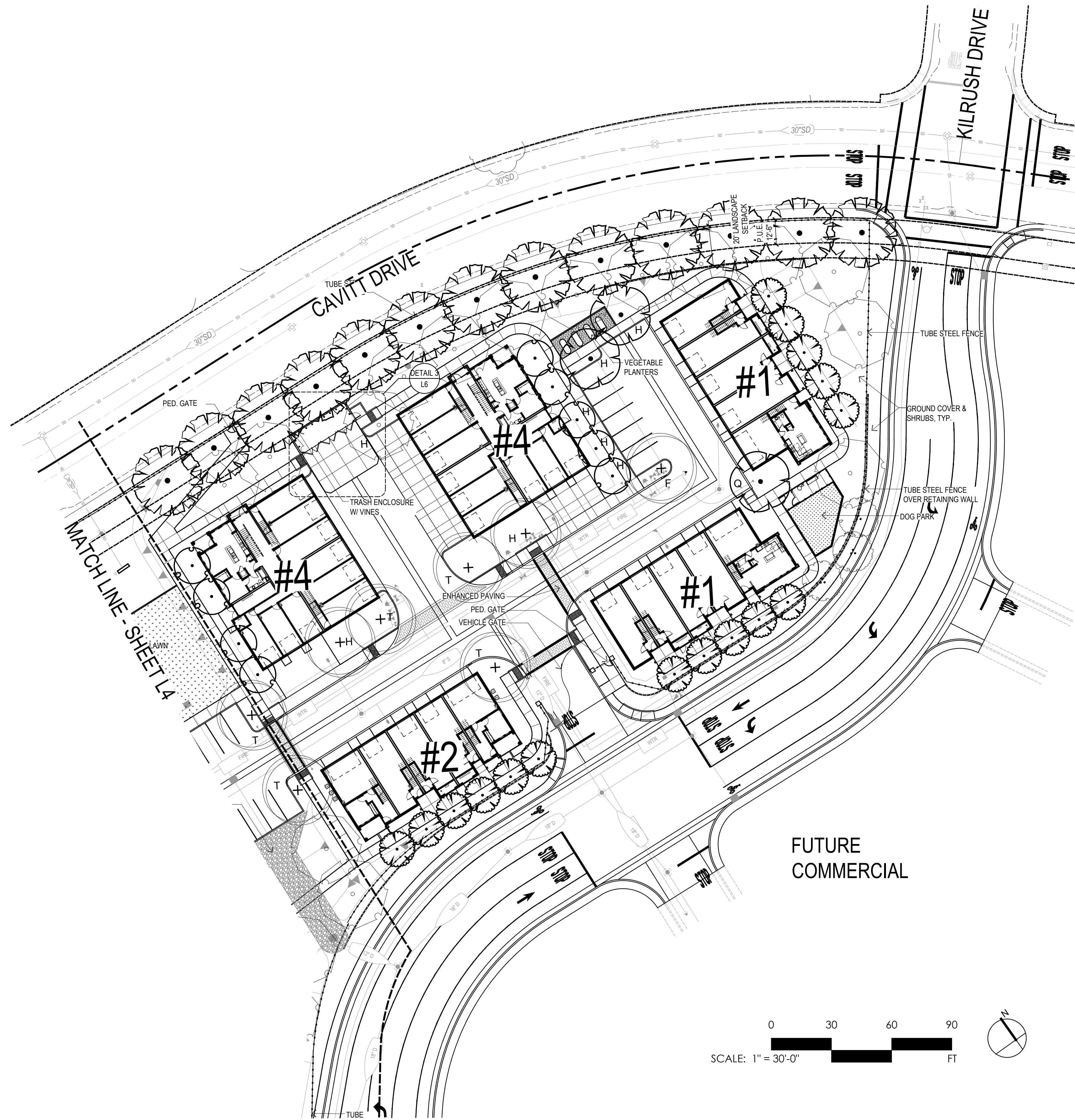
PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	WATER USE
	Arbutus unedo 'Compacta' Dwarf Strawberry Tree	15 gal	Low
	Elaeocarpus decipiens Japanese Blueberry Tree	15 gal	Med
	Lagerstroemia indica x fauriei 'Natchez' Natchez Crape Myrtle	24"box	Low
	Olea europaea 'Swan Hill' TM Swan Hill Olive	36"box	Low
	Pistacia chinensis 'Keith Davey' Keith Davey Chinese Pistache	24"box	Low
	Quercus lobata Valley Oak	36"box	Low
	Quercus suber Cork Oak	24"box	Low
	Quercus wislizenii Interior Live Oak	24"box	Low
	Ulmus x 'Accolade' Accolade Elm	24"box	Med
	Ulmus 'Frontier' Frontier Elm	24"box	Med
	Washingtonia x filibusta Hybrid Fan Palm	16' BTH	Low
	Zelkova serrata 'Green Vase' Green Vase Sawleaf Zelkova	24"box	Med
	Zelkova serrata 'JFS-KW1' TM City Sprite Zelkova	24"box	Med
SHRUBS	CONT	WATER USE	SPACING
Anigozanthos x 'Tequila Sunrise' Tequila Sunrise Kangaroo Paw	5 gal	Low	24" o.c.
Callistemon viminalis 'LJ1' TM Better John Bottlebrush	1 gal	Low	30" o.c.
Carex testacea 'Prairie Fire' Prairie Fire Orange Sedge	1 gal	Med	24" o.c.
Dianella revoluta 'DR5000' TM Little Rev Flax Lily	1 gal	Low	24" o.c.
Dietes x 'Nola alba' TM Katrina African Iris	5 gal	Low	24" o.c.
Kniphofia x 'Banana Popsicle' Banana Popsicle Dwarf Hot Poker	5 gal	Low	30" o.c.
Mahonia eurybracteata 'Soft Caress' Soft Caress Mahonia	5 gal	Low	36" o.c.
Nandina domestica 'Firepower' Firepower Heavenly Bamboo	5 gal	Med	24" o.c.
Olea europaea 'Little Ollie' TM Little Ollie Olive	5 gal	Low	24" o.c.
Rosa x 'Novarospop' TM Popcorn Drift Groundcover Rose	5 gal	Med	36" o.c.
VINE	CONT	WATER USE	SPACING
Pandorea jasminoides 'Rosea' Jasmine Pandorea	15 gal	Med	72" o.c.
Parthenocissus tricuspidata 'Veitchii' Boston Ivy	15 gal	Med	72" o.c.
GROUND COVERS	CONT	WATER USE	SPACING
Baccharis pilularis 'Pigeon Point' Pigeon Point Coyote Brush	1 gal	Low	
Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Blue Grama	1 gal	Low	30" o.c.
Bulbine frutescens Stalked Bulbine	1 gal	Low	24" o.c.
Galvezia speciosa Island Bush Snapdragon	1 gal	Low	24" o.c.
Gazania x 'Orange' Orange Gazania	1 gal	Low	18" o.c.
Lomandra longifolia 'LM300' Breeze Mat Rush	1 gal	Low	30" o.c.
Myoporum parvifolium Trailing Myoporum	1 gal	Low	48" o.c.
Westringia fruticosa 'Mundi' Mundi Coast Rosemary	1 gal	Low	24" o.c.
Zauschneria californica California Fuchsia	1 gal	Low	30" o.c.



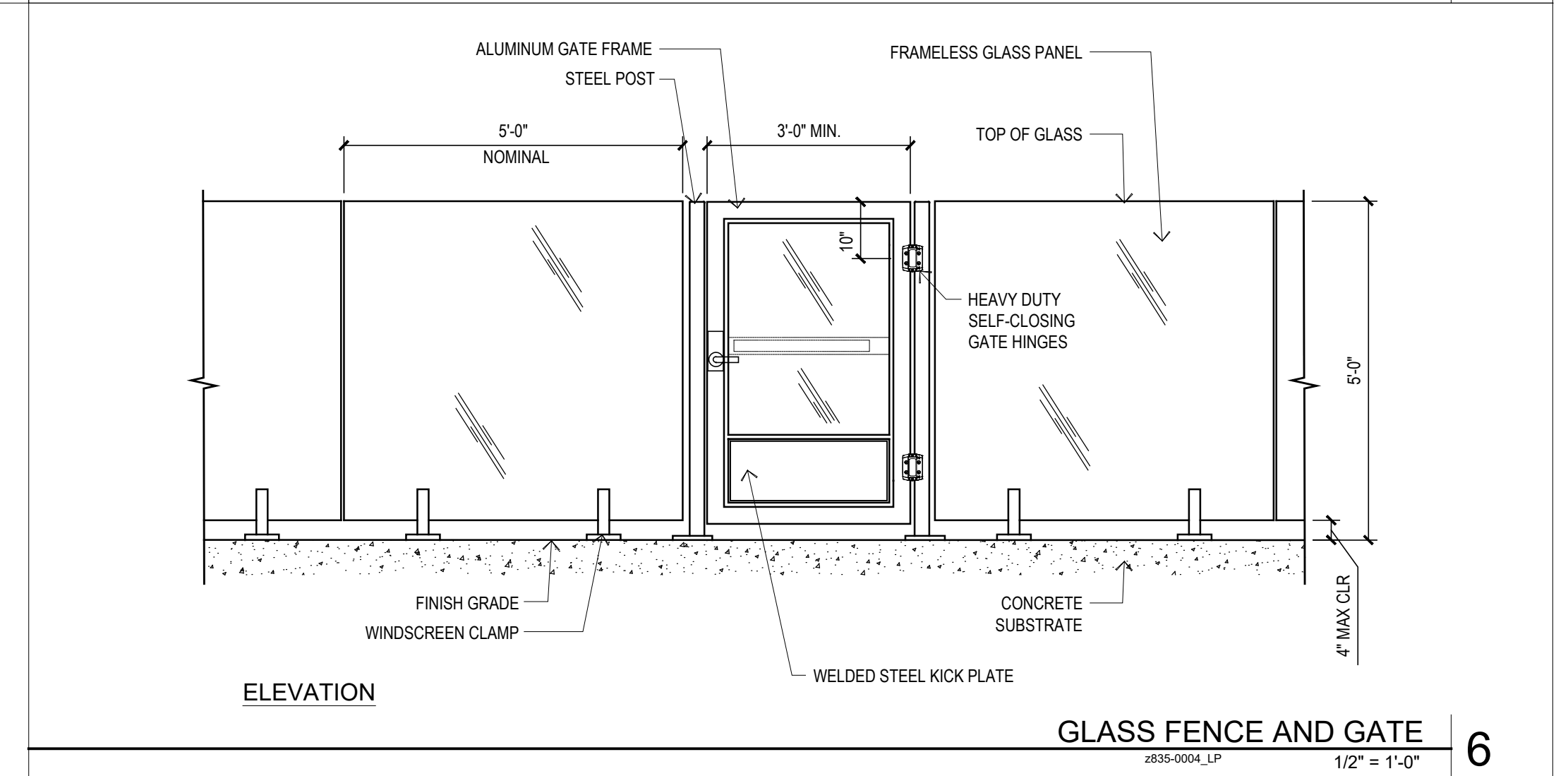
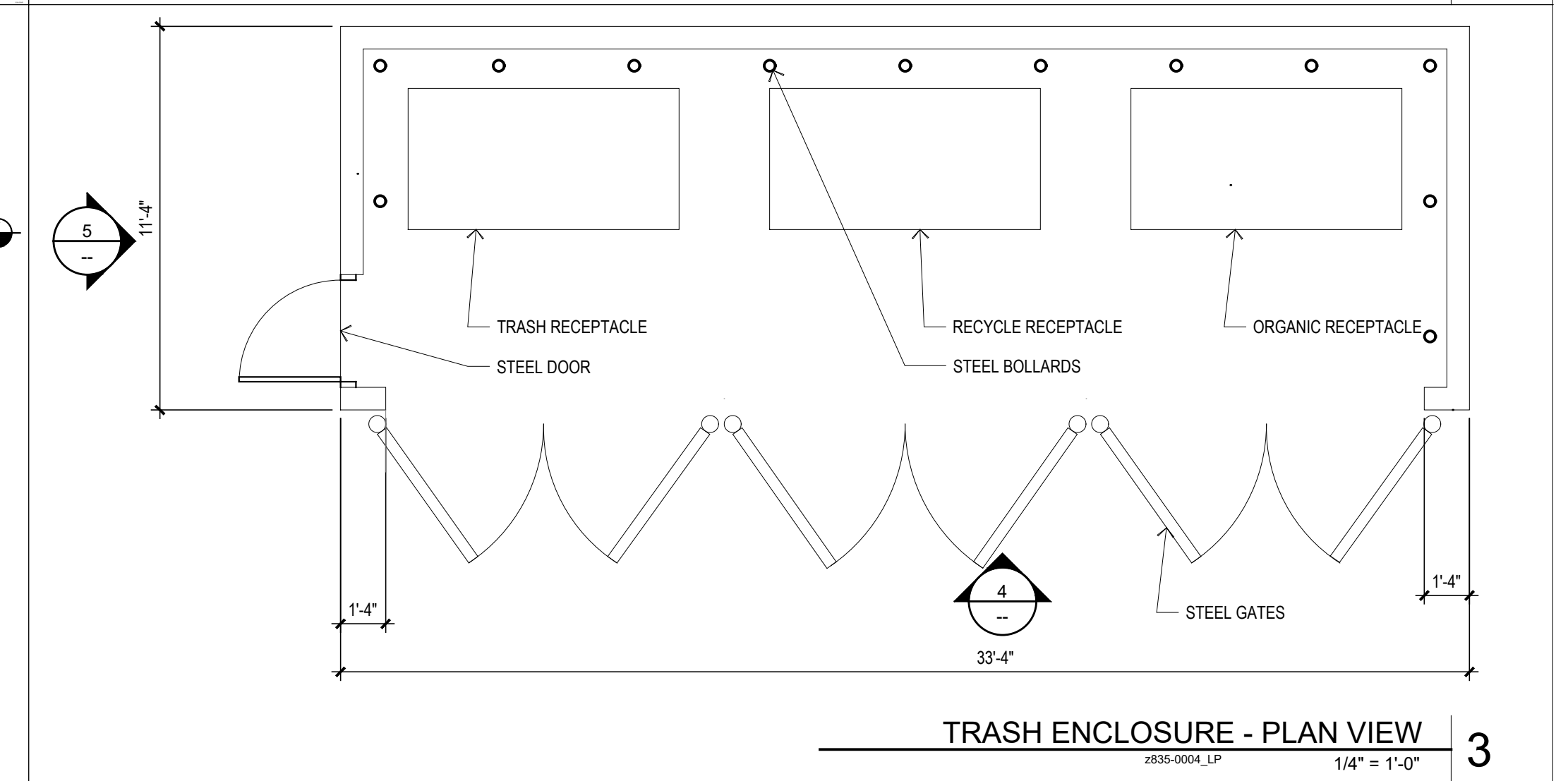
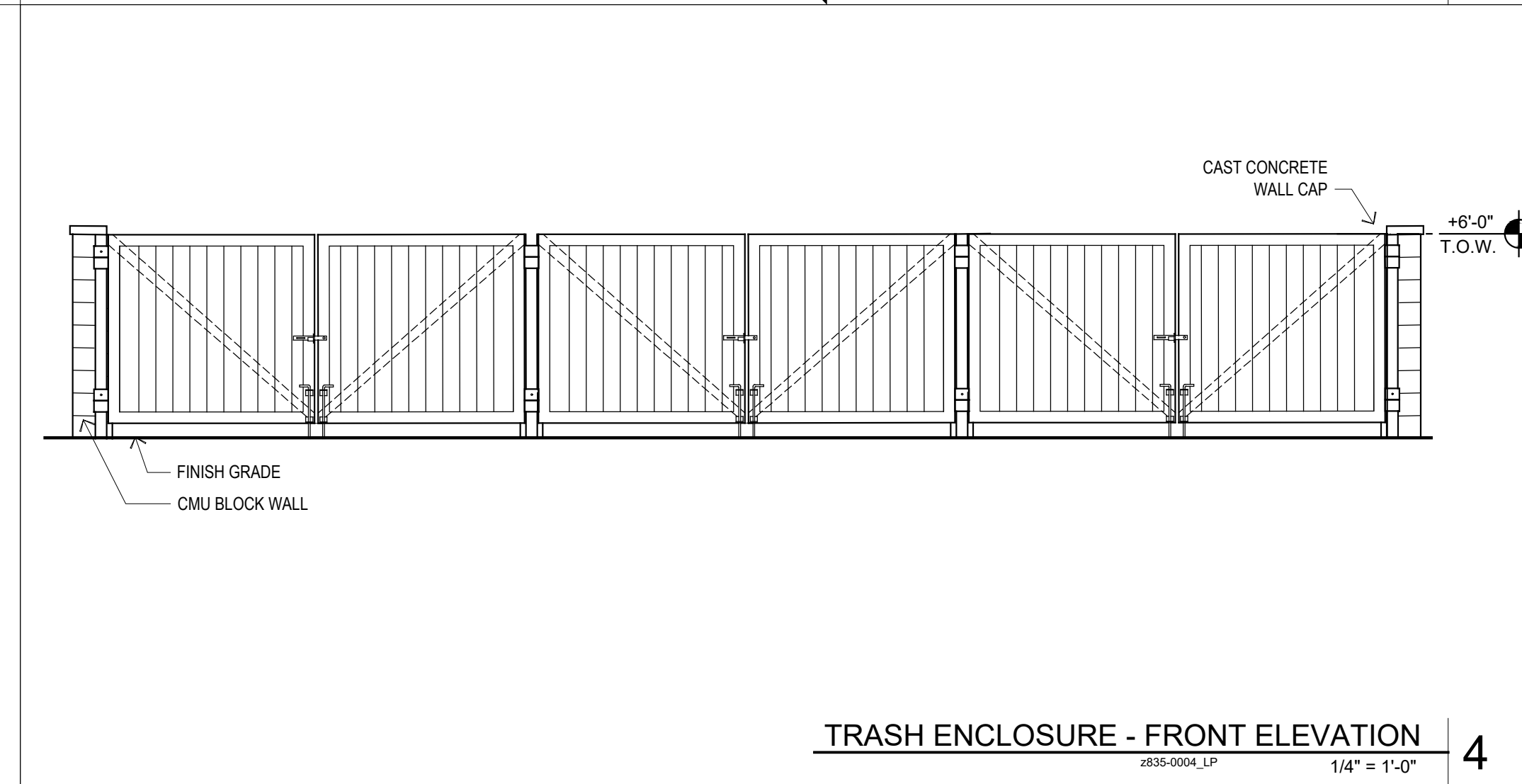
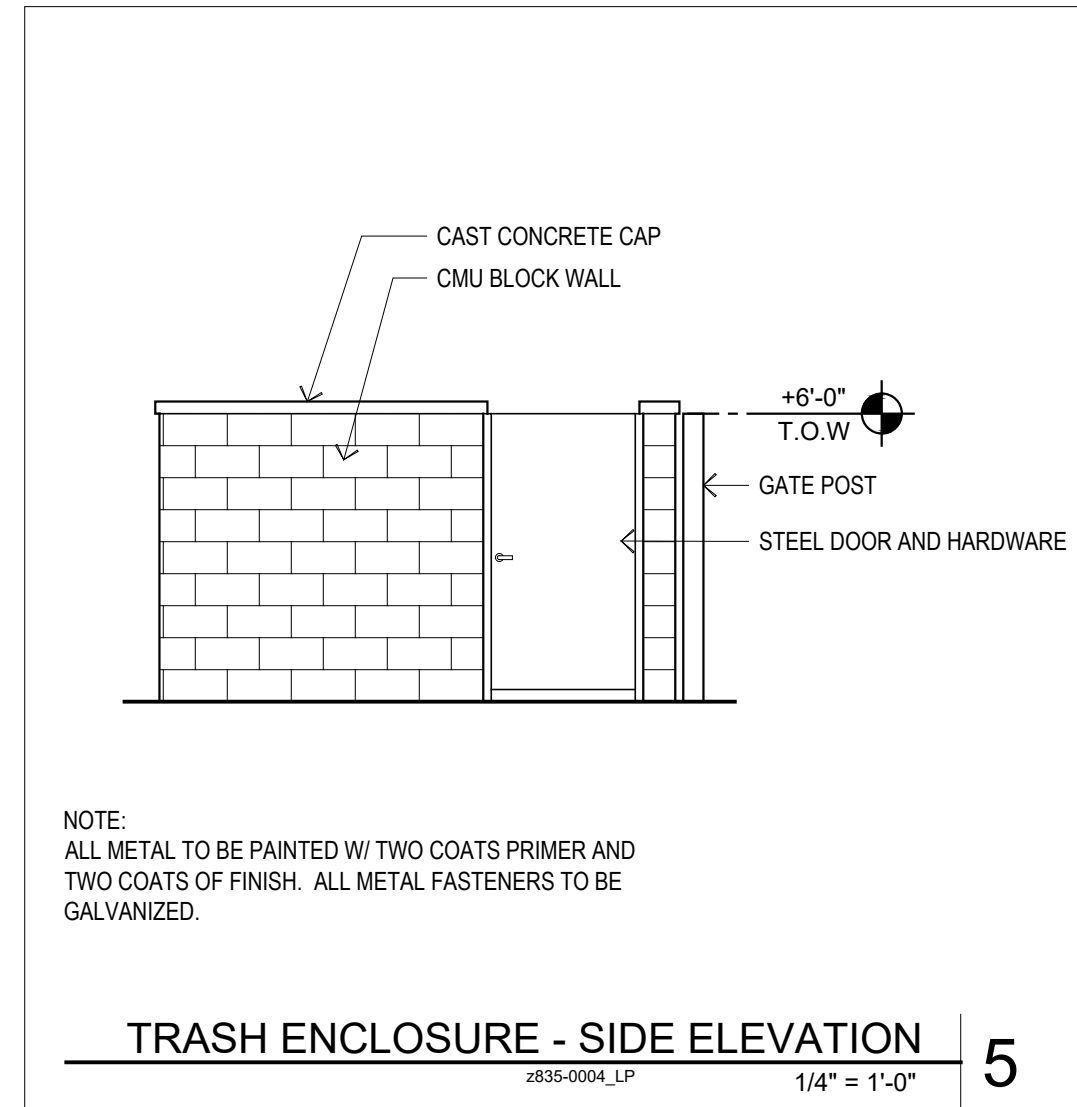
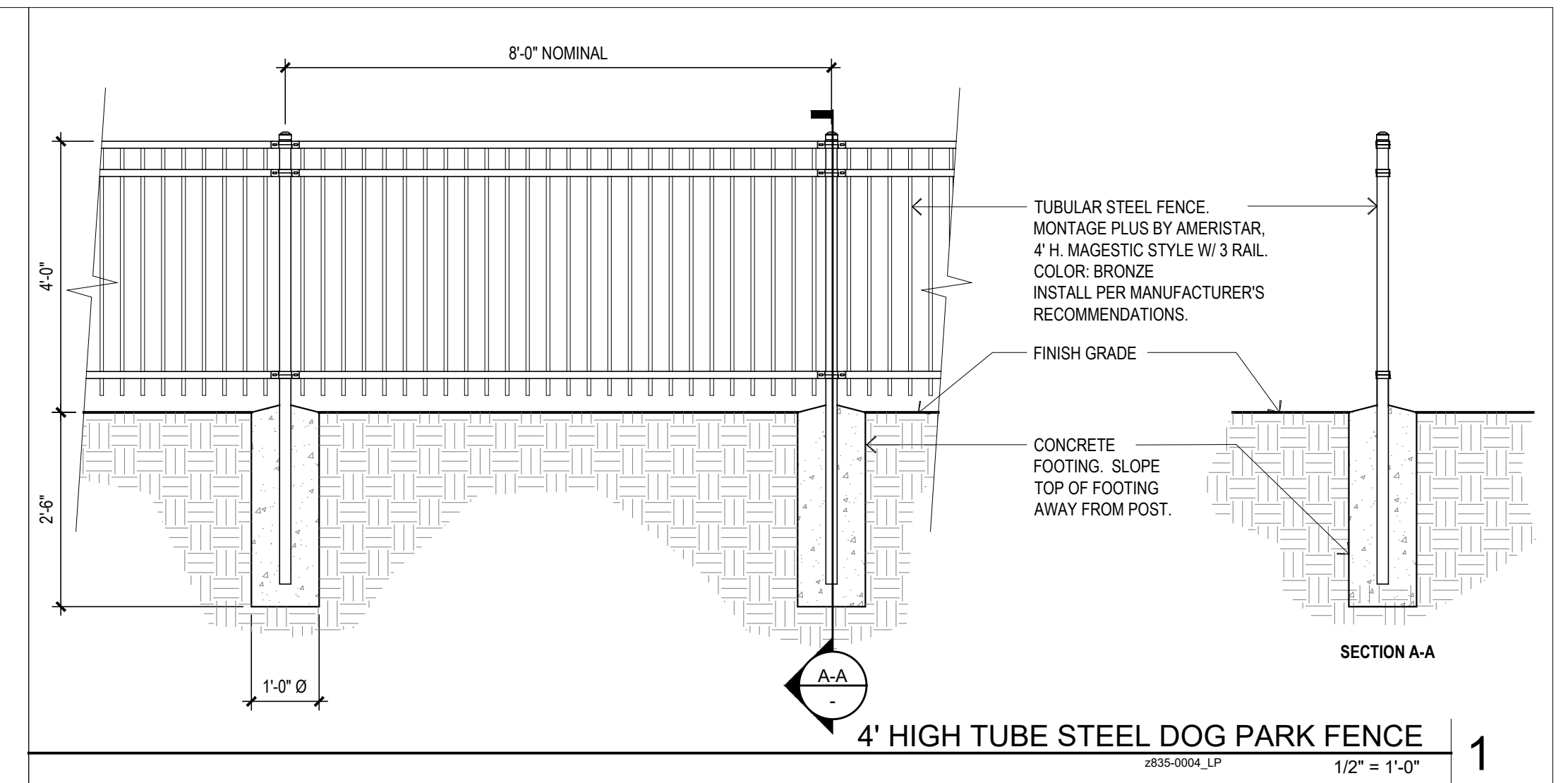
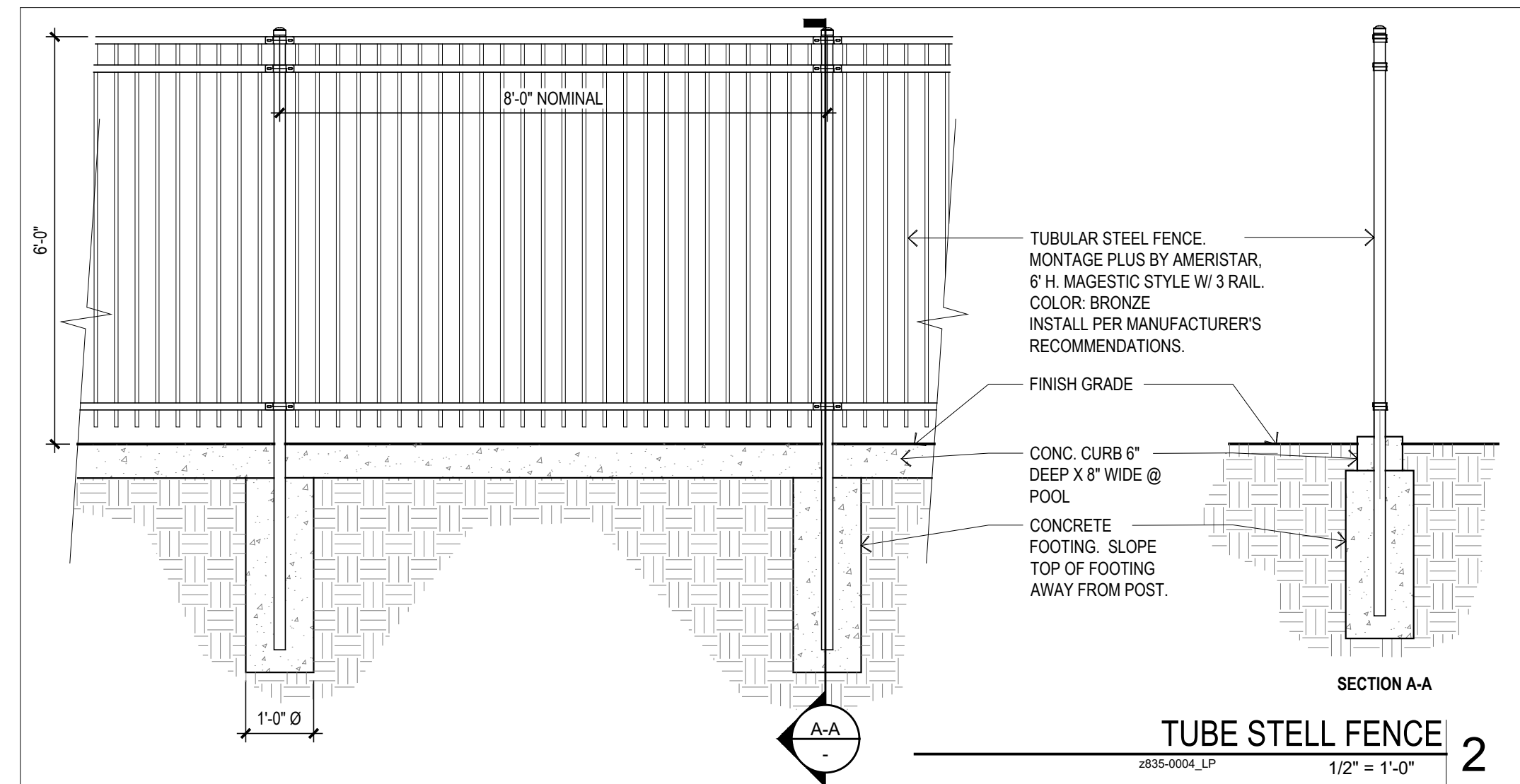
PLANT SCHEDULE

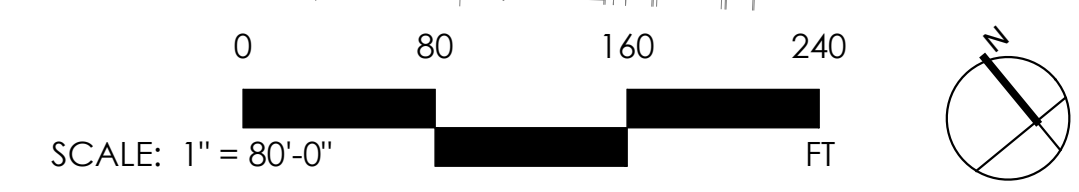
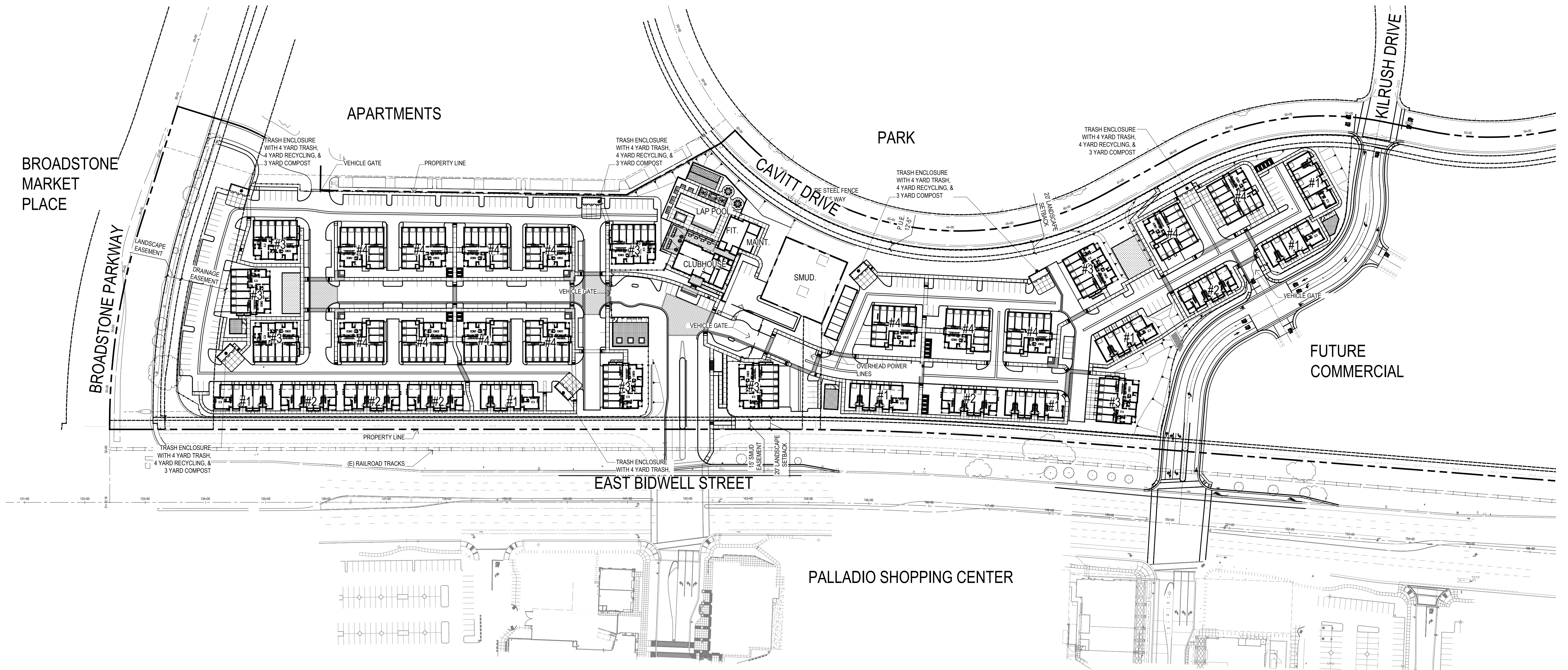
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	Elaeocarpus decipiens Japanese Blueberry Tree	15 gal	Med
	Lagerstroemia indica x fauriei 'Natchez' Natchez Crape Myrtle	24"box	Low
	Olea europaea 'Swan Hill' TM Swan Hill Olive	36"box	Low
	Pistacia chinensis 'Keith Davey' Keith Davey Chinese Pistache	24"box	Low
	Quercus lobata Valley Oak	36"box	Low
	Quercus suber Cork Oak	24"box	Low
	Quercus wislizenii Interior Live Oak	24"box	Low
	Ulmus x 'Accolade' Accolade Elm	24"box	Med
	Ulmus 'Frontier' Frontier Elm	24"box	Med
	Washingtonia x filibusta Hybrid Fan Palm	16' BTH	Low
	Zelkova serrata 'Green Vase' Green Vase Sawleaf Zelkova	24"box	Med
	Zelkova serrata 'JFS-KW1' TM City Sprite Zelkova	24"box	Med
SHRUBS	CONT	WATER USE	SPACING
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	Quercus suber Cork Oak	24"box	Low
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	Ulmus x 'Accolade' Accolade Elm	24"box	Med
	Ulmus 'Frontier' Frontier Elm	24"box	Med
	Washingtonia x filibusta Hybrid Fan Palm	16' BTH	Low
	Zelkova serrata 'Green Vase' Green Vase Sawleaf Zelkova	24"box	Med
	Zelkova serrata 'JFS-KW1' TM City Sprite Zelkova	24"box	Med
SHRUBS	CONT	WATER USE	SPACING
Anigozanthos x 'Tequila Sunrise' Tequila Sunrise Kangaroo Paw	5 gal	Low	24" o.c.
Callistemon viminalis 'LJ1' TM Better John Bottlebrush	1 gal	Low	30" o.c.
Carex testacea 'Prairie Fire' Prairie Fire Orange Sedge	1 gal	Med	24" o.c.
Dianella revoluta 'DR5000' TM Little Rev Flax Lily	1 gal	Low	24" o.c.
Dietes x 'Nola alba' TM Katrina African Iris	5 gal	Low	24" o.c.
Kniphofia x 'Banana Popsicle' Banana Popsicle Dwarf Hot Poker	5 gal	Low	30" o.c.
Mahonia eurybracteata 'Soft Caress' Soft Caress Mahonia	5 gal	Low	36" o.c.
Nandina domestica 'Firepower' Firepower Heavenly Bamboo	5 gal	Med	24" o.c.
Olea europaea 'Little Ollie' TM Little Ollie Olive	5 gal	Low	24" o.c.
Rosa x 'Novarospop' TM Popcorn Drift Groundcover Rose	5 gal	Med	36" o.c.
VINE	CONT	WATER USE	SPACING
Pandorea jasminoides 'Rosea' Jasmine Pandorea	15 gal	Med	72" o.c.
Parthenocissus tricuspidata 'Veitchii' Boston Ivy	15 gal	Med	72" o.c.
GROUND COVERS	CONT	WATER USE	SPACING
Baccharis pilularis 'Pigeon Point' Pigeon Point Coyote Brush	1 gal	Low	
Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Blue Grama	1 gal	Low	30" o.c.
Bulbine frutescens Stalked Bulbine	1 gal	Low	24" o.c.
Galvezia speciosa Island Bush Snapdragon	1 gal	Low	24" o.c.
Gazania x 'Orange' Orange Gazania	1 gal	Low	18" o.c.
Lomandra longifolia 'LM300' Breeze Mat Rush	1 gal	Low	30" o.c.
Myoporum parvifolium Trailing Myoporum	1 gal	Low	48" o.c.
Westringia fruticosa 'Mundi' Mundi Coast Rosemary	1 gal	Low	24" o.c.
Zauschneria californica California Fuchsia	1 gal	Low	30" o.c.



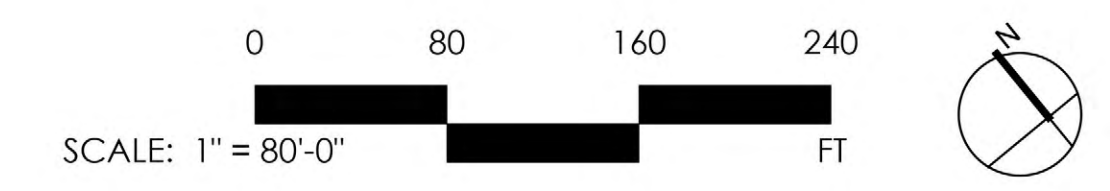


Trash Storage Calculations			
Required Trash Storage			
Units Size	Quantity	Storage per unit in CY/Week	Total Storage in CY/Week
1 Bedroom	63	0.17	10.71
2 Bedroom	177	0.25	44.25
3 Bedroom	17	0.33	5.61
Total	257		60.57
		Required with 20% safety factor	72.68
Provided Trash Storage			
Trash Bin size in CY	Quantity	Pick up per week	Total
4	7	3	84



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME
	<i>Arbutus unedo</i> 'Compacta' Dwarf Strawberry Tree
	<i>Elaeocarpus decipiens</i> Japanese Blueberry Tree
	<i>Lagerstroemia indica</i> x <i>fauriei</i> 'Natchez' Natchez Crape Myrtle
	<i>Olea europaea</i> 'Swan Hill' TM Swan Hill Olive
	<i>Pistacia chinensis</i> 'Keith Davey' Keith Davey Chinese Pistache
	<i>Quercus lobata</i> Valley Oak
	<i>Quercus suber</i> Cork Oak
	<i>Quercus wislizenii</i> Interior Live Oak
	<i>Ulmus</i> x ' <i>Accolade</i> ' Accolade Elm
	<i>Ulmus</i> 'Frontier' Frontier Elm
	<i>Washingtonia</i> x <i>filibusta</i> Hybrid Fan Palm
	<i>Zelkova serrata</i> 'JFS-KW1' TM City Sprite Zelkova



Planning Commission
Broadstone Villas Tentative Parcel Map and Planned Development Permit (PN21-067)
November 17, 2021

Attachment 8
Vesting Tentative Parcel Map, dated 6/18/21

Attachment 9
Broadstone Villas Initial Study/Mitigated
Negative Declaration, dated October 2021

Broadstone Villas

Initial Study/Mitigated Negative Declaration

Prepared by:

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

With technical support from:

HELIX Environmental Planning, Inc.
11 Natoma Street, Suite 155
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October 2021

Volume 1 of 2

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I	Mitigation Monitoring and Reporting Program

ACRONYMS AND ABBREVIATIONS

AB	Assembly Bill
APN	Assessors Parcel Number
AWSC	All-Way Stop Control
BMP	Best Management Practices
CAA	Clean Air Act
CAAQS	California Ambient Air Quality Standards
CARB	California Air Resources Control Board
CBC	California Building Code
CCAA	California Clean Air Act
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
CH ₄	Methane
CO	Carbon Monoxide
CO ₂	Carbon Dioxide
CNDDDB	California Natural Diversity Database
CNEL	Community Noise Equivalent Level
CNPS	California Native Plant Society
CRHR	California Register of Historic Resources
CWA	Clean Water Act
dB	Decibels
dBA	A-weighted Decibel
DBH	Diameter at Breast Height
DTSC	Department of Toxic Substances Control
EBC	East Bidwell Corridor
EIR	Environmental Impact Report
EO	Executive Order
EPA	U.S. Environmental Protection Agency
EPAP	Existing plus Approved Project
EV	Electric Vehicle
FEMA	Federal Emergency Management Agency
FESA	Federal Endangered Species Act
GHG	Greenhouse Gas Emissions
GWh	Gigawatt hours
GWP	Global Warming Potential
HFC	Hydrofluorocarbons
HVAC	Heating, Ventilation and Air Conditioning
ISMND	Initial Study/Mitigated Negative Declaration
ITE	Institute of Transportation Engineers
LID	Low Impact Design
LOS	Level of Service
LSAA	Lake and Streambed Alteration Agreement
MBTA	Migratory Bird Treaty Act
MHD	Multi-Family High Density

MLD	Most Likely Descendent
MMRP	Mitigation Monitoring and Reporting Program
MRTD	Minimum Required Throat Depth
MTP	Metropolitan Transportation Plan
NAAQS	National Ambient Air Quality Standards
NAHC	Native American Heritage Commission
NCIC	North Central Information Center
NO _x	Nitrogen Oxides
NPDES	National Pollution Discharge Elimination System
NRCS	Natural Resources Conservation Service
NRHP	National Register of Historic Places
N ₂ O	Nitrous Oxide
OHP	Office of Historic Preservation
OPR	Governor's Office of Planning and Research
OSHA	Occupational Safety and Health Administration
O ₃	Ozone
PD	Planned Development
PFC	Perfluorocarbons
PG&E	Pacific Gas & Electric
PM	Particulate Matter
PRC	Public Resources Code
ROG	Reactive Organic Gases
RWQCB	Regional Water Quality Control Board
SB	Senate Bill
SACOG	Sacramento Area Council of Governments
SCS	Sustainable Communities Strategy
sf	Square foot/feet
SF ₆	Sulfur Hexafluoride
SIP	State Implementation Plan
SMAQMD	Sacramento Metropolitan Air Quality Management District
SMUD	Sacramento Municipal Utility District
SSC	Species of Special Concern
SSO	Sanitary Sewer Overflows
STC	Sound Transmission Class
SWITRS	Statewide Integrated Traffic Records System
SWPPP	Stormwater Pollution Prevention Plan
SWRCB	State Water Resources Control Board
SVAB	Sacramento Valley Air Basin
TCR	Tribal Cultural Resources
TIS	Transportation Impact Study
TNM	Traffic Noise Model
TWSC	Two-Way Stop Control
UAIC	United Auburn Indian Community
USACE	U.S. Army Corps of Engineers
USFWS	U.S. Fish and Wildlife Service
USGS	U.S. Geological Survey
VMT	Vehicle Miles Traveled
WL	Watch List

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1.0 INTRODUCTION

Elliott Home (Applicant) proposes to construct Broadstone Villas (proposed project), a 257-unit apartment community on an 18.44 ±-gross acre site located at 1565 Cavitt Drive on the eastern corner of East Bidwell Street and Broadstone Parkway in the City of Folsom.

This Initial Study addresses the proposed project and whether it may cause significant effects on the environment. These potential environmental effects are further evaluated to determine whether they were examined in the Folsom General Plan 2035 Environmental Impact Report (EIR; 2018). In particular, consistent with Public Resources Code (PRC) §21083.3, this Initial Study focuses on any effects on the environment which are specific to the proposed project, or to the parcels on which the project would be located, which were not analyzed as potentially significant effects in the General Plan EIR, or for which substantial new information shows that identified effects would be more significant than described in the previous EIRs. For additional information regarding the relationship between the proposed project and the previous EIRs, see Section 6 of this Initial Study.

The Initial Study is also intended to assess whether any environmental effects of the project are susceptible to substantial reduction or avoidance by the choice of specific revisions in the project, by the imposition of conditions, or by other means [§15152(b)(2)] of the California Environmental Quality Act (CEQA) Guidelines. If such revisions, conditions, or other means are identified, they will be identified as mitigation measures.

This Initial Study relies on CEQA Guidelines §15064 and 15064.4 in its determination of the significance of environmental effects. According to §15064, the finding as to whether a project may have one or more significant effects shall be based on substantial evidence in the record, and that controversy alone, without substantial evidence of a significant effect, does not trigger the need for an EIR.

2.0 PROJECT BACKGROUND

The proposed project is comprised of Assessor Parcel Number (APN) 072-0270-155-0000 and falls within the plan area for the Broadstone Unit No. 3 Specific Plan (SP 95-1). The Broadstone Unit No. 3 Specific Plan (Specific Plan) area encompasses approximately 570 acres between East Bidwell Street and the Empire Ranch Specific Plan area and is bounded by Folsom Lake College to the north and U.S. Highway 50 to the south. An EIR for the Specific Plan was certified by the City Council in September 1994.

The Specific Plan establishes guidance and regulations for development within the plan area. The analysis contained in the EIRs prepared for the Specific Plan are incorporated into this Initial Study, as applicable. Additionally, the following technical reports, quantified analysis and/or surveys were used in preparation of this Initial Study and are incorporated by reference:

- Air Quality Modeling and Greenhouse Gas Reduction Strategy Consistency Checklist performed by HELIX Environmental Planning, Inc. (October 2021).
- Biological Resource Evaluation prepared by HELIX Environmental Planning, Inc. (September 2021).
- Cultural Resources Assessment prepared by HELIX Environmental Planning (October 2021).
- Geotechnical Engineering Study Update prepared by Youngdahl Consulting Group, Inc (April 2021).

- Noise modeling performed by HELIX Environmental Planning, Inc. (October 2021).
- Transportation Impact Study prepared by T. Kear Transportation Planning and Management, Inc. (September 2021).
- Tribal Consultation Record for Compliance with Assembly Bill 52 and CEQA prepared by ECORP Consulting, Inc. (October 2021).

3.0 PROJECT DESCRIPTION

3.1 Project Location

The project site is located at 1565 Cavitt Drive, on the eastern corner of East Bidwell Street and Broadstone Parkway, west of Cavitt Drive in the City of Folsom (City) in Sacramento County, California. The project site consists of APN 072-0270-155. The site has frontage along East Bidwell Street, Broadstone Parkway, and Cavitt Drive. The 18.49-acre project site is a part of a larger, estimated 37.20-acre parcel; the applicant proposes subdividing this parcel between the 18.49-acre site for this project and an estimated 18.69-acre parcel for future commercial development (development of the second parcel is not considered as part of this Initial Study). The site is located within Section 5, Township 9 North, Range 8 East (Mount Diablo Base and Meridian, United States Geological Survey 7.5-minute “Folsom and Clarksville Quadrangle”). Refer to **Figure 1** for the project site and vicinity map and **Figure 2** for the site plan. Note: All figures are located in **Appendix A**. The property is owned by Elliott Homes.

3.2 Project Setting and Surrounding Land Uses

The project site is currently undeveloped and rough graded. An existing Sacramento Municipal Utility District (SMUD) substation sits near the eastern boundary of the site along Cavitt Drive; this substation would be unchanged by the proposed project. East of Cavitt Drive is a residential subdivision (Village 3A of the Broadstone Unit 3 Specific Plan Area) and Handy Family Park. The site is also bordered to the east by the Talavera Apartments. North of the site is Broadstone Parkway and a commercial shopping center beyond. Along the west boundary, a railroad corridor with a bicycle trail separates the project site from East Bidwell Street; across East Bidwell Street is another commercial shopping center. South of the project site is vacant, rough graded land which may be developed into multifamily residential or mixed-use commercial development in the future.

Neighboring land uses are summarized in **Table 1**.

Table 1. Neighboring Land Uses

Direction	Land Use
North	Broadstone Parkway, commercial shopping center
East	Cavitt Drive, Handy Family Park, residential subdivision
South	Vacant, rough graded land
West	Railroad corridor, bicycle trail, East Bidwell Street, commercial shopping center

3.3 Project Characteristics

A total of 257 apartment units would be constructed and would include the following unit configurations: 1-bedroom and 1-bath; 2-bedroom and 2-bath; 2-bedroom and 2.5-bath; 3-bedroom

and 2.5-bath; and 3-bedroom and 3-bath. The units would be located within 33 three-story buildings. One standalone six-car garage would be constructed. Additionally, a one-story clubhouse would be constructed that would include approximately 6,063-square feet (sf) of amenity area and 1,104-sf of building support area. Residential areas would total approximately 285,229-sf. When additionally considering 89,770-sf of garage space, 3,327-sf of building support area, 28,510-sf of circulation areas (hallways, etc.), and 6,063-sf of amenity space provided by the clubhouse, the development would total approximately 412,889-sf. The overall density for the project would be approximately 19.63 dwelling units per acre.

Residential units would range from approximately 770- to 1,781-sf each. Each unit would be designed with a full kitchen, living space, at least one storage closet, and a washer and dryer included within the unit. Some of the second- and third-floor units would have balconies, and first floor units would have access to an area of deck space adjoining each unit. Maximum building height of the residential buildings, at the roofline, would be approximately 30-feet above grade, and the parapets would screen the building-attached mechanical equipment from view. All units would be market rate.

Community amenities would include an estimated 7,167-sf clubhouse (with 6,063-sf of amenity space and 1,104-sf of building support space) that would include a lobby, a quiet lounge, a lounge game room with a pool table and shuffle court, a kitchen, a work room, six restrooms, a pet room, a bike room, and a fitness center. Outside the clubhouse would be a large pool, spa, cabanas, outdoor kitchens, bocce ball, fire pits, and lounge areas. Additional outdoor amenities would include landscaped courtyards and walkways adjacent to the residential buildings, along with two dog parks with synthetic turf. Two leasing offices would be adjacent to the lobby within the clubhouse. Refer to **Figures 3A-3D** for artist rendering of the building facades.

3.3.1. Parking and Circulation

A road would be constructed along the southern boundary of the project site; this road would run roughly east-west and would provide access between Cavitt Drive and East Bidwell Street. One driveway would be constructed along the north side of this road to provide access to the project site. Both the new road and this driveway would have minimum inside turn radii of 25-feet and minimum outside turn radii of 50-feet and would be accessible to emergency vehicles. Additionally, a driveway accessing the project site would be constructed along the eastern edge of East Bidwell Street. This driveway would have minimum inside turn radii of 25-feet and minimum outside turn radii of 50-feet and would be accessible to emergency vehicles. The site would also be accessible via a driveway in the northeastern corner of the site that would also provide access to the existing, adjacent Talavera Apartments and Broadstone Parkway, and it would have the same turn radii as described above. Right turn lane pockets would be constructed along the eastern side of East Bidwell Street to provide access to both the proposed new road and the proposed driveway immediately bordering East Bidwell Street. The minimum turn radii described above would also be applied to internal roads and driveways circulating throughout the project site such that emergency vehicles would have access to all site buildings and units.

Existing sidewalks along Cavitt Drive would be maintained. New sidewalks would be constructed to provide access to each of the proposed buildings and parking areas. Additionally, new sidewalks would be constructed to provide pedestrian access between the project site and Broadstone Parkway, East Bidwell Street, and Cavitt Drive. Additionally, a bike trail would be constructed in coordination with the City between East Bidwell Street and the project site.

The proposed project would include a total of 523 parking spaces. This would consist of 285 spaces in tuck-under garages, six spaces in one standalone, detached garage, 202 surface spaces, and 30 tandem surface spaces. The parking supply includes 12 Americans with Disabilities Act accessible spaces, and 12 electric vehicle charging spaces, of which six would be equipped with charging infrastructure. Proposed parking would be provided at a ratio of 2.04 spaces per dwelling unit.

The Design Guidelines for Multi-Family Development (1998) require multi-family apartment projects to provide 1.5 parking spaces for a one-bedroom unit, 1.75 parking spaces for a 2-bedroom unit, 2.00 parking spaces for a 3-bedroom unit, and 1.00 guest parking space for per every five units. Applying the parking recommendations of the Design Guidelines for Multi-Family Development, the proposed project would require 490 spaces (when rounding up). The applicant proposes providing a total of 523 parking spaces (which would equal approximately 2.04 parking spaces per unit), which would exceed this requirement.

The Folsom Municipal Code requires one bicycle parking space for every five residential units. With 257 residential units, the project requires 51 bicycle parking spaces. It should also be noted that Mitigation Measure GHG-01, prescribed in Section VIII – Greenhouse Gas Emissions, requires the project to provide 5 percent more bicycle parking spaces than required in the City’s Municipal Code, for a total of 54 bicycle parking spaces.

3.3.2. Utilities

Proposed utilities include domestic water, sanitary sewer line, fire service line and fire water main, primary and secondary electric lines, and gas line. Domestic water would tie-in with existing public domestic water on Cavitt Drive (West of Kilrush). Water located on-site would be privately owned and maintained. A sanitary sewer line would connect to existing public sewer lines on the northwestern portion of the site. Sanitary sewer located on-site would be privately owned and maintained. The fire service line and fire water main would connect from Broadstone Parkway and the Kilrush extension. The on-site storm drain would conform to City of Folsom standards. Each residential building would include a rooftop photovoltaic (solar) system ranging from 10kW to 16kW per building.

3.3.3. Sustainability Features

The project design incorporates sustainable features consistent with General Plan Goal LU 9.1 and the California Green Building Standards Code (CALGreen). The project would exceed the 2019 California Building Energy Efficiency Standards (Title 24, Part 6) by 15 percent or more. The project provides 12 electric vehicle (EV) parking spaces using six dual charging stations along with 41 EV-capable spaces with CALGreen. The buildings’ position in a north-south orientation maximizes passive solar access and natural lighting. In addition, a rooftop photovoltaic system (approximately 412 kilowatts) would serve the community.

Hardscapes, such as decorative pavement, concrete refuse collection pads, pedestrian pathways, outdoor dining patios, outdoor lounge area and pool deck, dog park, and the bocce court would be constructed with cool paving materials (slag concrete). Cool paving areas, including shaded areas, account for approximately 68 percent of the non-roof impervious area.

3.3.4. Trash/Recycling

Seven trash/recycling/compost areas would be constructed throughout the facility. Each would include four trash, four recycling, and three yard compost collection containers. Private landscape contractors would haul green waste (organic material) from the project site.

3.3.5. Fencing and Signage

The project site would be enclosed by a combination of retaining walls with tubular steel fencing on top or a tube steel fence. Portions of the project site, including the proposed dog park, would be enclosed using a 30-inch-tall retaining wall capped with a 48-inch-tall steel turb fence. Other portions of the project site would be enclosed using a 6-foot-tall steel tube fence.

3.3.6. Landscaping

Outside the clubhouse would be a large pool, spa, cabanas, outdoor kitchens, bocce ball, fire pits, and lounge areas. Additional outdoor amenities would include landscaped courtyards and walkways adjacent to the residential buildings, along with two dog parks with synthetic turf. Landscaping would be designed to complement the buildings and make a positive contribution to the overall aesthetics of the site. HVAC units would be roof-mounted and screened from sight to allow for additional landscaping. The landscape would be water efficient and low maintenance. Low-profile shrubs, including screening shrubs, are planned along with shade and canopy trees. Tree species would include dwarf strawberry tree, Japanese blueberry tree, Natchez crape myrtle swan hill olive, Keith Davey Chinese pistache, valley oak, cork oak, interior live oak, accolade elm, frontier elm, hybrid fan palm, and city sprite zelkova. The planting design features a variety of Mediterranean-style, native or naturalized, drought-tolerant, and low-fuel species complementary of the architectural style and setting.

3.4 Construction and Phasing

The project site would be graded in a single phase and balanced on the project site and adjacent future commercial area as needed. The project's construction will be completed in nine-phases and take approximately 3 years to complete.

3.5 City Regulation of Urban Development

3.5.1. General Plan

The site is designated as Community Commercial (CC) in the Folsom 2035 General Plan. The CC designation provides for community-based retail and service uses intended to serve residential neighborhoods within the city. This designation allows for a Floor Area Ratio (FAR) of 0.2-0.5. In addition, the site has been assigned an overlay designation (East Bidwell Street Mixed-Use Overlay) by the General Plan.

The General Plan also designates the site within the East Bidwell Corridor overlay (EBC Overlay), which allows mixed-use development and allows commercial and residential uses that are mutually compatible along East Bidwell Street. The EBC Overlay allows multi-family housing as well as retail commercial, restaurants, office, and other compatible uses. The acceptable density range within this overlay is 20-30 dwelling units per acre, and the acceptable floor area ratio is 0.5 to 1.5. The density of the proposed project would be 19.63 dwelling units (DU) per acre (rounded to 20 DU/acre). Given that the project site is within the EBC Overlay, the proposed multi-family use is consistent with the existing General Plan designation.

3.5.2. Zoning Ordinance

The zoning designation of the site is SP 95-1 (Broadstone Unit No. 3 Specific Plan) with an underlying specific plan designation of C-2 (Central Business District). In the C-2 (Central Business District) zone, apartments are not an expressly permitted use (Zoning Code 17.22.030).

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

The Planned Development District (PD) component of the zoning designation requires a Planned Development Permit Review (PD Permit) entitlement for design review purposes (Zoning Code 17.38.050). Section 5.4.2 of the Broadstone 3 Specific Plan identifies that a PD Permit is required for multi-family land uses. The purpose of the PD Permit is to allow greater flexibility in the design of integrated developments than otherwise possible through strict application of land use regulations. With the PD Permit, the project's site plan, elevations, and overall project design would be evaluated, and specific development standards defined. If a PD Permit were to be granted, the project would be deemed consistent with the existing zoning district applicable to the site.

3.5.3. Community Development Department Standard Construction Conditions

The City's standard construction requirements are set forth in the City of Folsom, Community Development Standard Construction Specifications updated in July of 2020. A summary of these requirements is set forth below and incorporated by reference into the project description. Copies of these documents may be reviewed at the City of Folsom, Community Development Department, 50 East Natoma Street, Folsom, California 95630.

The Department's standard construction specifications are required to be adhered to by any contractor constructing a public or private project within the City.

Use of Pesticides – Requires contractors to store, use, and apply a wide range of chemicals consistent with all local, state, and federal rules and regulations.

Air Pollution Control – Requires compliance with all Sacramento Metropolitan Air Quality Management District (SMAQMD) and City air pollution regulations.

Water Pollution – Requires compliance with City water pollution regulations, including National Pollutant Discharge Elimination System (NPDES) provisions.

Sound Control Requirements – Requires that all construction work comply with all local sound control and noise level rules, including the Folsom Noise Ordinance (discussed further below), and that all construction vehicles be equipped with a muffler to control sound levels.

Naturally Occurring Asbestos – Requires compliance with all SMAQMD and City air pollution regulations, including preparation and implementation of an Asbestos Dust Mitigation Plan consistent with the requirements of Section 93105 of the State Government Code.

Weekend, Holiday, and Night Work – Prohibits construction work during evening hours, or on Sunday or holidays, to reduce noise and other construction nuisance effects.

Public Convenience and Safety – Regulates traffic through the work area, operations of existing traffic signals, roadway cuts for pipelines and cable installation, effects to adjacent property owners, and notification of adjacent property owners and businesses.

Public Safety and Traffic Control – Regulates signage and other traffic safety devices through work zones.

Existing Utilities – Regulates the relocation and protection of utilities.

Preservation of Property – Requires preservation of trees and shrubbery and prohibits adverse effects to adjacent property and fixtures.

Cultural Resources – Requires that contractors stop work upon the discovery of unknown cultural or historic resources, and that an archaeologist be retained to evaluate the significance of the resource and to establish mitigation requirements, if necessary.

Protection of Existing Trees – Specifies measures necessary to protect both ornamental trees and native oak trees.

Clearing and Grubbing – Specifies protection standards for signs, mailboxes, underground structures, drainage facilities, sprinklers and lights, trees and shrubbery, and fencing. Also requires the preparation of a Stormwater Pollution Prevention Plan (SWPPP) to control erosion and siltation of receiving waters.

Reseeding – Specifies seed mixes and methods for reseeding of graded areas.

3.5.4. City of Folsom Municipal Code

The City regulates many aspects of construction and development through requirements and ordinances established in the Folsom Municipal Code. These requirements are summarized in **Table 2**, and hereby incorporated by reference into the Project Description as though fully set forth herein. Copies of these documents may be reviewed at the City of Folsom, Office of the City Clerk, 50 East Natoma Street; Folsom, California 95630.

Table 2. City of Folsom Municipal Code Regulating Construction and Development

Code Section	Code Name	Effect of Code
8.42	Noise Control	Establishes interior and exterior noise standards that may not be exceeded within structures, including residences; establishes time periods for construction operations.
8.70	Stormwater Management and Discharge Control	Establishes conditions and requirements for the discharge of urban pollutants and sediments to the storm-drainage system; requires preparation and implementation of Stormwater Pollution Prevention Plans.
9.34	Hazardous Materials Disclosure	Defines hazardous materials; requires filing of a Hazardous Material Disclosure Form by businesses that manufacture, use, or store such materials.
9.35	Underground Storage of Hazardous Substances	Establishes standards for the construction and monitoring of facilities used for the underground storage of hazardous substances, and establishes a procedure for issuance of permits for the use of these facilities.
12.16	Tree Preservation	Regulates the cutting or modification of trees, including oaks and specified other trees; requires a Tree Permit prior to cutting or modification; establishes mitigation requirements for cut or damaged trees.
13.26	Water Conservation	Prohibits the wasteful use of water; establishes sustainable landscape requirements; defines water use restrictions.
14.19	Energy Code	Adopts the California Energy Code, 2019 Edition, published as Part 6, Title 24, C.C.R. to require energy efficiency standards for structures.
14.20	Green Building Standards Code	Adopts the California Green Building Standards Code (CALGreen Code), 2019 Edition, excluding Appendix Chapters A4, A5, and A6.1 published as Part 11, Title 24, C.C.R. to promote and require the use of building concepts having a reduced negative impact or positive environmental impact and encourage sustainable construction practices.
14.29	Grading Code	Requires a grading permit prior to the initiation of any grading, excavation, fill or dredging; establishes standards, conditions, and requirements for grading, erosion control, stormwater drainage, and revegetation.
14.32	Flood Damage Prevention	Restricts or prohibits uses that cause water or erosion hazards, or that result in damaging increases in erosion or in flood heights; requires that uses vulnerable to floods be protected against flood damage; controls the modification of floodways; regulates activities that may increase flood damage or that could divert floodwaters.

4.0 PROJECT OBJECTIVES

The project objectives are to:

- Provide a variety of housing opportunities consistent with the 2035 General Plan, including the Housing Element, which identifies guiding principles, goals, and policies for housing choices for all generations.
- Develop housing opportunities at an infill location served by existing infrastructure and proximate to services and commercial development.

5.0 REQUIRED APPROVALS

A listing and brief description of the regulatory permits and approvals required to implement the proposed project are provided below. This Initial Study is intended to address the environmental impacts associated with all of the following decision actions and approvals:

- Planned Development Permit for a 257-unit multi-family apartment project in the C-2 PD zone.
- Tentative Parcel Map

The City of Folsom has the following discretionary powers related to the proposed project:

- Adoption of the Initial Study, Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program: The City of Folsom Planning Commission will act as the lead agency as defined by the California Environmental Quality Act (CEQA) and will have authority to determine if the Initial Study is adequate under CEQA.
- Approval of project: The City of Folsom Planning Commission will consider approval of the project and the entitlement described above.

6.0 PREVIOUS RELEVANT ENVIRONMENTAL ANALYSIS

6.1 City of Folsom General Plan

The Program EIR for the City of Folsom General Plan (2018) provides relevant policy guidance for this environmental analysis. The EIR evaluated the environmental impacts that could result from implementation of the City of Folsom 2035 General Plan (2035 General Plan) (City of Folsom 2018a). The Program EIR is intended to provide information to the public and to decision makers regarding the potential effects of adoption and implementation of the 2035 General Plan, which consists of a comprehensive update of Folsom’s current General Plan. The 2035 General Plan consists of a policy document, including Land Use and Circulation Diagrams.

6.2 Tiering

“Tiering” refers to the relationship between a program-level EIR (where long-range programmatic cumulative impacts are the focus of the environmental analysis) and subsequent environmental

analyses such as the subject document, which focus primarily on issues unique to a smaller project within the larger program or plan. Through tiering a subsequent environmental analysis can incorporate, by reference, discussion that summarizes general environmental data found in the program EIR that establishes cumulative impacts and mitigation measures, the planning context, and/or the regulatory background. These broad-based issues need not be reevaluated subsequently, having been previously identified and evaluated at the program stage.

Tiering focuses the environmental review on the project-specific significant effects that were not examined in the prior environmental review, or that are susceptible to substantial reduction or avoidance by specific revisions in the project, by the imposition of conditions or by other means. Section 21093(b) of the Public Resources Code requires the tiering of environmental review whenever feasible, as determined by the Lead Agency.

In the case of the proposed project, this Initial Study tiers from the EIR for the Broadstone Unit No. 3 Specific Plan, and the EIR for the City of Folsom General Plan. The Folsom General Plan, as amended, is a project that is related to the proposed project and, pursuant to §15152(a) of the CEQA Guidelines, tiering of environmental documents is appropriate.

The above mentioned EIRs can be reviewed at the following location:

City of Folsom
Community Development Department
50 East Natoma Street (2nd Floor)
Folsom, CA 95630
Contact: Mr. Steve Banks, Principal Planner
(916) 461-6207

6.3 Incorporation of the Folsom 2035 General Plan and Broadstone Unit No. 3 Specific Plan EIRs by Reference

The EIRs for the Folsom 2035 General Plan and the Broadstone Unit No. 3 Specific Plan are comprehensive documents. Due to various references to the Folsom 2035 General Plan and Broadstone Unit No. 3 Specific Plan EIRs in this proposed project, and to its importance relative to understanding the environmental analysis that has occurred to date with respect to development in the Folsom area, both documents are hereby incorporated by reference pursuant to CEQA Guidelines §15150.

7.0 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” or “Less than Significant with Mitigation Incorporated” as indicated by the checklist on the following pages.

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Agriculture and Forestry Resources	<input type="checkbox"/> Air Quality
<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Cultural Resources	<input type="checkbox"/> Energy
<input checked="" type="checkbox"/> Geology and Soils	<input checked="" type="checkbox"/> Greenhouse Gas Emissions	<input type="checkbox"/> Hazards and Hazardous Materials
<input checked="" type="checkbox"/> Hydrology and Water Quality	<input type="checkbox"/> Land Use and Planning	<input type="checkbox"/> Mineral Resources
<input checked="" type="checkbox"/> Noise	<input type="checkbox"/> Population and Housing	<input type="checkbox"/> Public Services
<input type="checkbox"/> Recreation	<input type="checkbox"/> Transportation	<input checked="" type="checkbox"/> Tribal Cultural Resources
<input type="checkbox"/> Utilities and Service Systems	<input type="checkbox"/> Wildfire	<input type="checkbox"/> Mandatory Findings of Significance

7.1 DETERMINATION

On the basis of this initial evaluation:

<input type="checkbox"/>	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Date

Printed Name

Title

8.0 ENVIRONMENTAL INITIAL STUDY CHECKLIST

The lead agency has defined the column headings in the environmental checklist as follows:

- A. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant even with the incorporation of mitigation. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- B. “Less Than Significant with Mitigation Incorporated” applies where the inclusion of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” All mitigation measures are described, including a brief explanation of how the measures reduce the effect to a less than significant level. Mitigation measures from earlier analyses may be cross-referenced.
- C. “Less Than Significant Impact” applies where the project does not create an impact that exceeds a stated significance threshold.
- D. “No Impact” applies where a project does not create an impact in that category. “No Impact” answers do not require an explanation if they are adequately supported by the information sources cited by the lead agency which show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on a project specific screening analysis).

The explanation of each issue identifies the significance criteria or threshold used to evaluate each question; and the mitigation measure identified, if any, to reduce the impact to less than significance. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration [CEQA Guidelines Section 15063(c)(3)(D)]. Where appropriate, the discussion identifies the following:

- a) Earlier Analyses Used. Identifies where earlier analyses are available for review.
- b) Impacts Adequately Addressed. Identifies which effects from the checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and states whether such effects were addressed by mitigation measures based on the earlier analysis.
- c) Mitigation Measures. For effects that are “Less Than Significant with Mitigation Incorporated,” describes the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

I. AESTHETICS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Setting

The project site is currently undeveloped and rough graded. An existing SMUD substation sits near the eastern boundary of the site along Cavitt Drive; this substation would be unchanged by the proposed project. East of Cavitt Drive is a residential subdivision (Village 3A of the Broadstone Unit 3 Specific Plan Area) and Handy Family Park. The site is also bordered to the east by the Talavera Apartments. North of the site is Broadstone Parkway and a commercial shopping center. Along the west boundary, a railroad corridor with a bicycle trail separates the project site from East Bidwell Street; across East Bidwell Street is another commercial shopping center. South of the project site is vacant, rough graded land which may be developed into multifamily residential or mixed-use commercial development in the future.

The proposed project would include the construction of 257 new apartment units within 33 three-story buildings (405,732-gross sf). One standalone six-car garage would be constructed. Additionally, a one-story clubhouse would be constructed that would include 6,063-sf of amenity area and 1,104-sf of building support area. Maximum building height of the residential buildings, at the roofline, would be approximately 30 feet 1 inch above grade, and the parapets would screen the building-attached mechanical equipment from view, including HVAC units. The development would include 232 outdoor parking spaces adjacent to the proposed buildings.

Landscaping is proposed to complement the proposed building design and would include low-profile shrubs and canopy trees. Trees of various sizes would be planted in the parking lot areas and surrounding the apartment buildings. Existing trees and vegetation outside of the project grading limits to the south and east would not be removed. The project would blend proposed landscaping in with the existing surrounding landscaping.

Evaluation of Aesthetics

- a) Have a substantial adverse effect on a scenic vista?

No impact. Neither the project site nor the surrounding areas are scenic vistas due to the existing nearby commercial and residential developments. Further, neither the project site, nor views to or from the project site, have been designated as important scenic resources by the City or any other public agency. Therefore, the proposed development would not interfere with or degrade a scenic vista, and no impact would occur.

- b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No impact. The site is currently vacant and rough graded, with one existing SMUD substation. A few trees are located along the western and northern boundaries of the parcel. No other potential scenic resources are at the project site. The nearest officially designated state scenic highway is the segment of US Highway 50 from Placerville to Echo Summit, beginning approximately 19 miles east of the project site (Caltrans 2021). Given that no eligible or designated state scenic highways are located near the project site, there would be no impact.

- c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Less than significant impact. The proposed project is located within an urbanized area of Folsom, surrounded by commercial and residential development. The site is rough graded and the existing character of the site would be modified further by the proposed development. Although the proposed project would alter the existing visual character of the site and the surrounding area, the proposed project is consistent with types of uses envisioned and permitted in the Broadstone Unit No. 3 Specific Plan and the Folsom General Plan. Renderings of the proposed project are presented as **Figures 3A-3D**. The project is consistent with the C-2 PD zone development standards and would be designed consistent with the Broadstone Unit No. 3 Specific Plan Design Guidelines and the City's Design Guidelines for Multi-Family Development. The design guidelines are intended to establish and reinforce the neighborhood character of the Broadstone Specific Plan through the use of quality design, materials, and colors. The proposed land use is consistent with the overall suburban character and ongoing development in the vicinity, and is expected to integrate into the existing and planned development of the area. The proposed project would have a less than significant impact on visual character and no mitigation is necessary.

- d) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?

Less than significant impact. The project would include a combination of free-standing parking lot lights, recessed carport lights, walkway lights, and building-attached lights. To minimize potential lighting-related impacts, free-standing parking lot lights and recessed carport lights would be screened, shielded, and directed downward to minimize glare towards the surrounding properties. New lighting installed with the development of the proposed project would be subject to City standard practices regarding

night lighting that would be made a condition of approval of the PD Permit. The proposed apartment buildings and other project features would comply with design standards outlined in the Folsom Municipal Code. The exterior of the proposed apartment buildings would not be made of reflective materials that would introduce a new source of glare, and existing City standards would limit light spillover and intensity. Therefore, impacts would be a less than significant impact, and no mitigation is necessary.

II. AGRICULTURE AND FORESTRY RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non- forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

No agricultural activities or timber management occur on the project site or in adjacent areas and the project site is not designated for agricultural or timberland uses. The California Important Farmlands Map prepared by the California Department of Conservation (CDC) classifies the project site and surrounding area as Urban and Built-Up land (CDC 2021). Urban and Built-Up Land is land occupied by structures or infrastructure to accommodate a building density of at least one unit to 1.5-acres, or approximately six structures to 10.0-acres.

The Natural Resources Conservation Service (NRCS) soil survey report generated for the project site (NRCS 2021) indicates that the soil unit at the site, Argonaut-Auburn complex, 3 to 8 percent slopes, is not Prime Farmland, Farmland of Statewide Importance, Farmland of Local Importance, or Unique Farmland.

Evaluation of Agriculture and Forestry Resources

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No impact. The project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide importance (Farmland), as indicated in the CDC Important Farmland Finder (CDC 2021). Therefore, the project would have no impact on important farmland resources.

- b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

No impact. The project site is not zoned for agricultural use and is not under Williamson Act contract. No impact would occur.

- c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?

OR

- d) Result in the loss of forest land or conversion of forest land to non-forest use?

No impact. The project site is not zoned for, nor used as, timberland or forest land, and is mostly devoid of tree cover except for a small number of ornamental trees growing near the site borders. See Section 8.IV for a discussion of any impacts to these trees. Because the project site is not designated nor zoned as forest land or timber land, is not used for such a purpose, and would not naturally support a crop of commercial timber species, no impact would occur for c) and d).

- e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

No impact. Because no portion of the City or the project site are zoned for forest land or timberland, and the project site is not zoned for agriculture nor designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, no impact would occur.

III. AIR QUALITY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

HELIX Environmental Planning, Inc. conducted air quality modeling (CalEEMod) for the proposed project based primarily on the preliminary site plan and the Transportation Impact Study conducted by T. Kear Transportation Planning and Management, Inc. (2021). Air quality modeling output files and quantitative results are presented in **Appendix B**.

Environmental Setting

Climate in the Folsom area is characterized by hot, dry summers and cool, rainy winters. During summer's longer daylight hours, plentiful sunshine provides the energy needed to fuel photochemical reactions between Oxides of Nitrogen (NO_x) and Reactive Organic Gasses (ROG), which result in Ozone (O₃) formation. High concentrations of O₃ are reached in the Folsom area due to intense heat, strong and low morning inversions, greatly restricted vertical mixing during the day, and daytime subsidence that strengthens the inversion layer. The greatest pollution problem in the Folsom area is from NO_x.

The City of Folsom lies within the eastern edge of the Sacramento Valley Air Basin (SVAB). The Sacramento Metropolitan Air Quality Management District (SMAQMD) is responsible for implementing emissions standards and other requirements of federal and state laws in the project area. As required by the California Clean Air Act (CCAA), SMAQMD has published various air quality planning documents as discussed below to address requirements to bring the District into compliance with the federal and state ambient air quality standards. The Air Quality Attainment Plans are incorporated into the State Implementation Plan, which is subsequently submitted to the U.S. Environmental Protection Agency (EPA), the federal agency that administrates the Federal Clean Air Act of 1970, as amended in 1990.

Ambient air quality is described in terms of compliance with state and national standards, and the levels of air pollutant concentrations considered safe, to protect the public health and welfare. These standards are designed to protect people most sensitive to respiratory distress, such as people with

asthma, the elderly, very young children, people already weakened by other disease or illness, and persons engaged in strenuous work or exercise. The EPA has established national ambient air quality standards (NAAQS) for seven air pollution constituents. As permitted by the Clean Air Act, California has adopted more stringent air emissions standards (California Ambient Air Quality Standards, or CAAQS) and expanded the number of regulated air constituents.

The California Air Resources Board (CARB) is required to designate areas of the state as attainment, nonattainment, or unclassified for any state standard. An “attainment” designation for an area signifies that pollutant concentrations do not violate the standard for that pollutant in that area. A “nonattainment” designation indicates that a pollutant concentration violated the standard at least once. The air quality attainment status of the SVAB, including the City of Folsom, is shown in **Table 3**.

Table 3. Sacramento County – Attainment Status

POLLUTANT	STATE OF CALIFORNIA ATTAINMENT STATUS	FEDERAL ATTAINMENT STATUS
Ozone (1-hour)	Nonattainment	No Federal Standard
Ozone (8-hour)	Nonattainment	Nonattainment
Coarse Particulate Matter (PM ₁₀)	Nonattainment	Attainment
Fine Particulate Matter (PM _{2.5})	Attainment	Nonattainment
Carbon Monoxide (CO)	Attainment	Attainment/Unclassified
Nitrogen Dioxide (NO ₂)	Attainment	Attainment/Unclassified
Lead	Attainment	Attainment/Unclassified
Sulfur Dioxide (SO ₂)	Attainment	Unclassified
Sulfates	Attainment	No Federal Standard
Hydrogen Sulfide	Unclassified	No Federal Standard
Visibility Reducing Particles	Unclassified	No Federal Standard

Sources: SMAQMD 2020.

Sacramento County is designated as nonattainment for the state and federal ozone standards, the state PM₁₀ standards, and the federal PM_{2.5} standards. Concentrations of all other pollutants meet state and federal standards.

Ozone is not emitted directly into the environment, but is generated from complex chemical reactions between ROG, or non-methane hydrocarbons, and NO_x that occur in the presence of sunlight. ROG and NO_x generators in Sacramento County include motor vehicles, recreational boats, other transportation sources, and industrial processes. PM₁₀ and PM_{2.5} arise from a variety of sources, including road dust, diesel exhaust, fuel combustion, tire and brake wear, construction operations and windblown dust.

Toxic Air Contaminants

Toxic air contaminants (TAC) are a diverse group of air pollutants that may cause or contribute to an increase in deaths or in serious illness or that may pose a present or potential hazard to human health. TACs can cause long-term chronic health effects such as cancer, birth defects, neurological damage, asthma, bronchitis, or genetic damage, or short-term acute effects such as eye watering, respiratory irritation (a cough), runny nose, throat pain, and headaches. TACs are considered either carcinogenic or noncarcinogenic based on the nature of the health effects associated with exposure to the pollutant. For carcinogenic TACs, there is no level of exposure that is considered safe and impacts are evaluated in

terms of overall relative risk expressed as excess cancer cases per one million exposed individuals. Noncarcinogenic TACs differ in that there is generally assumed to be a safe level of exposure below which no negative health impact is believed to occur. These levels are determined on a pollutant-by-pollutant basis.

The Health and Safety Code (§39655[a]) defines TAC as “an air pollutant which may cause or contribute to an increase in mortality or in serious illness, or which may pose a present or potential hazard to human health.” All substances that are listed as hazardous air pollutants pursuant to subsection (b) of Section 112 of the CAA (42 United States Code Sec. 7412[b]) are designated as TACs. Under State law, the California Environmental Protection Agency (CalEPA), acting through CARB, is authorized to identify a substance as a TAC if it determines the substance is an air pollutant that may cause or contribute to an increase in mortality or an increase in serious illness, or that may pose a present or potential hazard to human health.

Diesel engines emit a complex mixture of air pollutants, including both gaseous and solid material. The solid material in diesel exhaust is referred to as diesel particulate matter (DPM). Almost all DPM is 10 microns or less in diameter, and 90 percent of DPM is less than 2.5 microns in diameter (CARB 2021a). Because of their extremely small size, these particles can be inhaled and eventually trapped in the bronchial and alveolar regions of the lung. In 1998, CARB identified DPM as a TAC based on published evidence of a relationship between diesel exhaust exposure and lung cancer and other adverse health effects. DPM has a notable effect on California’s population—it is estimated that about 70 percent of total known cancer risk related to air toxics in California is attributable to DPM (CARB 2021a).

Air Quality Monitoring

The SMAQMD operates a network of ambient air monitoring stations throughout the Sacramento region. The purpose of the monitoring stations is to measure ambient concentrations of criteria air pollutants and determine whether the ambient air quality meets state and federal standards, pursuant to the CAAQS and the NAAQS. The nearest ambient monitoring station to the project site is the East Natoma Street monitoring station located approximately 3 miles northwest of the project site. The closest monitoring station with data for PM₁₀ is the Sacramento – Branch Center Road 2 monitoring station, approximately 13.6 miles southwest of the project site. Air quality data collected monitoring stations for the years 2018 through 2020 are shown in **Table 4**.

Table 4. Summary of Annual Air Quality Data for Folsom Area Air Quality Monitoring Stations

POLLUTANT	2018	2019	2020
<i>Ozone (O₃): Monitoring location: Folsom – East Natoma Street</i>			
Maximum concentration 1-hour period (ppm)	0.105	0.087	0.038
Maximum concentration 8-hour period (ppm)	0.094	0.073	0.036
Days above 1-hour state standard (>0.09 ppm)	5	0	0
Days above 8-hour state/federal standard (>0.070 ppm)	19	2	0
<i>Coarse Particulate Matter (PM₁₀): Monitoring location: Sacramento – Branch Center Road 2</i>			
Maximum 24-hour concentration (µg/m ³)	200.0	53.0	201.0
Measured Days above 24-hr state standard (>50 µg/m ³)	4	1	10
Measured Days above 24-hr federal standard (>150 µg/m ³)	1	0	1
Annual average (µg/m ³)	26.5	18.4	33.2
Exceed state annual standard (20 µg/m ³)	Yes	No	Yes
<i>Fine Particulate Matter (PM_{2.5}): Monitoring location: Folsom – East Natoma Street</i>			

Maximum 24-hour concentration ($\mu\text{g}/\text{m}^3$)	104.5	25.4	19.6
Measured Days above 24-hour federal standard ($>35 \mu\text{g}/\text{m}^3$)	9	0	0
Annual average ($\mu\text{g}/\text{m}^3$)	10.2	*	*
Exceed state and federal annual standard ($12 \mu\text{g}/\text{m}^3$)	No	*	*
<i>Nitrogen Dioxide (NO₂): Monitoring location: Folsom – East Natoma Street</i>			
Maximum 1-hour concentration (ppm)	0.029	0.015	*
Days above state 1-hour standard (0.18 ppm)	0	0	*
Days above federal 1-hour standard (0.100 ppm)	0	0	*
Annual average (ppm)	0.003	*	*
Exceed annual federal standard (0.053 ppm)	No	*	*
Exceed annual state standard (0.030 ppm)	No	*	*

Source: CARB 2021b.

ppb = parts per billion; ppm = parts per million; $\mu\text{g}/\text{m}^3$ = micrograms per cubic meter, * = insufficient data available.

As Shown in **Table 4**, the state 1-hour ozone standard was exceeded on 5 days in 2018, the federal 8-hour ozone standard was exceeded on 19 days in 2018 and 2 days in 2019, and the state/federal PM₁₀ and PM_{2.5} standards were exceeded on multiple day in 2018 through 2020. There were no exceedances of NO₂ standards in 2018 through 2020.

Air Quality Attainment Planning

In order to work towards attainment for ozone, PM₁₀ and PM_{2.5}, the EPA Office of Air Quality Planning & Standards requires that each state containing nonattainment areas develop a written plan for cleaning the air in those areas. The plans developed are called State Implementation Plans (SIP). Through these plans, states outline efforts they will make to try to correct the levels of air pollution and bring their areas back into attainment. The status of air quality attainment planning for the Sacramento area is listed below (SMAQMD 2017):

- 8-Hour O₃.** The Sacramento region was classified by the EPA as a “serious” nonattainment area on June 15, 2004 for the federal 8-hour ozone standard, with an attainment deadline of June 15, 2013. Emission reductions needed to achieve the air quality standard were identified using an air quality modeling analysis. An evaluation of proposed control measures and associated ROG and NO_x emission reductions concluded that no set of feasible controls were available to provide the needed emission reductions before the attainment deadline year. Given the magnitude of the shortfall in emission reductions, and the schedule for implementing new control measures, the earliest possible attainment demonstration year for the Sacramento region is determined to be the “severe” area deadline of 2019. Section 181(b)(3) of the Clean Air Act permits a state to request that the EPA reclassify a nonattainment area to a higher classification and extend the time allowed for attainment. This process is appropriate for areas that must rely on longer-term strategies to achieve the emission reductions needed for attainment. The EPA approved this request on May 5, 2010. The Sacramento Regional 8-Hour Ozone Attainment and Reasonable Further Progress Plan was developed by the air districts in the Sacramento region to bring the region into attainment for the ozone NAAQS and CAAQS. The plan is a joint project between the SMAQMD, and four other air districts in the Sacramento region (SMAQMD 2017).

- **1-Hour O₃**. On May 9, 2011, EPA proposed to determine that California is no longer required to implement or submit a CAA Section 185 fee program for 1-hour ozone as a revision to the SIP for the Sacramento Metro 1-hour ozone nonattainment area. EPA has also taken an “interim final” action to stop sanctions from applying to the Sacramento Metro Area.
- **PM₁₀**. In March 2002, the EPA officially determined that Sacramento County had attained the PM₁₀ standards. In November 2010, the SMAQMD formally requested that the EPA redesignate Sacramento County from nonattainment to attainment for PM₁₀. The EPA approved this request effective October 28, 2013. The SMAQMD additionally adopted a PM₁₀ Maintenance Plan. The first Maintenance Plan showed maintenance from 2012 through 2022. A Second Maintenance Plan will be prepared and submitted by The SMAQMD to demonstrate maintenance for ten additional years, through 2032.
- **PM_{2.5}**. The Sacramento PM_{2.5} nonattainment area designation met the PM_{2.5} NAAQS by December 31, 2011. On May 9, 2012, CARB submitted a request that EPA find the Sacramento region in attainment for the 2006 24-hour PM_{2.5} NAAQS. EPA issued a proposed rule for Determination of Attainment for the Sacramento Nonattainment Area on October 26, 2012 and a final rule for Determination of Attainment on July 15, 2013. EPA used the updated 2010-2012 ambient air quality data for determination and the final rule became effective on August 14, 2013 (SMAQMD 2017) (EPA 2013). On May 10, 2017, the EPA found the area attained the 2006 24-hour NAAQS by the attainment date of December 31, 2015 based on monitoring data for 2013-2015. The 2013 Maintenance Plan and will be updated and submitted in the future based on the clean data finding made by the EPA.
- **CO**. The region is currently designated attainment for 1-hour and 8-hour CO standards. The Maintenance Plan developed for CO in 1996 was revised in 2004 to extend the 1996 CO Maintenance Plan demonstration to 2018.

Evaluation of Air Quality

While the final determination of whether or not a project has a significant effect is within the purview of the lead agency pursuant to CEQA Guidelines Section 15064(b), SMAQMD recommends that its air pollution thresholds be used to determine the significance of project emissions. The criteria pollutant thresholds and various assessment recommendations are contained in SMAQMD’s Guide to Air Quality Assessment in Sacramento County (CEQA Guide; 2020, revised), and are discussed under the checklist questions below.

a) Conflict with or obstruct implementation of the applicable air quality plan?

Less than Significant Impact. In accordance with SMAQMD’s CEQA Guide, construction-generated NO_x, PM₁₀, and PM_{2.5}, and operational-generated ROG and NO_x (all ozone precursors) are used to determine consistency with the Ozone Attainment Plan. The Guide states (SMAQMD 2020 p. 4-6):

By exceeding the District’s mass emission thresholds for operational emissions of ROG, NO_x, PM₁₀, or PM_{2.5}, the project would be considered to conflict with or obstruct implementation of the District’s air quality planning efforts.

As shown in the discussion for question b) below, the project's construction-generated emissions of NO_x, PM₁₀, and PM_{2.5} and operation-generated emissions ROG and NO_x would not exceed SMAQMD thresholds. The project would not conflict with or obstruct implementation of the applicable air quality plan and the impact would be less than significant.

- b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

Less than Significant Impact. The Sacramento region is in non-attainment for ozone (ozone precursors NO_x and ROG) and particulate matter (PM_{2.5} and PM₁₀). The project's emissions of these criteria pollutants and precursors during construction and operation are evaluated below.

Construction Emissions

SMAQMD's CEQA Guide includes construction screening levels to determine if a project would exceed the NO_x, PM₁₀ and PM_{2.5} threshold of significance. However, because the proposed project includes cut-and-fill operations of approximate 50,000 cubic yards (balance on-site, no import or export of soil), the construction screening levels are not recommended for use. As such, the California Emissions Estimator Model (CalEEMod) version 2020.4.0 was used to quantify project-generated construction emissions. The model output sheets are included in Appendix B. Construction emissions would be generated by vehicle engine exhaust from off-road construction equipment, on-road hauling trucks, vendor trips, and worker commuting trips.

The project's construction period emissions of ROG, NO_x, PM₁₀, and PM_{2.5} are compared to the SMAQMD construction thresholds in **Table 5**. The SMAQMD does not have a recommended threshold for construction-generated ROG. However, quantification and disclosure of ROG emissions is recommended. The SMAQMD considers any emissions of PM₁₀ and PM_{2.5} to be significant unless the Basic Construction Emissions Control Practices are implemented, also known as Best Management Practices (BMPs). The project would implement all of the SMAQMD BMPs to control fugitive dust in accordance with SMAQMD Rule 403. The modeling accounts for emissions reductions resulting from watering exposed surfaces twice daily. As shown in **Table 5**, the proposed project construction period emissions of the ozone precursor NO_x, PM₁₀, and PM_{2.5} would not exceed the SMAQMD thresholds. Impacts related to construction-generated emissions of ROG, NO_x, PM₁₀, and PM_{2.5} would be less than significant.

Operational Emissions

Regional Emissions

SMAQMD provides screening levels to identify when additional analysis is necessary to determine potential significance for operational ROG, NO_x, PM₁₀, or PM_{2.5} emissions. The operational screening levels represent the development size at which the operational emissions thresholds of significance would not be exceeded. According to the screening thresholds, if a proposed mid-rise apartment project is less than 740 dwelling units, then the project would not have the potential to exceed SMAQMD's recommended mass emission thresholds for NO_x or ROG during operation. The PM₁₀ and PM_{2.5} screening level is 1,485 dwelling units. The proposed project would develop 257 dwelling unit, less than the screening thresholds and project-specific modeling for operational emissions is not required. Therefore, impacts related to project long-term operational emissions of ROG, NO_x, PM₁₀, and PM_{2.5}, would be less than significant.

Table 5. Construction Criteria Pollutant and Precursor Emissions

ACTIVITY	NO_x (pounds/day)	ROG (pounds/day)¹	PM₁₀ (pounds/day)	PM_{2.5} (pounds/day)
Demolition	0.6	5.6	1.0	0.4
Site Preparation	3.8	37.1	10.8	6.2
Grading	4.2	42.9	6.1	3.3
Underground Utilities	1.1	10.4	0.6	0.4
Paving	1.5	14.1	1.0	0.6
Building Construction	2.8	19.8	3.3	1.5
Architectural Coatings	16.8	1.4	0.5	0.2
Maximum Daily Emissions	19.4²	42.9	10.8	6.2
<i>SMAQMD Threshold</i>	<i>None</i>	<i>85</i>	<i>80</i>	<i>82</i>
Threshold exceeded?	No	No	No	No

Source of emissions estimates: CalEEMod output (Appendix B)

Source of threshold: SMAQMD 2020.

¹ Maximum daily emissions of ROG would occur in summer, maximum daily emissions of all other analyzed pollutants would occur in winter or are not seasonally dependent.

² Maximum daily emissions of ROG would be the combined emissions from Building Construction and Architectural Coating which would occur concurrently in 2023.

Impact Conclusion

The project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment, and the impact would be less than significant.

c) Expose sensitive receptors to substantial pollutant concentrations?

Less than Significant Impact.

CARB and the Office of Environmental Health Hazard Assessment (OEHHA) have identified the following groups of individuals as the most likely to be affected by air pollution: the elderly over 65, children under 14, infants (including in utero in the third trimester of pregnancy), and persons with cardiovascular and chronic respiratory diseases such as asthma, emphysema, and bronchitis (CARB 2005, OEHHA 2015). Some land uses are considered more sensitive to air pollution than others due to the types of population groups or activities involved and are referred to as sensitive receptors. Examples of these sensitive receptors are residences, schools, hospitals, and daycare centers.

The closest existing sensitive receptors to the project site are multi-family residences approximately adjacent to the project site, approximately 80-feet to the northeast. Single family homes are located across Cavitt Drive, approximately 150-feet east of the project site. There are no schools, hospitals or daycare centers located within 0.5-mile of the project site.

Implementation of the project would result in the use of heavy-duty construction equipment, haul trucks, and construction worker vehicles. These vehicles and equipment would generate the TAC DPM. Generation of DPM from construction projects typically occurs in a localized area (e.g., at the project site) for a short period of time. Because construction activities and subsequent emissions vary depending on the construction activity (e.g., grading, building construction), the construction-related emissions to which nearby receptors are exposed to would also vary throughout the construction period. During some equipment-intensive activities such as grading and excavation, construction-related emissions would be higher than other less equipment-intensive activities such as building construction.

The dose (of TAC) to which receptors are exposed is the primary factor used to determine health risk. Dose is a function of the concentration of a substance in the environment and the extent of exposure a person has with the substance; a longer exposure period to a fixed quantity of emissions would result in higher health risks. Current models and methodologies for conducting cancer health risk assessments are associated with longer-term exposure periods (typically 30 years for individual residents based on guidance from OEHHA) and are best suited for evaluation of long duration TAC emissions with predictable schedules and locations. These assessment models and methodologies do not correlate well with the temporary and highly variable nature of construction activities. Cancer potency factors are based on animal lifetime studies or worker studies where there is long-term exposure to the carcinogenic agent. There is considerable uncertainty in trying to evaluate the cancer risk from projects that will only last a small fraction of a lifetime (OEHHA] 2015). In addition, concentrations of mobile source DPM emissions disperse rapidly and are typically reduced by 70 percent at approximately 500-feet (CARB 2005). Considering this information, the highly dispersive nature of DPM, and the fact that construction activities would occur at various locations throughout the project site, it is not anticipated that construction of the project would expose sensitive receptors to substantial DPM concentrations.

According to the SMAQMD, land use development projects do not typically have the potential to result in localized concentrations of criteria air pollutants that expose sensitive receptors to substantial pollutant concentrations. This is because criteria air pollutants are predominantly generated in the form of mobile-source exhaust from vehicle trips associated with the land use development project. These vehicle trips occur throughout a paved network of roads, and, therefore, associated exhaust emissions of criteria air pollutants are not generated in a single location where high concentrations could be formed (SMAQMD 2020). Therefore, localized concentration of CO from exhaust emissions, or “CO hotspots,” would only be a concern on high-volume roadways where vertical and/or horizontal mixing is substantially limited, such as tunnels or below grade highways. There are no high-volume roadways in the region with limited mixing that would be affected by project generated traffic. Once operational, the project would not be a significant source of TACs. Therefore, the project would not expose sensitive receptors to substantial pollutant concentrations, and the impact would be less than significant.

- d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less than Significant Impact. Odors associated with diesel exhaust and ROG from application of asphalt and architectural coatings would be emitted during project construction. The odor of these emissions is objectionable to some; however, emissions would disperse rapidly from the project site and therefore should not be at a level that would affect a substantial number of people. Further, construction activities would be temporary. As a result, impacts associated with temporary odors during construction are not considered significant.

As a residential development, operation of the project would not result in odors affecting a substantial number of people. Solid waste generated by the project would be collected by a contracted waste hauler, ensuring that any odors resulting from on-site waste would be managed and collected in a manner to prevent the proliferation of odors. The project would not result in other emissions (such as those leading to odors) adversely affecting a substantial number of people, and the impact would be less than significant.

IV. BIOLOGICAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The discussion below is based on a biological resources evaluation conducted by HELIX Environmental Planning, Inc. Attached to this Initial Study as **Appendix C** are the results of several database searches conducted as part of the evaluation.

Environmental Setting

The project site is an undeveloped parcel in an urban setting surrounded by residential and commercial development. The site is bounded by the Talavera Apartment Complex to the northeast, south of Broadstone Parkway, and Broadstone Marketplace to the north/northwest, north of Broadstone Parkway. The site is bounded immediately by Cavitt Drive to the east, west of a residential subdivision and Handy Family Park. Along the west boundary, a railroad corridor separates the project site from East

Bidwell Street. To the south of the project site is a disturbed lot and Iron Point Road. The project site is not developed but has been previously rough graded.

Biological Study Methods

Biological studies conducted in support of this document included a desktop special-status species evaluation and a biological and wetland reconnaissance survey.

Special-Status Species Evaluation

For the purposes of this evaluation, special-status species are those that fall into one or more of the following categories:

- Listed as endangered or threatened under the Federal Endangered Species Act of 1973 (FESA), including candidate species and species proposed for listing;
- Listed as endangered or threatened under the California Endangered Species Act (CESA), including candidate species and species proposed for listing;
- Designated as a Species of Special Concern (SSC) or watch-list (WL) species by the California Department of Fish and Wildlife (CDFW), or “Fully Protected” under the California Fish and Game Code (FP), or a sensitive natural community;
- Designated by the California Native Plant Society (CNPS) as California Rare Plant Rank 1A, 1B, 2A, 2B, or 3.

The most current available lists of special-status species known to occur and/or having the potential to occur in the project area were reviewed to determine those species’ potential to occur on the project site or otherwise be affected by project activities. The following databases were queried, and the results are included in **Appendix C**:

- The Sacramento Fish and Wildlife Office list of threatened and endangered species that may occur in the project site and/or may be affected by the project (USFWS 2020);
- The California Native Plant Society list of special-status plants documented in the “Folsom and Clarksville, CA” U.S. Geological Survey (USGS) 7.5-minute topographic quads (CNPS 2020); and
- The California Natural Diversity Database (CNDDB) list of special-status species documented in the “Folsom and Clarksville, CA” USGS 7.5-minute topographic quads (CDFW 2020).

Biological Reconnaissance Survey

HELIX biologist Marisa Brilts conducted a biological survey on July 16, 2021. The weather during the July 16 field survey was sunny and clear with an average temperature of 84 degrees Fahrenheit. The project site and 250-foot buffer was systematically surveyed on foot to ensure total search coverage, with special attention given to portions of the project site with the potential to support special-status species. Additionally, Ms. Brilts surveyed a 250-foot buffer around the project site (refer to **Figure 4** for habitats or resources that could potentially trigger additional surveys or mitigation before the commencement of construction).

Regulatory Framework Related to Biological Resources

State and Federal Endangered Species Acts

Special status species are protected by state and federal laws. The California Endangered Species Act (CESA; California Fish and Game Code Sections 2050 to 2097) protects species listed as threatened and endangered under CESA from harm or harassment. This law is similar to the Federal Endangered Species Act of 1973 (FESA; 16 USC 1531 et seq.) which protects federally threatened or endangered species (50 CFR 17.11, and 17.12; listed species) from take. For both laws, take of the protected species may be allowed through consultation with and issuance of a permit by the agency with jurisdiction over the protected species.

California Code of Regulations and California Fish and Game Code

The official state listing of endangered and threatened animals and plants is contained in the California Code of Regulations Title 14 § 670.5. A state candidate species is one that the California Fish and Game Code has formally noticed as being under review by CDFW for inclusion on the state list pursuant to Sections 2074.2 and 2075.5 of the California Fish and Game Code. CDFW also designates Species of Special Concern that are not currently listed or candidate species.

Legal protection is also provided for wildlife species in California that are identified as “fully protected animals.” These species are protected under Sections 3511 (birds), 4700 (mammals), 5050 (reptiles and amphibians), and 5515 (fishes) of the California Fish and Game Code. These statutes prohibit take or possession of fully protected species at any time. The CDFW is unable to authorize incidental take of fully protected species when activities are proposed in areas inhabited by these species. The CDFW has informed non-federal agencies and private parties that they must avoid take of any fully protected species. However, Senate Bill (SB) 618 (2011) allows the CDFW to issue permits authorizing the incidental take of fully protected species under the CESA, so long as any such take authorization is issued in conjunction with the approval of a Natural Community Conservation Plan that covers the fully protected species (California Fish and Game Code Section 2835).

California Native Plant Protection Act

The California Native Plant Protection Act of 1977 (California Fish and Game Code Sections 1900 to 1913) requires all state agencies to use their authority to implement programs to conserve endangered and otherwise rare species of native plants. Provisions of the act prohibit the taking of listed plants from the wild and require notification of CDFW at least 10 days in advance of any change in land use other than changing from one agricultural use to another, which allows CDFW to salvage listed plants that would otherwise be destroyed.

Nesting and Migratory Birds

Nesting birds are protected by state and federal laws. California Fish and Game Code (§3503, 3503.5, and 3800) prohibits the possession, incidental take, or needless destruction of any bird nests or eggs; Fish and Game Code §3511 designates certain bird species “fully protected” (including all raptors), making it unlawful to take, possess, or destroy these species except under issuance of a specific permit. The Attorney General of California has released an opinion that the Fish and Game Code prohibits incidental take. Under the Migratory Bird Treaty Act (MBTA) of 1918 (16 USF §703-711), migratory bird species and their nests and eggs that are on the federal list (50 CFR §10.13) are protected from injury or

death, and project-related disturbance must be reduced or eliminated during the nesting cycle. The U.S. Court of Appeals for the 9th Circuit (with jurisdiction over California) has ruled that the MBTA does not prohibit incidental take (952 F 2d 297 – Court of Appeals, 9th Circuit, 1991).

City of Folsom Tree Preservation Ordinance

Requirements related to biological resources also include protection of existing trees and specifies measures necessary to protect both ornamental and native oak trees. Chapter 12.16 of the Folsom Municipal Code, the Tree Preservation Ordinance, further regulates the cutting or modification of trees, including oaks and specified other trees; requires a Tree Permit prior to cutting or modification; and establishes mitigation requirements for cut or damaged trees (City of Folsom 2021c). The Tree Preservation Ordinance establishes policies, regulations, and standards necessary to ensure that the City will continue to preserve and maintain its “urban forests”. Anyone who wishes to perform “Regulated Activities” on “Protected Trees” must apply for a permit with the City. Regulated activities include:

- Removal of a Protected Tree;
- Pruning/trimming of a Protected Tree; and/or,
- Grading or trenching within the Protected zone.

Protected trees include:

- Native oak trees with a diameter of 6 inches or larger for single trunk trees 20 inches or larger combined diameter of native oak multi-trunk trees;
- Heritage oak trees - native oaks with a trunk diameter of 19 inches or greater and native oaks with a multi-trunk diameter of 38 inches or greater;
- Landmark trees identified individually by the City Council through resolution as being a significant community benefit; and/or,
- Street trees within the tree maintenance strip.

Jurisdictional Waters

Any person, firm, or agency planning to alter or work in “waters of the U.S.,” including discharge of dredged or fill material, must first obtain authorization from the U.S. Army Corps of Engineers (USACE) under Section 404 of the Clean Water Act (CWA). Section 401 requires an applicant for a federal license or permit that allows activities resulting in a discharge to waters of the U.S. must obtain a state certification that the discharge complies with other provisions of the CWA. The Regional Water Quality Control Boards (RWQCB) administer the certification program in California. The RWQCBs also regulate discharges of pollutants or dredged or fill material to waters of the State, which are more broadly defined than waters of the U.S.

California Fish and Game Code Section 1602 – Lake and Streambed Alteration Program

Diversions or obstructions of the natural flow of, or substantial changes or use of material from the bed, channel, or bank of, any river, stream, or lake in California that supports wildlife resources are subject to

regulation by CDFW, pursuant to Section 1602 of the California Fish and Game Code. The CDFW requires notification prior to commencement of any such activities, and a Lake and Streambed Alteration Agreement (LSAA) pursuant to Fish and Game Code Sections 1601-1603, if the activity may substantially adversely affect an existing fish and wildlife resource.

Biological Reconnaissance Survey Results

Habitat Types in the Project Area

The project site consists of disturbed and ruderal habitat with ditches and culverts transecting the site (**Figure 4**). A small landscaping strip is located in the north/northwestern portion of the project site and is associated with the Talavera Apartment Complex. The project site is located on an elevated pad that slopes down to East Bidwell Street to the west and Broadstone Parkway to the north. Vegetation on the slopes differs from the elevated pad and is comprised of annual grasses including wild oats (*Avena fatua*), soft chess (*Bromus hordeaceus*), riggut brome (*Bromus diandrus*), and red brome (*Bromus madratensis*). The soil on the site is disturbed and appears to be partially comprised of fill. Vegetation on the elevated pad is characterized by sparsely distributed introduced annual grasses and other species including mustard (*Brassica* sp.), vinegarweed (*Trichostema lanceolatum*), purple sand spurry (*Spergularia rubra*), stinkwort (*Dittrichia graveolens*), and yellow star thistle (*Centaurea solstitialis*). A partially graveled access road is located off Cavitt Drive and connecting to a SMUD utilities pad located within the project site. The utility pad is sparsely vegetated with prickly Russian thistle (*Salsola tragus*).

Dirt and cement lined ditches as well as culverts are located throughout the site. The shallow dirt ditches located along the northwestern corner and along the western boundary of the project site were devoid of vegetation and were dry at the time of the survey. The deeper and wider cement lined ditch transecting the central portion of the project site in a general east west direction contained water conveyed water offset to the west. The water source is likely runoff from the adjacent Handy Park located to the east and the surrounding residential neighborhoods. The water flows west through numerous culverts and looks to either terminate or partially disperse along East Bidwell Street primarily east of the railroad tracks (**Figure 4**). During the July 16, 2021 survey, crews were observed cleaning debris and vegetation from the eastern portion of the ditch at the base of a culvert within the project site. Vegetation being removed included dallis grass (*Paspallum dilitatum*), and cattail (*Typha* sp.). Except for the base of the east culvert, the ditch is cement-lined and devoid of vegetation.

Surrounding Habitat Types

In addition to surveying the project site, features within a 250-foot buffer surrounding the project site (**Figure 4**) include landscaping, wetlands, and portions of the adjacent park site. Several ornamental and native trees east of the railroad tracks adjacent to East Bidwell were noted including willow (*Salix* sp.), Fremont cottonwood (*Populus fremontii*), cork oak (*Quercus suber*), vitex (*Vitex agnus*), Washington hawthorn, (*Crataegus phaenopyrum*), strawberry tree (*Arbutus unedo*), Chinese pistache (*Pistacia chinensis*), and sycamore (*Platanus racemosa*). The trees and their canopy are outside of the project site and are located at the bottom of the slope of the elevated project site. However, these trees may provide nesting habitat for migratory and nesting birds and limited nesting sites for raptors due to the size and species of the trees as well as proximity to heavily trafficked East Bidwell Street. No nesting birds or raptors were observed during the July 16, 2021 survey.

Culverts and ditches convey water on and off the project site. The cement lined ditch transecting the central portion of the project site running in a general east west direction was conveying water offsite during the July 16, 2021 survey (**Figure 4**). The water flows through numerous culverts and looks to either terminate or partially disperse along East Bidwell Street primarily east of the railroad tracks creating an offsite linear aquatic feature. At the time of the survey, portions of this feature were saturated with ponding water, and contained aquatic plants including dallis grass, narrow-leaved cattail (*Typha angustifolia*), and willows (*Salix* sp.). No special-status plants or wildlife were observed within this feature.

Additional areas examined included portions of the park site to the east, the apartment complex to the northeast, and fill piles locate to the south. No special-status species were observed within the 250-foot buffer. However, mature maple trees (*Acer* sp.) within the park located to the east may provide nesting habitat for raptors and other nesting and migratory birds.

Wildlife Observations

No special-status wildlife species were observed in the project site during the biological survey. Bird species observed in the vicinity of the project site include American crow (*Corvus brachyrhynchos*), Anna's hummingbird (*Calypte anna*) and house finch (*Haemorhous mexicanus*). A killdeer (*Charadrius vociferus*) was observed foraging on the site during the biological survey. Additional species observed within the project site included mourning dove (*Zenaida macroura*), western fence lizard (*Sceloporus occidentalis*) and domestic cat (*Felis catus*). These are common species in urban and rural residential settings, and highly tolerant of human presence.

Results of Special-Status Species Evaluation

Evaluation of Regionally Occurring Special-Status Plant Species

Prior to conducting the biological field survey, existing information concerning known habitats and special-status species that may occur in the project site was reviewed. The results of the database queries are provided in (**Appendix C**) and analyzed in the "potential to occur" table. Database queries returned 31 special-status plant species recorded in by CDFW data from the CNDDDB and data from CNPS for Folsom, Clarksville, Citrus Heights, Carmichael, Buffalo Creek, Folsom SE, Pilot Hill, Roseville, and Rocklin U.S. Geological Survey (USGS) 7.5-minute series quadrangles. Based on field observations, published information, and literature review, no special-status plants are expected to occur within the project site.

Of these 31 potentially occurring special-status plant species, many do not have the potential to occur onsite as they are endemic to vernal pools, occur on gabbroic or serpentine soils, or are found in marshes and swamps, none of which are located within the project site. The site is primarily a rough graded pad that lacks vernal pools or other wetland habitats, with the exception of the constructed ditches, and the soil has been too disturbed to support special-status plants. The constructed dirt ditches are highly disturbed and do not appear to hold water for any significant duration and the cement lined ditch with a small unlined portion near the mouth of the eastern culvert are not suitable habitat for aquatic species.

Evaluation of Regionally Occurring Special-Status Animal Species

Prior to conducting the biological field survey, existing information concerning known habitats and special-status wildlife species that may occur in the project site was reviewed. The results of the database queries are provided in **(Appendix C)** and analyzed in the “potential to occur” table. Database queries returned a total of 44 special-status animal species that are either recorded in CNDDDB from the “Folsom, Clarksville, Citrus Heights, Carmichael, Buffalo Creek, Folsom SE, Pilot Hill, Roseville, and Rocklin” U.S. Geological Survey (USGS) 7.5-minute series quadrangles or in the USFWS list of special-status species with the potential to occur in the project site. Of these 44 potentially occurring special-status wildlife species, three fishes, four amphibians, two reptiles, and numerous birds are associated with permanent aquatic habitat, and two branchiopods are endemic to vernal pools. There are no aquatic habitats or vernal pools on the site to provide habitat for any of these species and the site does not provide habitat for any of the regionally occurring special-status plant species. One insect, valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*), is an obligate specialist on elderberry shrubs (*Sambucus* spp.). No elderberry shrubs are located on or within the 250-foot buffer of the project site.

Evaluation of Nesting Birds

Native birds are protected by the California Fish and Game Code, which prohibits direct take of adults, nests, eggs, and chicks. Disturbance that leads to nest abandonment can be considered take of eggs and chicks. Common bird species found on and adjacent to the project site include species that nest on all types of substrata, including bare ground, herbaceous and woody vegetation, culverts, poles, and structures.

Potential nesting habitat is limited on the project site and no bird nests were observed in the site; however, development of the site would result in removal of vegetation that provides potential nesting habitat for nesting birds and bare ground areas attract some ground nesting species such as killdeer and mourning dove. In addition, grasses and herbaceous vegetation in and adjacent to the site may provide nesting locations for a wide variety of common bird species. Small and larger horticultural trees occur in landscaped areas adjacent to the site along Cavitt Drive, East Bidwell Street and in the adjacent commercial development. Project construction activities would potentially result in impacts to nesting birds if construction of the proposed project commences during the typical avian breeding season (February – August). Construction activities and construction-related disturbance (noise, vibration and increased human activity) could adversely affect these species if they were to nest in or adjacent to the project area. Potential effects include physical destruction of nests by construction equipment and/or nest abandonment.

Mitigation Measure BIO-01 for nesting migratory birds is expected to reduce impacts to nesting migratory birds to less than significant.

Wetlands or Other Waters of the U.S. or State

A constructed 90-degree dirt ditch occurs along the northwest side of the project site; the approximate 250-foot dirt ditch is approximately two and a half feet wide by about one foot deep with occasional rip-rap. The ditch conveys stormwater runoff to a drop culvert at the bend of the 90-degree angle. The ditch is sparsely vegetated with ruderal and non-aquatic species. A second constructed 550-foot long ditch is located along the site's western boundary, conveying water to the drop culvert located centrally within

the dirt ditch. The ditch was sparsely vegetated with ruderal and non-aquatic species and dry at the time of the survey. The third ditch is primarily cement lined and transects the central portion of the project site in a generally east-west direction and was conveying water to the west, offsite during the survey. The water source is likely runoff from the adjacent park to the east and the surrounding residential neighborhoods. The water flows through numerous culverts and looks to either terminate or partially disperse along East Bidwell Street, primarily east of the railroad tracks. The approximate 425-foot ditch ranges from approximately two to ten feet in width and roughly the same in depth. Only the eastern portion of the ditch is not cement lined and contained wetland vegetation surrounding the base of the mouth of the culvert. At the time of the survey, crews were removing vegetation along with other debris blocking the culvert.

The following discussion is based on a review of historic aerial imagery from National Environmental Title Research (<<https://www.historicaerials.com/viewer>>). The cement-lined ditch was constructed in roughly 2002 and was reconstructed to be linear and concrete lined in 2013.

Waters of the U.S.

There are no waters of the U.S. on the site. The Navigable Waters Protection Rule: Definition of “Waters of the United States” (33 CFR Part 328) exempts stormwater control features constructed or excavated in upland or in non-jurisdictional waters to convey, treat, infiltrate, or store stormwater run-off from Clean Water Act jurisdiction. The constructed ditches are constructed in fill associated with development and are exempt from jurisdiction. Therefore, the constructed ditches are exempt from Clean Water Act regulation and do not qualify as waters of the U.S.

Waters of the State

There are no waters of the state on the site as defined in the *State Wetland Definition and Procedures for Discharges of Dredged or Fill Material to Waters of the State* adopted April 2, 2019, that went into effect on May 28, 2020.

California Fish and Game Code Section 1602 – Lake and Streambed Alteration Program

There are no lakes, rivers, or streams on or adjacent to the site and therefore no resources subject to California Fish and Game Code Section 1602 – Lake and Streambed Alteration Program on the site.

Potential Impacts to Waters of the U.S./State

There are no potential waters of the U.S. or state on the site. Therefore, the project would not result in any impacts to waters of the U.S. or state.

Evaluation of Native Trees

None of the trees noted on the project site meet the definition of protected trees per the City’s Tree Preservation Ordinance (City of Folsom 2021c). The trees are a combination of both native and nonnative and display signs of deferred maintenance (i.e., poor trunk and limb structure and signs of drought stress). As the trees are located adjacent to an existing masonry wall, they would likely require substantial pruning, if not removal, in the near future in order to maintain wall integrity. The trees may provide habitat for resident and migratory songbirds, but are not of suitable size or location to support nesting/perching opportunities for raptors. Project site plans (**Figure 2**) indicate that the trees would be

removed as part of implementation of the proposed project. The project proposes a landscape plan to include installation of approximately 16 shade and canopy trees along the project site's southern border (not adjacent to the masonry wall).

Evaluation of Biological Resources

- a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

Less than significant with mitigation. The proposed project would not affect special-status plant and wildlife species. However, common bird species protected by the federal Migratory Bird Treaty Act and California Fish and Game Codes may nest on the buildings, trees, and other vegetation on or adjacent to the project site. Project construction activities would potentially result in impacts to nesting birds if construction of the proposed project commences during the typical avian breeding season (February 1–August 31). Construction activities and construction-related disturbance (noise, vibration and increased human activity) could adversely affect these species if they were to nest in or adjacent to the project area. Potential effects include physical destruction of nests by construction equipment and/or nest abandonment. Mitigation Measure BIO-01 would be implemented to avoid and minimize impacts to nesting birds:

Mitigation Measure BIO-01: Avoid and minimize impacts to nesting birds.

- If ground clearing activities occur during the typical bird nesting season (February 15 through August 31), pre-construction nesting bird surveys shall be conducted by a qualified biologist on the project site and within a 500-foot radius of proposed construction areas, where access is available, no more than 14 days prior to the initiation of construction. If no nests are found, no further mitigation is required.
- If active nests are identified in these areas, the project applicant shall coordinate with the City to develop measures to avoid disturbance of active nests prior to the initiation of any construction activities, or construction could be delayed until the young have fledged. Avoidance measures may include establishment of a buffer zone and monitoring of the nest by a qualified biologist until the young have fledged the nest and are independent of the site. If a buffer zone is implemented, the size of the buffer zone shall be determined by a qualified biologist in coordination with the City and shall be appropriate for the species of bird and nest location.

With implementation of Mitigation Measure BIO-01, impacts to nesting birds would be less than significant.

- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

No impact. No riparian habitats, sensitive natural communities, or other protected habitats are located on or adjacent to the project site. Therefore, no impact would occur.

- c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No impact. There are no potential waters of the U.S. or state on the site. Therefore, there would be no impact to potential waters of the U.S. or state.

- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

No impact. The project site has been roughed graded and is surrounded by development including East Bidwell Street, Broadstone Parkway, Cavitt Drive, a community park, a residential subdivision, and commercial uses. The project site does not provide any wildlife movement corridors or wildlife nursery sites. Therefore, there would be no impacts to wildlife corridors or the use of native wildlife nursery sites as a result of the proposed project.

- e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Less than significant impact. The project does not conflict with any local policies or ordinances protecting biological resources. None of the trees noted on the project site meet the definition of protected trees per the City's Tree Preservation Ordinance (City of Folsom 2021c). Removal of the trees as indicated on the project site plans (**Figure 2**) constitutes a less than significant impact; mitigation is unwarranted.

- f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No impact. No Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan has been approved for the City of Folsom. Therefore, no impacts to an existing adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan would occur.

V. CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The discussion below is based on a cultural resources assessment report prepared by HELIX Environmental Planning, Inc. (HELIX 2021), attached to this Initial Study as **Appendix D**. This assessment, which addresses both archaeological and architectural resources, is based on the results of an archival records search, Native American coordination, and a pedestrian survey/subsurface testing of the project site.

Environmental Setting

State and federal legislation require the protection of historical and cultural resources. In 1971, President's Executive Order No. 11593 required that all federal agencies initiate procedures to preserve and maintain cultural resources by nomination and inclusion on the National Register of Historic Places. In 1980, the Governor's Executive Order No. B-64-80 required that state agencies inventory all "significant historic and cultural sites, structures, and objects under their jurisdiction which are over 50 years of age and which may qualify for listing on the National Register of Historic Places." Section 15064.5(b)(1) of the CEQA Guidelines specifies that projects that cause "...physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historic resource would be materially impaired" shall be found to have a significant impact on the environment. For the purposes of CEQA, an historical resource is a resource listed in, or determined eligible for listing in the California Register of Historical Resources. When a project could impact a resource, it must be determined whether the resource is an historical resource, which is defined as a resource that:

(A) is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political or cultural annals of California; and,

(B) Meets any of the following criteria: 1) is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage; 2) is associated with the lives of persons important in our past; 3) embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or 4) has yielded, or may be likely to yield, information important in prehistory or history.

The City of Folsom Standard Construction Specifications were developed and approved by the City of Folsom in May 2004 and updated in July of 2020. They include Article 11 - Cultural Resources, which provides direction on actions to be taken in the event that materials are discovered that may ultimately be identified as a historical or archaeological resource, or human remains (City of Folsom 2020).

Cultural Background

Following is a brief summary providing a context in which to understand the background and relevance of resources that may occur in the general project area. This section is not intended to be a comprehensive review of the current resources available; rather, it serves as a general overview. Further details can be found in ethnographic studies, mission records, and major published sources.

Southern Maidu

At the time of European contact, the Southern Maidu tribe of California Native Americans, previously referred to as the Nisenan, occupied the project vicinity. The Southern Maidu occupied the drainages of the Yuba, Bear, and American rivers and the lower drainages of the Feather River, bounded by the west bank of the Sacramento River to the west, the crest of the Sierra Nevada to the east, and a few miles south of the American River to the south. The northern boundary is not well established due to the Southern Maidu's linguistic similarity with neighboring groups but extended somewhere between the Feather and Yuba rivers (HELIX 2021).

The Southern Maidu constructed villages on natural rises along streams and rivers ranging in size from three to fifty houses. The houses were typically dome or conical shaped and covered with earth, tule mats, or grasses, and major villages contained a semi-subterranean dance house structure covered by earth, tule, and brush (Wilson and Towne 1978). The Southern Maidu subsistence base varied and included gathering seeds and seasonal plant resources, hunting, and fishing. The Southern Maidu were not dependent on one staple, as their territory provided abundant year-round sources of different food. Acorns were a primary food source and were stored in granaries, in addition to buckeye nuts, gray and sugar pine nuts, and hazelnuts. Ethnographic reports indicate the Southern Maidu obtained large game such as deer, antelope, tule elk, mountain lions, and black bears, by game drives, snares, decoys, deadfalls, and bows and arrows. Rabbits and other small game were hunted with sticks, blunted arrows, traps, snares, nets, fire, and rodent hooks.

The Southern Maidu political organization was centered on the tribelet and each village was governed by a headman who served as an advisor and whose position was typically passed on patrilineally, although some chiefs were chosen by the villagers (Beals 1933; Wilson and Towne 1978). Very little contact existed for the Southern Maidu outside of their tribelet area, and outside contact was typically only for ceremonies, trade, and warfare (Beals 1933). Southern Maidu disposed of their dead by cremation and then burial, usually on the morning after the person died. The deceased person's property would be burned and their house moved or destroyed. After the cremation, the bones and ashes would be gathered and buried in the village cemetery. When a death occurred away from the person's village, they would be cremated where they died and their remains returned to their village to be buried (Wilson and Towne 1978).

Historic Background

The history of the northern Central Valley and Sierra Nevada foothills can be divided into several periods of influence; pertinent historic periods are briefly summarized below.

Spanish Period

The arrival and expansion of the Spanish did not have a significant effect on the Southern Maidu way of life, as contact with the Spanish was limited, and only in the southern edge of their territory. Spanish exploration of the greater Southern Maidu territory occurred when José Canizares explored the adjacent Plains Miwok territory in 1776. There is no recorded history of any Southern Maidu being removed and forced into the Spanish Mission system as neophytes, unlike their Miwok neighbors (Wilson and Towne 1978). There are numerous accounts of neophytes fleeing the missions, and a series of “Indian Wars” broke out when the Spanish tried to return them to the missions (Johnson 1978). The Southern Maidu received some of the escaped mission neophytes and felt pressure on their southern borders from displaced Miwok villages.

Mexican Period

With the declaration of Mexican independence in 1821, Spanish control of Alta California ended, although little change actually occurred. Political change did not take place until mission secularization in 1834, when Native Americans were released from missionary control and the mission lands were granted to private individuals. Shoup and Milliken (1999) state that mission secularization exposed Native Americans to further exploitation by outside interests, often forcing them into a marginal existence as laborers for large ranchos. Following mission secularization, the Mexican population grew as the native population continued to decline. Anglo-American settlers began to arrive in Alta California during this period and often married into Mexican families, becoming Mexican citizens, which made them eligible to receive land grants. In 1846, on the eve of the U.S.-Mexican War (1846 to 1848), the estimated population of Alta California was 8,000 non-natives and 10,000 Native Americans. However, these estimates have been debated. Cook (1976) suggests the Native American population was 100,000 in 1850; the U.S. Census of 1880 reports the Native American population as 20,385.

European Expansion

Jedediah Smith was the first European-American to explore the Central Valley in 1828, but other fur-trapping expeditions soon followed. In the late 1820s, American trappers, as well as ones from the Hudson’s Bay Company, began establishing camps in the Southern Maidu territory to trap beavers, an occupation that was said to have been peaceful (Wilson and Towne 1978). During this period, Native American populations were declining rapidly, due to an influx of Euro-American diseases. In 1832, a party of trappers from the Hudson’s Bay Company, led by John Work, traveled down the Sacramento River unintentionally spreading a malaria epidemic to Native Californians. This epidemic wiped out much of the Southern Maidu, and survivors moved into the hills. Four years later, a smallpox epidemic decimated local populations, and it is estimated that up to 75 percent of the Southern Maidu population died (Cook 1955).

After the upheaval of the Bear Flag Revolt in 1846, John Sutter sent James Marshall to construct a sawmill in the Sierra Nevada foothills at Coloma in 1847 (Severson 1973). In January of 1848, Marshall discovered gold near the Southern Maidu village of “Culloma”, (Coloma) which marked the start of the Gold Rush. The influx of miners and entrepreneurs increased the population of California, not including Native Californians, from 14,000 to 224,000 in just four years. This, in turn, stimulated commercial growth in the Sacramento Valley as eager entrepreneurs set up businesses to support the miners and mining operations. When the Gold Rush was over, many miners settled in the area and established farms, ranches, and lumber mills.

City of Folsom

The City of Folsom’s history can be traced back to 1847 when William Leidesdorff traveled to the Sacramento area to see the 35,000 acres he had purchased years earlier. Following Leidesdorff’s death in 1848, US Army Captain Joseph Folsom purchased the land from Leidesdorff’s heirs and with the help of Theodore Judah established a town site near the Negro Bar mining spot on the American River. Naming the town Granite City, the original plans were for a railroad terminus although at that time there were no trains in northern California. Folsom died before the first railroad arrived in 1856 but the name of the town was changed from Granite City to “Folsom” in his honor.

The town soon began to prosper with new hotels and businesses, but the real boost to the local economy came with the establishment of Folsom Prison in 1880 and the Folsom Powerhouse in 1895. Plans for Folsom Prison moved forward when the wealthy Robert Livermore and family offered to donate land in exchange for prison labor to build a hydro-electric dam across the American River to power a sawmill. Although the sawmill was never established, the family soon realized that force of the dammed water could be used to provide power to Sacramento and in 1895, Folsom made history when the first long-distance transmission of electricity spanned 22 miles from Folsom to Sacramento.

As Folsom continued to grow, bridges were constructed across the American River including the Truss Bridge in 1895 and the Rainbow Bridge in 1919. In 1945, the City of Folsom was incorporated and in 1955, Folsom Dam was constructed to provide hydroelectric power and recreation for the burgeoning local population. In the mid-1960s, Johnny Cash made the City of Folsom famous with his hit single “Folsom Prison Blues” coinciding with a time when the city’s economy was centered around the prison. A huge economic boom came to Folsom in 1984 when Intel opened its vast campus and established itself as the largest private employer in the Sacramento area. In the 1990s, Folsom grew rapidly as a suburb community to Sacramento and it continues to grow today as an upscale community.

Cultural Resource Record Search

On July 6, 2021, an archival records search in support of the proposed project was conducted at the North Central Information Center (NCIC) of the California Historical Resources Information System, located at California State University, Sacramento. The records searches addressed all portions of the APE and a 0.5-mile radius around the APE (hereafter referred to as the study area). Sources of information included previous survey and cultural resources files; the National Register of Historic Places (NRHP); the California Register of Historical Resources (CRHR); the Office of Historic Preservation (OHP) Archaeological Determinations of Eligibility; the OHP Directory of Properties in the Historic Property Data File; historical topographic maps; and historical aerial photographs.

The records search identified 36 studies that have previously been conducted within the study area (**Table 6**). Five studies directly examined the current APE during their surveys; these are shown in bold in **Table 6** and discussed briefly below.

Table 6. Previous Studies Conducted within the Study Area

Report	Year	Author(s)	Title	Affiliation
003749	1995	Smith, Kim	East Bidwell Street Scott Road Interchange Project on Route 50	Jones & Stokes Associates, Inc.
003830	1997	Windmiller, R., L. A. Payen, and P. Payen	Evaluation of Cultural Resources Broadstone Unit 3 Folsom Sacramento County, California	None

Report	Year	Author(s)	Title	Affiliation
003925	1990	Derr, Eleanor	The Broadstone Master Plan Project: Final Report	Cultural Resources Unlimited
004475	1991	Peak & Associates, Inc.	Cultural Resources Assessment of the Russell Ranch Project, Sacramento County, California	Peak & Associates, Inc.
004476	1986	Archeo-Tec	An Archaeological Surface Reconnaissance of the Proposed Russels Ranch Development Project, Folsom, California	Archeo-Tec
004477	1994	Jackson, Robert J.	Determination of Adverse Effect for the Russell Ranch Project	Pacific Legacy, Inc.
004481	1991	Lindstrom, Susan	A Cultural Resource Evaluation of the Broadstone 3 Project Involving 570 Acres Near Folsom, California, Sacramento County	None
004482	1989	Dreyer, William	A Cultural Resource Survey of the Proposed El Dorado Campus of Los Cerritos Community College, Folsom, California	None
004483	1993	Peak & Associates, Inc.	A Determination of Eligibility and Effect on Cultural Resources Within the Russell Ranch Project Area, Sacramento County, California	Peak & Associates, Inc.
004489	1986	Archeo-Tec	An Archaeological Surface Reconnaissance of the Proposed Willow Creek Estates South Development Project, Folsom, California	Archeo-Tec
004520	1992	Maniery, Mary	Historic Survey Report and Historic Resource Evaluation Report for Sixteen Sites, Highway 50 Interchange Project, Post Mile 18.8 TO 23.1, Sacramento County, California	PAR Environmental Services, Inc.
004523	1989	Jensen & Associates	Addendum to an Archaeological Inventory Survey of the Proposed Broadstone Unit # 1 Subdivision Parcel, Folsom, Sacramento County, California	Jensen & Associates
004525	1991	Maniery, Mary	Archaeological Survey Report for the Highway 50 Interchange Project, Post Mile 15.8 to Post Mile 23.1, Sacramento County, California	PAR Environmental Services, Inc.
006384	2005	Golden Hills Environmental Services	Cultural Resources Evaluation for the Golf Links Substations and Interconnecting 69kV Powerline Loop	Golden Hills Environmental Services
007121	2004	Clark, Matthew	The Status of Cultural Resources Research for the Kaiser Folsom Project Area in the City of Folsom, Sacramento County, CA	None
007878	2004	Peak, Melinda A.	Determination of Eligibility and Effect for the Saca Property, City of Folsom, CA	Peak & Associates, Inc.
008119	2006	Kaptain, Neal	Historic Property Survey Report for the State Route 50/ Empire Ranch Road Interchange Project	LSA
008736	2006	Windmiller, Ric	Carpenter Ranch Cultural Resources Inventory, Folsom, Sacramento County, California	None
009185	1991	Jones, D. A., M. Babal, S. D. Mikesell, and S. R. Wee	A Cultural Resources Study for the Folsom East Area Facilities Plan and Portions of the Sewer and Water Line System	Far Western Anthropological Research Group; Jackson Research Projects
010464	2010	Shapiro, W.	Archaeological Survey Report for the SMUD Lake Feeder #2 Extension Project In Sacramento County (2205-03)	Pacific Legacy, Inc.
010555	2010	Pappas, Stephen	Cultural Resources Inventory Report: Folsom Lake College Athletic Field Expansion, Phase I, Sacramento County, California, Project No. 2009-093.1	ECORP Consulting, Inc.
010712	2011	Pappas, Steven, and Lisa Westwood	Cultural Resources Inventory Report: Folsom Lake College Athletic Field Expansion, Phase II, Sacramento County, California, Project No. 2009-093.2	ECORP Consulting, Inc.
011001	2012	Westwood, Lisa, and Stephen Pappas	Folsom South of US Highway 50 Specific Plan Project: Preliminary Historic Properties Synthesis Report, Sacramento County, California, Project No. 2005-429.1	ECORP Consulting, Inc.

Report	Year	Author(s)	Title	Affiliation
011191	2013	Armstrong, M. D., M. C, Baloian, and A. P. Monastero	Cultural Resources Survey for the Missouri Flat-Gold Hill 115 kV Reconductoring Project El Dorado and Sacramento Counties, California	Applied Earthworks, Inc.
011337	2013	Knapp, Katherine, and Lisa Westwood	Cultural Resources Testing and Evaluation Report for the Mangini Ranch APE, Folsom South of U.S. Highway 50 Specific Plan Project, Sacramento County, California, ECRP Project No. 2012-037.1	ECORP Consulting, Inc.
011408	2012	Westwood, L., K. Knapp, S. Pappas, D. Quivey, and R. Mason	Cultural Resources Testing and Evaluation Report for the Carpenter Ranch Permit Area, Folsom South of U.S. Highway 50 Specific Plan Project; Cultural Resources Inventory Report for the Carpenter Ranch APE within the Folsom South of Highway 50 Specific Plan	ECORP Consulting, Inc.
011632	2014	Pierce, Wendy	Willow Hill Reservoir Trail Project, Cultural Resource Inventory, City of Folsom, Sacramento	Pierce Archaeological Consulting
011728	2014	Westwood, Lisa	Historic Property Treatment Plan for the Non-Backbone Prairie City Road Business Park Permit Area, Folsom South of U.S. Highway 50 Specific Plan Project, Sacramento County, California	ECORP Consulting, Inc.
011894	2014	Westwood, L., and K. Knapp	Finding of Effect Report for the Arcadian Heights APE Folsom South of U.S. Highway 50 Specific Plan Project Sacramento County, California	ECORP Consulting, Inc.
012049	2015	Westwood, Lisa	Light Detection and Ranging (LIDAR) data for the Folsom South of U.S. Highway 50 Specific Plan Project. Generated in compliance with Section 4.4 of the approved (August 2013) Historic Property Treatment Plan for the Backbone Infrastructure permit area (SPK-2007-02159)	ECORP Consulting, Inc.
012053	2015	Westwood, Lisa	Data Recovery Report for Archaeological Sites in the Backbone Infrastructure Area of Potential Effects, Folsom South of U.S. Highway 50 Specific Plan Project, Sacramento County, California, ECRP Project No. 2005-429.6	ECORP Consulting, Inc.
012088	2015	Westwood, L., and K. Knapp	Historic Property Treatment for the Non-Backbone Prairie City Road Business Park Permit Area, Folsom South of U.S. Highway 50 Specific Plan Project, Sacramento County, California (ECRP Project No. 2009-168.8)	ECORP Consulting, Inc.
012381	2016	Pappas, Stephen	Cultural Resources Inventory Report for the Broadstone Parkway Apartments, City of Folsom, Sacramento County, California	ECORP Consulting, Inc.
012382	2016	Webb, Megan, and Kim Tanksley	Cultural Resources Inventory Report for East Bidwell Commercial, Sacramento County, California	ECORP Consulting, Inc.
012419	2013	Knapp, Katherine, and Lisa Westwood	Historic Property Treatment Plan for the Backbone Infrastructure Permit Area, Folsom South of U.S. Highway 50 Specific Plan Project, Sacramento County, California	ECORP Consulting, Inc.
012458	2015	Westwood, L., J. Adams, S. Pappas, S. Lindstrom, and R. Mason	Folsom South of U.S. Highway 50 Specific Plan Project, Historic Properties Management Plan, Sacramento County, California	ECORP Consulting, Inc.

Source: Helix 2021.

Of these 36 studies, five directly addressed the current APE:

- **Report 003830** was conducted in 1997 in support of Broadstone Unit 3, a planned 570-acre mixed-use development. The study documented NRHP evaluations of five previously documented archaeological sites, none of which are located within the current APE

- **Report 004481**, conducted in 1991, also addressed the 570-acre Broadstone 3 planning unit. The study did not document or evaluate any cultural resources within the APE.
- **Report 009185** was conducted in 1991 to investigate five planning units and a linear utility alignment for the Folsom East Area Facilities Plan. The study included surveys of Woodard Ranch, a property within which the current APE is located. The study did not document or evaluate any cultural resources within the APE.
- **Report 012381** documents a 2016 cultural resources inventory for the proposed Broadstone Parkway Apartments Project (now known as the Talavera Apartments). No cultural resources were discovered within the APE.
- **Report 012382** was conducted in 2019 in support of the proposed 33.65-acre East Bidwell Commercial Project. No cultural resources were discovered in the current APE, which the researchers noted was heavily disturbed and highly modified.

The records search also determined that there are 22 previously recorded cultural resources located within the study area (**Table 7**). One of these resources are located within the boundaries of the current APE; it is shown in bold in **Table 7** and discussed briefly below.

Table 7. Previously Documented Resources within the Study Area

Primary	Trinomial	Year	Author(s)	Description
P-34-000021	None	1991	Jones, D., D. Glover, and L. Glover	Isolated chert projectile point fragment
P-34-000022	None	1991	Jones, D., and D. Dyer	Two historic-era ceramic sherds
P-34-000335	CA-SAC-308H	1992	Maniery, M.	Folsom Mining District
P-34-000771	CA-SAC-593H	1990	Derr, E. H., and R. Derr	Two historic-era hearths
P-34-000805	CA-SAC-371H	1991	Jones, D., T. Kingsbury, D. Dyer, and S. Warnesh	Woodward Ranch Site
P-34-000806	CA-SAC-367/H	1991	Jones, D., T. Kingsbury, D. Dyer, and S. Warnesh	Gould Ranch Site
P-34-000807	CA-SAC-368	1991	Jones, D., T. Kingsbury, D. Dyer, and S. Warnesh	Prehistoric bedrock milling feature
P-34-000808	None	1991	Jones, D., D. Glover, and E. Montes	Woodard and Gould Ranch Fence
P-34-000902	None	1991	Peak, M., and R. Gerry	Historic-era stacked rock fence
P-34-000903	None	1990	Peak, M., and R. Gerry	Historic-era stacked rock fence
P-34-000990	None	1991	Syda, K., and C. Thomas	Historic-era stacked rock fence
P-34-000991	None	1991	Syda, K., and C. Thomas	Historic-era stacked rock wall and fence
P-34-001393	None	1991	Syda, K., and W. Shapiro	Historic-era ditch segment

Primary	Trinomial	Year	Author(s)	Description
P-34-001480	CA-SAC-903H	1990	Derr, E. H., and K. McIvers	Rhoads' Branch Ditch
P-34-001482	CA-SAC-905H	1991	Jones, D., D. Glover, and E. Montes	Keefe-McDerby Mine Ditch
P-34-001765	None	2006	Windmiller, R.	Historic-era stacked rock fence
P-34-001809	None	2006	Windmiller, R.	Historic-era fence line marked by a narrow berm
P-34-001812	None	2006	Windmiller, R.	Historic-era rock pile
P-34-001813	None	2006	Windmiller, R.	Historic-era rock pile
P-34-004621	None	2012	Pappas, S., and D. Quivey	Isolated dredge cable fragment
P-34-004623	None	2012	Pappas, S., and D. Quivey	Historic-era rock pile
P-34-005120	None	1991	Syda, K., and W. Shapiro	Placerville & Sacramento Valley Railroad

Source: HELIX 2021.

One previously documented resource is located within the current APE:

- P-34-000021** is an isolated prehistoric chert projectile point fragment that was originally discovered in 1991, and is the only resource previously documented within the current APE. An effort was made to relocate the artifact in 2016, but the area had been graded and it could not be found. The artifact would have been located near the northwestern end of the APE.

Historic topographic maps (Clarksville 1953; Folsom 1941 and 1944) and historic aerial photographs failed to provide any information about previous occupation or use of the APE. In all of these documents the APE is portrayed as an open, undeveloped landscape, although aerial photographs indicate that extensive grading had begun by 2002.

Native American Coordination

On September 1, 2021, HELIX requested that the Native American Heritage Commission (NAHC) conduct a search of their Sacred Lands File for the presence of Native American sacred sites or human remains in the vicinity of the proposed project area. As of the date of the cultural resources assessment report, no response from NAHC has been received (**Attachment D**).

During consultation with the City under Assembly Bill 52 (AB 52), the Wilton Rancheria indicated that a Tribal Cultural Resource was located in the northwestern portion of the APE, in the area where P-34-000021, an isolated prehistoric chert projectile point fragment, was found in 1991. Wilton Rancheria did not provide specific information about the size or nature of the resource, but requested that limited subsurface testing be conducted in the area where it was thought to be located.

The United Auburn Indian Community (UAIC) requested consultation with the City in an email dated September 30, 2021. UAIC indicated the presence of a TCR located to the west of the project site but have not provided more specific information as of the date of the cultural resources assessment report.

Archeological Survey Results

On August 24, 2021, HELIX Senior Archaeologist Clarus Backes, RPA conducted a pedestrian survey to characterize any prehistoric or historic-era archaeological resources located within the APE. During the

survey, the ground surface throughout the APE was examined for the presence of historic-era artifacts (e.g., metal, glass, ceramics), prehistoric artifacts (e.g., flaked stone tools, tool-making debris), and other features that might represent human activity that took place more than 50 years ago. Photographs of the APE are presented in **Attachment C**.

The APE consists of disturbed vacant land that is transected by ditches and culverts. The northwestern portion of the APE slopes gently down to East Bidwell Street to the west and Broadstone Parkway to the north (Photograph 1), while the southeastern portion of the APE consists of a pad that rises approximately 10 to 15 feet above the rest of the APE (Photograph 2); the pad holds a partially graveled access road leading to a small Sacramento Municipal Utilities District (SMUD) utilities compound. Shallow dirt ditches line the APE's northern and western margins (Photograph 3). A larger, cement-lined ditch bisects the APE from east to west, terminating at culverts at either end (Photograph 4).

The soil on the site has been heavily graded, and consists of a mix of rounded and angular cobbles in a matrix of compact, patchy sand and silt, suggesting that it is comprised at least partially of imported fill. Sparse annual grasses cover the area and allowed good surface visibility during the survey.

Cultural materials within the APE were limited to modern roadside and windblown trash. No historic-era or prehistoric artifacts or features were found during the survey.

On September 3, 2021, HELIX archaeologists Clarus Backes, RPA and Jentin Joe conducted limited subsurface testing to determine the presence or absence of intact subsurface archaeological deposits within the APE. This type of testing is typically conducted if there is limited visibility due to dense vegetation cover, or if the APE is likely to contain archaeological materials that have been buried due to the deposition of soils by alluvial or other processes.

Six shovel test pits (STP) were excavated to establish whether intact subsurface archaeological deposits are present; each STP measured approximately 30 centimeters (cm) in diameter and was excavated in 20 cm levels until an impenetrable layer such as bedrock or cobbles was encountered. Soils from each STP were dry screened through 3.1 millimeter (1/8 inch) mesh hardware cloth. A Global Positioning System (GPS) unit was used to record the locations of the STPs.

The STPs were distributed throughout the area in the northwestern portion of the APE where a potential Tribal Cultural Resource was thought to be located (Figure 3). Field observations were recorded on standard data record forms, including unit and unit level records. Soil color and texture for each 20-cm level were recorded using Munsell™ soil color charts. Each STP was backfilled upon completion.

No cultural materials were found during the test excavations. Stratigraphy and soil types were generally identical among the six STPs, and consisted of extremely compacted, dry sandy silt with approximately 50 percent angular granitic cobbles and pebbles (Munsell™ color 5YR 5/4). Soils in all six STPs appeared to have been moderately to heavily disturbed by previous grading. With the exception of STP-2, which was excavated to a depth of 35 centimeters, the maximum depth of the STPs was limited to 20 centimeters due to a layer of impenetrable cobbles.

Due to the heavy cobble layer none of the STPs could be excavated to a depth greater than 26 centimeters, and none yielded any artifacts, modified soil or rock, or faunal remains that might indicate a cultural deposit.

Evaluation of Cultural Resources

- a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?
- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

Less than significant impact with mitigation.

The records search determined that the entire APE has previously been surveyed for cultural resources three times. Only one resource, an isolated projectile point fragment, has been documented within the APE's boundaries. The results of the Sacred Lands File search by the NAHC are still pending, although during AB 52 consultation with the Wilton Rancheria indicated that a Tribal Cultural Resource was present near the northwestern end of the APE and requested that limited subsurface testing be conducted in that area. Additionally, UAIC indicated that potential TCRs were located west of the project site.

Although ground visibility was good, no cultural resources were found during the survey; subsurface testing yielded no cultural materials. This suggests that the likelihood of encountering surficial or shallowly buried archaeological materials during project implementation is low. However, because Wilton Rancheria states that a Tribal Cultural Resource is located within the APE, the area should be considered moderately sensitive for cultural resources at depths of 5.0-feet or more below the current ground surface. If historical or archaeological resources are discovered, implementation of **Mitigation Measure CUL-01** would reduce any potential impact to a less than significant level for questions a) and b).

Mitigation Measure CUL-01: Inadvertent Discovery

In the event that cultural resources are exposed during ground-disturbing activities, construction activities should be halted in the immediate vicinity of the discovery. If the site cannot be avoided during the remainder of construction, an archaeologist who meets the Secretary of the Interior's Professional Qualifications Standards should then be retained to evaluate the find's significance under the California Environmental Quality Act (CEQA). If the discovery proves to be significant, additional work, such as data recovery excavation, may be warranted and should be discussed in consultation with the City.

- c) Disturb any human remains, including those interred outside of dedicated cemeteries?

Less than significant impact with mitigation. No human remains are known to exist within the project area nor were there any indications of human remains found during the field survey. However, there is always the possibility that subsurface construction activities associated with the proposed project, such as trenching and grading, could potentially damage or destroy previously undiscovered human remains. This is a potentially significant impact. However, if human remains are discovered, implementation of Mitigation Measures CUL-01 and CUL-02 would reduce this potential impact to a less than significant level.

Mitigation Measure CUL-02: Treatment of Human Remains

Although there is no evidence to suggest the presence of human remains, the discovery of human remains is always a possibility during a project. If such an event did occur, the specific procedures

outlined by the NAHC, in accordance with Section 7050.5 of the California Health and Safety Code and Section 5097.98 of the Public Resources Code, would be followed:

1. All excavation activities within 60-feet of the remains would immediately stop, and the area would be protected with flagging or by posting a monitor or construction worker to ensure that no additional disturbance occurs.
2. The project owner or their authorized representative would contact the County Coroner.
3. The coroner would have two working days to examine the remains after being notified in accordance with HSC 7050.5. If the coroner determines that the remains are Native American and are not subject to the coroner's authority, the coroner would notify NAHC of the discovery within 24 hours.
4. NAHC would immediately notify the Most Likely Descendant (MLD), who would have 48 hours after being granted access to the location of the remains to inspect them and make recommendations for treatment of them. Work would be suspended in the area of the find until the senior archaeologist approves the proposed treatment of human remains.
5. If the coroner determines that the human remains are neither subject to the coroner's authority nor of Native American origin, then the senior archaeologist would determine mitigation measures appropriate to the discovery.

VI. ENERGY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

California's electricity needs are satisfied by a variety of entities, including investor-owned utilities, publicly owned utilities, electric service providers and community choice aggregators. In 2019, the California power mix totaled 277,704 gigawatt hours (GWh). In-state generation accounted for 200,475 GWh, or 72 percent, of the state's power mix. The remaining electricity came from out-of-state imports (CEC 2021a). **Table 8** provides a summary of California's electricity sources as of 2019.

Table 8. California Electricity Sources 2019

Fuel Type	Percent of California Power
Coal	2.96
Large Hydro	14.62
Natural Gas	34.23
Nuclear	8.98
Oil	0.01
Other (Petroleum Coke/Waste Heat)	0.15
Renewables (Excluding Large Hydro)	31.70
Unspecified	7.34

Source: CEC 2021a.

Natural gas provides the largest portion of the total in-state capacity and electricity generation in California, with nearly 45 percent of the natural gas burned in California used for electricity generation in a typical year. Much of the remainder is consumed in the residential, industrial, and commercial sectors for uses such as cooking, space heating, and as an alternative transportation fuel. In 2012, total natural gas demand in California for industrial, residential, commercial, and electric power generation was 2,313 billion cubic feet per year (bcf/year), up from 2,196 bcf/year in 2010 (CEC 2021b).

Transportation accounts for a major portion of California's energy budget. Automobiles and trucks consume gasoline and diesel fuel, which are nonrenewable energy products derived from crude oil.

Gasoline is the most used transportation fuel in California, with 97 percent of all gasoline being consumed by light-duty cars, pickup trucks, and sport utility vehicles (SUVs). In 2015, 15.1 billion gallons of gasoline were sold in California (CEC 2021c). Diesel fuel is the second most consumed fuel in California, used by heavy-duty trucks, delivery vehicles, buses, trains, ships, boats, and farm and construction equipment. In 2015, 4.2 billion gallons of diesel were sold in California (CEC 2021d).

Evaluation of Energy

- a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Less than significant impact. Project construction would require the use of construction equipment for clearing and grubbing, grading, hauling, and building activities, as well as construction workers and vendors traveling to and from the project site. Construction equipment requires gasoline, diesel, and potentially other fuel sources to operate.

Construction of the project would incorporate on-site energy conservation features. The following practices would be implemented during project construction to reduce waste and energy consumption:

- Follow maintenance schedules to maintain equipment in optimal working order and rated energy efficiency, which would include, but not be limited to, regular replacement of filters, cleaning of compressor coils, burner tune-ups, lubrication of pumps and motors, proper vehicle maintenance, etc.;
- Reduce on-site vehicle idling; and,
- In accordance with CALGreen criteria as well as state and local laws, at least 50 percent of on-site construction waste and ongoing operational waste would be diverted from landfills through reuse and recycling.

The project's construction-related energy usage would not represent a significant demand on energy resources because it is temporary in nature. Additionally, with implementation of the low impact design features, project construction would avoid or reduce inefficient, wasteful, and unnecessary consumption of energy. Therefore, the project's construction-phase energy impacts would be less than significant.

Operation of the proposed project would increase the consumption of energy related to electricity, natural gas, water, and wastewater. However, implementation of low impact design, energy efficient, and sustainable features would also reduce the energy usage. The project design incorporates sustainable features consistent with General Plan Goal LU 9.1 and the California Green Building Standards Code (CALGreen). The project would exceed the 2019 California Building Energy Efficiency Standards (Title 24, Part 6) by 15 percent or more. The project provides electric vehicle parking spaces (12) and charging stations (6) consistent with CALGreen. The buildings' position in a north-south orientation maximizes passive solar access and natural lighting. A rooftop photovoltaic system (ranging from 10kW to 16kW per building) would serve the community.

Hardscapes, such as decorative pavement, concrete refuse collection pads, pedestrian pathways, outdoor dining patios, dog park, and the bocce court will be constructed with cool paving materials (e.g.,

slag concrete). Cool paving areas, including shaded areas, account for approximately 68 percent of the non-roof impervious area.

Additionally, the Folsom Municipal Code requires one bicycle parking space for every five units (which equates to 51 bicycle parking spaces required for the project). Finally, adequate energy facilities are already located within and adjacent to the site serving the existing uses. Thus, the incremental increase associated with implementation of the project would not require the construction of new energy facilities or sources of energy that would not otherwise be needed to serve the region. It is anticipated that these services would be provided from existing utilities on site, or from extensions from existing facilities immediately abutting the site. Therefore, energy impacts from project operation would be less than significant.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

No impact. The proposed project would not conflict with or obstruct a state or local plan for renewable energy efficiency. The project would conform to all applicable state, federal, and local laws and codes. Therefore, the proposed project would have no impact.

VII. GEOLOGY AND SOILS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The Geology and Soils section of this document is based on the project-specific Geotechnical Engineering Study prepared by Youngdahl Consulting Group, Inc (Youngdahl 2021). The environmental setting discussion below is largely from this geotechnical study, which is included as **Appendix E**.

Environmental Setting

Geology

The project site is situated on the eastern edge of Sacramento County, located within the western foothills of the Sierra Nevada geomorphic province of California. The project area and general vicinity

are underlain by the Copper Hill volcanics. The Copper Hill volcanics are a sequence of Late Jurassic-age volcanic rock that overlies the Salt Spring Slate. It is comprised of primarily andesitic or basaltic pyroclastic rocks, lava, and pillow lava with subordinate felsic porphyritic and pyroclastic rocks (Youngdahl 2021).

The project site is not located within an Alquist-Priolo Earthquake Fault Zone. According to the geotechnical report, there are no active faults or Earthquake Fault Zones (Special Studies Zones) located on the project site. Additionally, no evidence of recent or active faulting was observed during the field study.

Subsurface Conditions

Subsurface explorations by Youngdahl Consulting Group, Inc., were conducted on March 23, 2021, and included the excavation of 14 exploratory test pits. Test pits encountered existing fills in a dense or medium stiff and slightly moist to moist condition with the exception of Test Pit 14. Test Pit 14, located in the far southeastern portion of the site, encountered weathered bedrock from the surface to the maximum depth of exploration. In Test Pits 1 through 4, 8, 11, and 13, the fills were encountered to the maximum depth of exploration. Underlying the fill materials in Test Pits 6, 7, 9, and 12, native soils comprised of silts in a medium stiff to hard and slightly moist to moist condition were encountered. Underlying the fills and native soils in Test Pits 5, 9, and 10, weathered bedrock was encountered to the maximum depth of exploration (Youngdahl 2021).

City Regulation of Geology and Soils

The City of Folsom regulates the effects of soils and geological constraints on urban development primarily through enforcement of the California Building Code, which requires the implementation of engineering solutions for constraints to urban development posed by slopes, soils, and geology. Additionally, the City has adopted a Grading Code (Folsom Municipal Code Section 14.29) that regulates grading citywide to control erosion, storm water drainage, revegetation, and ground movement.

Evaluation of Geology and Soils

- a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:
 - i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42?

Less than significant impact. According to the Geotechnical Report, there are no known active faults crossing the property, and the project site is not located within an Earthquake Fault Zone (Youngdahl 2021). Therefore, ground rupture is unlikely at the subject property, and impacts would be less than significant.

- ii. Strong seismic ground shaking?

Less than significant impact. The site-specific geotechnical studies recommended the project site be classified as Site Class C in accordance with the 2019 California Building Code (Class A requires the least

earthquake resistant design and Class F the most earthquake resistant design). Seismic design parameters based on the 2019 California Building Code and site investigations were recommended in the geotechnical studies for use in structural design. Conformance to the current building code recommendations would minimize potential ground shaking impacts to a less than significant level.

iii. Seismic-related ground failure, including liquefaction?

Less than significant impact. Due to the absence of a permanently elevated groundwater table, the relatively shallow depth to bedrock, and relatively low seismicity of the area, the potential for damage due to site liquefaction, slope instability, and surface rupture was considered negligible in the site-specific studies (Youngdahl 2021). Therefore, liquefaction is unlikely at the subject property and impacts would be less than significant.

iv. Landslides?

Less than significant impact. Due to the absence of a permanently elevated groundwater table, the relatively shallow depth to bedrock, and relatively low seismicity of the area, the potential for damage due to site liquefaction, slope instability, and surface rupture was considered negligible in the site-specific studies (Youngdahl 2021). Additionally, the site has relatively flat topography. Therefore, landslides are unlikely at the subject property and impacts would be less than significant.

b) Result in substantial soil erosion or the loss of topsoil?

Less than significant impact. The 2019 CBC (California Building Code) and the City's Grading Code and standard conditions for project approval contain requirements to minimize or avoid potential effects from erosion hazards. As a condition of approval, prior to the issuance of a grading or building permit, the City would require the applicant to prepare a soils report, a detailed grading plan, and an erosion control plan by a qualified and licensed engineer. The soils report would identify soil hazards, including potential impacts from erosion. The City would be required to review and approve the erosion control plan based on the California Department of Conservation's "Erosion and Control Handbook." The erosion control plan would identify protective measures to be implemented during excavation, temporary stockpiling, disposal, and revegetation activities. Compliance with the City's regulations and the 2019 CBC requirements would reduce potential impacts related to soil erosion from water to less than significant.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

Less than significant impact. Liquefaction is the sudden loss of soil shear strength and sudden increase in porewater pressure caused by shear strains, which could result from an earthquake. Research has shown that saturated, loose to medium-dense sands with a silt content less than about 25 percent located within the top 40-feet are most susceptible to liquefaction and surface rupture or lateral spreading. Slope instability can occur as a result of seismic ground motions and/or in combination with weak soils and saturated conditions.

As also discussed under "a" ii and iii, the potential for damage due to site liquefaction, slope instability, and surface ruptures was considered negligible due to the absence of a permanently elevated groundwater table, the relatively shallow depth to bedrock, and relatively low seismicity of the area.

Therefore, the project would have less than significant impact regarding unstable geological units or soils.

- d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

Less than significant impact. Although not encountered in test pits, intermittent or isolated pockets of highly expansive clay soils have been found in the region, typically on top of weathered bedrock. In concentrated amounts, such clays could cause distress to concrete slab-on-grade floors and foundations if present in the upper 3-feet of the structural improvement areas. However, due to the cuts and fills associated with hillside grading activities and the potential to blend any isolated clays, if present, into the remaining materials, the geotechnical report does not recommend mitigation measures to be required. If significant quantities of previously unknown expansive clays were discovered during site preparation or construction, additional measures would be recommended from the geotechnical consultant to minimize any risk they may pose. Following the recommendations of the geotechnical studies would minimize potential impacts from project construction on expansive and potentially expansive soil, and impacts would be less than significant.

- e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

No impact. The proposed sewer system would connect to the public sewer system and would not require septic systems or an alternative waste disposal system. No impact would occur.

- f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less than significant impact with mitigation. No previous surveys conducted in the project area have identified the project site as sensitive for paleontological resources or other geologically sensitive resources, nor have testing or ground disturbing activities performed to date uncovered any paleontological resources or geologically sensitive resources. While the likelihood of encountering paleontological resources and other geologically sensitive resources is considered low, project-related ground disturbing activities could affect the integrity of a previously unknown paleontological or other geologically sensitive resource, resulting in a substantial change in the significance of the resource. Therefore, the proposed project could result in potentially significant impacts to paleontological resources. Implementation of Mitigation Measure GEO-01 would reduce potentially significant impacts to a level of less than significant.

Mitigation Measure GEO-01: Avoid and Minimize Impacts to Paleontological Resources

In the event paleontological or other geologically sensitive resources (such as fossils or fossil formations) are identified during any phase of project construction, all excavations within 100-feet of the find shall be temporarily halted until the find is examined by a qualified paleontologist, in accordance with Society of Vertebrate Paleontology standards. The paleontologist shall notify the appropriate representative at the City of Folsom who shall coordinate with the paleontologist as to any necessary investigation of the find. If the find is determined to be significant under CEQA, the City shall implement those measures which may include avoidance, preservation in place, or other appropriate measures, as outlined in Public Resources Code Section 21083.2.

VIII. GREENHOUSE GAS EMISSIONS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

HELIX Environmental Planning, Inc. completed the City's Greenhouse Gas Reduction Strategy Consistency Checklist for the proposed project. This checklist is presented in **Appendix B**.

Environmental Setting

Climate change refers to any significant change in measures of climate, such as average temperature, precipitation, or wind patterns over a period of time. Climate change may result from natural factors, natural processes, and human activities that change the composition of the atmosphere and alter the surface and features of the land. Significant changes in global climate patterns have recently been associated with global warming, which is an average increase in the temperature of the atmosphere near the Earth's surface; this is attributed to an accumulation of greenhouse gas emissions (GHG) in the atmosphere. GHGs trap heat in the atmosphere which, in turn, increases the Earth's surface temperature. Some GHGs occur naturally and are emitted to the atmosphere through natural processes, while others are created and emitted solely through human activities. The emission of GHGs through fossil fuel combustion in conjunction with other human activities appears to be closely associated with global warming.

GHGs, as defined under California's Assembly Bill 32 (AB 32), include carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), hydrofluorocarbons (HFC), perfluorocarbons (PFC), and sulfur hexafluoride (SF₆). General discussions on climate change often include water vapor, ozone, and aerosols in the GHG category. Water vapor and atmospheric ozone are not gases that are formed directly in the construction or operation of development projects, nor can they be controlled in these projects. Aerosols are not gases. While these elements have a role in climate change, they are not considered by either regulatory bodies, such as CARB, or climate change groups, such as the Climate Registry, as gases to be reported or analyzed for control. Therefore, no further discussion of water vapor, ozone, or aerosols is provided.

GHGs vary widely in the power of their climatic effects; therefore, climate scientists have established a unit called global warming potential (GWP). The GWP of a gas is a measure of both potency and lifespan in the atmosphere as compared to CO₂. For example, since CH₄ and N₂O are approximately 25 and 298 times more powerful than CO₂, respectively, in their ability to trap heat in the atmosphere, they have GWPs of 25 and 298, respectively (CO₂ has a GWP of 1). Carbon dioxide equivalent (CO₂e) is a quantity that enables all GHG emissions to be considered as a group despite their varying GWP. The GWP of each

GHG is multiplied by the prevalence of that gas to produce CO₂e. The atmospheric lifetime and GWP of selected GHGs are summarized in **Table 9**.

Table 9. Global Warming Potentials and Atmospheric Lifetimes

GREENHOUSE GAS	ATMOSPHERIC LIFETIME (years)	GLOBAL WARMING POTENTIAL (100-year time horizon)
Carbon Dioxide (CO ₂)	50.0–200.0	1
Methane (CH ₄)	12.0	25
Nitrous Oxide (N ₂ O)	114.0	298
HFC-134a	14	1,430
PFC: Tetrafluoromethane (CF ₄)	50,000.0	7,390
PFC: Hexafluoroethane (C ₂ F ₆)	10,000.0	12,200
Sulfur Hexafluoride (SF ₆)	3,200.0	22,800

HFC: hydrofluorocarbons; PFC: perfluorocarbons.

Source: IPCC 2007.

Regulatory Framework Relating to Greenhouse Gas Emissions

AB 32, the California Global Warming Solutions Act of 2006, recognizes that California is a source of substantial amounts of GHG emissions. The statute states that:

Global warming poses a serious threat to the economic wellbeing, public health, natural resources, and the environment of California. The potential adverse impacts of global warming include the exacerbation of air quality problems, a reduction in the quality and supply of water to the state from the Sierra snowpack, a rise in sea levels resulting in the displacement of thousands of coastal businesses and residences, damage to marine ecosystems and the natural environment, and an increase in the incidences of infectious diseases, asthma, and other human health-related problems.

In order to help avert these potential consequences, AB 32 established a State goal of reducing GHG emissions to 1990 levels by the year 2020, which was a reduction of approximately 16 percent from forecasted emission levels, with further reductions to follow. In addition, AB 32 required CARB develop a Scoping Plan to help the state achieve the targeted GHG reductions. In 2015, Executive Order (EO) B-30-15 established California GHG emission reduction targets of 40 percent below 1990 levels by 2030 and 80 percent below 1990 levels by 2050. The EO aligns California's GHG emission reduction targets with those of leading international governments, including the 27 nation European Union. California met the target of reducing greenhouse gas emissions to 1990 levels by 2020, as established in AB 32. As a follow-up to AB 32 and in response to EO-B-30-15, Senate Bill (SB) 32 was passed by the California legislature in 2016 to codify the EO's California GHG emission reduction target of 40 percent below 1990 levels by 2030.

In December 2008, CARB adopted its first version of its Climate Change Scoping Plan (Scoping Plan), which contained the main strategies California was to implement to achieve the mandate of AB 32 to reduce statewide GHG emissions to 1990 levels by 2020. The Scoping Plan establishes an overall framework for the measures to be adopted to reduce California's GHG emissions. The Scoping Plan evaluates opportunities for sector-specific reductions, integrates all CARB and Climate Action Team early actions and additional GHG reduction measures by both entities, identifies additional measures to be pursued as regulations, and outlines the role of a cap-and-trade program.

On December 14, 2017, CARB adopted the 2017 Climate Change Scoping Plan (2017 Scoping Plan), which lays out the framework for achieving the mandate of SB 32 (2016) to reduce statewide GHG emissions to at least 40 percent below 1990 levels by the end of 2030 (CARB 2017).

The 2017 Scoping Plan includes guidance to local governments in Chapter 5, including plan-level GHG emissions reduction goals and methods to reduce communitywide GHG emissions. In its guidance, CARB recommends that “local governments evaluate and adopt robust and quantitative locally-appropriate goals that align with the statewide per capita targets and the State’s sustainable development objectives and develop plans to achieve the local goals.” CARB further states that “it is appropriate for local jurisdictions to derive evidence-based local per capita goals [or some other metric] that the local jurisdiction deems appropriate, such as mass emissions or per service population, based on local emissions sectors and population projections that are consistent with the framework used to develop the statewide per capita targets” (CARB 2017).

Regulatory Framework Relating to Greenhouse Gas Emissions

As part of the 2035 General Plan, the City prepared an integrated Greenhouse Gas Emissions Reduction Strategy (Appendix A to the 2035 General Plan; adopted August 28, 2018). The purpose of the Greenhouse Gas Emissions Reduction Strategy (GHG Strategy) is to identify and reduce current and future community GHG emissions and those associated with the City’s municipal operations. The GHG Strategy includes GHG reduction targets to reduce GHG emissions (with a 2005 baseline year) by 15 percent in 2020, 51 percent in 2035, and 80 percent in 2050. The GHG Strategy identifies policies within the City of Folsom General Plan that would decrease the City’s emissions of greenhouse gases. The GHG Strategy also satisfies the requirements of CEQA to identify and mitigate GHG emissions associated with the General Plan Update as part of the environmental review process and serves as the City’s “plan for the reduction of greenhouse gases”, per Section 15183.5 of the CEQA Guidelines, which provides the opportunity for tiering and streamlining of project-level emissions for certain types of discretionary projects subject to CEQA review that are consistent with the General Plan (City 2018).

Evaluation of Greenhouse Gas Emissions

The final determination of whether or not a project has a significant effect is within the purview of the lead agency pursuant to CEQA Guidelines Section 15064(b). The City’s GHG Strategy, described above, is a qualified plan for the reduction of greenhouse gases pursuant to CEQA Guidelines Section 15183.5. Consistency with the GHG Strategy may be used to determine the significance of the project’s GHG emissions.

The City’s 2035 General Plan Policy NCR 3.2.8 and GHG Strategy include criteria to determine whether the potential greenhouse gas emissions of a proposed project are significant (City 2018).

NCR 3.2.8 Streamlined GHG Analysis for Projects Consistent with the General Plan

Projects subject to environmental review under CEQA may be eligible for tiering and streamlining the analysis of GHG emissions, provided they are consistent with the GHG reduction measures included in the General Plan and EIR. The City may review such projects to determine whether the following criteria are met:

- Proposed project is consistent with the current general plan land use designation for the project site;
 - Proposed project incorporates all applicable GHG reduction measures (as documented in the Climate Change Technical Appendix to the General Plan EIR) as mitigation measures in the CEQA document prepared for the project; and,
 - Proposed project clearly demonstrates the method, timing and process for which the project will comply with applicable GHG reduction measures and/or conditions of approval, (e.g., using a CAP/GHG reduction measures consistency checklist, mitigation monitoring and reporting plan, or other mechanism for monitoring and enforcement as appropriate).
- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Less than Significant with Mitigation. GHG emissions would be generated by the project during construction (vehicle engine exhaust from construction equipment, on-road hauling trucks, vendor trips, and worker commuting trips) and during long-term operation (electricity and natural gas use, electricity resulting from water consumption; solid waste disposal, and vehicle engine exhaust). To determine significance of the project's GHG emissions, the City's Greenhouse Gas Reduction Strategy Consistency Checklist was completed (City of Folsom 2021a; included as **Appendix B**):

Part 1: Land Use Consistency

The proposed project is consistent with the City's 2035 General Plan land use and zoning designations?

Consistent. The site is designated as Community Commercial (CC) in the Folsom 2035 General Plan. The CC designation provides for community-based retail and service uses intended to serve residential neighborhoods within the city. This designation allows for a Floor Area Ratio (FAR) of 0.2-0.5. In addition, the site has been assigned an overlay designation (East Bidwell Street Mixed-Use Overlay) by the General Plan.

The General Plan also designates the site within the East Bidwell Corridor overlay (EBC Overlay), which allows mixed-use development and allows commercial and residential uses that are mutually compatible along East Bidwell Street. The EBC Overlay allows multi-family housing as well as retail commercial, restaurants, office, and other compatible uses. The acceptable density range within this overlay is 20-30 dwelling units per acre, and the acceptable floor area ratio is 0.5 to 1.5. The density of the proposed project would be 19.63 dwelling units (DU) per acre (rounded to 20 DU/acre). Given that the project site is within the EBC Overlay, the proposed multi-family use is consistent with the existing General Plan designation.

The zoning designation of the site is SP 95-1 (Broadstone Unit No. 3 Specific Plan) with an underlying specific plan designation of C-2 (Central Business District). In the C-2 (Central Business District) zone, apartments are not an expressly permitted use (Zoning Code 17.22.030). Currently, the proposed project is not consistent with the Zoning Code, FMC Chapter 17.22. However, state law makes clear that a proposed housing development project is not inconsistent with the applicable zoning standards and criteria, and shall not require a rezoning, if the housing development project is consistent with the objective General Plan standards and

criteria but the zoning for the project site is inconsistent with the General Plan (Gov. Code § 65589.5(j)(4).) While the zoning for the project site (C-2) does not expressly allow residential development, that prohibition is inconsistent with the General Plan (EBC Overlay), with which the project complies. Accordingly, state law prohibits a finding that the proposed project is inconsistent with applicable zoning standards or requires a re-zone (Gov. Code § 65589.5(j)(4)) and it also prohibits a denial of the project based on inconsistency with the zoning ordinance (Gov. Code § 65589.5(d)(2)(A)).

The Planned Development District (PD) component of the zoning designation requires a Planned Development Permit Review (PD Permit) entitlement for design review purposes (Zoning Code 17.38.050). Section 5.4.2 of the Broadstone 3 Specific Plan identifies that a PD Permit is required for multi-family land uses. The purpose of the PD Permit is to allow greater flexibility in the design of integrated developments than otherwise possible through strict application of land use regulations. With the PD Permit, the project's site plan, elevations, and overall project design would be evaluated, and specific development standards defined. If a PD Permit were to be granted, the project would be deemed consistent with the existing zoning district applicable to the site.

Part 2: GHG Reduction Measures Consistency (only applicable measures shown):

E-1 Building energy Sector: The project will exceed the requirements of the 2016 California Building Energy Efficiency Standards (Title 24, Part 6) by 15 percent or more?

Consistent. The project would meet the requirement of the 2019 California Building Energy Efficiency Standards (Title 24, Part 6), including the requirements for onsite photovoltaic electricity generations (solar panels). According to the California Energy Commission (CEC), once rooftop solar electricity generation is factored in, homes built under the 2019 standards will use about 53 percent less energy than those under the 2016 standards (CEC 2018).

T-1 Project Location and Density: Project is located within a Transit Priority Area or with the East Bidwell Mixed-Use with a minimum density of 20 units per acre (du/ac) or a Floor Area Ratio (FAR) of 0.75?

Consistent. The project site is with the EBC Overlay and would have a density of approximately 20 dwelling units per acre.

T-3 Bicycle Parking: Project provides 5 percent more bicycle parking spaces than required in the City's Municipal Code?

Consistent with mitigation. Mitigation Measure GHG-01 would require the installation of bicycle parking 5 percent or more higher than the requirements of City Code section 17.57.090 (for a total of 54 bicycle parking spaces).

T-6 High-Performance Diesel (Construction only): Use high-performance diesel (also known as Diesel-HPR or Reg-9000/RHD) for construction equipment?

Consistent with mitigation. Mitigation Measure GHG-02 would require the use of high-performance diesel for all project construction activities.

T-8 Electric Vehicle Charging (Residential): For multifamily projects with 17 or more dwelling units, provide electric vehicle charging in 5 percent of total parking spaces?

Consistent with mitigation. Mitigation Measure GHG-03 would require installation of electrical vehicle charging stations in a minimum of 5 percent of the total parking spaces on the project site.

SW-1 Enhanced Construction Waste Diversion: Project diverts to recycle or salvage at least 65 percent of nonhazardous construction and demolition waste generated at the project site in accordance with Appendix A4 (Residential) of CALGreen?

Consistent with mitigation. Mitigation Measure GHG-04 would require a minimum of 65 percent of nonhazardous construction and demolition waste to be diverted, recycled or salvaged.

W-1 Water Efficiency: For new residential and non-residential projects, the project will comply with all applicable indoor and outdoor water efficiency and conservation measures required under CALGreen Tier 1?

Consistent with mitigation. Mitigation Measure GHG-05 would require implementation of all 2019 CALGreen Tier 1 applicable indoor and outdoor water efficiency and conservation measures.

With implementation of Mitigation Measures GHG-01 through -05, the project would be consistent with the City's GHG Strategy. Therefore, the project would not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment, and the impact would be less than significant with mitigation.

Mitigation Measure GHG-01: Bicycle Parking

In accordance with the City General Plan GHG Reduction Measure T-3, the project shall provide a minimum of 5 percent more bicycle parking than required in the City's Municipal Code Section 17.57.090 (for a total of 54 bicycle parking spaces).

Mitigation Measure GHG-02: High-Performance Diesel

In accordance with the City General Plan GHG Reduction Measure T-6, the project shall use high-performance diesel (also known as Diesel-HPR or Reg-9000/RHD) for all diesel-powered equipment utilized in construction of the project.

Mitigation Measure GHG-03: Electric Vehicle Charging

In accordance with the City General Plan GHG Reduction Measure T-8, the project shall provide electric vehicle charging stations in 5 percent of the total surface parking spaces on the project site (for a total of 12 EV charging stations).

Mitigation Measure GHG-04: Enhanced Construction Waste Diversion

In accordance with the City General Plan GHG Reduction Measure SW-1, the project shall divert to recycle or salvage a minimum 65 of nonhazardous construction and demolition waste generated at

the project site in accordance with Appendix A4 (Residential) of the as outlined in the California Green Building Standards Code (2019 CALGreen).

Mitigation Measure GHG-05: Water Efficiency

In accordance with the City General Plan GHG Reduction Measure W-1, the project shall comply with all applicable indoor and outdoor water efficiency and conservation measures required under 2019 CALGreen Tier 1, as outlined in the California Green Building Standards Code.

- b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Less than Significant Impact with Mitigation. There are numerous State plans, policies, and regulations adopted for the purpose of reducing GHG emissions. The principal overall State plan and policy is AB 32, the California Global Warming Solutions Act of 2006. The quantitative goal of AB 32 is to reduce GHG emissions to 1990 levels by 2020. SB 32 would require further reductions of 40 percent below 1990 levels by 2030. The mandates of AB 32 and SB 32 are implanted at the state level by the CARB's Scoping Plan. Because the project's operational year is post-2020, the project aims to reach the quantitative goals set by SB 32. Statewide plans and regulations such as GHG emissions standards for vehicles (AB 1493), the LCFS, and regulations requiring an increasing fraction of electricity to be generated from renewable sources are being implemented at the statewide level; as such, compliance at the project level is not addressed. Therefore, the proposed project would not conflict with those plans and regulations.

The Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) for Sacramento County is the 2020 MTP/SCS adopted by the Sacramento Area Council of Governments (SACOG) on November 18, 2019. The 2020 MTP/SCS lays out a transportation investment and land use strategy to support a prosperous region, with access to jobs and economic opportunity, transportation options, and affordable housing that works for all residents. The plan also lays out a path for improving our air quality, preserving open space and natural resources, and helping California achieve its goal to reduce greenhouse gas emissions (SACOG 2019). The transportation sector is the largest source of GHG emissions in the state. A project's GHG emissions from cars and light trucks are directly correlated to the project's vehicle miles traveled (VMT). According to the Transportation Impact Study (TIS) prepared for the project, the Project is anticipated to generate 24 percent less VMT per capita than the regional residential average and 18 percent less VMT per capita than the Folsom residential average (T. Kear Transportation Planning and Management, Inc. 2021). This VMT reduction exceeds the 15 percent reduction required by SB 743. In addition to regional VMT projections, SACOG utilizes local growth projections to develop the strategies and measures in the 2020 MTP/SCS. As discussed in question a), above, the project site is within the EBC Overlay and the project density of 20 dwelling units per acre would be within the 20 to 30 dwelling units per acre range required for residential land uses within the EBC Overlay. Therefore, the regional VMT and population growth resulting from implementation of the project would be consistent with the assumptions used in the 2020 MTP/SCS.

As discussed in question a), above, with implementation of Mitigation Measures GHG-01 through GHG-05, the project would be consistent with the City's GHG Strategy, a qualified plan for the reduction of greenhouse gases pursuant to CEQA Guidelines Section 15183.5. Therefore, the project would not conflict with CARB's 2017 Scoping Plan, the SACOG's 2020 MTP/SCS, or the City's GHG Strategy, and the impact would be less than significant with mitigation.

IX. HAZARDS AND HAZARDOUS MATERIALS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Setting

The project site consists of a vacant parcel that has been previously rough graded. The project site has no known past land uses associated with potentially hazardous sites.

The school nearest to the project site is Folsom Lake College, located approximately 0.5-miles due northwest of the project site at 10 College Parkway, Folsom, CA. Other schools in the vicinity include Gold Ridge Elementary, approximately 0.6-miles due southwest of the project site and Vista Del Lago High School, approximately 0.7-miles due east of the project site.

The following databases were reviewed for the project site and surrounding area to identify potential hazardous contamination sites: the State Water Resources Control Board's GeoTracker tool (SWRCB

2021), California Department of Toxic Substance Control's EnviroStor online tool (DTSC 2021); and the EPA's Superfund National Priorities List (USEPA 2021b). Based on the results of the databases reviewed, no hazardous waste sites are on the project site.

Federal and state laws include provisions for the safe handling of hazardous substances. The federal Occupational Safety and Health Administration (OSHA) administers requirements to ensure worker safety. Construction activity must also be in compliance with the California OSHA regulations (Occupational Safety and Health Act of 1970).

Evaluation of Hazards and Hazardous Materials

- a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less than significant impact. The site has no known history of past land uses associated with potentially hazardous sites. Construction of the proposed project would result in an increase in the generation, storage, and disposal of hazardous wastes. During project construction oil, gasoline, diesel fuel, paints, solvents, and other hazardous materials may be used. If spilled, these substances could pose a risk to the environment and to human health.

Following construction, household hazardous materials such as various cleaners, paints, solvents, pesticides, pool chemicals, and automobile fluids would be expected to be used. The routine transport, use, and disposal of hazardous materials are subject to local, state, and federal regulations to minimize risk and exposure.

Further, the City has set forth its hazardous materials goals and policies in the Hazardous Materials Element of the General Plan. The preventative policies protect the health and welfare of residents of Folsom through management and regulation of hazardous materials. Consequently, use of the listed materials above for their intended purpose would not pose a significant risk to the public or environment, and any impacts would be less than significant.

- b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Less than significant impact. As discussed above, the proposed project site has no known history of past land uses associated with potentially hazardous sites and construction of the proposed project would follow all local, state and federal regulations. Following project construction, household hazardous materials such as various cleansers, paints, solvents, pesticides, pool chemicals, and automobile fluids would be expected to be used. The routine transport, use, and disposal of hazardous materials such as these are subject to local, state, and federal regulations to minimize risk and exposure.

Further, the City has set forth its hazardous materials goals and policies in the Safety and Noise Element of the General Plan. The preventative policies protect the health and welfare of residents of Folsom through management and regulation of hazardous materials. Consequently, use of the listed materials above for their intended purpose would not pose a significant risk to the public or environment, and impacts would be less than significant.

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- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

No impact. The nearest school is Folsom Lake College, located approximately 0.5-miles due northwest of the project site. There would be no impact, as there is no school within 0.25-miles of the project site.

- d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

No impact. The site is not included on any list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. No hazardous materials sites are located at the project site based on review of *EnviroStor* (DTSC 2021), *Geotracker* (SWRCB 2021), and *EPA Superfund Priority List* (EPA 2021b). Therefore, project implementation would have no impact on hazards to the public or environment.

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

No impact. The nearest public or public use airport is Cameron Airpark, approximately 7.0-miles northeast of the project site. At this distance, the project is not within the airport land use plan area and the project would have no impact on safety hazards or excessive noise related to airports.

- f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less than significant impact. The City of Folsom maintains pre-designated emergency evacuation routes as identified in the *City of Folsom Evacuation Plan* (City of Folsom 2021b). The proposed project is located in evacuation plan area #30-Vista Del Lago/ Russel Ranch, which identifies Broadstone Parkway as a minor evacuation route and East Bidwell Street as a major evacuation route. The proposed project would not modify any pre-designated emergency evacuation route or preclude their continued use as an emergency evacuation route. Emergency vehicle access would be maintained throughout the project site to meet the Fire Department standards for fire engine maneuvering, location of fire engine to fight a fire, rescue access to the units, and fire hose access to all sides of the building. Therefore, project impacts to the City's adopted evacuation plan and emergency plans would be less than significant.

- g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

Less than significant impact. The project site is located in a Local Responsibility Area and it is not in a Very High Fire Hazard Severity Zone. It is not located near a State Responsibility Area (CAL FIRE 2021). The project site is located in an urbanized area in the City of Folsom and is provided urban levels of fire protection by the City. The site is designed for clear fire lane/fire engine access and fire hose access to all parts of the buildings. The site does not border any areas of natural vegetation. Therefore, the proposed project would not expose people or structures to a significant risk of loss due to wildland fires, and any impacts would be less than significant.

X. HYDROLOGY AND WATER QUALITY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i. Result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off- site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional resources of polluted runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv. Impede or redirect flood flows?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Environmental Setting

The regional setting of the project site is primarily characterized by residential development with a commercial shopping center immediately adjacent to the west. The project site gently slopes downward from both east to west and from south to north. Precipitation is the only apparent source of surface water as there are no wetlands or natural drainages located on the project site.

The on-site storm drain system for the proposed project would conform to City of Folsom standards and include design features consistent with the Stormwater Quality Design Manual for the Sacramento and South Placer Regions. Low Impact Design features, including a combination of bio-retention swales, basins, and planters, have been identified for each drainage management area within the proposed

expansion. Additionally, all new proposed trash enclosures would include a drain that connects to the sanitary sewer system in conformance with Storm Water Quality Guidance. The project would incorporate standard best management practices (BMP) to maintain existing water quality in accordance with City regulations.

Construction of the proposed project would disturb more than one acre of soil and would conform to the California General Construction Permit, and a SWPPP would be prepared for the proposed project. Federal Emergency Management Agency (FEMA) flood insurance rate maps were reviewed for the project's proximity to a 100-year floodplain. The proposed project is on FEMA panel 06067C0104H, effective August 16, 2012. The project site is not located within a 100-year floodplain (FEMA 2018). The site is not located in an area of important groundwater recharge. Domestic water in the City is provided solely by surface water sources, and the City is the purveyor of water to the project area.

On-site run-off would flow to the underground storm water drainage system. The project would incorporate standard (BMPs) to maintain existing water quality in accordance with City regulations. The site would accomplish post construction stormwater quality through the use of LID and Stormwater Quality methods, as outlined in the "Stormwater Quality Design Manual – Sacramento Region, July 2018."

Federal Emergency Management Agency (FEMA) flood insurance rate maps were reviewed for the project's proximity to a 100-year floodplain. The proposed project is on FEMA panel 06067C0140H, effective August 16, 2012. The project site is not located within a 100-year floodplain (FEMA 2012).

The site is not located in an area of important groundwater recharge. Domestic water in the City is provided solely by surface water sources. The City is the purveyor of water for the site.

Regulatory Framework Relating to Hydrology and Water Quality

The City is a signatory to the Sacramento Countywide National Pollutant Discharge Elimination Program (NPDES) permit for the control of pollutants in urban stormwater. Since 1990, the City has been a partner in the Sacramento Stormwater Quality Partnership, along with the County of Sacramento and the Cities of Sacramento, Citrus Heights, Elk Grove, Galt, and Rancho Cordova. These agencies are implementing a comprehensive program involving public outreach, construction and industrial controls (i.e., BMPs), water quality monitoring, and other activities designed to protect area creeks and rivers. This program would be unchanged by the proposed project, and the project would be required to implement all appropriate program requirements.

In addition to these activities, the City maintains the following requirements and programs to reduce the potential impacts of urban development on stormwater quality and quantity, erosion and sediment control, flood protection, and water use. These regulations and requirements would be unchanged by the proposed project.

Standard construction conditions required by the City include:

- Water Pollution – requires compliance with City water pollution regulations, including NPDES provisions.

- Clearing and Grubbing – specifies protection standards for signs, mailboxes, underground structures, drainage facilities, sprinklers and lights, trees and shrubbery, and fencing. Also requires the preparation of a Stormwater Pollution Prevention Plan (SWPPP) to control erosion and siltation of receiving waters.
- Reseeding – specifies seed mixes and methods for reseeding of graded areas.

Additionally, the City enforces the following requirements of the Folsom Municipal Code as presented in **Table 10**.

Table 10. City of Folsom Municipal Code Sections Regulating the Effects on Hydrology and Water Quality from Urban Development

Code Section	Code Name	Effect of Code
8.70	Stormwater Management and Discharge Control	Establishes conditions and requirements for the discharge of urban pollutants and sediments to the storm-drainage system; requires preparation and implementation of Stormwater Pollution Prevention Plans.
13.26	Water Conservation	Prohibits the wasteful use of water; establishes sustainable landscape requirements; defines water use restrictions.
14.20	Green Building Standards Code	Adopts the California Green Building Standards Code (CALGreen Code), 2010 Edition, excluding Appendix Chapters A4 and A5, published as Part 11, Title 24, C.C.R. to promote and require the use of building concepts having a reduced negative impact or positive environmental impact and encouraging sustainable construction practices.
14.29	Grading Code	Requires a grading permit prior to the initiation of any grading, excavation, fill or dredging; establishes standards, conditions, and requirements for grading, erosion control, stormwater drainage, and revegetation
14.32	Flood Damage Prevention	Restricts or prohibits uses that cause water or erosion hazards, or that result in damaging increases in erosion or in flood heights; requires that uses vulnerable to floods be protected against flood damage; controls the modification of floodways; regulates activities that may increase flood damage or that could divert floodwaters.
14.33	Hillside Development	Regulates urban development on hillsides and ridges to protect property against losses from erosion, ground movement and flooding; to protect significant natural features; and to provide for functional and visually pleasing development of the city's hillsides by establishing procedures and standards for the siting and design of physical improvements and site grading.

Source: City of Folsom 2021c.

Evaluation of Hydrology and Water Quality

- a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?
- c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:
 - i. Result in substantial erosion or siltation on- or off-site?
 - ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off- site?
 - iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional resources of polluted runoff?
 - iv. Impede or redirect flood flows?
- e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less than significant impact with mitigation. The project site is highly modified and has been rough graded. Implementation of the proposed project would alter the existing drainage patterns on the project site, including the concrete lined drainage channel present on the project site surface. The project would utilize the existing storm drain system and would need to construct a new connection to that system to convey water off-site. The site conditions would be replaced with impervious surfaces from the buildings, parking lot, and sidewalks or walking paths. These ground disturbing activities could expose soil to erosion and may result in the transport of sediments which could adversely affect water quality.

The proposed project would disturb more than one acre of soil and be subject to NPDES permit conditions which include the preparation of a SWPPP. Compliance with various State and local water quality standards would ensure the proposed project would not violate water quality standards or waste discharge permits, or otherwise substantially degrade water quality. The proposed project would also be subject to all of the City's standard code requirements, including conditions for the discharge of urban pollutants and sediments to the storm drainage system, and restrictions on uses that cause water or erosion hazards.

Construction of the proposed project would increase impervious services which may result in an increase in the total volume and peak discharges of stormwater runoff and could potentially degrade water quality associated with urban runoff. However, as mentioned in the Environmental Setting section, the on-site storm drain design would conform to City of Folsom standards and include design features consistent with the Stormwater Quality Design Manual for the Sacramento and South Placer Regions. Low Impact Design (LID) features, including a combination of bio-retention swales, basins, and planters, have been identified for each drainage management area within the proposed expansion. Further, prior to the issuance of grading and building permits, the applicant would be required to submit a drainage plan to the City that shows how project BMPs capture storm water runoff during project

operations. Compliance with these requirements would ensure that water quality standards and discharge requirements would not be violated, and water quality in the project area is protected.

Drainage plans have been prepared for the Broadstone Unit No. 3 Specific Plan area. The overall storm water drainage systems included in those plans serve the project site. Construction on the site would be subject to NPDES permit conditions (including the implementation of BMPs) and all of the City's standard conditions and Code requirements. Operation of these requirements, which would be unchanged with approval of the project, would ensure that no adverse effects due to stormwater generation or contamination would take place. Mitigation measures from the Broadstone Unit No. 3 Specific Plan EIR would be implemented, and are prescribed again here as Mitigation Measures HYD-01 and HYD-02, to reduce the impacts to less than significant.

Mitigation Measure HYD-01: Drainage Plan

Prior to approval of improvement plans, the applicant shall submit detailed drainage plans for evaluation by the City. Approved plans shall be implemented prior to project occupancy. The drainage plans shall include measures to minimize the total amount of additional surface runoff and to limit the flows released to off-site receiving waters to existing pre-development levels in accordance with the requirements of the Folsom City Public Works Department.

Mitigation Measure HYD-02: Erosion Control Plan

Prior to issuance of grading permits, the applicant shall submit erosion control plans and other monitoring programs for the construction and operational phases of the proposed project for review by the City. The plans shall include Best Management Practices (BMPs) to minimize and control the level of pollutants in stormwater runoff, and in runoff released to off-site receiving waters. Specific techniques may be based on geotechnical reports or the Erosion and Sediment Control Handbook of the California Department of Conservation, and shall comply with current City standards, including the Sacramento Region Stormwater Quality Design Manual.

With implementation of Mitigation Measures HYD-01 and HYD-02, potential impacts related to on-or off-site erosion, pollutants, flooding, and/or otherwise substantial degradation of water quality would be reduced to less than significant for a), c), and e).

- b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Less than significant impact. Implementation of the proposed project would not result in the use of groundwater supplies because domestic water in the City is provided solely from surface water sources from the Folsom Reservoir. While development of the proposed project would increase the amount of impervious surfaces on the site that could affect groundwater recharge, the site is not known to be important to groundwater recharge. Further, because the proposed project would not rely on groundwater for domestic water and irrigation purposes, and the site is not an important area of groundwater recharge, the proposed project would not deplete groundwater supplies or interfere substantially with groundwater recharge that would result in a net deficit in aquifer volume or a lowering of the local groundwater table. Therefore, impacts to groundwater supplies and recharge would be less than significant.

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

Less than significant impact. The project site is not located within a 100-year floodplain and is not subject to flood hazard. The project site is also approximately 70 miles northeast of the nearest tsunami inundation area near Benicia, CA (California Emergency Management Agency 2009). The nearest lake is Folsom Lake, which is approximately 3.0 miles north. Based on the site's location away from the 100-year floodplain, distance from tsunami inundation area, and distance to Folsom Lake, the project site is not subject to release of pollutants due to inundation.

XI. LAND USE AND PLANNING

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Setting

Land use in the project area is regulated by the City of Folsom through the various plans and ordinances adopted by the City. These include the City of Folsom General Plan and the City of Folsom Municipal Code, including the Zoning Code.

The site is designated as Community Commercial (CC) in the Folsom 2035 General Plan. The CC designation provides for community-based retail and service uses intended to serve residential neighborhoods within the city. This designation allows for a Floor Area Ratio (FAR) of 0.2-0.5. In addition, the site has been assigned an overlay designation (East Bidwell Street Mixed-Use Overlay) by the General Plan.

The General Plan also designates the site within the East Bidwell Corridor overlay (EBC Overlay), which allows mixed-use development and allows commercial and residential uses that are mutually compatible along East Bidwell Street. The EBC Overlay allows multi-family housing as well as retail commercial, restaurants, office, and other compatible uses. The acceptable density range within this overlay is 20-30 dwelling units per acre, and the acceptable floor area ratio is 0.5 to 1.5. The density of the proposed project would be approximately 19.63 dwelling units (DU) per acre (rounded to 20 DU/acre). Given that the project site is within the EBC Overlay, the proposed multi-family use is consistent with the existing General Plan designation.

The zoning designation of the site is SP 95-1 (Broadstone Unit No. 3 Specific Plan) with an underlying specific plan designation of C-2 (Central Business District). In the C-2 (Central Business District) zone, apartments are not an expressly permitted use (Zoning Code 17.22.030).

Evaluation of Land Use and Planning

a) Physically divide an established community?

No impact. The project site is surrounded by residential and commercial land uses. The proposed project would subdivide a vacant lot and develop one of the parcels, requiring a tentative tract map from the City. Project construction would not barricade or reduce access to Broadstone Parkway, Cavitt Drive, or East Bidwell Street. The community would not be gated. There is an existing bike path to the

south of the site, this path would not be altered. Additionally, a new road would be constructed that would link Cavitt Drive with East Bidwell Street. The proposed project would not divide an established community, and there would be no impact.

- b) Cause significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Less than significant impact. Currently, the proposed project is not consistent with the Zoning Code, FMC Chapter 17.22. However, state law makes clear that a proposed housing development project is not inconsistent with the applicable zoning standards and criteria, and shall not require a rezoning, if the housing development project is consistent with the objective General Plan standards and criteria but the zoning for the project site is inconsistent with the General Plan (Gov. Code § 65589.5(j)(4).) While the zoning for the project site (C-2) does not expressly allow residential development, that prohibition is inconsistent with the General Plan (EBC Overlay), with which the project complies. Accordingly, state law prohibits a finding that the proposed project is inconsistent with applicable zoning standards or requires a re-zone (Gov. Code § 65589.5(j)(4)) and it also prohibits a denial of the project based on inconsistency with the zoning ordinance (Gov. Code § 65589.5(d)(2)(A)).

The Planned Development District (PD) component of the zoning designation requires a Planned Development Permit Review (PD Permit) entitlement for design review purposes (Zoning Code 17.38.050). Section 5.4.2 of the Broadstone 3 Specific Plan identifies that a PD Permit is required for multi-family land uses. The purpose of the PD Permit is to allow greater flexibility in the design of integrated developments than otherwise possible through strict application of land use regulations. With the PD Permit, the project's site plan, elevations, and overall project design would be evaluated, and specific development standards defined. If a PD Permit were to be granted, the project would be deemed consistent with the existing zoning district applicable to the site.

XII. MINERAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The Folsom area regional geologic structure is defined by the predominantly northwest- to southeast-trending belt of metamorphic rocks and the strike-slip faults that bound them. The structural trend influences the orientation of the feeder canyons into the main canyons of the North and South Forks of the American River. This trend is interrupted where the granodiorite plutons outcrop (north and west of Folsom Lake) and where the metamorphic rocks are blanketed by younger sedimentary layers (west of Folsom Dam) (Wagner et al. 1981 in Geotechnical Consultants 2003). The four primary rock divisions found in the area are: ultramafic intrusive, metamorphic, granodiorite intrusive, and volcanic mud flows (Geotechnical Consultants 2003).

The presence of mineral resources within the City has led to a long history of gold extraction, primarily placer gold. No areas of the City are currently designated for mineral resource extraction. Based on a review of the *Mineral Land Classification of the Folsom 15' Quadrangle, Sacramento, El Dorado, Placer, and Amador Counties, California* (CDC 1984), no known mineral resources are mapped in the project area.

Evaluation of Mineral Resources

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
- b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?

No impact. The proposed project is not located in a zone of known mineral or aggregate resources. No active mining operations are present on or near the site. Implementation of the project would not interfere with the extraction of any known mineral resources. Thus, no impacts would result, and no mitigation would be necessary for questions a) and b).

XIII. NOISE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

HELIX Environmental Planning, Inc. conducted noise analysis for the proposed project based primarily on the preliminary site plan and the Transportation Impact Study conducted by T. Kear Transportation Planning and Management, Inc. (2021). Noise modeling output files and quantitative results are presented in **Appendix F**.

Environmental Setting

The existing noise environment in the vicinity of the project site is dominated by vehicular traffic, primarily on East Bidwell Street and Broadstone Parkway. Other noise sources include ambient urban sounds associated with the commercial developments across East Bidwell Street from the project site, noise associated with multi-family apartments adjacent to the project site to the northeast, and transformer noise from an electrical utility substation within the project site.

Short-term (10 to 15 minutes) ambient noise measurements were conducted on September 23, 2021 at one on-site location and three off-site locations. Measurement M1 was conducted on Cavitt Drive adjacent to the project site, opposite from Handy Family Park. Measurement M2 was conducted on Broadstone Parkway adjacent to the project site approximately 330 feet northeast of East Bidwell Street. Measurement M3 was taken adjacent to the project site approximately 70 feet back from East Bidwell Street and 480 feet southeast of Broadstone Parkway. Measurement M4 was taken 15 feet in front of the electrical substation gate within the project site. Measurements were conducted to assess the existing ambient noise environment. Traffic counts were taken during the offsite noise measurements. The results of the ambient noise measurements are summarized in **Table 11**.

Noise-sensitive land uses are land uses that may be subject to stress and/or interference from excessive noise, including residences, hospitals, churches, schools, hotels, resorts, libraries, sensitive wildlife habitat, or similar facilities where quiet is an important attribute of the environment. Noise-sensitive

land uses in the project vicinity include multi-family residences adjacent to the project site to the northeast, and single-family residences across Cavitt Drive the east.

Table 11. Ambient Noise Measurement Results

Measurement	Location	Condition	Time	dBA L _{EQ}	Traffic Count
M1	Cavitt Drive adjacent to the project site, opposite from Handy Family Park	75°F, 5 mph wind, 38 percent humidity, sunny	9:56 a.m. to 10:11 a.m. (15 minutes)	61.5	32 cars, no trucks
M2	Broadstone Parkway adjacent to the project site approximately 330 feet northeast of East Bidwell Street	79°F, 7 mph wind, 32 percent humidity, sunny	10:17 a.m. to 10:32 a.m. (15 minutes)	62.2	164 cars, 3 medium trucks, 5 heavy trucks
M3	Adjacent to the project site approximately 70 feet east from East Bidwell Street and 480 feet southeast of Broadstone Parkway	80°F, 7 mph wind, 31 percent humidity, sunny	10:37 a.m. to 10:52 a.m. (15 minutes)	65.8	Southbound traffic only: 311 cars, 3 medium trucks, 4 heavy trucks
M4	15 feet in front of the electrical substation gate within the project site.	79°F, 7 mph wind, 32 percent humidity, sunny	10:57 a.m. to 11:07 a.m. (10 minutes)	59.9	N/A

Noise Metrics

All noise-level and sound-level values presented herein are expressed in terms of decibels (dB), with A weighting, abbreviated “dBA,” to approximate the hearing sensitivity of humans. Time averaged noise levels of one hour are expressed by the symbol “LEQ” unless a different time period is specified. The Community Noise Equivalent Level (CNEL) is a 24-hour average, where noise levels during the evening hours of 7:00 p.m. to 10:00 p.m. have an added 5 dBA weighting, and sound levels during the nighttime hours of 10:00 p.m. to 7:00 a.m. have an added 10 dBA weighting. This is similar to the Day Night sound level (L_{DN}), which is a 24-hour average with an added 10 dBA weighting on the same nighttime hours but no added weighting on the evening hours.

Because decibels are logarithmic units, noise levels cannot be added or subtracted through standard arithmetic. Under the decibel scale, a doubling of sound energy corresponds to a 3 dBA increase. In other words, when two identical sources are each producing sound of the same loudness, the resulting sound level at a given distance would be 3 dBA higher than from one source under the same conditions. For example, if one automobile produces an S_{PL} of 70 dBA when it passes an observer, two cars passing simultaneously would not produce 140 dBA—rather, they would combine to produce 73 dBA. Under the

decibel scale, three sources of equal loudness together produce a sound level 5 dBA louder than one source.

Under controlled conditions in an acoustical laboratory, the trained, healthy human ear is able to discern 1 dBA changes in sound levels, when exposed to steady, single-frequency (“pure-tone”) signals in the mid-frequency (1,000 Hertz [Hz]–8,000 Hz) range. In typical noisy environments, changes in noise of 1 to 2 dBA are generally not perceptible. It is widely accepted, however, that people begin to detect sound level increases of 3 dB in typical noisy environments. Further, a 5 dBA increase is generally perceived as a distinctly noticeable increase, and a 10 dBA increase is generally perceived as a doubling of loudness.

Vibration Metrics

Groundborne vibration consists of rapidly fluctuating motions or waves transmitted through the ground with an average motion of zero. Sources of groundborne vibrations include natural phenomena and anthropogenic causes (e.g., explosions, machinery, traffic, trains, construction equipment). Vibration sources may be continuous (e.g., factory machinery) or transient (e.g., explosions). Peak particle velocity (PPV) is commonly used to quantify vibration amplitude. The PPV is defined as the maximum instantaneous positive or negative peak of the vibration wave. For the purposes of this analysis, a PPV descriptor with units of inches per second in/sec is used to evaluate construction-generated vibration for building damage and human complaints.

Regulatory Framework

Noise Element

The Safety and Noise Element of the City of Folsom General Plan regulates noise emissions from public roadway traffic on new development of residential or other noise sensitive land uses. Policy SN 6.1.2 and Table SN-1 provide noise compatibility standards for land uses. For multi-family residential uses, noise due to traffic on public roadways, railroad line operations, and aircraft shall be reduced to or below 65 CNEL for outdoor activity areas and 45 CNEL for interior use areas.

Noise Ordinance

For stationary noise sources, the City has adopted a Noise Ordinance as Section 8.42 of the City Municipal Code (City of Folsom 1993). The Noise Ordinance establishes hourly noise level performance standards that are most commonly quantified in terms of the one-hour average noise level (L_{EQ}). Using the limits specified in Section 8.42.040 of the Noise Ordinance, noise levels generated by the project would be significant if they exceed 50 dBA L_{EQ} from 7:00 a.m. to 10:00 p.m. and 45 dBA L_{EQ} from 10:00 p.m. to 7:00 a.m. at off-site residential property boundaries. Noise from the project’s air conditioning systems would be significant if exterior noise levels exceed 50 dBA, per Section 8.42.070 of the City Municipal Code. Section 8.42.060 exempts construction noise from these standards provided that construction does not occur before 7:00 a.m. or after 6:00 p.m. on weekdays, or before 8:00 a.m. or after 5:00 p.m. on Saturday or Sunday.

Evaluation of Noise

- a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Less than significant Impact with mitigation.

Construction Noise

Project construction noise was analyzed using the U.S. Department of Transportation (USDOT) Roadway Construction Noise Model ([RCNM]; USDOT 2008), which utilizes estimates of sound levels from standard construction equipment.

The nearest noise-sensitive land uses to the project site area, the multi-family apartment buildings on the northeast side of the project site, are approximately 95 feet from the closest anticipated construction activity. The noisiest construction equipment anticipated to be used near NSLUs would be a grader used during grading. Modeling shows that the noise from a grader would be 75.4dBA L_{EQ} at the closest residential building. As construction equipment would be mobile as it moves across the project site, the noise level experienced by the neighboring uses would vary throughout the day.

According to the Folsom Municipal Code Section 8.42.060, noise sources associated with construction of the project which are conducted between the hours of 7:00 a.m. and 6:00 p.m., on Monday through Saturday, and between 9:00 a.m. and 6:00 p.m. on Sunday, are exempt from the City noise standard (City of Folsom 1993). Nevertheless, short-term noise would be substantially higher than existing ambient conditions, resulting in a temporarily significant noise impact. The implementation of Mitigation Measure NOI-1 would minimize noise levels to surrounding residential uses and would reduce this impact to a less than significant level.

Off-site Noise Impacts

Modeling of the exterior noise environment for this report was accomplished using the Computer Aided Noise Abatement (CadnaA) model version 2021. The noise models used in this analysis were developed from Computer Aided Design (CAD) plans provided by the project architect. Input variables included building mechanical equipment reference noise levels, road alignment, elevation, lane configuration, area topography, projected traffic volumes, estimated truck composition percentages, and vehicle speeds. The one-hour L_{EQ} traffic noise level is calculated utilizing peak-hour traffic. The model-calculated one-hour L_{EQ} noise output is the equivalent to the CNEL (Caltrans 2009). The modeling includes the project buildings but does not account for terrain or off-site buildings and structures. The noise modeling input and output is included in **Appendix F**.

According to the Transportation Impact Study, the project is expected to generate approximately 1,399 daily trips and 105 trips during the PM peak hour (T. Kear 2021). Future traffic noise levels presented in this analysis are based on traffic volumes derived from intersection turning counts included in the TIS for four scenarios: existing; existing plus project; existing plus approved projects (EPAP) 2026; and EPAP 2026 plus project. The traffic volumes for each analyzed road segment and scenario are included in **Appendix F**. To calculate changes in traffic noise levels, receivers were placed in the model at the closest commercial building or residential property along each road segment.

In typical outdoor environments, a 3 dBA increase in ambient noise level is considered just perceptible and a 5 dBA increase (a doubling of noise) is considered distinctly perceptible. In areas where existing or future ambient noise exceed the land use compatibility standards, an individual project's contribution to increases in ambient noise level could be considered significant if it exceeds 1.5 dBA. Because most of the areas along the analyzed road segments already exceed the land use noise compatibility standard listed in the city General Plan (60 dBA CNEL for low density residential; 65 dBA CNEL for multi-family residential and hotels, and 70 dBA for commercial), this analysis uses a threshold of a 1.5 dBA CNEL increase to be significant.

The maximum change in CNEL as a result of project-generated traffic would be 0.1 dBA CNEL, a change in ambient noise level that is lower than the threshold and is not discernable. Therefore, impacts related to the project generating a substantial permanent increase in ambient noise levels in the vicinity of the project in excess of General Plan standards from project-generated traffic would be less than significant (**Table 12**).

Table 12. Off-Site Traffic Noise Levels

Roadway Segment	Distance to Receiver (feet) ¹	Receiver Type	Existing (CNEL)	Existing + Project (CNEL)	Change in CNEL	EPAP (CNEL)	EPAP + Project (CNEL)	Change in CNEL
East Bidwell St.								
College Pkwy. to Scholar Way	110	Com.	70.1	70.1	0.0	70.7	70.7	0.0
Scholar Way to Power Center Dr.	105	Com.	70.0	70.0	0.0	70.7	70.7	0.0
Power Center Dr. to Broadstone Pkwy.	95	Com.	70.7	70.7	0.0	71.7	71.7	0.0
Broadstone Pkwy. To Via Sol	105	Com.	70.4	70.5	0.1	71.4	71.5	0.1
Via Sol to Via Felice	100	Com.	71.1	71.1	0.0	71.9	71.9	0.0
Via Felice to Iron Point Rd.	95	Com.	71.7	71.7	0.0	72.3	72.4	0.1
Iron Point Rd. to Placerville Rd.	140	Com.	71.9	71.9	0.0	72.7	72.7	0.0
Placerville Rd. to U.S. 50 Ramps	115	Com.	72.1	72.2	0.1	73.0	73.0	0.0
Broadstone Pkwy.								
East Bidwell St. to Marketplace	100	Com.	68.1	68.1	0.0	68.7	68.7	0.0
Market Place to Cavitt Dr.	160	MF	65.1	65.1	0.0	65.3	65.4	0.1
Iron Point Rd								
East Bidwell St. to Cavitt Dr.	170	Hotel	69.0	69.0	0.0	69.4	69.4	0.0
Cavitt Dr.								
Broadstone Pkwy to Kilrush Dr.	75	SF	60.5	60.6	0.1	60.6	60.7	0.1
Kilrush Dr. to Iron Point Rd.	70	SF	64.8	64.8	0.0	65.1	65.2	0.1

Source: TNM version 2.5.

Comm. = Commercial; Dr. = Drive; EPAP = Existing Plus Approved Projects; MF = Multi-Family Residential; NSLU = Noise Sensitive Land Use; Pkway. = Parkway; Rd. = Road; SF = Single-Family Residential; St. = Street
Notes: ¹ Distance measured from roadway centerline.

On-Site Traffic Noise

Exterior noise levels from traffic noise along the project frontages on East Bidwell Street and Broadstone Parkway exceed the General Plan noise compatibility standards for multi-family residential uses. Although project-added traffic increases would not result in a substantial increase along these roadways, without noise-attenuation features built into the project's building materials, interior noise levels would exceed the City's standards for residential uses. To comply with the General Plan, for multi-family residential uses, noise due to traffic on public roadways, railroad line operations, and aircraft would need to be reduced to or below 65 CNEL for outdoor activity areas and 45 CNEL for interior use areas. Therefore, impacts are considered potentially significant. The implementation of Mitigation Measure NOI-02 would ensure that noise reduction measures are included in building material specifications and would reduce this impact to a less than significant level.

On-Site Operational Noise

Outdoor noise level from project on-site noise sources was modeled using CadnaA, as described above. The project would include the installation of heating, ventilation, and air conditioning (HVAC) units on the roof of the proposed apartment and clubhouse buildings. The project plan submittal shows the approximate rooftop location of split HVAC systems (each apartment would have a separate system with the condenser and compressor mounted on the roof and the evaporator/air handler located in the apartment). The units would be located behind a parapet wall of equal or greater height to the HVAC unit, which would provide some noise attenuation. Specific model information for the HVAC units at was not available at the time of this analysis. The modeling assumes a Carrier model 38BRC-024-34 2-ton system for each apartment (257 total), and a Carrier model 48PG07 6-ton system for each clubhouse building (two total). Receivers were placed in the model at the outdoor spaces of the closest noise sensitive land uses to the project site: the three 4-story apartment buildings facing the project site to the northeast (one receiver on each floor), and the back yards of two single-family homes across Cavitt Drive from the project site. The calculated noise levels at the receivers are shown in Table 18 and compared to the City noise ordinance nighttime standard. As shown in **Table 13**, noise from the project's HVAC systems would not exceed the City noise ordinance daytime or nighttime standard.

Long-term operation of project building HVAC systems would not result in noise levels exceeding the city noise ordinance standards, measured at the outdoor spaces of the closest noise sensitive land uses to the project site.

Table 13. Project HVAC Noise

Receiver	Floor	LEQ (dBA)	HVAC Standard (dBA)	Exceed Standard?
Apartment Building 1	1	33.0	50	No
Apartment Building 1	2	34.7	50	No
Apartment Building 1	3	36.6	50	No
Apartment Building 1	4	38.8	50	No
Apartment Building 2	1	33.9	50	No
Apartment Building 2	2	35.5	50	No
Apartment Building 2	3	36.9	50	No
Apartment Building 2	4	38.7	50	No
Apartment Building 3	1	35.1	50	No
Apartment Building 3	2	36.0	50	No
Apartment Building 3	3	37.5	50	No
Apartment Building 3	4	38.7	50	No
Single-Family Home 1	1	34.1	50	No
Single-Family Home 2	1	30.8	50	No

Mitigation Measure NOI-01: Construction Noise Reduction Measures

Construction activities shall be required to comply with the following and be noted accordingly on construction contracts:

1. Construction hours/Scheduling: The following are required to limit construction activities to the portion of the day when occupancy of the adjacent sensitive receptors are at the lowest:
 - a. Construction activities for all phases of construction, including servicing of construction equipment shall only be permitted during the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday and between 9:00 a.m. to 5:00 p.m. on Saturdays. Construction is prohibited on Sundays and on all holidays.
 - b. Delivery of materials or equipment to the site and truck traffic coming to and from the site is restricted to the same construction hours specified above.
2. Construction Equipment Mufflers and Maintenance: All construction equipment powered by internal combustion engines shall be properly muffled and maintained.
3. Idling Prohibitions: All equipment and vehicles shall be turned off when not in use. Unnecessary idling of internal combustion engines is prohibited.
4. Equipment Location and Shielding: All stationary noise-generating construction equipment, such as air compressors, shall be located as far as practical from the adjacent homes. Acoustically shield such equipment when it must be located near adjacent residences.
5. Quiet Equipment Selection: Select quiet equipment, particularly air compressors, whenever possible. Motorized equipment shall be outfitted with proper mufflers in good working order.

6. Staging and Equipment Storage: The equipment storage location shall be sited as far as possible from nearby sensitive receptors.

Mitigation Measure NOI-02: On-site Interior Noise Level Reduction

For the project's habitable areas (both living rooms and bedrooms) with a direct line-of-sight to East Bidwell Street and Broadstone Parkway, the following measures shall be incorporated in the design of the project to reduce interior noise levels to 45 CNEL or less:

- Minimum exterior wall requirement of STC 46 with a construction of standard of 3/8-inch exterior one coat stucco over 1-inch rigid R-4 insulation over 1/2-inch shearwall on 2x6 studs with 5/8-inch Type "X" Drywall.
- Minimum window requirement of STC 28 with a vinyl frame window construction of dual glazing window thickness 1/8-inch and 1/2-inch air gap.
- Appropriate means of air circulation and provision of fresh air intake shall be incorporated in the project to allow windows to remain closed for extended intervals of time so that acceptable levels of noise can be maintained on the interior.
- Buildings shall provide mechanical ventilation in accordance with the 2019 California Mechanical Code.

- b) Generation of excessive groundborne vibration or groundborne noise levels?

Less than significant impact. An on-site source of vibration during project construction would be a vibratory roller (primarily used to achieve soil compaction as part of the foundation and paving construction), which could be used within approximately 95-feet of the multi-family residences to the northeast. The City does not state specific standards in the General Plan or Municipal Code for vibration; therefore, standards from the Caltrans' Transportation and Construction Vibration Guidance Manual (Caltrans 2020) are used. A large vibratory roller creates approximately 0.21-in/sec PPV at a distance of 25-feet. At a distance of 95-feet, a vibratory roller would create a PPV of 0.05-in/sec.¹ This would be substantially below the vibration criteria of 0.5-in/sec PPV for potential damage to normal buildings and blow the vibration criteria 0.2-in/sec PPV for potential damage to historical structures, as provided in by Caltrans for continuous/frequent intermittent sources (Caltrans 2020). Once operational, the project would not be a source of groundborne vibrations. Impacts associated with construction-generated vibration would be less than significant. Therefore, the project would not result in the generation of excessive groundborne vibration or groundborne noise levels, and the impact would be less than significant.

- c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No impact. The closest airport to the project site is the Cameron Park Airport, approximately 7 miles to the northeast. The project site is not located in an area for which an Airport Land Use Compatibility Plan has been prepared, and no public or private airfields are within two miles of the project area; therefore,

¹ Equipment PPV = Reference PPV * (25/D)ⁿ(in/sec), where Reference PPV is PPV at 25 feet, D is distance from equipment to the receptor in feet, and n= 1.1 (the value related to the attenuation rate through the ground); formula from Caltrans 2020.

the residents of the proposed project or people working in the project area would not be exposed to excessive levels of noise due to aircraft overflight, and there would be no impact.

XIV. POPULATION AND HOUSING

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

Folsom’s estimated population in 2019 was 81,328 people (U.S. Census Bureau 2019). The population is projected to increase to 97,485 by 2035 (City of Folsom 2018a). The proposed project would construct approximately 257 market rate apartment units (which would include a mix of one-, two-, and three-bedroom units) within 33 apartment buildings.

Evaluation of Population and Housing

- a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Less than significant impact. Implementation of the proposed project would result in the construction of approximately 257 apartment units. Existing backbone infrastructure and roads in the area would not need to be expanded or extended as a result of the project.

The proposed project would accommodate the demand for housing and would not induce substantial growth in the City of Folsom. Although it is anticipated that the majority of individuals relocating to the apartment community would be from the area, it is possible that the apartments could draw in approximately 676 new residents (assuming 2.63 people per unit, based on projected household size in 2035 [City of Folsom 2008:18]). Consequently, the population of the project would likely be approximately 676 new residents. The population growth generated by the project is within the projected increase in population from planned growth as projected in the City’s Housing Element. Therefore, impacts from project implementation would be less than significant, and no mitigation would be required.

- b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No impact. The project site is currently vacant. Therefore, there would be no impact on displacement of existing people or housing.

XV. PUBLIC SERVICES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Setting

The proposed project is in an area currently served by urban levels of all utilities and services. Public services provided by the City of Folsom in the project area include fire, police, school, library, and park services. The site is served by all public utilities including domestic water, wastewater treatment, and storm water utilities.

The City of Folsom Fire Department provides fire protection services. There are five fire stations providing fire/rescue and emergency medical services within the City of Folsom. Station 37 is nearest to the project site and is located at 70 Clarksville Road, approximately 1.0-mile northwest of the project site. The Fire Department responded to 8,474 requests for service in 2020, with an average of 23.2 per day (City of Folsom 2021a). The City of Folsom Police Department is located at 46 Natoma Street, approximately 3.7-miles northwest of the project site.

The project site is located within the Folsom Cordova Unified School District and is within the attendance area for Gold Ridge Elementary School, Folsom Middle School, and Vista del Lago High School. There are several parks near the project site, including the Handy Family Park, Hillcrest Park, Nisenan Community Park, and John Kemp Community Park.

The Sacramento Municipal Utility District (SMUD) would supply electricity to the project site. Pacific Gas & Electric (PG&E) provides natural gas to the area and would provide natural gas to the project site.

Evaluation of Public Services

a) Fire protection?

Less than significant impact. On-site fire suppression water would connect to the City of Folsom water supply on Broadstone Parkway and East Bidwell Street and the project would include fire hydrants, exterior Fire Department Connection assemblies, and fire riser rooms. Emergency vehicle access would be maintained on the site to meet the Fire Department standards for fire engine maneuvering, location of fire engine to fight a fire, rescue access to the units, and fire hose access to all sides of the building. The proposed project would not significantly increase fire service demands or render the current service level to be inadequate, and impacts would be less than significant.

b) Police Protection?

Less than significant impact. The project site is within an urbanized area of Folsom and would increase the residential population requiring police protection services. The project would be required to pay the City's Capital Improvement New Construction Fee (Folsom Municipal Code Chapter 3, Title 3.80) to fund police services and facilities. The project includes features that reduce opportunities for crime such as adequate parking lot and site lighting (Section I.d), on-site management services, common areas visible from adjacent units, and no dead-end low-visibility areas. Potential impacts from implementation of the proposed project would be less than significant.

c) Schools?

Less than significant impact. Pursuant to Government Section 65995.1, the project would be required to pay development impact fees to the Folsom Cordova Unified School District. No new school facilities would be necessary to serve the proposed project. Potential impacts from implementation of the proposed project would be less than significant.

d) Parks?

Less than significant impact. The 257-unit project would accommodate residents who would create additional demand for park and recreation facilities. The nearest park is Handy Family Park, located across Cavitt Drive just east of the project site at 1560 Cavitt Drive. Some additional use of community parks is anticipated, however, the parks in the area have sufficient size, facilities, and infrastructure to accommodate any increased use that may result from the project. On-site recreational facilities at the apartment complex would moderate any increase in demand for off-site parks. The project would be required to pay park fees to offset the project's impact on existing park facilities and fund new park and recreation facilities. Section XVI Recreation includes additional information. Potential impacts from the proposed project on parks would be less than significant.

e) Other Facilities?

Less than significant impact. The project site is within the urban area of Folsom served by adequate police, fire, and emergency services. The apartment complex would include on-site recreational amenities to serve residents. Construction and operation of the proposed project would not require the construction or expansion of parks and other public facilities or result in the degradation of those facilities. Potential impacts would be less than significant, and mitigation would not be necessary. The impact of the project would be less than significant and mitigation would not be necessary.

XVI. RECREATION

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Setting

The nearest park is Handy Family Park, located across Cavitt Drive just east of the project site at 1560 Cavitt Drive. The proposed project would provide some on-site recreational amenities to residents, including a clubhouse with recreation and social activities, fitness center, walking paths, a large pool, spa, bocce court, fire pits, and outdoor patios.

Evaluation of Recreation

- a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Less than significant impact. Some additional use of community parks is anticipated, however, the parks in the area have sufficient size, facilities, and infrastructure to accommodate any increased use that may result from the project. On-site recreational facilities at the apartment complex would moderate any increase in demand for off-site parks. The project would be required to pay park fees to offset the project's impact on existing park facilities and fund new park and recreation facilities. Potential impacts to existing parks would be less than significant.

- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Less than significant impact. Community amenities would include an estimated 7,167 sf clubhouse (with 6,063 sf of amenity space and 1,104 sf of building support space) that would include a lobby, a quiet lounge, a lounge game room with a pool table and shuffle court, a kitchen, a work room, six restrooms, a pet room, a bike room, and a fitness center. Outside the clubhouse would be a large pool, spa, cabanas, outdoor kitchens, bocce ball, fire pits, and lounge areas. Additional outdoor amenities would include landscaped courtyards and walkways adjacent to the residential buildings, along with two dog parks with synthetic turf. Two leasing offices would be adjacent to the lobby within the clubhouse.

On-site facilities and existing neighborhood parks are anticipated to adequately serve the recreation demands of project residents. Potential impacts on recreational facilities would be less than significant.

XVII. TRANSPORTATION

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The discussion below is based on a Transportation Impact Study (TIS) prepared by T. Kear Transportation Planning & Management, Inc. (T. Kear 2021). The TIS is summarized below and included in **Appendix G**.

Environmental Setting

Study Scenarios

Four scenarios were identified for inclusion in the TIS through consultation with City staff. These study scenarios were used to evaluate project impacts relevant to General Plan Policy M4.1.3 (see “General Plan Thresholds” heading within this section) relative to level of service. The analysis determined the weekday AM peak-hour and PM peak-hour level of service (LOS) at study intersections under the following scenarios:

- 1) Existing 2021 without Project condition;
- 2) Existing 2021 with Project condition;
- 3) Existing Plus Approved Projects (EPAP) 2026 without Project condition;
- 4) EPAP 2026 with Project condition.

Existing 2021 Condition with and without the Project

Analysis of the existing condition reflects the traffic volumes and roadway geometry at the time the study began. These two scenarios (with and without the Project) quantify performance measures, serve as a known reference point for those familiar with the study area, and identify project related impacts anticipated to occur if the project opened in 2021.

EPAP 2026 Condition with and without Project

EPAP scenarios, with and without the project, analyze conditions with the addition of traffic from approved and reasonably foreseeable projects that affect study intersections and segments. These

scenarios are intended to reflect anticipated traffic approximately five years into the future, when the project could reasonably be anticipated to be constructed. This “phasing analysis” is intended to assist the City of Folsom in phasing of improvements at study intersections which may be necessary to accommodate traffic from all approved and anticipated tentative maps over the next five years.

Roadway System

Brief descriptions of the key roadways serving the project site (depicted in **Figure 5**) are provided below:

- **Broadstone Parkway** in the project vicinity is a four-lane east-west arterial that wraps around the back of the Palladio shopping center from Iron Point Road to connect with Empire Ranch Road near the Sacramento-El Dorado County line. Broadstone Parkway has bike lanes, sidewalk, curb, and gutter. Turn pockets are provided at intersections.
- **Cavitt Drive** is a north-south two-lane collector that runs northward from Costco to Folsom Lake College. Within the vicinity of the Project, Cavitt Drive has bike lanes, sidewalk, curb, and gutter. Turn pockets are provided at intersections.
- **East Bidwell Street** runs through the City of Folsom from White Rock Road to Riley Street. East Bidwell Street becomes Scott Road south of US 50. Near the Project area, East Bidwell Street is a six-lane arterial roadway with bike lanes, sidewalk, curb, and gutter. Turn pockets are provided at intersections. The speed limit on East Bidwell Street north of US 50 is 45 mph.
- **Iron Point Road** is an east-west arterial roadway with a raised median that runs from Folsom Boulevard to the eastern city limit along the north side of US 50. Within the vicinity of the Project, Iron Point Road has six lanes, bike lanes, sidewalk, curb, and gutter. The posted speed limit is 45 mph. Turn pockets are provided at intersections.

Study Intersections

The traffic impact study analyzed the following study intersections as shown in **Table 14**.

Table 14. Study Intersections

Intersection	Control
1. East Bidwell Street/College Parkway	Signal
2. East Bidwell Street/Scholar Way	Signal
3. East Bidwell Street/Power Center Drive	Signal
4. East Bidwell Street/Broadstone Parkway	Signal
5. East Bidwell Street/Via Sole	Signal
6. East Bidwell Street/Via Felice	Signal
7. East Bidwell Street/Iron Point Road	Signal
8. East Bidwell Street/Placerville Road	Signal
9. East Bidwell Street/US 50 Westbound	Signal
10. East Bidwell Street/US 50 Eastbound	Signal
11. Broadstone Parkway/Marketplace	Signal
12. Via Felice Extension/Project Driveway (Does not exist without Project)	AWSC*

Intersection	Control
13. Broadstone Parkway/Cavitt Drive	Signal
14. Cavitt Drive/Kilrush Drive	TWSC**
15. Iron Point Road/Cavitt Drive	Signal

* All way stop control

** Two Way Stop Control

The traffic study analyzed the following study highway segments as shown in **Table 15**.

Table 15. US 50 Study Segments

US 50 Study Segments
A. Westbound US 50/East Bidwell Street diverge segment
B. Westbound US 50/East Bidwell Street merge segment
C. Eastbound US 50/East Bidwell Street diverge segment
D. Eastbound US 50/East Bidwell Street merge segment

Level of Service Methodology

Level of service (LOS) is a qualitative indication of the level of delay and congestion experienced by motorists using an intersection. Levels-of-service are designated by the letters A through F, with A being the best conditions and F being the worst (high delay and congestion). Calculation methodologies, measures of performance, and thresholds for each letter grade differ for road segments, signalized intersections, and unsignalized intersections.

Based on guidance from City staff, the following procedures described below for intersection and segment traffic operations analysis were utilized in the analysis:

Intersection Traffic Operations Analysis

Signalized Intersections

The methodology from the Highway Capacity Manual (HCM) 6th Edition², was used to analyze signalized intersections. Level of service (LOS) can be characterized for the entire intersection, each approach, or by lane group. Control delay alone (the weighted average delay for all vehicles entering the intersection) is used to characterize level-of-service for the entire intersection or an approach. Control delay and volume to capacity ratio are used to characterize level-of-service for lane groups. The average delay criteria used to determine the level-of-service at signalized intersections is presented in **Table 16**. The HCM 2010 methodology is used as the primary method. HCM 2000 methods are only utilized where the signal phasing is incompatible with HCM 2010 methods.

Table 16. Level of Service Criteria for Signalized Intersections

Level of Service	Description	Average Delay ¹ (Sec. /Vehicle.)
A	Very Low Delay: This level-of-service occurs when progression is extremely favorable, and most vehicles arrive during a green phase. Most vehicles do not stop at all.	≤ 10.0
B	Minimal Delays: This level-of-service generally occurs with good progression, short cycle lengths, or both. More vehicles stop than at LOS A, causing higher levels of average delay.	10.1-20.0
C	Acceptable Delay: Delay increases due to only fair progression, longer cycle lengths, or both. Individual cycle failures (<i>to service all waiting vehicles</i>) may begin to appear at this level of service. The number of vehicles stopping is significant, though many still pass through the intersection without stopping.	20.1-35.0
D	Approaching Unstable/Tolerable Delays: The influence of congestion becomes more noticeable. Longer delays may result from some combination of unfavorable progression, long cycle lengths, or high v/c ratios. Many vehicles stop, and the proportion of vehicles not stopping declines. Individual cycle failures are noticeable.	35.1-55.0
E	Unstable Operation/Significant Delays: This is considered by many agencies the upper limit of acceptable delays. These high delay values generally indicate poor progression, long cycle lengths, and high v/c ratios. Individual cycle failures are frequent occurrences.	55.1-80.0
F	Excessive Delays: This level, considered to be unacceptable to most drivers, often occurs with oversaturation (i.e., when arrival flow rates exceed the capacity of the intersection). It may also occur at high v/c ratios below 1.00 with many individual cycle failures. Poor progression and long cycle lengths may also contribute to such delay levels.	> 80.0 or v/c >1.0

Note 1: Weighted average of delay on all approaches. This is the measure used by the Highway Capacity Manual to determine LOS. Any movement with a volume-to-capacity ratio (v/c) greater than 1.0 is considered to be LOS F.

Source: Transportation Research Board (2016) Highway Capacity Manual 6th Edition, Washington D.C.

Unsignalized Intersections

The methodology from HCM 6th Edition is used for the analysis of unsignalized intersections. At an unsignalized intersection, most of the main street traffic is un-delayed, and by definition has acceptable conditions. The main street left-turn movements and the minor street movements are all susceptible to delay of varying degrees. Generally, the higher the main street traffic volumes, the higher the delay for the minor movements. Separate methods are utilized for Two-Way Stop-Controlled (TWSC) intersections and All-Way Stop-Controlled (AWSC) intersections.

- **TWSC:** The methodology for analysis of two-way stop-controlled intersections calculates an average total delay per vehicle for each minor street movement and for the major street left-turn movements, based on the availability of adequate gaps in the main street through traffic. A LOS designation is assigned to individual movements or combinations of movements (in the case of shared lanes) based upon delay, it is not defined for the intersection as a whole. Unsignalized intersection LOS reported herein is for each movement (or group of movements) based upon

the respective average delay per vehicle. **Table 17** presents the average delay criteria used to determine the LOS at TWSC and AWSC intersections.

- **AWSC:** At all-way stop-controlled intersections, the level-of-service is determined by the weighted average delay for all vehicles entering the intersection. The methodologies for these types of intersections calculate a single weighted average delay and LOS for the intersection as a whole. The average delay criteria used to determine the LOS at all-way stop intersections is the same as that presented in **Table 17**. LOS for specific movements can also be determined based on the TWSC methodology.

It is not unusual for some of the minor street movements at unsignalized intersections to have LOS D, E, or F conditions while the major street movements have LOS A, B, or C conditions. In such a case, the minor street traffic experiences delays that can be substantial for individual minor street vehicles, but the majority of vehicles using the intersection have very little delay. Usually in such cases, the minor street traffic volumes are relatively low. If the minor street volume is large enough, improvements to reduce the minor street delay may be justified, such as channelization, widening, or signalization.

Table 17. Level of Service Criteria for Unsignalized Intersections

Level of Service (LOS)	Description	TWSC ¹ Average Delay by Movement (seconds/vehicle)	AWSC ² Intersection Wide Average Delay (seconds/vehicle)
A	Little or no delay	< 10	< 10
B	Short traffic delay	> 10 and < 15	> 10 and < 15
C	Average traffic delays	> 15 and < 25	> 15 and < 25
D	Long traffic delays	> 25 and < 35	> 25 and < 35
E	Very long traffic delays	> 35 and < 50	> 35 and < 50
F	Extreme delays potentially affecting other traffic movements in the intersection	> 50 (or, v/c > 1.0)	>50

Source: T. Kear 2021.

Note 1: Two-Way Stop Control (TWSC) LOS is calculated separately for each minor street movement (or shared movement) as well as major street left turns using these criteria. Any movement with a volume to capacity ratio (v/c) greater than 1.0 is considered to be LOS F.

Note 2: All-Way Stop Control (AWSC) assessment of LOS at the approach and intersection levels is based solely on control delay.

Signal Warrants

At each unsignalized intersection, the potential need for a traffic signal was evaluated. Traffic signal warrants are a series of standards that provide guidelines for determining if a traffic signal is appropriate. Signal warrant analyses are typically conducted at intersections of uncontrolled major streets and stop sign-controlled minor streets. If one or more signal warrants are met, signalization of the intersection may be appropriate. However, a signal should not be installed if none of the warrants are met, since the installation of signals would increase delays on the previously uncontrolled major street and may increase the occurrence of particular types of accidents.

As stated in the 2014 California Edition of the Manual on Uniform Traffic Control Devices (California MUTCD 2014)³, *“An engineering study of traffic conditions, pedestrian characteristics, and physical characteristics of the location shall be performed to determine whether installation of a traffic control signal is justified at a particular location.*

The investigation of the need for a traffic control signal shall include an analysis of factors related to the existing operation and safety at the study location and the potential to improve these conditions, and the applicable factors contained in the following traffic signal warrants:

- *Warrant 1, Eight-hour Vehicular Volume*
- *Warrant 2, Four-hour Vehicular Volume*
- *Warrant 3, Peak-hour*
- *Warrant 4, Pedestrian Volume*
- *Warrant 5, School Crossing*
- *Warrant 6, Coordinated Signal System*
- *Warrant 7, Crash Experience*
- *Warrant 8, Roadway Network*
- *Warrant 9, Intersection Near a Grade Crossing*

The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal.”

Consistent with the industry standard of practice, the Traffic Impact Analysis did not evaluate the full panoply of warrants for traffic signals, but instead focused on the peak-hour warrant. The MUTCD states that, *“This [peak-hour] signal warrant shall be applied only in unusual cases, such as office complexes, manufacturing plants, industrial complexes, or high-occupancy vehicle facilities that attract or discharge large numbers of vehicles over a short time.”* So, the peak-hour warrant is being used in this impact analysis study as an “indicator” of the likelihood of an unsignalized intersection warranting a traffic signal in the future. Intersections that exceed the peak-hour warrant are considered (for the purposes of this impact analysis) to be likely to meet one or more of the other signal warrants (such as the 4-hour or 8-hour warrants). This peak-hour analysis is not intended to replace a rigorous and complete traffic signal warrant analysis by the responsible jurisdiction.

Unsignalized intersections were evaluated using the Peak-hour Volume Warrant (Warrant No. 3) in the California MUTCD 2014. The Peak-hour Volume Warrant was applied where the minor street experiences long delays in entering or crossing the major street for at least one hour in a day. Even if the Peak-hour Volume Warrant is met, a more detailed signal warrant study is recommended before a signal is installed. The more detailed study should consider volumes during the daily peak-hours of roadway traffic, pedestrian traffic, and accident histories.

Basic Segments

Basic freeway segments operations and level-of-service is defined by density (passenger cars per mile per lane) which depends upon traffic volumes, and segment, characteristics. These characteristics

³ Caltrans (2019) California Manual on Uniform Traffic Control Devices - FHWA’s MUTCD 2009 Edition as amended for use in California - 2014 Edition - Revision 4, March 29, 2019. Section 4C.

include the geometry, grade, free flow speeds, and heavy vehicles. **Table 18** shows the level of service criteria for basic freeway segments.

Table 18. Level of Service Criteria – Basic Freeway Segments

Level of Service	Maximum Density (passenger vehicles per mile per lane)
A	<11
B	18
C	26
D	35
E	45
F	> 45, or Demand exceeds capacity

Source: Transportation Research Board (2010) Highway Capacity Manual, Chapter 11, Washington, D.C.

Merge and Diverge Segments

Freeway merge and diverge segments operations and level-of-service is defined by density (passenger cars per mile per lane) which depends upon traffic volumes and the ramp characteristics. These characteristics include the length and type of acceleration/deceleration lanes, free-flow speeds, number of lanes, grade, heavy vehicles, and types of facilities. **Table 19** shows the relationship of level-of-service to freeway density for merge, diverge, and weaving segments.

Table 19. Level of Service Criteria – Freeway Ramp Merge/Diverge Areas

Level of Service	Maximum Density (passenger vehicles per mile per lane)
A	<10
B	20
C	28
D	35
E	> 35
F	Demand exceeds capacity

Source: Transportation Research Board (2010) Highway Capacity Manual, Chapter 13, Washington, D.C.

General Plan Thresholds

Consistency with General Plan LOS policies for the proposed project were determined based on the methods described above and identified as either "significant" or "less than significant". General Plan Policy M4.1.3 addresses LOS:

Strive to achieve at least traffic LOS "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 temporally higher LOS 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. City Staff will report to the City Council at regular intervals via the Capital Improvement Program process for the Council to prioritize projects integral to achieving LOS D or better.

The General Plan Environmental Impact Report (EIR) includes a criterion addressing potential impacts at locations that operate at LOS E or F under no-project conditions. Under this standard, a significant

impact would occur if the proposed project would:

Increase the average delay by five seconds or more at an intersection that currently operates (or is projected to operate) at an unacceptable level-of-service under “no-project” conditions.

For the purposes of the traffic analysis, LOS is considered potentially significant if implementation of the project would result in any of the following:

- Cause an intersection in Folsom that currently operates (or is projected to operate) at LOS D or better to degrade to LOS E or worse.
- Increase the average delay by five seconds or more at an intersection in Folsom that currently operates (or is projected to operate) at an unacceptable LOS E or F.

Freeway Facilities

An impact is considered significant on freeway facilities if the project causes the facility to change from an acceptable to unacceptable LOS. For facilities that are or will be operating at unacceptable LOS without the project, an impact is considered significant if:

- The existing LOS cannot be maintained with the addition of project traffic;
- The project traffic increases vehicle density on a freeway mainline segment or freeway ramp junction by 0.1 passenger cars per lane per mile;
- The project increases the number of peak-hour vehicles on a freeway mainline segment or freeway ramp junction by more than 1 percent.

Per the Caltrans Guide for the Preparation of Traffic Impact Studies, Caltrans strives to maintain a target LOS at the transition between LOS C and LOS D on state highway facilities. However, for the affected portion of US 50, Caltrans has established a concept LOS E threshold⁴. For consistency with other traffic impact studies performed in the City of Folsom that considered US 50, LOS E was selected as the minimum standard for all study freeway facilities.

Bicycle/Pedestrian/Transit Facilities

An impact is considered significant if implementation of the project would:

- Inhibit the use of bicycle, pedestrian, or transit facilities.
- Eliminate existing bicycle, pedestrian, or transit facilities.
- Prevent the implementation of planned bicycle, pedestrian, or transit facilities.

Vehicle Miles Traveled Standards of Significance

Under State Law (SB 743), vehicle miles traveled (VMT) is the only metric for evaluating significant transportation impacts in environmental impact analyses required under CEQA.

Folsom General Plan policy NCR 3.1.3 addresses VMT, as stated below:

Policy NCR 3.1.3 “Encourage efforts to reduce the amount of VMT. These efforts could include

encouraging mixed-use development promoting a jobs/housing balance, and encouraging alternative transportation such as walking, cycling, and public transit.”

The City of Folsom has not yet adopted thresholds of significance for VMT. Consequently, the traffic analysis uses a qualitative screening against the Governors’ Office of Planning and Research (OPR) guidance. OPR’s guidance (Technical Advisory on Evaluating Transportation Impacts in CEQA, OPR 2018 and 2019) recommends a CEQA threshold for transportation impacts of land use projects of a 15 percent VMT reduction per capita, relative to either city or regional averages based on the California’s Climate Scoping Plan. Qualitative assessment of VMT reduction is acceptable to screen projects.

Based on these criteria, a project would be considered to have a potentially significant impact if:

- Per capita VMT from residential projects is anticipated to be greater than 85 percent of the regional average per capita VMT.
- or
- The project is anticipated to inhibit implementation of planned pedestrian, bicycle, or transit improvements.

Existing 2021 Condition

Table 20 and **Table 21** present a summary of LOS results for the study intersections and freeway segments under Existing Conditions.⁵ The results indicate that the East Bidwell Street/Power Center Drive and East Bidwell Street/Iron Point Road intersections exceed the General Plan level-of-service standard in the PM prior to the addition of project traffic. These locations are shown in orange highlight in the tables below. Calculation sheets for intersection delay and LOS are provided in **Appendix G**.

Table 20. Existing 2021 Intersection Delay and LOS

Intersection	Control	2021 No Project AM Delay (Sec.) and LOS	2021 No Project PM Delay (Sec.) and LOS
1. East Bidwell Street/College Parkway	Signal	15.9 B	15.4 B
2. East Bidwell Street/Scholar Way	Signal	14.4 B	19.0 B
3. East Bidwell Street/ Power Center Drive	Signal	36.9 D	60.8 E
4. East Bidwell Street/Broadstone Parkway	Signal	38.2 D	37.8 D
5. East Bidwell Street/Via Sole	Signal	4.5 A	7.8 A
6. East Bidwell Street/Via Felice	Signal	7.8 A	10.2 B
7. East Bidwell Street/Iron Point Road	Signal	43.8 D	121.3 F
8. East Bidwell Street/Placerville Road	Signal	11.9 B	17.1 B
9. East Bidwell Street/US 50 Westbound	Signal	34.3 C	39.4 D
10. East Bidwell Street/US 50 Eastbound	Signal	10.2 B	15.0 B
11. Broadstone Parkway/Marketplace	Signal	14.1 B	19.1 B
12. Via Felice/Proposed Project Driveway	AWSC		
13. Broadstone Parkway/Cavitt Drive	Signal	12.0 B	12.2 B
14. Cavitt Drive/Kilrush Drive	TWSC	9.5 A (WBL)	10.0 B (WBL)
15. Iron Point Road/Cavitt Drive	Signal	18.0 B	25.7 C

⁵ Pre COVID-19 pandemic counts, collected along East Bidwell Street on March 5, 2020, were used to factor up the 2021 counts to account for short term traffic reductions caused by the economic effect of COVID-19.

Table 21. Existing 2021 US 50 Segment Density and LOS

Segment	Segment Type	2021 AM No Project Density and LOS	2021 PM No Project Density and LOS
A. Westbound US 50/East Bidwell Street	Diverge	24.5 C	17.3 B
B. Westbound US 50/East Bidwell Street	Merge	24.4 C	19.4 B
C. Eastbound US 50/East Bidwell Street	Diverge	15.8 b	21.9 C
D. Eastbound US 50/East Bidwell Street	Merge	14.9 B	23.4 C

Projected Trip Generation

The projected traffic generated by the proposed project was calculated using trip generation factors from the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition (2017) and is presented in **Table 22** below.

Table 22. Project Trip Generation

Description	ITE Land	Quantity	Metric	Daily	AM Peak-Hour			PM Peak-Hour		
					Total	In	Out	Total	In	Out
Multi-Family Mid-Rise	221	257 dwelling	Rate	5.44	0.32	27%	73%	0.41	60%	40%
			Trips	1,399	82	22	60	105	63	42

Source: T. Kear 2021.

Daily Rate: $T=5.45(X)-1.75$; AM and PM Peak hour rates: average rates for peak hour of generator.

Source: ITE (2017) Trip Generation Manual, Institute of Transportation Engineers, Washington DC.

Trip Distribution

Trip distribution was based on observed traffic counts and select zone analysis within the travel demand model, and nearby projects. New project trips were distributed as follows:

- 20% to/from the north via East Bidwell Street;
- 2% to/from the north via Cavitt Drive;
- 10% to/from the east via Broadstone Parkway;
- 8% to/from the east via Iron Point Road;
- 10% to/from the east via US 50;
- 4% to/from the south via Cavitt Drive;
- 8% to/from the south via East Bidwell Street;
- 8% to/from the west via Iron Point Road;
- 6% to/from the west via Broadstone Parkway; and
- 4% to/from the Palladio shopping center.

Existing 2021 with Project Conditions

Peak-hour traffic associated with the Project was added to the Existing 2021 turning volumes at each intersection. Delay and level-of-service were determined at the study intersections and segments. **Table 23** and **Table 24** presents a summary of the level-of-service results for the study intersections and segments.

Table 23. Existing 2021 Intersection Delay and LOS, with and without Project

Intersection	Control	2021 No Project AM Delay (Sec.) and LOS	2021 No Project PM Delay (Sec.) and LOS	2021 Plus Project AM Delay (Sec.) and LOS	2021 Plus Project PM Delay (Sec.) and LOS
1. East Bidwell Street/College Parkway	Signal	15.9 B	15.4 B	14.3 B	15.4 B
2. East Bidwell Street/Scholar Way	Signal	14.4 B	19.0 B	13.9 B	18.9 B
3. East Bidwell Street/Power Center Drive	Signal	36.9 D	60.8 E	32.5 C	60.6 E
4. East Bidwell Street/Broadstone Parkway	Signal	38.2 D	37.8 D	37.9 D	37.9 D
5. East Bidwell Street/Via Sole	Signal	4.5 A	7.8 A	7.3 A	9.3 A
6. East Bidwell Street/Via Felice	Signal	7.8 A	10.2 B	10.3 B	14.1 B
7. East Bidwell Street/Iron Point Road	Signal	43.8 D	121.3 F	43.9 D	120.8 F
8. East Bidwell Street/Placerville Road	Signal	11.9 B	17.1 B	11.9 B	17.4 B
9. East Bidwell Street/US 50 Westbound	Signal	34.3 C	39.4 D	34.7 C	40.5 D
10. East Bidwell Street/US 50 Eastbound	Signal	10.2 B	15.0 B	10.2 B	15.4 B
11. Broadstone Parkway/Marketplace	Signal	14.1 B	19.1 B	13.5 B	19.3 B
12. Via Felice/Project Driveway	AWSC			6.8 A	6.8 A
13. Broadstone Parkway/Cavitt Drive	Signal	12.0 B	12.2 B	11.9 B	12.4 B
14. Cavitt Drive/Kilrush Drive	TWSC	9.5 A (WBL)	10.0 B (WBL)	10.3 B (EB)	10.7 B (EB)
15. Iron Point Road/Cavitt Drive	Signal	18.0 B	25.7 C	16.5 B	25.9 C

Table 24. Existing 2021 US 50 Segment Density and LOS, with and without Project

Segment	Segment Type	2021 AM No Project Density and LOS	2021 PM No Project Density and LOS	2021 AM Plus Project Density and LOS	2021 PM Plus Project Density and LOS
A. Westbound US 50/East Bidwell Street	Diverge	24.5 C	17.3 B	24.5 C	17.3 B
B. Westbound US 50/East Bidwell Street	Merge	24.4 C	19.4 B	24.4 C	19.4 B
C. Eastbound US 50/East Bidwell Street	Diverge	15.8 B	21.9 C	15.8 B	22.0 C
D. Eastbound US 50/East Bidwell Street	Merge	14.9 B	23.4 C	14.9 B	23.4 C

Existing Plus Approved Projects (EPAP) 2026 Conditions

The EPAP 2026 Conditions analysis utilizes lane configurations and intersection controls from the Existing Conditions. **Table 25** presents a summary of LOS results for the study intersections under EPAP 2026 Conditions. Four intersections are anticipated to exceed the General Plan LOS standard prior to the addition of project traffic:

- East Bidwell Street/Power Center Drive (PM);
- East Bidwell Street/Iron Point Road (AM and PM);
- East Bidwell Street/US 50 Westbound (AM and PM); and
- East Bidwell Street/US 50 Eastbound (AM and PM).

These locations are shown in orange highlight in the tables below. **Table 26** presents a summary of level-of-service results for the study freeway segments under EPAP 2026 Conditions. Zero segments are anticipated to exceed the General Plan level-of-service standard prior to the addition of project traffic. Calculation sheets for intersection delay and level-of-service are provided in **Appendix G**.

Table 25. EPAP 2026 Intersection Delay and LOS

Intersection	Control	2026 No Project AM Delay (Sec.) and LOS	2026 No Project PM Delay (Sec.) and LOS
1. East Bidwell Street/College Parkway	Signal	16.1 B	15.8 B
2. East Bidwell Street/Scholar Way	Signal	15.0 B	18.9 B
3. East Bidwell Street/Power Center Drive	Signal	40.0 D	57.3 E
4. East Bidwell Street/Broadstone Parkway	Signal	38.1 D	37.5 D
5. East Bidwell Street/Via Sole	Signal	4.5 A	7.6 A
6. East Bidwell Street/Via Felice	Signal	8.1 A	9.6 A
7. East Bidwell Street/Iron Point Road	Signal	78.8 E	187.8 F
8. East Bidwell Street/Placerville Road	Signal	21.1 C	41.2 D
9. East Bidwell Street/US 50 Westbound	Signal	59.5 E	87.0 F
10. East Bidwell Street/US 50 Eastbound	Signal	81.9 F	137.8 F
11. Broadstone Parkway/Marketplace	Signal	14.1 B	19.1 B
12. Via Felice/Proposed Project Driveway	AWSC		
13. Broadstone Parkway/Cavitt Drive	Signal	12.0 B	12.2 B
14. Cavitt Drive/Kilrush Drive	TWSC	9.5 A (WBL)	10.0 B (WBL)
15. Iron Point Road/Cavitt Drive	Signal	17.8 B	25.4 C

Source: T. Kear 2021.

Table 26. EPAP 2026 US 50 Segment Density and LOS

Segment	Segment Type	2026 AM No Project Density and LOS	2026 PM No Project Density and LOS
A. Westbound US 50/East Bidwell Street	Diverge	25.9 C	19.8 B
B. Westbound US 50/East Bidwell Street	Merge	29.0 D	23.6 C
C. Eastbound US 50/East Bidwell Street	Diverge	19.1 B	27.7 C
D. Eastbound US 50/East Bidwell Street	Merge	16.8 B	25.1 C

Source: T. Kear 2021.

Existing Plus Approved Projects (EPAP) 2026 with Project Condition

Peak-hour traffic associated with the Project was added to anticipated EPAP 2026 turning volumes at each intersection. Delay and LOS were then determined at the study intersections. **Table 27** and **Table 28** present a summary of the LOS results for the study intersections.

Four intersections are anticipated to continue to exceed the General Plan LOS policy after the addition of project traffic:

- East Bidwell Street/Power Center Drive (PM);
- East Bidwell Street/Iron Point Road (AM and PM);
- East Bidwell Street/US 50 Westbound (AM and PM); and
- East Bidwell Street/US 50 Eastbound (AM and PM).

None of these locations has an increase in delay of 5 seconds or more. These locations are shown in orange highlight in the tables below. None of the study segments of US 50 are expected to exceed the General Plan level of service policy after the addition of project traffic. Calculation sheets for intersection delay and level-of-service are provided in **Appendix G**.

Table 27. EPAP 2026 Intersection Delay and LOS, with and without Project

Intersection	Control	2026 No Project AM Delay (Sec.) and LOS	2026 No Project PM Delay (Sec.) and LOS	2026 Plus Project AM Delay (Sec.) and LOS	2026 Plus Project PM Delay (Sec.) and LOS
1. East Bidwell Street/College Parkway	Signal	16.1 B	15.8 B	14.3 B	15.8 B
2. East Bidwell Street/Scholar Way	Signal	15.0 B	18.9 B	14.3 B	18.9 B
3. East Bidwell Street/Power Center Drive	Signal	40.0 D	57.3 E	35.4 D	57.2 E
4. East Bidwell Street/Broadstone Parkway	Signal	38.1 D	37.5 D	37.8 D	37.6 D
5. East Bidwell Street/Via Sole	Signal	4.5 A	7.6 A	7.5 A	9.4 A
6. East Bidwell Street/Via Felice	Signal	8.1 A	9.6 A	10.6 B	13.2 B
7. East Bidwell Street/Iron Point Road	Signal	78.8 E	187.8 F	78.6 E	187.3 F
8. East Bidwell Street/Placerville Road	Signal	21.1 C	41.2 D	41.4 C	42.8 D
9. East Bidwell Street/US 50 Westbound	Signal	59.5 E	87.0 F	60.2 E	89.4 F
10. East Bidwell Street/US 50 Eastbound	Signal	81.9 F	137.8 F	82.0 F	139.2 F
11. Broadstone Parkway/Marketplace	Signal	14.1 B	19.1 B	13.5 B	19.3 B
12. Via Felice/Proposed Project Driveway	AWSC			6.8 A	6.8 A
13. Broadstone Parkway/Cavitt Drive	Signal	12.0 B	12.2 B	11.9 B	12.4 B
14. Cavitt Drive/Kilrush Drive	TWSC	9.5 A (WBL)	10.0 B (WBL)	10.3 B (EB)	10.7 B (EB)
15. Iron Point Road/Cavitt Drive	Signal	17.8 B	25.4 C	16.2 B	25.6 C

Source: T. Kear 2021.

Table 38. EPAP 2026 US 50 Segment Density and LOS, with and without Project

Segment	Segment Type	2026 AM No Project Density and LOS	2026 PM No Project Density and LOS	2026 AM Plus Project Density and LOS	2026 PM Plus Project Density and LOS
A. Westbound US 50/East Bidwell Street	Diverge	25.9 C	19.8 B	26.0 C	19.9 B
B. Westbound US 50/East Bidwell Street	Merge	29.0 D	23.6 C	29.1 D	23.6 C
C. Eastbound US 50/East Bidwell Street	Diverge	19.1 B	27.7 C	19.2 B	27.8 C
D. Eastbound US 50/East Bidwell Street	Merge	16.8 B	25.1 C	16.9 B	25.2 C

Source: T. Kear 2021.

Evaluation of Transportation

- a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Less than significant impact. The project would not conflict with the City's policies addressing LOS. Under the Existing 2021 scenario, two intersections that operate at a deficient level-of-service during the PM peak hour were identified:

- East Bidwell Street/Power Center Drive; and
- East Bidwell Street/Iron Point Road.

These two locations are anticipated to continue to operate deficiently with the addition of project traffic. Delay is anticipated to increase by less than five seconds at both locations and therefore these deficiencies are not significantly exacerbated by the project. Under the EPAP 2026 scenario, four

intersections are anticipated to exceed the General Plan level-of-service policy after the addition of project traffic:

- East Bidwell Street/Power Center Drive (PM);
- East Bidwell Street/Iron Point Road (AM and PM);
- East Bidwell Street/US 50 Westbound (AM and PM); and
- East Bidwell Street/US 50 Eastbound (AM and PM).

These four locations are anticipated to continue to operate deficiently with the addition of project traffic. Delay is anticipated to increase by less than five seconds at all four locations and therefore these deficiencies are not significantly exacerbated by the project. The project would not conflict with General Plan Policy M4.1.3.

The project would not inhibit the use of bicycle, pedestrian, or transit facilities; eliminate existing bicycle, pedestrian, or transit facilities; nor would it prevent the implementation of planned bicycle, pedestrian, or transit facilities. Existing Class 2 bike lanes on the roads segments adjacent to the project would not be removed; existing and planned Class 1 bike trails along Iron Point Road and paralleling the rail line located east of East Bidwell Street would not be removed or precluded. The project would have a less than significant impact on program plans, ordinances, or policies addressing the circulation system.

b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

Less than significant impact. SB 743, passed in 2013, required OPR to develop new CEQA Guidelines that address traffic metrics under CEQA. As stated in the legislation (and Section 21099[b][2] of CEQA), upon adoption of the new CEQA guidelines, “automobile delay, as described solely by LOS or similar measures of vehicular capacity or traffic congestion shall not be considered a significant impact on the environment pursuant to this division, except in locations specifically identified in the CEQA guidelines, if any.” The Office of Administrative Law approved the updated CEQA Guidelines on December 28, 2018, and the changes are reflected in new CEQA Guidelines (Section 15064.3). CEQA Guidelines Section 15064.3 was added December 28, 2018, to address the determination of significance for transportation impacts. Pursuant to the new CEQA Guidelines, VMT replaced congestion as the metric for determining transportation impacts.

To support jurisdictions’ SB743 implementation, the Sacramento Area Council of Governments (SACOG) developed thresholds and screening maps for residential projects⁶, using outputs from the 2016 base year travel demand model run for the 2020 MTP/SCS. SACOG travel demand model is activity/tour-based and is designed to estimate an individual’s daily travel, accounting for land use, transportation and demographics that influence peoples’ travel behaviors. For residential projects, the threshold is defined as total household VMT per capita achieving 15% of reduction comparing to regional (or any appropriate sub-area) average. The weighted average VMT from the project is 15.8 miles per capita per day. The project is anticipated to generate 76% of the regional per capita residential daily VMT of 20.82 miles and 82% of Folsom’s residential daily VMT per capita of 19.16 miles. The daily per capita VMT for the project is anticipated to be less than 85% of the regional and City residential VMT per capita. In addition, the project is proposed adjacent to commercial land uses that would reduce the number and

⁶ SACOG (2021) <https://sb743-sacog.opendata.arcgis.com/>

distance of trips necessary for goods and services. The project is anticipated to have a less than significant impact on VMT.

- c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less than significant impact. Access to the project site would be provided by driveways from East Bidwell Street, from the proposed new road along the southern site boundary, and from a shared driveway with the adjacent Talavera Apartments accessing Broadstone Parkway. The driveways meet the City's design standards and would not introduce any sharp curves or dangerous intersections or be incompatible with the existing road network. City code requires a 60-foot right turn taper where right turning traffic into the Project would exceed 10 vehicles per hour and a 150-foot deceleration lane and 60-foot taper where right turning traffic is anticipated to exceed 50 vehicles per hour. Tapers and pockets may both be required by the City Engineer where arterial speeds equal or exceed 45 mph. Right turning traffic into project driveways would be below these thresholds, but 150-foot deceleration lanes with 60-foot tapers would be included in the driveway design along East Bidwell Street where the posted speed limit is 45 mph. Minimum Required Throat Depth (MRTD) requirements would be met. For apartment complexes with over 160 units, the MRTD is 100-feet on arterials with greater than 60-feet of right-of way, and 50-feet for arterials with right-of-way width less than or equal to 60-feet. Project driveways accessing East Bidwell Street and Broadstone Parkway would both exceed 100-feet. The project driveway accessing the private roadway extension of Via Felice would exceed 50-feet.

Potential geometric constraints and safety issues were evaluated in the traffic study and addressed as described above. No issues were identified that suggest atypical or unsafe frontage conditions that require additional analysis. Therefore, the proposed project would have a less-than-significant impact.

- d) Result in inadequate emergency access?

No impact. The project's internal drive aisles and several of the access points from surface streets are designed with minimum 25-foot inner and 50-foot outer turning radii to accommodate fire department engine access and turning movements. Emergency vehicle access would be available to the site from Cavitt Drive and East Bidwell Street. Emergency vehicle access is designed consistent with standards and is adequate. There would be no impact.

XVIII. TRIBAL CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The discussion below is based on a tribal cultural resources memorandum prepared by ECORP Consulting, Inc. (ECORP 2021), attached to this Initial Study as **Appendix H**.

Environmental Setting

CEQA, as amended by Assembly Bill 52 (AB 52), requires that the City provide notice to any California Native American tribes that have requested notice of projects subject to CEQA review and consult with tribes that responded to the notice within 30 days of receipt with a request for consultation. For the City, these included the following tribes that previously submitted general request letters, requesting such noticing:

- Wilton Rancheria;
- Lone Band of Miwok Indians; and,
- United Auburn Indian Community (UAIC) of the Auburn Rancheria

The purpose of consultation is to identify Tribal Cultural Resources (TCRs) that may be significantly impacted by the proposed project, and to allow the City to avoid or mitigate significant impacts prior to project approval and implementation. Section 21074(a) of the PRC defines TCRs for the purpose of CEQA as:

Sites, features, places, cultural landscapes (geographically defined in terms of the size and scope), sacred places, and objects with cultural value to a California Native American tribe that are either of the following:

- a) included or determined to be eligible for inclusion in the California Register of Historical Resources; and/or,*
- b) included in a local register of historical resources as defined in subdivision (k) of Section 5020.1; and/or,*
- c) a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.*

Because the first two criteria also meet the definition of a Historical Resource under CEQA, a TCR may also require additional consideration as a Historical Resource. TCRs may or may not exhibit archaeological, cultural, or physical indicators and can only be identified by a culturally affiliated tribe, which has been determined under State law to be the subject matter expert for TCRs.

CEQA requires that the City initiate consultation with tribes at the commencement of the CEQA process to identify TCRs. Furthermore, because a significant effect on a TCR is considered a significant impact on the environment under CEQA, consultation is required to develop appropriate avoidance, impact minimization, and mitigation measures. Therefore, in accordance with the requirements summarized above, the City carried out, or attempted to carry out, tribal consultation for the project.

Within 14 days of initiating CEQA review for the project, on June 16, 2021, the City sent project notification letters to the three California Native American tribes named above, which had previously submitted general consultation request letters pursuant to 21080.3.1(d) of the Public Resources Code (PRC). Each tribe was provided a brief description of the project and its location, the contact information for the City's authorized representative, and a notification that the tribe has 30 days to request consultation.

The Lone Band of Miwok Indians did not respond to the City's notification letter, and therefore, the threshold for carrying out tribal consultation with that tribe under PRC 21080.3.1(e) was not met, and no further consultation or outreach was required.

On July 13, 2021, and within the 30-day response timeframe, the City received an email from Anna Starkey of UAIC that acknowledged receipt of the City's notification letter, thanked the City for the opportunity to consult with UAIC, and indicated that there is a known TCR within the proposed project boundary. Ms. Starkey requested that a UAIC representative either be present for the cultural resources survey or conduct their own survey if one had not yet occurred. The response did not include any additional information on the TCR. Additionally, Ms. Starkey requested a copy of the cultural resources technical report and requested that her email be entered into the administrative record.

On July 14, 2021, the City formally initiated consultation with United Auburn Indian Community and stated that Ms. Starkey's email response had been entered into the administrative record, as requested. The City further confirmed that a survey had been conducted and that preparation of a buried site

potential analysis including site photographs was underway. The City indicated that it would provide a copy of the technical report upon receipt.

Accordingly, on October 8, 2021 the City transmitted the cultural resources assessment, which included a buried site potential, prepared by HELIX Environmental Planning, Inc., to Ms. Starkey for her review. Subsequently, on October 11, 2021, Ms. Starkey responded to indicate that after her review of the report, UAIC had no further comments. She offered no information or confirmation about a TCR being present in the project area; however, she provided a recommended mitigation measure for unanticipated discoveries. In her correspondence, she questioned why subsurface testing was performed. In response, on October 18, the City acknowledged Ms. Starkey's October 11 comment and clarified that the testing was very limited and was needed to address other needs. The City noted that mitigation measures to address avoidance of unanticipated discoveries of Tribal Cultural Resources would be included in the CEQA document. The City concluded consultation with UAIC on October 18, 2021.

On June 25, 2021, and within the 30-day response timeframe, Wilton Rancheria representative Mariah Mayberry responded to the City's initial notification letter by email thanking the City for providing the project notification to Wilton and stated that the tribe is aware of one TCR within the project boundary. Ms. Mayberry requested to further discuss how to avoid impacts to TCRs and provided Wilton Rancheria's recommended mitigation measures for TCRs. In her response, Ms. Mayberry neither requested nor deferred consultation under AB 52 for the proposed project; however, the City elected to consult with Wilton informally.

On July 6, 2021, the City held a consultation meeting with Wilton Rancheria to discuss the purpose of the project. Robert Edgerton, a Principal Planner for Helix Environmental Planning and Lisa Westwood, Director of Cultural Resources for ECORP, attended the meeting to provide technical support at the request of the City. Ms. Mayberry stated that Wilton Rancheria's Tribal Historic Preservation Officer requested the depths for the proposed grading and excavation. Mr. Edgerton stated that the site had been previously mass graded, and that utility installation will not exceed six feet below the surface. Ms. Mayberry respectfully requested the exact depth from the project applicant to determine if the project could impact previously undisturbed material. Ms. Mayberry sent an email after the meeting that provided additional locational information regarding the TCR and requested to be notified of the schedule for the cultural resources survey and stated that Wilton Rancheria's THPO recommends subsurface testing. By the time this was received, the cultural resources survey had already been completed; however, on October 8, 2021, the City transmitted the cultural resources assessment to Wilton Rancheria for their review and comment. On October 13, 2021, the City followed up with Wilton Rancheria indicating their desire to publish the environmental document and inquired whether Wilton had any additional conditions or would like to further consult. The City has not received any additional responses from Wilton Rancheria. Although consultation with Wilton was not pursuant to AB 52 (because Wilton did not formally request consultation), the City made a reasonable and good faith effort to consult and share information with the tribe and has taken comments into consideration. Should Wilton provide any additional information beyond the date of this letter, the City will consider it. Otherwise, the consultation with Wilton is considered concluded.

Evaluation of Tribal Cultural Resources

- a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is

geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

- i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?

Less than significant impact with mitigation. As discussed in Section V., Cultural Resources, the records search determined that two previously recorded resources have been documented within the project site, but no evidence of these sites remain. The NAHC Sacred Lands File search (pending) and Native American outreach did not indicate that known Native American resources are present, and no archaeological resources were encountered during the survey. Ground visibility during the time of the survey was good, making it unlikely that near-surface archaeological resources are located within the project site.

Although ground visibility was good, no cultural resources were found during the survey; further, subsurface testing yielded no cultural materials. This suggests that the likelihood of encountering surficial or shallowly buried archaeological materials during project implementation is low. However, because Wilton Rancheria states that a Tribal Cultural Resource is located within the APE, the area should be considered moderately sensitive for cultural resources at depths of 5.0-feet or more below the current ground surface. If historical or archaeological resources are discovered, implementation of **Mitigation Measure CUL-01** (Section V) would reduce any potential impact to a less than significant level.

- ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

Less than significant impact with mitigation. No TCRs were identified on the project site through the records search or via subterranean testing. Impacts to unanticipated tribal cultural resources, if encountered during construction, would be potentially significant. Based on the consultation record summarized above and included in **Appendix H**, the City concludes that there would be a less than significant impact on TCR's with the incorporation of **Mitigation Measure TCR-01** regarding unanticipated discoveries.

Mitigation Measure TCR-01: Inadvertent Discovery of TCRs

If potentially significant TCRs are discovered during ground disturbing construction activities, all work shall cease within 100 feet of the find. A Native American Representative from traditionally- and culturally affiliated Native American Tribes that requested consultation on the project shall be immediately contacted and invited to assess the significance of the find and make recommendations for further evaluation and treatment, as necessary. If deemed necessary by the City, a qualified cultural resources specialist meeting the Secretary of Interior's Standards and Qualifications for Archaeology, may also assess the significance of the find in joint consultation with Native American Representatives to ensure that tribal values are considered. Work at the discovery location cannot resume until the City, in consultation as appropriate and in good faith, determines that the discovery is either not a TCR, or has been subjected to culturally appropriate treatment, if avoidance and preservation cannot be accommodated.

XIX. UTILITIES AND SERVICE SYSTEMS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Setting

Existing utilities on the project site include electricity (SMUD), underground gas lines (PG&E), underground telephone lines (AT&T), solid waste disposal (City of Folsom), and water and sewer facilities (City of Folsom). The City of Folsom employs a design process that includes coordination with potentially affected utilities as part of project development. Identifying and accommodating existing utilities is part of the design process, and utilities are considered when finalizing public project plans. The City of Folsom coordinates with the appropriate utility companies to plan and implement any needed accommodation of existing utilities, including water, sewer, telephone, gas, electricity, and cable television lines. Based on the results of an initial request for comments from the utility providers, all utility services are able to accommodate the proposed project.

Evaluation of Utilities and Service Systems

- a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

- b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years
- c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Less than significant impact. Discussion of the project's impact on water, wastewater treatment or storm water drainage, electric power, natural gas, and telecommunications facilities follows:

Water Supply

The City's public water supply is from the Folsom Reservoir and Folsom South Canal. The City's Urban Water Management Plan calculated supply and demand at buildout of the 2035 General Plan and determined that there was sufficient supply available for normal, single dry, and multi-dry years scenarios (City of Folsom 2018a). Folsom's Water Treatment Plant has a capacity of 50 million gallons per day. According to the Urban Water Management Plan and General Plan EIR, water demand is not anticipated to exceed the City's current water rights to 38,970 acre-feet annually (City of Folsom 2018a). Because sufficient supplies are available for build out of land uses in the General Plan (including development at the proposed project site) no additional facilities would need to be constructed or expanded and impacts would be less than significant.

Water Conservation Efforts

The City actively implements water conservation actions in response to drought. Standards and regulations issued by the State Water Resources Control Board that came into effect June 1, 2015, require the City to reduce water consumption by 32 percent. In response, the City developed a water reduction plan to reduce water consumption, and conserve water in the City.

City actions include reducing watering in parks by one third, removing turf and retrofitting irrigation in more than 30 medians citywide, turning off irrigation in ornamental streetscapes that do not have trees, prohibiting new homes and buildings from irrigating with potable water unless water-efficient drip systems are used, replacing and upgrading sprinklers and irrigation systems with water-efficient systems, and suspending operation of water features throughout the City. The City also implemented water restrictions and rebate programs for residents. Folsom residents successfully reduced water consumption by 21 percent in 2014. The City reduced water consumption in parks by 27 percent, and 31 percent in Landscape and Lighting Districts. This was among the highest conservation rates statewide (Brainerd 2015).

Wastewater (Sanitary Sewer)

The City of Folsom is responsible for managing and maintaining its wastewater collection system, including 275 miles of pipeline and nine pump stations. This system ultimately discharges into the Sacramento Regional County Sanitation District interceptor sewer system. Wastewater is treated at the Sacramento Regional Wastewater Treatment Plant, located in Elk Grove.

In compliance with the 2006 State Water Resources Control Board (SWRCB) General Waste Discharge Requirements for Sanitary Sewer Systems, the City of Folsom adopted a Sewer System Management Plan on July 28, 2009 which was updated and adopted on August 26, 2014. The plan outlines how the

municipality operates and maintains the collection system, and the reporting of all Sanitary Sewer Overflows (SSO) to the SWRCB's online SSO database. Because the City has sufficient capacity to accommodate any additional demand that could result from implementation of the proposed project, and because the City is in compliance with statutes and regulations related to wastewater collection and treatment, there would be no impact and mitigation would not be necessary.

Stormwater

Folsom's Public Works Department handles stormwater management for the City, from design and construction of the storm drain system to operation and maintenance, and urban runoff pollution prevention.

Stormwater drains would be installed throughout the site, and drainage at the parking lot would be designed to prevent flooding or ponding. The on-site storm drain would conform to City of Folsom standards. On-site landscaping would also manage some on-site stormwater. Environmental impacts from these stormwater features would be less than significant and no mitigation would be necessary.

Electricity, Gas, and Telephone

Through the City's coordination with existing utility providers including SMUD for electricity, PG&E for underground gas lines, AT&T for underground telephone lines, utility providers are able to accommodate the proposed project. The project would connect to existing utility lines from adjacent streets including Broadstone Parkway and East Bidwell Street, and would not require additional facilities.

Based on the details above, the project would have a less than significant impact on water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities. No mitigation is needed for questions a), b), and c).

- d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?
- e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Less than significant impact. The City of Folsom provides solid waste, recycling, and hazardous materials collection services to its residential and business communities. In order to meet the State mandated 50 percent landfill diversion requirements stipulated under AB 939, the City has instituted several community-based programs. The City offers a door-to-door collection program for household hazardous and electronic waste, in addition to six "drop off" recycling locations within the City.

After processing, solid waste is taken to the Kiefer Landfill, the primary municipal solid waste disposal facility in Sacramento County. The landfill facility sits on a site of 1,084 acres in the community of Sloughhouse. Currently 250 acres, the State permitted landfill is 660 acres in size, and is of sufficient capacity to accommodate the solid waste disposal needs of the City of Folsom. Because the landfill serving the project area is of sufficient capacity to accommodate solid waste needs, there is less than significant impact and no mitigation would be necessary for questions d) and e).

XX. WILDFIRE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

The project site is located in a Local Responsibility Area and it is not in a Very High Fire Hazard Severity Zone. It is not located near a State Responsibility Area (CAL FIRE 2021).

Evaluation of Wildfire

- Substantially impair an adopted emergency response plan or emergency evacuation plan?
- Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?
- Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?
- Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

No impact. Questions “a” through “d” are not applicable because the project site is in a Local Responsibility Area and the site is not in a Very High Fire Hazard Severity Zone. It is not located near a State Responsibility Area (CAL FIRE 2021).

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of past, present and probable future projects)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Evaluation of Mandatory Findings of Significance

- a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Less than significant impact with mitigation. The preceding analysis indicates that the proposed project has the potential to adversely affect biological resources, cultural resources, geology and soils, greenhouse gas emissions, hydrology and water quality, noise, and tribal cultural resources. See Sections 8.IV, 8.V, 8.VII, 8.VIII, 8.X, 8.XIII, and 8.XVIII of this Initial Study for discussion of the proposed project’s potential impacts on these environmental issue areas. With implementation of the mitigation measures identified in those Sections, and compliance with City programs and requirements identified in this report, impacts would be reduced to a less than significant level. No significant or potentially significant impacts would remain.

- b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are significant when

viewed in connection with the effects of past projects, the effects of other current projects, and the effects of past, present and probable future projects)?

Less than significant impact with mitigation. While the project would indirectly contribute to cumulative impacts associated with increased urban development in the City and region, these impacts have previously been evaluated by the City and considered in development of the City's General Plan as set forth in this Initial Study. Key areas of concern are discussed in detail below.

Evaluation of cumulative biological resources impacts: Implementation of the proposed project, with continued growth within Folsom and implementation of the Folsom South of US Highway 50 Specific Plan, would contribute to continued loss of habitat for biological resources by converting undeveloped areas to developed uses. The project site is disturbed, and no special status species have the potential to occur in the project site. However, common bird species protected by Fish and Game Code may nest on the building, trees, and other vegetation on or adjacent to the project site. Project construction activities would potentially result in impacts to nesting birds if construction of the proposed project commences during the typical avian breeding season (February 15 – August 31). Construction activities and construction-related disturbance (noise, vibration and increased human activity) could adversely affect these species if they were to nest in or adjacent to the project area. Potential effects include physical destruction of nests by construction equipment and/or nest abandonment. With implementation of **Mitigation Measures BIO-01**, the impacts would be reduced to a less than significant level and the project would not result in a cumulatively considerable contribution to any significant cumulative impacts.

Evaluation of cumulative cultural resources impacts: A database records search was conducted for the project site, including a 0.5-mile buffer area, at the North Central Information Center at Sacramento State University. Additionally, a pedestrian survey of the project site was conducted by a HELIX archaeologist. The record search identified two resources that were partially located with the project site. No evidence of these two sites was seen during the survey, and no new cultural resources were found. Although no evidence of cultural resources of significance were noted on project site, the City recognizes that sensitive and/or protected resources could be unintentionally discovered during project demolition and construction. With implementation of **Mitigation Measures CUL-01 and CUL-02**, the impacts would be reduced to a less than significant level and the project would not result in a cumulatively considerable contribution to any significant cumulative impacts.

Evaluation of cumulative geology and soils impacts: No previous surveys conducted in the project area have identified the project site as sensitive for paleontological resources or other geologically sensitive resources, nor have testing or ground disturbing activities performed to date uncovered any paleontological resources or geologically sensitive resources. While the likelihood encountering paleontological resources and other geologically sensitive resources is considered low, project-related ground disturbing activities could affect the integrity of a previously unknown paleontological or other geologically sensitive resource, resulting in a substantial change in the significance of the resource. With implementation of **Mitigation Measure GEO-01**, the impacts would be reduced to a less than significant level and the project would not result in a cumulatively considerable contribution to any significant cumulative impacts.

Evaluation of cumulative greenhouse gas emissions impacts: The project must comply with the City's Greenhouse Gas Reduction Strategy Consistency Checklist. The Checklist is part of the City's 2035 General Plan GHG Reduction Strategy which outlines the policies and programs that the City will

undertake to achieve its proportional share of State GHG emissions reductions. Per the Checklist, the GHG reduction measures included in the Checklist that are applicable to a project are to be incorporated into the project's CEQA documents as mitigation measures. The GHG reduction measures applicable to the proposed project are therefore included as **Mitigation Measures GHG-01 through GHG-05**. With implementation of these mitigation measures and compliance with SMAQMD's recommendations, the 2017 Scoping Plan, and the MTP/SCS, the project's impacts would be reduced to a less than significant level and the project would not result in a cumulatively considerable contribution to any significant cumulative impacts.

Evaluation of cumulative hydrology and water quality impacts: Modifications to the existing drainage patterns may result in localized flooding, and an increase in impervious surfaces may result in an increase in the total volume and peak discharges of the proposed project has the potential to degrade water quality associated with urban runoff. Ground disturbing activities would expose soil to erosion and may result in the transport of sediments which could adversely affect water quality. Modifications to the onsite drainage resulting in on-or off-site erosion, pollutants, flooding, and/or otherwise substantially degrade water quality would be a potentially significant impact.

Drainage plans have been prepared for the Broadstone Unit No. 3 Specific Plan area. The overall storm water drainage systems included in those plans serve the project site. Construction on the site would be subject to NPDES permit conditions (including the implementation of BMPs) and the City's standard conditions and Code requirements. Operation of these requirements, which would be unchanged with approval of the project, would ensure that no adverse effects due to stormwater generation or contamination would take place. **Mitigation Measures HYD-01 and HYD-02** would be implemented, and the project would not result in a cumulatively considerable contribution to any significant cumulative impacts related to hydrology and water quality.

Evaluation of cumulative noise impacts: The project would be subject to noise from vehicular traffic along East Bidwell Street (located approximately 70 feet from the project site's southwestern boundary). A significant direct impact would also occur if the project's interior use areas would be exposed to noise levels greater than 45 CNEL from roadway traffic. A 45 CNEL interior limit would be achieved if exterior locations are exposed to a noise level of 60 CNEL or less, based on a typical attenuation of 15 dB by standard residential building construction. Because noise levels at the project's facades are modeled to be above 60 CNEL from roadway traffic, interior noise levels may exceed the 45 CNEL standard. With the implementation of **Mitigation Measures NOI-01 and NOI-02**, the project would not result in a cumulatively considerable contribution to any significant cumulative impacts related to noise.

Evaluation of cumulative tribal cultural resources impacts: The City of Folsom sent project notification letters to three California Native American tribes. Although there is no evidence of TCRs occurring or having the potential to occur on the project site, the City recognizes that sensitive and/or protected resources could be unintentionally discovered during project demolition and construction. With implementation of **Mitigation Measures TCR-01**, the impacts would be reduced to a less than significant level and potentially significant cumulative impacts would be avoided. Thus, the project would not result in a cumulatively considerable contribution to any significant cumulative impacts related to tribal cultural resources.

- c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Less than significant impact. Because of site conditions, existing City regulations, and regulation of potential environmental impacts by other agencies, the proposed project would not have the potential to cause substantial adverse effects on human beings as demonstrated in the detailed evaluation contained in this Initial Study.

9.0 MITIGATION MONITORING AND REPORTING PROGRAM

A Mitigation Monitoring and Reporting Program (MMRP) has been prepared by the City per Section 15097 of the CEQA Guidelines and is presented in **Appendix I**.

10.0 INITIAL STUDY PREPARERS

City of Folsom

Steve Banks, Principal Planner

Josh Kinkade, Associate Planner

HELIX Environmental Planning, Inc.

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Martin Rolph, Air Quality/Noise Technician

Clarus Backes, Senior Archeologist

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Planning Commission
Broadstone Villas Tentative Parcel Map and Planned Development Permit (PN21-067)
November 17, 2021

Attachment 10

Public Comments Received

Josh Kinkade

From: Bob Delp [REDACTED] >
Sent: Friday, April 23, 2021 1:31 PM
To: Josh Kinkade
Cc: Zach Bosch; Mark Rackovan; Scott Bailey; David Soulsby
Subject: Re: Broadstone Villas Tentative Parcel Map and Planned Development Permit Request for Comments

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi, Josh. As a member of the Traffic Safety Committee (but not on behalf of the TSC) I have the following suggestions for your consideration:

1. Provide pedestrian access between the northwest corner of the project site and the existing pedestrian walkway at the southeast corner of the East Bidwell/Broadstone intersection.
2. Provide funding for (or construct) pedestrian crossings, surface treatments, and any required signal modifications for East Bidwell Street Crossings at the two proposed East Bidwell intersections.
3. Provide funding for (or construct) frontage improvements along East Bidwell Street between Broadstone and Iron Point that include pedestrian and bicycle (Class I) facilities.
4. Ensure design of bicycle/pedestrian facility road crossings are design to provide for bike/ped visibility to motor vehicle drivers, and that bike/ped crossings have the right-of-way.
5. Require that all on-site and off-site pedestrian and bicycle facilities (including all noted above) are installed and available for use no later than the time of initial residential occupancy.
6. Provide secure bicycle parking/storage options within the project.
7. Require construction activities, vehicles, signage, materials and equipment storage, etc., to avoid or minimize encroachment into onsite and offsite pedestrian and bicycle facilities.
8. To promote pedestrian and bicycle use, visibility, and safety, avoid or minimize the construction of sound walls/noise barriers and consider alternative traffic noise reduction methods.

Bob Delp
[REDACTED]

From: Josh Kinkade <jkinkade@folsom.ca.us>
Sent: Thursday, April 8, 2021 2:21 PM
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Subject: Broadstone Villas Tentative Parcel Map and Planned Development Permit Request for Comments

All,

Please find the attached request for comments for the Broadstone Villas Tentative Parcel Map and Planned Development Permit along with associated maps and documents. Copies of the Landscape Plans and Project Data/Renderings/Floor Plans/Elevations are too large to attach and are available via Dropbox upon request. Please send any comments or proposed conditions for the Planning Commission staff report by April 23 if possible.

Thanks,

Josh Kinkade

Associate Planner

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