

CITY OF
FOLSOM
DISTINCTIVE BY NATURE

PLANNING COMMISSION AGENDA
June 1, 2022
CITY COUNCIL CHAMBERS
6:30 p.m.
50 Natoma Street
Folsom, California 95630

Members of the public wishing to participate in this meeting via teleconference may participate either online or by telephone via WebEx.

Meeting Number: 2553 112 5394
Meeting Password: 06 01 2022

Join the meeting by WebEx online:

<https://cityoffolsom.my.webex.com/cityoffolsom.my/j.php?MTID=m63356db68f3be470592d071b94482c56>

To make a public comment using the WebEx online platform, please use the “raise hand” feature at the bottom center of the screen. Please make sure to enable audio controls once access has been given by the Commission Clerk to speak. Please wait to be called upon by the Commission Clerk.

Join the meeting by WebEx telephone: Dial 1-415-655-0001

To make a public comment by phone, please press *3 to raise your hand. Please make sure to enable audio controls by pressing *6 once access has been given by the Commission Clerk to speak. Please wait to be called upon by the Commission Clerk.

Verbal comments via virtual meeting must adhere to the principles of the three-minute speaking time permitted for public comment at Planning Commission meetings.

CALL TO ORDER PLANNING COMMISSION: Daniel West, Bill Romanelli, Justin Raitchel, Bill Miklos, Ralph Peña, Barbara Leary, Eileen Reynolds

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 the May 18, 2022 meeting will be presented for approval.

PUBLIC HEARING

1. PN 22-033, Folsom Bottle Shop Conditional Use Permit and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request for a Conditional Use Permit for operation of a convenience store (Folsom Bottle Shop) within an existing 3,216-square-foot inline tenant space located at 7700 Folsom Auburn Road (Suite 100). This project is exempt from the California Environmental Quality Act in accordance with Section 15301 (Existing Facilities) of the CEQA Guidelines. **(Principal Planner: Steve Banks)**

2. PDEV22-00140: Folsom Plan Area Specific Plan Mangini Ranch Lot 16 Apartments Planned Development Permit Modification and Determination that the Project remains Exempt from CEQA,

A Public Hearing to consider a Planned Development Permit Modification requested by Van Daele Homes for the Mangini Ranch Lot 16 Apartments project. The proposed Mangini Ranch Lot 16 Apartment Project site is located north of White Rock Road near the northeast corner of the intersection of East Bidwell Street and White Rock Road within the Folsom Plan Area Specific Plan. The Project site has been approved for 278 apartment units. This request consists of a Planned Development Permit Modification to reduce the number of off-street vehicle parking spaces required for guest parking. The City previously determined that the CEQA Exemption and Streamlining Analysis prepared at the time of original Project approval qualified for the exemption provided in CEQA Guidelines 15182(c), as the project is consistent with the Folsom Plan Area Specific Plan. The project remains exempt from CEQA. **(Applicant, Van Daele Homes, Housing/Contract Planner, Kathy Pease)**

3. PDEV22-00141: Folsom Plan Area Specific Plan Mangini Ranch Lot 14 Bungalows Planned Development Permit Modification and Determination that the Project remains Exempt from CEQA.

A Public Hearing to consider a Planned Development Permit Modification request from Van Daele Homes for the Lot 14 Bungalows project. The proposed Mangini Ranch Lot 14 Bungalows Project is in the Folsom Plan Area Specific Plan located south of Sparrow Drive and east of the terminus of Hummingbird Circle, north of White Rock Road. The Project site has been approved for 160 multi-family residential units. This application includes a Planned Development Permit Modification to reduce the number of off-street vehicle parking spaces required for guest parking. The City previously determined that the CEQA Exemption and Streamlining Analysis prepared at the time of original Project approval qualified for an Exemption provided in CEQA Guidelines 15182(c), as the project is consistent with the Folsom Plan Area Specific Plan. The project remains exempt from CEQA. **(Applicant, Van Daele Homes, Housing/Contract Planner, Kathy Pease)**

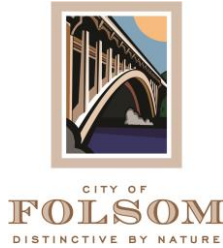
PLANNING COMMISSION / PLANNING MANAGER REPORT

The next Planning Commission meeting is scheduled for **June 15, 2022**. Additional non-public hearing items may be added to the agenda; any such additions will be posted on the bulletin board in the foyer at City Hall at least 72 hours prior to the meeting. Persons having questions on any of these items can visit the Community Development Department during normal business hours (8:00 a.m. to 5:00 p.m.) at City Hall, 2nd Floor, 50 Natoma Street, Folsom, California, prior to the meeting. The phone number is (916) 461-6203 and FAX number is (916) 355-7274.

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in the meeting, please contact the Community Development Department at (916) 461-6203, (916) 355-7274 (fax) or ksanabria@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
MAY 18, 2022
CITY COUNCIL CHAMBERS
6:30 P.M.
50 Natoma Street
Folsom, CA 95630**

CALL TO ORDER PLANNING COMMISSION: Barbara Leary, Daniel West, Bill Romanelli, Justin Raitel, Ralph Peña, Eileen Reynolds

ABSENT: Bill Miklos

CITIZEN COMMUNICATION: None

MINUTES: The minutes of the May 4, 2022 meeting were approved as submitted.

PUBLIC HEARING

1. PN 21-115, AC Hotel by Marriott Tentative Parcel Map, Planned Development Permit Modification, Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program

A Public Hearing to consider a request from Insignia Hospitality Groups, Inc. for approval of a Tentative Parcel Map and Planned Development Permit Modification application for development of a five-story hotel (AC Marriott) on a 1.45-acre portion of an existing 14.22-acre parcel (APN 072-3080-042) within a parking lot area at the Palladio at Broadstone Shopping Center. The zoning classification for the site is C-3 (PD), while the General Plan land-use designation is RCC (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: Insignia Hospitality Groups, Inc.)**

1. Price Walker addressed the Planning Commission in favor of the proposed project.
2. Joe Gagliardi addressed the Planning Commission in favor of the proposed project.

COMMISSIONER LEARY MOVED TO APPROVE THE TENTATIVE PARCEL MAP AND PLANNED DEVELOPMENT PERMIT MODIFICATION APPLICATION FOR THE PROPOSED PROJECT (PN21-115) LOCATED AT 510 PALLADIO PARKWAY, BASED ON THE BELOW FINDINGS (FINDINGS A-CC) AND SUBJECT TO THE ATTACHED CONDITIONS OF APPROVAL (CONDITIONS 1-71) WITH MODIFICATIONS TO CONDITION NO. 57 AND NO. 70

Condition No. 57

The project shall comply with the following architecture and design requirements:

1. This approval is for a five-story, 85,690-square-foot hotel building and associated site work associated with the AC Hotel by Marriott project. The applicant shall submit building plans that comply with this approval, the attached building elevations dated March 25, 2022.
2. The design, materials, and colors of the proposed hotel building shall be consistent with the submitted building elevations, color renderings, materials samples, and color board dated March 25, 2022 to the satisfaction of the Community Development Department.
3. Roof-mounted mechanical equipment, including satellite dish antennas, shall not **extend be visible** above the height of the parapet walls **and shall be screened from view from the adjacent public rights-of-way on Broadstone Parkway and East Bidwell Street to the satisfaction of the Community Development Department.** Ground-mounted mechanical equipment shall be shielded by landscaping or trellis type features.
4. Utility equipment such as transformers, electric and gas meters, electrical panels, and junction boxes shall be screened by walls and or landscaping.
5. The final design of the building-attached light fixtures shall be subject to review and approval by the Community Development Department to ensure architectural consistency with the hotel building.
6. The final location, design, height, material, and colors for any walls and/or fences shall be subject to review and approval by the Community Development Department.

Condition No. 70

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 Folsom Municipal Code (FMC, Section 17.59, Signs) and the Palladio at Broadstone sign criteria, as amended by this approval, **and provided in Attachment 11. Signage on the south building elevation shall be limited to a sign on the canopy edge, and no wall signage shall be permitted on this elevation.**

COMMISSIONER WEST SECONDED THE MOTION.

AYES: LEARY, WEST, ROMANELLI, RAITHEL, PEÑA, REYNOLDS
 NOES: NONE
 RECUSED: NONE
 ABSENT: MIKLOS

2. PN 21-062, 6987 Oak Avenue Tentative Parcel Map and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from Roger & Gail Zittel for approval of a Tentative Parcel Map application to subdivide an existing 1.03-acre single-family residential property located at 6987 Oak Avenue into two individual parcels. The zoning classification for the site is R-1-ML (A), while the General Plan land-use designation is SF. The project is exempt from the California Environmental Quality Act in accordance with Section 15315 of the CEQA Guidelines. **(Project Planner: Josh Kinkade/Applicant: Roger & Gail Zittel)**

COMMISSIONER LEARY MOVED TO APPROVE THE 6987 OAK AVENUE TENTATIVE PARCEL MAP PROJECT CREATING TWO (2) PARCELS AS ILLUSTRATED IN ATTACHMENT 6, BASED ON THE FOLLOWING FINDINGS (FINDINGS A-L) AND THE ATTACHED CONDITIONS OF APPROVAL (CONDITIONS 1-19)

COMMISSIONER WEST SECONDED THE MOTION.

AYES: LEARY, WEST, ROMANELLI, RAITHEL, PEÑA, REYNOLDS

NOES: NONE

RECUSED: NONE

ABSENT: MIKLOS

PLANNING COMMISSION / PLANNING MANAGER REPORT

The next Planning Commission meeting is scheduled for June 1, 2022.

RESPECTFULLY SUBMITTED,

Karen Sanabria, ADMINISTRATIVE ASSISTANT

APPROVED:

Eileen Reynolds, CHAIR



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 1
Type: Public Hearing
Date: June 1, 2022

Planning Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: Folsom Bottle Shop Conditional Use Permit
File #: PN 22-033
Request: Conditional Use Permit
Location: 7700 Folsom-Auburn Road, Suite 100
Parcel(s): 227-0190-033
Staff Contact: Steve Banks, Principal Planner, 916-461-6207
sbanks@folsom.ca.us

Property Owner

Name: Folsom Dam Retail, LLC
Address: 950 Glenn Drive, Suite 130
Folsom, CA 95630

Applicant

Name: Chamkaur Sahota
Address: 5140 Fawn Hollow Way
Antelope, CA 95843

Recommendation: Conduct a public hearing and upon conclusion approve a Conditional Use Permit for operation of a convenience store (Folsom Bottle Shop) within an existing 3,216-square-foot in-line tenant space located at 7700 Folsom-Auburn Road (Suite 100) subject to the findings (Findings A-F) and conditions of approval attached to this report (Conditions 1-14).

Project Summary: The proposed project includes operation of a convenience store within an existing 3,216-square-foot in-line tenant space situated within the Folsom Dam Retail Shopping Center located at 7700 Folsom-Auburn Road. The convenience store, which is proposed to operate seven days per week from 8:00 a.m. to 11:00 p.m., will feature food products, beer, wine, and spirits.

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- 6 - Floor Plan (Existing)
- 7 - Site Photographs



CITY OF
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AGENDA ITEM NO. 1
Type: Public Hearing
Date: June 1, 2022

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, Chamkaur Sahota, is requesting approval of a Conditional Use Permit for operation of a convenience store (Folsom Bottle Shop) within an existing 3,216-square-foot in-line tenant space (Suite 100) situated within the Folsom Dam Retail Shopping Center located at 7700 Folsom-Auburn Road. The convenience store, which is proposed to operate Monday through Sunday from 8:00 a.m. to 11:00 p.m., will feature a variety of food products, beer, wine, and spirits. The applicant has stated that 60% of the floor area will be dedicated with sales of beer, wine, and spirits, with the remaining 40% of floor area allocated to the sale of food products. The convenience store is proposed to be staffed by two employees on a daily basis and will also include video surveillance equipment to monitor activities inside and outside the store. An existing 81-space parking lot that serves the entire shopping center is proposed to provide parking for employees and customers of the convenience store. No interior or exterior modifications or changes are proposed to the existing building with the exception of future wall signs.

POLICY/RULE

Section 17.60.010 of the Folsom Municipal Code states that the Planning Commission shall have final authority relating to the issuance of Conditional Use Permits for any of the uses or purposes for which such permits are required or permitted by the terms of this title. Furthermore, the Folsom Municipal Code (Section 17.22.030E) states that convenience stores are a permitted use within the Neighborhood Business zoning district (C-1) upon issuance of a Conditional Use Permit by the Planning Commission.

The Planning Commission must find that the establishment, maintenance, or operation of the use applied for either will or will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of the proposed use, or be detrimental or injurious to property and improvements in the neighborhood, or to the general welfare of the city. Folsom Municipal Code section 17.60.040.

ANALYSIS

General Plan and Zoning Consistency

The General Plan land use designation for the project site is CC (Community Commercial) and the zoning designation is C-1 CD (Neighborhood Business, Planned Development District). Pursuant to Section 17.22.030E of the Folsom Municipal Code, convenience stores located within the C-1 zoning district are required to obtain approval of a Conditional Use Permit from the Planning Commission. Staff has determined that the proposed project is consistent with the General Plan land use designation and the zoning designation upon approval of a Conditional Use Permit by the Planning Commission. In addition, staff has determined that the existing building where the proposed project would

operate meets all of the Folsom Municipal Code (Section 17.22.050) development requirements including setbacks, building coverage, lot area, lot width, and parking.

Land Use Compatibility

The Folsom Bottle Shop project site, which is comprised of a single 2.33-acre parcel, is situated within the Folsom Dam Retail Shopping Center located at the northwest corner of the intersection of Folsom-Auburn Road and Folsom Dam Road. The Folsom Bottle Shop will occupy a 3,216-square-foot in-line tenant space (Suite 100) located in the southeast corner of the Center. The project site is bounded by a boat, RV, and self-storage facility to the north with another self-storage facility beyond, Folsom Dam Road to the south with commercial development beyond, Folsom-Auburn Road to the east with the Folsom State Recreational Area beyond, and a self-storage facility to the west with Lakeside Way beyond.

As described above, the project site is located within an area that is predominantly commercial in nature, with numerous retail and commercial businesses including self-storage facilities, nail salons, a gas station with convenience store, a car wash, a bicycle store, a fitness center, a shoe store, and a real estate office, all of which are situated adjacent to or in close proximity to the project site. The closest residential land uses to the project site are single-family residences positioned approximately 360 feet to the southwest on Alayna Way and multi-family duplexes located approximately 580 feet to the northwest on Lakeside Way.

There are two commercial shopping centers situated within close proximity to the project site including the Folsom Dam Retail Shopping Center in which the proposed project is located and the Gold Rush Plaza Shopping Center located across Folsom Dam Road to the south. The proposed days and hours of operation (Monday through Sunday, 8:00 a.m. to 11:00 p.m.) for the Folsom Bottle Shop are compatible with the operational characteristics of existing businesses in the aforementioned shopping centers which are generally open Monday through Sunday with hours of operation ranging from 5:00 a.m. to 11:00 p.m.

Based on the aforementioned information, staff has determined that proposed project is compatible with the surrounding land uses with respect to the commercial nature of the proposed use and the operational characteristics of the proposed use. Detailed discussions regarding traffic, parking, trash/recycling, noise, public safety, and signage are contained within subsequent sections of this staff report.

Conditional Use Permit

As previously stated within this report, the Folsom Municipal Code, (Section 17.22.030E) requires that convenience stores obtain a Conditional Use Permit from the Planning Commission if the use is located within the C-1 zoning district. In this particular case,

the applicant is requesting approval of a Conditional Use Permit to operate a convenience store (Folsom Bottle Shop) in an existing in-line tenant space (Suite 100) within an existing commercial building located at 7700 Folsom-Auburn Road.

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

In evaluating the Conditional Use Permit for Folsom Bottle Shop, staff considered implications of the proposed project relative to traffic, parking, trash/recycling, noise, public safety, and signage

Traffic

The proposed project is situated in a 3,216-square-foot in-line tenant space within an existing 16,089-square-foot shopping center located at the southwest corner of Folsom-Auburn Road and Folsom Dam Road. Access to the shopping center is provided by an existing driveway located on the west side of Folsom-Auburn Road and an existing driveway located on the north side of Folsom Dam Road. No changes or modifications are proposed with respect to site access. In addition, staff has determined that the proposed project will not result in any traffic-related impacts to nearby street intersections given the relatively low number of anticipated vehicle trips (38 AM peak hour trips/47 PM peak hour trips) associated with the convenience store.

Parking

As shown on the submitted site plan (Attachment 5), the proposed project is located within an existing shopping center that contains 81 on-site parking spaces. A reciprocal use agreement is in place for common use of all of the parking spaces within the shopping center. No changes or modifications to the existing parking lot design or number of parking spaces are proposed with the Folsom Bottle Shop project. Staff has determined that the parking provided (81 parking spaces) in the existing parking lot area is consistent with the parking requirements established by the Folsom Municipal Code (FMC, Section 17.57.040) for retail commercial shopping centers and that adequate parking is available to serve the proposed project.

Trash/Recycling

There is currently one existing trash/recycling enclosure located within the parking lot area to serve all tenants of the Folsom Dam Retail Shopping Center. The applicant is proposing to utilize the existing trash and recycle enclosures to dispose of trash and recycling products generated by the proposed convenience store. The City’s Solid Waste

Division has determined that the existing trash/recycling enclosure has sufficient capacity to accommodate the demand created by the proposed project.

Noise

Based on the relatively close proximity of the project site to single and multi-family residences (approximately 360 feet and 580 feet to the southwest and northwest respectively), staff evaluated potential noise impacts associated with the proposed project. Potential noise sources associated with the proposed project may include noise generated by delivery trucks and vehicles entering and exiting the project site and by customers entering and exiting the convenience store. As noted in the project description, the convenience store is proposing to sell food products and alcoholic beverages Monday through Sunday from 8:00 a.m. to 11:00 p.m. Based on the operational characteristics of the proposed convenience store and the limited nature of the potential noise sources, staff has determined that the proposed project will not result in any adverse noise-related impacts to existing businesses or nearby residential properties. However, to further ensure that the proposed project does not result in significant noise-related impacts staff recommends that the following measures be implemented to the satisfaction of the Community Development Department (Condition Nos. 11-13).

- Compliance with the City of Folsom's Noise Control Ordinance (Folsom Municipal Code Chapter 8.42) and General Plan Noise Element shall be required.
- The owner/applicant shall maintain full compliance with all applicable laws ABC regulations and requirements, ordinances, and state conditions. In the event that a conflict arises between the requirements of this Conditional Use Permit and the ABC license, the more stringent regulation shall apply.
- Hours of operation (including private parties) shall be limited as follows:
 - Monday-Sunday: 8:00 a.m. to 11:00 p.m.

No expansion of business hours beyond what is stated above shall be permitted without prior approval being obtained from the Planning Commission through a Conditional Use Permit Modification.

Public Safety

City staff consulted with the City of Folsom Police Department to determine if there are any potential public safety issues associated with operation of a convenience store (including the sale of alcoholic beverages) at the subject site on Folsom-Auburn Road. The Police Department indicated that they do not have any safety-related concerns about the operation of a convenience store as described by the applicant at the subject location. However, to further ensure public safety, staff recommends that signs be placed at the

business informing patrons of the State's age restrictions and identification requirements, prohibiting the possession of open alcoholic beverage containers, and prohibiting loitering on or in front of the convenience store. Condition Nos. 9-10 are included to reflect these requirements.

Pursuant to Section 17.60.050 of the Folsom Municipal Code, in any case where the conditions to the granting of a Use Permit have not been, or are not, complied with, the Planning Commission may revoke the permit after a public hearing on the matter. As a result, the Folsom Bottle Shop Conditional Use Permit is subject to ongoing review by the Community Development Department to ensure that it does not result in adverse impacts to the community. If the Community Development Director finds evidence that conditions of approval for the Folsom Bottle Shop have not been fulfilled or that the use has resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property or have a substantial adverse impact on public facilities or services or the general welfare of the City, the Director will refer the Use Permit to the Planning Commission for review. If, upon such review, the Planning Commission finds that any of the above-stated results have occurred, the Commission may modify or revoke the Conditional Use Permit following a hearing on the matter. Condition No. 2 is included to reflect this requirement.

Signage

The applicant has not submitted any details regarding sign identification for the proposed project. Any future signage is subject to the signage requirements established by the Folsom Municipal Code (FMC, Section 17.59.040). Condition No. 14 is included to reflect this requirement.

ENVIRONMENTAL REVIEW

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

RECOMMENDATION

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

PLANNING COMMISSION ACTION

Move to approve a Conditional Use Permit for the Folsom Bottle Shop, which includes operation of a convenience store within an existing 3,216-square-foot retail tenant space (Suite 100) located at 7700 Folsom-Auburn Road based on the findings (Findings A-F) and subject to the conditions of approval attached to this report (Conditions 1-14).

GENERAL FINDINGS

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

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

CEQA FINDINGS

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

- D. THE CUMULATIVE IMPACT OF SUCCESSIVE PROJECTS OF THE SAME TYPE IN THE SAME PLACE, OVER TIME IS NOT SIGNIFICANT IN THIS CASE.

- E. NO UNUSUAL CIRCUMSTANCES EXIST TO DISTINGUISH THE PROPOSED PROJECT FROM OTHERS IN THE EXEMPT CLASS.

CONDITIONAL USE PERMIT FINDING

- F. AS CONDITIONED, THE ESTABLISHMENT, MAINTENANCE OR OPERATION OF THE USE APPLIED FOR WILL NOT, UNDER THE CIRCUMSTANCES OF THIS PARTICULAR CASE, BE DETRIMENTAL TO THE HEALTH, SAFETY, PEACE, MORALS, COMFORT, AND GENERAL WELFARE OF PERSONS RESIDING OR WORKING IN THE NEIGHBORHOOD, OR BE DETRIMENTAL OR INJURIOUS TO PROPERTY AND IMPROVEMENTS IN THE NEIGHBORHOOD OR TO THE GENERAL WELFARE OF THE CITY, AS THE PROPOSED BUSINESS WILL NOT HAVE NEGATIVE IMPACTS TO NEARBY USES THAT HAVE NOT BEEN MITIGATED.

**ATTACHMENT 2
BACKGROUND**

BACKGROUND

On April 20, 2004, the Planning Commission approved a Conditional Use Permit and Planned Development Permit for development of the Lakeside Auto, Retail, and Storage Center. The approved Project included a 16,089-square-foot single-story retail building, a 45,343-square-foot automotive center, and a 45,500-square-foot boat and recreational vehicle storage facility. The retail component of the project (Folsom Dam Retail Shopping Center) was constructed in 2008 and the Center is currently occupied with a variety of tenants including a fitness center, a nail salon, and a real estate firm. The 3,216-square-foot in-line tenant space where the project is proposed to be located was formerly occupied by a 7-Eleven convenience store. The 7-Eleven convenience store was considered a non-conforming use because they did not receive approval of a Conditional Use Permit from the Planning Commission before commencing operations. A photograph of the Folsom Dam Retail Shopping Center is shown in Figure 1 below:

FIGURE 1: FOLSOM DAM RETAIL SHOPPING CENTER



GENERAL PLAN DESIGNATION	CC (Community Commercial)
ZONING	C-1 PD (Neighborhood Business, Planned Development District)
ADJACENT LAND USES/ZONING	North: Boat, RV, and self-storage facility (C-2 PD) with self-storage facility (C-2 PD) beyond South: Folsom Dam Road with commercial development (C-1 PD) beyond East: Folsom-Auburn Road with the Folsom State Recreational Area (OSC) beyond West: Self-storage facility (C-1 PD) with Lakeside Way and multi-family residential development (RMH) beyond
SITE CHARACTERISTICS	The 2.33-acre parcel consists of an existing 16,089-square-foot shopping center (Folsom Dam Retail Shopping Center) and associated site improvements including parking spaces, landscaping, and lighting.
APPLICABLE CODES	<u>FMC</u> Chapter 17.22; Commercial Land Use Zones <u>FMC</u> Chapter 17.60; Use Permits

Attachment 3

Conditions of Approval

**CONDITIONS OF APPROVAL FOR
 FOLSOM BOTTLE SHOP CONDITIONAL USE PERMIT
 (PN 22-033)**

CONDITIONS OF APPROVAL FOR FOLSOM BOTTLE SHOP CONDITIONAL USE PERMIT (PN 22-033)				
Cond. No.	Mitigation Measure	GENERAL REQUIREMENTS	When Required	Responsible Department
1.		<p>This Conditional Use Permit is approved for establishment of the Folsom Bottle Shop business at 7700 Oak Avenue Parkway, Suite 100, which includes operation of a convenience store within an existing 3,216-square-foot in-line tenant space within the Folsom Dam Retail Shopping Center. Hours of operation for the business shall not exceed the hours of 8:00 a.m. through 11:00 p.m. Monday through Sunday. The Folsom Bottle Shop business shall substantially conform to the exhibits referenced below:</p> <ul style="list-style-type: none"> • Site Plan (Existing), attached to the June 1, 2022 Planning Commission Staff Report • Floor Plan (Existing), attached to the June 1, 2022 Planning Commission Staff Report <p>Any expansion of the days and/or hours of operation or plans shall be subject to review and approval by the Planning Commission through a Conditional Use Permit Modification.</p>	OG	CD (P)
2.		<p>If the Community Development Director finds evidence that conditions of approval for the Folsom Bottle Shop Conditional Use Permit have not been complied with or that the use has resulted in a substantial adverse effect on the health, and/or general welfare of users of adjacent or proximate property, or has a substantial adverse impact on public facilities or services, the Director will refer the use permit to the Planning Commission for review. If, upon such review, the Planning Commission finds that any of the above-stated results have occurred, the Commission may modify or revoke the Conditional Use Permit.</p>	OG	CD (P)
3.		<p>This Conditional Use Permit shall be deemed revoked without further action by the Planning Commission if the operation of the facility in the manner described in the Conditional Use Permit ceases for any consecutive period of six (6) months.</p>	OG	CD

4.		<p>The owner/applicant shall defend, indemnify, and hold harmless the City and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul any approval by the City or any of its agencies, departments, commissions, agents, officers, employees, or legislative body concerning the project. The City will promptly notify the owner/applicant of any such claim, action or proceeding, and will cooperate fully in the defense. The City may, within its unlimited discretion, participate in the defense of any such claim, action or proceeding if both of the following occur:</p> <ul style="list-style-type: none"> • The City bears its own attorney’s fees and costs; and • The City defends the claim, action or proceeding in good faith <p>The owner/applicant shall not be required to pay or perform any settlement of such claim, action or proceeding unless the settlement is approved by the owner/applicant.</p>	OG	CD (P)(E)(B) PW, PR, FD, PD
DEVELOPMENT COSTS AND FEE REQUIREMENTS				
5.		<p>The owner/applicant shall pay all applicable taxes, fees and charges at the rate and amount in effect at the time such taxes, fees and charges become due and payable.</p>	B	CD (P)(E)
6.		<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>	B	CD (P)(E)
7.		<p>This project approval shall remain in effect for one year until June 1, 2023. If a Conditional Use Permit is not vested within the identified time frame prior to the expiration date and the applicant has not demonstrated substantial progress towards the development of the project, this approval shall be considered null and void. The owner/applicant may file an application with the Community Development Department for an extension not less than 30 days prior to the expiration date of the permit, along with appropriate fees and necessary submittal materials pursuant to Chapter 17.60 of the <u>Folsom Municipal Code</u>.</p>	B	CD (P, B)

CONDITIONAL USE PERMIT REQUIREMENTS

8.		Any intensification or expansion of the use approved and conditioned herein will require a Use Permit modification approval by the Planning Commission.	B, OG	CD (P)
9.		Signs informing patrons of the State’s age restrictions and identification requirements shall be posted by the applicant at the front entrance of the business and at the cash register.	O, OG	CD (P)
10.		Signs prohibiting the possession of open alcoholic beverage containers and prohibiting loitering on or in front of the market shall be posted by the applicant at the front entrance of the business and at the cash register.	O, OG	CD (P)
11.		Compliance with the City of Folsom’s Noise Control Ordinance (<u>Folsom Municipal Code Chapter 8.42</u>) and General Plan Noise Element shall be required.	OG	CD (P)
12.		Hours of operation (including private parties) shall not exceed: <ul style="list-style-type: none"> o Monday-Sunday: 8:00 a.m. to 11:00 p.m. No expansion of business hours beyond what is stated above shall be permitted without prior approval being obtained from the Planning Commission through a Conditional Use Permit Modification.	OG	CD (P)
13.		The owner/applicant shall maintain full compliance with all applicable laws ABC regulations and requirements, ordinances, and state conditions. In the event that a conflict arises between the requirements of this Conditional Use Permit and the ABC license, the more stringent regulation shall apply.	OG	CD (P)
14.		All future signage for the Folsom Bottle Shop shall comply with the <u>Folsom Municipal Code Section 17.59.040</u> .	OG	CD (P, B)

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

Attachment 4

Vicinity Map

Vicinity Map



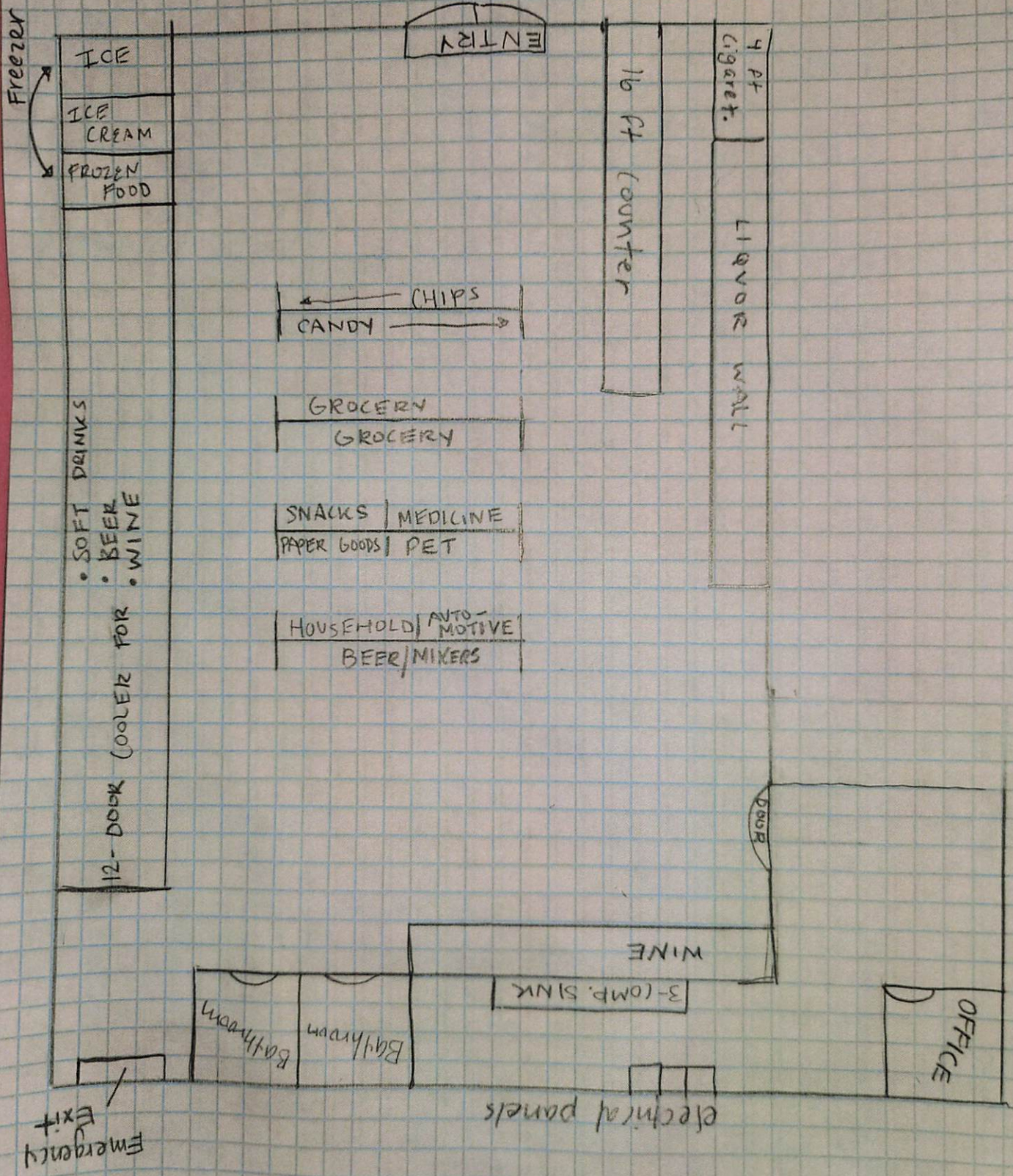
CITY OF
FOLSOM



Attachment 5
Site Plan (Existing)

Attachment 6

Floor Plan (Existing)



Attachment 7

Site Photographs

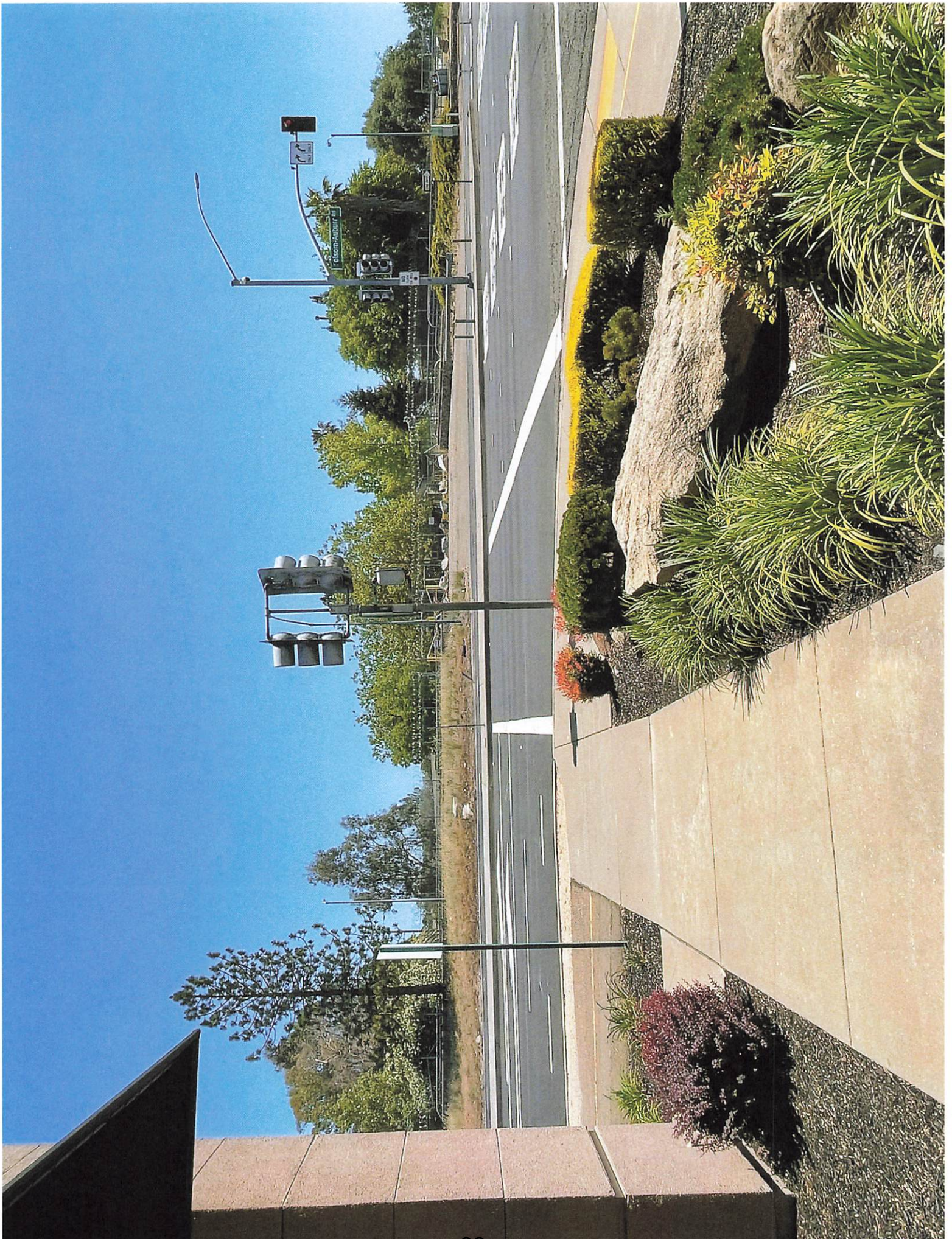
















CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 2

Type: Public Hearing

Date: June 1, 2022

Planning Commission Staff Report

50 Natoma Street, Council Chambers

Folsom, CA 95630

Project: Mangini Ranch Lot 16 Apartments Planned Development Permit Modification

File #: PDEV22-00140

Requests: Planned Development Modification-Reduction in off street parking

Location: The proposed Mangini Ranch Lot 16 Apartments is in the Folsom Plan Area Specific Plan located on the north side of White Rock Road near the northeast corner of the intersection of East Bidwell Street and White Rock Road.

Staff Contact: Kathy Pease, AICP, Contract Planner, 916-812-0749
kpease@masfirm.com

Property Owner
Folsom Real Estate South, LLC
Address: 4370 Town Center Blvd, Suite 100,
El Dorado Hills, CA 95762

Applicant
Van Daele Homes
Address: 2430 Camino Ramon,
Suite 125
San Ramon, CA 94583
Suite 190, Roseville, CA 95661

Recommendation: Conduct a public hearing and upon conclusion recommend Planning Commission approval of a Planned Development Permit Modification, based on the proposed Findings (A-R) and subject to the Conditions of Approval (1-48) attached to this report:

- Planned Development Permit Modification-Reduction in the number of off-street parking spaces.

Project Summary: The proposed Project was previously approved by the Planning Commission on May 5, 2021. A Planned Development Modification is being requested at this time to reduce the required parking. The proposed action is described in detail and analyzed later in this report.



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 2

Type: Public Hearing

Date: June 1, 2022

Table of Contents:

Attachment 1 - Background and Setting

Attachment 2 - Project Description

- Planned Development Permit Modification-Reduction in Parking

Attachment 3 - Analysis

- Planned Development Permit Modification-Reduction in Parking

Attachment 4 - Revised Conditions of Approval

Attachment 5 - Site Plan dated May 9, 2022.

Submitted,

PAM JOHNS
Community Development Director

ATTACHMENT 1 BACKGROUND AND SETTING

A. Background: Folsom Plan Area Specific Plan

The proposed Project site is part of the approved Folsom Plan Area Specific Plan (FPASP), a comprehensively planned community that proposes new development based on “Smart Growth” and Transit Oriented Development principles.

The FPASP, approved in 2011, is a development plan for over 3,500 acres of previously undeveloped land located south of Highway 50, north of White Rock Road, east of Prairie City Road, and adjacent to the Sacramento County/El Dorado County line in the southeastern portion of the City.

The FPASP includes a mix of residential, commercial, employment and public uses, complemented by recreational amenities including a significant system of parks and open space, all within proximity to one another and interconnected by a network of “complete streets”, trails and bikeways. The Specific Plan is consistent with the SACOG Blueprint Principles and the requirements of SB 375 (Sustainable Communities and Climate Protection Act).

The Mangini Ranch Lot 16 Apartments project site is comprised of a single parcel (FPASP Parcel 138) as shown in the Folsom Plan Area Specific Plan. Parcel 138 is designated as Multi-Family High Density (MHD) which provides for development of 20 to 30 dwelling units per acre.

On May 5, 2021, the Planning Commission approved Design Review and Minor Administrative Modifications for the Mangini Ranch Lot 16 Apartments project (PN20-263), subject to conditions of approval.

The proposed Mangini Ranch Lot 16 Apartment Project has been approved to include 13 three-story apartment buildings and a two-story clubhouse building. The Mangini Ranch Lot 16 Apartments project includes 278 market-rate apartment units in a non-gated community. Thirteen three-story apartment buildings include 104 one-bedroom units, 122 two-bedroom units, and 52 three-bedroom units. The density is 29.9 dwelling units per acre. A two-story clubhouse is in the northwest corner of the site near Southpointe Drive.

A new residential street (Street A/Southpointe Drive) connecting East Bidwell Street to the west and Hummingbird Circle to the north will provide access to the site. Internal vehicle circulation consists of a 27-foot-wide drive aisle with two driveway connections to Southpointe Drive.

B. Physical Setting

The site is bounded by designated open space to the north with a single-family residential subdivision north of the open space, White Rock Road/future Southeast Connector to the south with undeveloped land in Sacramento County beyond, an undeveloped commercially zoned site to the west and East Bidwell Street to the west, and designated open space to the east with undeveloped multi-family-zoned property beyond (proposed Bungalows).

FIGURE 1: FPASP LAND USE MAP EXCERPT



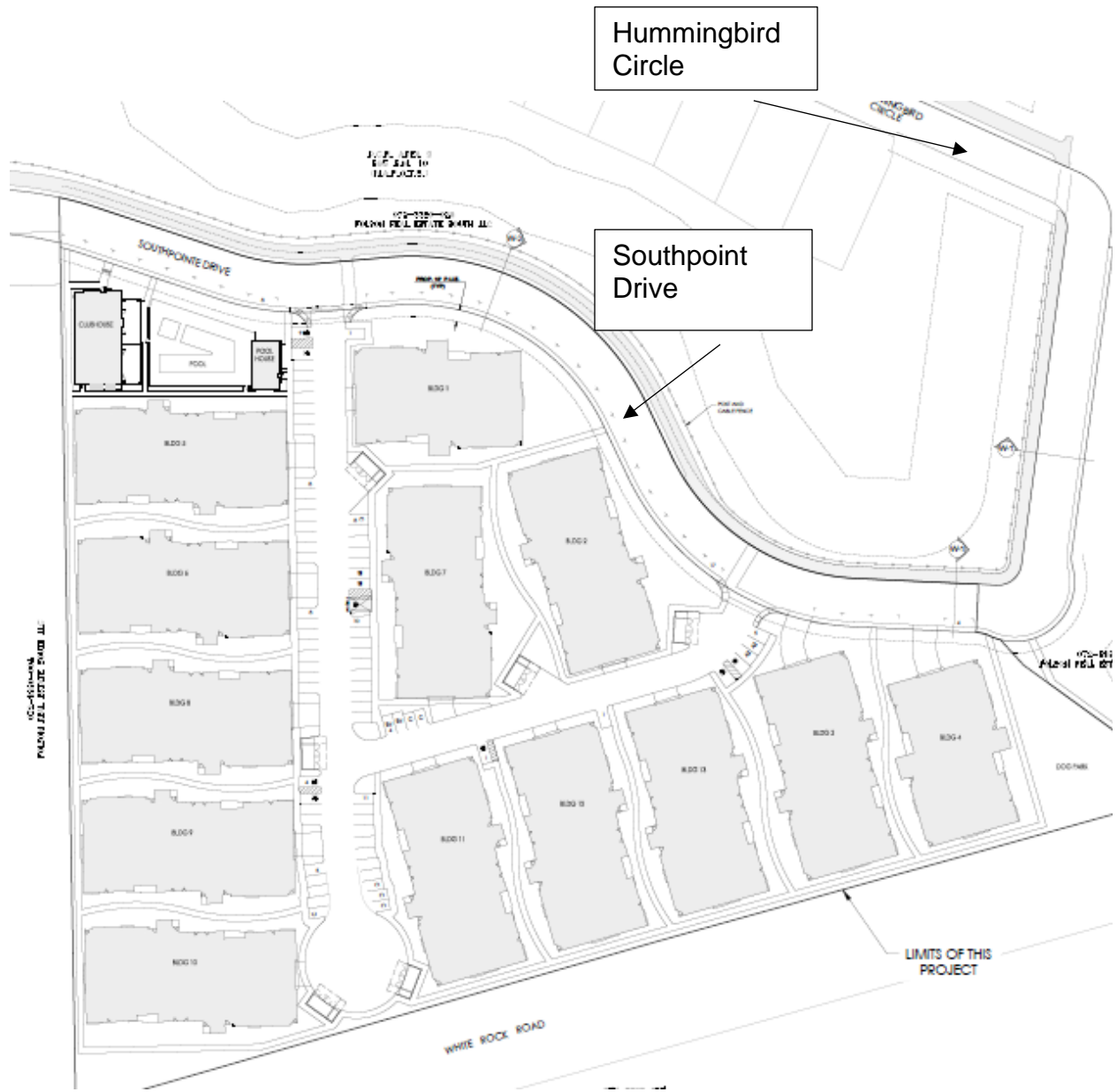
APPLICANT'S PROPOSAL

The Applicant, Van Daele Homes, is requesting approval of a Planned Development Permit Modification to allow a deviation to the required onsite parking spaces. The Project is currently requesting Building Permits and due to site constraints, the site is not able to accommodate the 591 onsite parking spaces required by the Project Approval.

FIGURE 2: APPROVED PROJECT



FIGURE 3: PROPOSED SITE PLAN



ATTACHMENT 2

PROJECT DESCRIPTION

APPLICANT'S PROPOSAL

A Planned Development (PD) Permit – Modification to allow a reduction in required parking spaces and to allow a portion of parking spaces to be accommodated on-street is proposed. The approved Project included 591 parking spaces consisting of 452 covered spaces in ground floor garages, and 74 uncovered surface parking lot spaces, for a total of 526 off-street spaces. In addition to the off-street parking spaces, the Project included 65 uncovered spaces on Southpointe Drive. A total of 591 parking spaces were proposed, meeting the required number of spaces (591).

The PD Permit Modification is requested to:

- Reduce the number of off-street guest vehicle parking spaces required by 65 for a new off-street parking requirement of 526 spaces.

The Applicant proposes to reduce the number of off-site guest vehicle parking spaces required. Additional on-street parking spaces will be available for guest parking on Southpoint Drive as needed.

A PD Permit allows greater flexibility in the project's design than otherwise possible through strict application of the land use regulations. The PD Permit is designed to encourage creative and efficient land uses.

Folsom Municipal Code section 17.38.080 states that the regulations of the underlying zone relating to parking (among other standards) may be varied when such variance will result in improved design of the development and will permit desirable arrangements of structures in relation to parking areas, parks and parkways, pedestrian walks and other such features. Such variance may be provided for as a condition of the Planned Development Permit and the findings necessary to permit a variance under Chapter 17.62 need not be made.

**ATTACHMENT 3
ANALYSIS**

The following section provides an analysis of the Applicant’s proposal.

- Planned Development Permit Modification – To reduce the overall Project parking spaces and to allow a portion of the Project’s guest parking to be accommodated on-street.

The FPASP Table A.14 requires apartment developments designated Multi-Family High Density (MHD) to provide covered resident and uncovered guest parking spaces. The Project includes 278 apartment units which would require 591 off-street parking spaces.

TABLE 1: REQUIRED PARKING

Unit Size	Units In Project	FPASP Parking Standard		Off-Street Parking Required		
		Unit Parking (covered)	Guest Spaces (uncovered)	Unit Parking (covered)	Guest Spaces (uncovered)	Total
One-bedroom units	104	1 space/unit	0.5 space/unit	104	52	156
Two-bedroom units	122	2 spaces/unit	0.5 space/unit	244	61	305
Three-bedroom units	52	2 spaces/unit	0.5 space/unit	104	26	130
	278			452	139	591

The approved Project included 591 parking spaces consisting of 452 covered spaces in ground floor garages, and 74 uncovered surface parking lot spaces, for a total of 526 off-street spaces. In addition to the off-street parking spaces, the Project included 65 uncovered spaces on Southpointe Drive. With a combination of off-street spaces and on-street spaces, 591 parking spaces would have been provided, meeting the required number of spaces (591). The parking required is equivalent to a ratio of 2.1 spaces per unit.

TABLE 2: APPROVED PARKING

Parking Provided		Parking Spaces
Off-Street Spaces		
Garages	Covered	452
Surface Lot	Uncovered	74
<i>Total Off-Street Spaces</i>		526
On-Street Spaces		
Southpointe Drive		
North side of the street	Uncovered	37
South side of the street	Uncovered	28
<i>Total On-Street Spaces</i>		65
<i>Total Number of Spaces</i>		591

The parking count (591) in the Mangini Ranch Lot 16 Apartments Project approved in May 2021 inadvertently included 65 on-street parking spaces on Southpointe Drive, which overstated the off-street parking supply. Sixty-five (65) of the spaces were planned on Southpointe Drive and not within the project site. The FPASP requires all parking to be provided on-site.

The Southpointe Drive spaces were previously considered in the parking count because, in the early planning stages of the project, the Applicant considered making Southpointe Drive a private street within the project’s boundary, in which case the spaces would have been considered off-street parking.

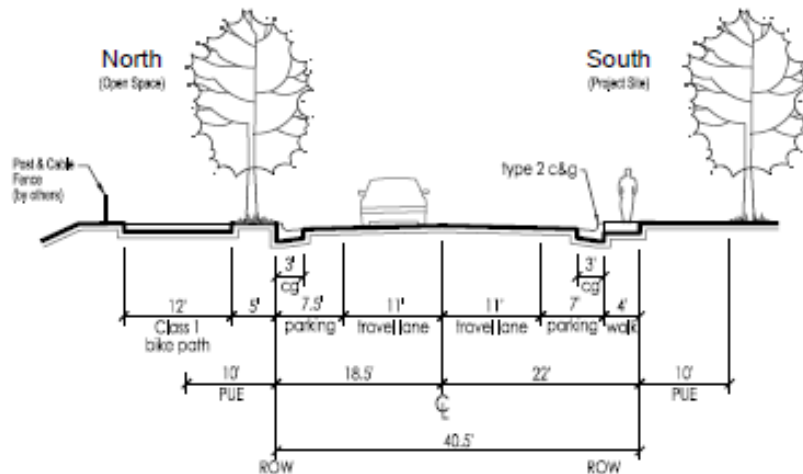
The design of the 9.3-acre project is compact with thirteen three-story apartment buildings, a two-story clubhouse, landscape, amenities, and surface parking (74 spaces). Over 75% of the parking supply (452 spaces) is accommodated in the ground floor garages of the apartment buildings. There are no opportunities to create additional parking spaces on the site without eliminating residential units or amenities.

Ample on-street parking is available. The Applicant also requests that 28 on-street vehicle spaces on the south side of Southpointe Drive count toward the Project’s guest parking obligation.

Southpointe Drive is a local road with a 40.5-foot right-of-way, two travel lanes, and on-street parking permitted on each side. A Class I path is planned on the north side of the street adjacent to the open space, and a sidewalk is on the project’s frontage. On-street parking on Southpointe Drive is convenient for

apartment residents and guests.

FIGURE 3: SOUTHPPOINT DRIVE STREET SECTION



Two pedestrian crossings of Southpoint Drive will provide direct pedestrian access from the project to the Class I path north of Southpoint Drive adjacent to the open space area. Condition 37(3) of the project approval requires the pedestrian crossings to be marked with brick pavers or colored masonry material.

The Mangini Ranch Lot 16 Apartments Project parking supply included 65 on-street parking spaces on Southpoint Drive (37 spaces on the north side and 28 on the south). The street section allows on-street parking on both sides. The Applicant proposes limiting on-street parking to the south side only (28 spaces) and installing signs on the north side adjacent to the open space prohibiting on-street parking. Limiting parking to the south side of the street will reduce potential conflicts between traveling and parked vehicles and improve pedestrian visibility. No parking would be allowed along the open space which would help retain views of the open space area. However, it would reduce the number of spaces provided by the Project. Reducing the number of off-street parking spaces required by 65 from 591 to 526 would reduce the Project's parking ratio from 2.1 to 1.99 spaces per unit.

Parking Ratio. The following table compares multi-family residential parking ratios in nearby jurisdictions with the number of parking spaces required for the project under each standard. Thirty-seven guest parking spaces would be eliminated. With the parking reduction, the Project’s parking ratio (1.9) is above the average parking ratio (1.7) required in the Folsom Municipal Code for multi-family projects outside of the FPASP in Folsom.

TABLE 3: COMPARISON OF PARKING STANDARDS

Jurisdiction	Parking Standard				Parking Required for Project	Effective Parking Ratio
	Bedrooms in Unit			Guest Spaces		
	One	Two	Three			
Sacramento County	1.5	2.0	2.0	0.5 space/unit ¹	643	2.3
City of Folsom - Folsom Plan Area	1.0	2.0	2.0	0.5 space/unit	591	2.1
City of Rocklin	1.5	2.0	2.0	1 space/4 units	574	2.1
Mangini Ranch Lot 16 Apartments (with PD Permit Modification)					554	1.9
City of Roseville	1.5	2.0	2.0	1 space/10 units	532	1.9
City of Elk Grove	1.0	1.5	2.0	1 space/6 units	528	1.9
Placer County	1.0	2.0	2.0	1 space/4 units	522	1.9
City of Citrus Heights	1.0	2.0	2.0	1 space/4 units	522	1.9
City of Rancho Cordova	1.0	2.0	2.0	0.2 space/unit	508	1.8
City of Folsom - Outside FPASP	1.5	1.5	1.5	0.2 space/unit	472	1.7

Parking Summary. Below is a summary of the project’s parking supply with and without the PD Permit modification.

It should also be noted that for projects located north of Highway 50, the City’s parking standard from the Multi-family Design Guidelines is .2 spaces per unit for guest parking. Using this standard only approximately 56 guest parking spaces would be required. As shown in Table 4, with the requested Planned Development Permit modification, 74 on-site guest spaces are proposed.

¹ Sacramento County requires guest spaces only if resident spaces are assigned.

TABLE 4: PROPOSED PARKING

		Parking Spaces	
		Approved Project (Without PD Permit Modification)	Proposed (With PD Permit Modification)
Off-Street Parking			
Garages	Covered	452	452
Surface Lot	Uncovered (Guest Spaces)	74	74
<i>Total Off-Street Spaces</i>		526	526
Potential On-Street Parking			
Southpointe Drive North side	Uncovered	37	0
South side	Uncovered	28	28
<i>Total:</i>		65	28
Proposed Parking			
<i>Total On-Site and On-Street Guest Parking Spaces</i>		139	102
<i>Parking Spaces Provided Off-street</i>		452	452
Total Number of Off-Street Parking Spaces		591	526
Parking Ratio (spaces per unit)		2.1	1.9

With a reduction in required parking, the parking ratio would be reduced from 2.1 to 1.9 spaces per unit. As shown in Table 3, this is still significantly higher than many local jurisdictions as well as in the City of Folsom outside of the FPASP area (north of Highway 50) which only requires a ratio of 1.7 spaces per unit.

The overall off street parking total would be reduced from 591 to 526. Individual units would meet the required covered parking requirement. The unassigned guest parking would be reduced from 139 spaces to 74 on-site spaces. While parking will be available off-street, the Applicant is proposing to restrict parking to only one side of the road. Therefore, 28 spaces would be available in addition to the on-site guest parking spaces. Sufficient space is provided to accommodate parking on the south side of Southpoint Drive without impacting other adjacent uses.

The reduced parking requirement is consistent with other projects approved in the City. Staff is recommending approval of the Project because it will allow the Project to proceed without having to reduce the number of units approved, is consistent with the goals of the specific plan in providing a compact rental housing product and does not significantly exceed the parking ratio required by the City of Folsom in other areas outside of the specific plan or other nearby jurisdictions. The design of the Project provides a housing type that will help Folsom meet its Regional Housing Needs Allocation (RHNA) by providing a high-density housing type, therefore, this Planned Development Permit modification to the existing development standard will result in a project that is superior to that obtained by rigid application of the standards by maintaining density that would otherwise go toward parking.

Conditions of Approval

The following are proposed revisions and additions to the Project conditions of approval:

1. Amend Condition 36:
 - A. A minimum of ~~594~~ 526 offsite parking spaces shall be provided.
2. Add new conditions:
 - B. Owner/applicant shall install No Parking signs on the north side of Southpointe Drive across from the project site to the satisfaction of the Community Development Department.
 - C. Owner/applicant shall require residents to use garage spaces for vehicle and bicycle parking only. Garage parking shall not be used for storage.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) provides that residential projects which are consistent with an approved Specific Plan for which an EIR was prepared are exempt from a requirement to prepare additional environmental analysis. CEQA Guidelines section 15182(c) provides specific criteria to determine whether this exemption applies:

(c) Residential Projects Implementing Specific Plans.

(1) Eligibility. Where a public agency has prepared an EIR on a specific plan after January 1, 1980, a residential project undertaken pursuant to and in conformity to that specific plan is exempt from CEQA if the project meets the

requirements of this section. Residential projects covered by this section include but are not limited to land subdivisions, zoning changes, and residential planned unit developments. [CEQA Guidelines section 15182]

The City determined that the CEQA Exemption and Streamlining Analysis prepared at the time of Project approval, qualified for the exemption provided in CEQA Guidelines 15182(c), since it is consistent with the Folsom Plan Area Specific Plan. Since that time, none of the conditions described in Public Resources Code section 21166 or CEQA Guidelines section 15162 (i.e. substantial changes to the project) have occurred, so no additional environmental review is required for this application.

RECOMMENDATION

Staff recommends that the Planning Commission approve the proposed Project, based on the proposed Findings and subject to the Conditions of Approval attached to this report.

PLANNING COMMISSION ACTION

- Move to Approve the Planned Development Permit- Modification to reduce off-street guest vehicle parking spaces required by 65 for a new off-street parking requirement of 526 spaces.
- These approvals are based on the findings (Findings A-S) and subject to the conditions of approval (Conditions 1 – 48) 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 GENERALLY CONSISTENT WITH THE GENERAL PLAN AND THE FOLSOM PLAN AREA SPECIFIC PLAN.

CEQA FINDINGS

- C. THE CITY, AS LEAD AGENCY, PREVIOUSLY CERTIFIED AN ENVIRONMENTAL IMPACT REPORT/ENVIRONMENTAL IMPACT STATEMENT FOR THE FOLSOM PLAN AREA SPECIFIC PLAN.
- D. THE CITY HAS DETERMINED THAT THE MANGINI RANCH LOT 16 APARTMENTS PROJECT IS UNDERTAKEN TO IMPLEMENT AND IS CONSISTENT WITH THE FOLSOM PLAN AREA SPECIFIC PLAN.
- E. THE CITY HAS DETERMINED THAT THE IMPACTS OF THE MANGINI

RANCH LOT 16 APARTMENTS ARE ADEQUATELY ADDRESSED BY THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE FOLSOM PLAN AREA SPECIFIC PLAN AND ASSOCIATED MITIGATION MEASURES AND THAT THE PROJECT IS EXEMPT FROM THE REQUIREMENTS OF CEQA PURSUANT TO GOVERNMENT CODE SECTION 65457 AND CEQA GUIDELINES 15182(c).

- F. NONE OF THE EVENTS SPECIFIED IN SECTION 21166 OF THE PUBLIC RESOURCES CODE OR SECTION 15162 OF THE CEQA GUIDELINES HAVE OCCURRED.
- G. THIS PROJECT IS EXEMPT FROM CEQA IN ACCORDANCE WITH GOVERNMENT CODE SECTION 65457 AND SECTION 15182 OF THE CEQA GUIDELINES.

PLANNED DEVELOPMENT PERMIT FINDINGS

- H. THE PROPOSED PROJECT COMPLIES WITH THE INTENT AND PURPOSES OF CHAPTER 17.38 (PLANNED DEVELOPMENT DISTRICT) OF THE FOLSOM MUNICIPAL CODE AND OTHER APPLICABLE ORDINANCES OF THE CITY.
- I. THE PROPOSED PROJECT COMPLIES WITH THE INTENT AND PURPOSES OF THE GENERAL PLAN AND FOLSOM AREA SPECIFIC PLAN.
- J. THE PROPOSED PROJECT IS CONSISTENT WITH THE OBJECTIVES, POLICIES AND REQUIREMENTS OF THE DEVELOPMENT STANDARDS OF THE CITY.
- K. THE MINOR MODIFICATIONS TO EXISTING DEVELOPMENT STANDARDS PROPOSED BY THIS PROJECT WILL RESULT IN A DEVELOPMENT THAT IS SUPERIOR TO THAT OBTAINED BY RIGID APPLICATION OF THE STANDARDS.
- L. THE PROPOSED PROJECT IS DESIGNED TO PROVIDE OPEN SPACE, CIRCULATION, ON-STREET AND OFF-STREET PARKING, AND OTHER CONDITIONS IN SUCH A WAY AS TO FORM A HARMONIOUS, INTEGRATED PROJECT OF SUFFICIENT QUALITY TO JUSTIFY EXCEPTIONS TO THE NORMAL REGULATIONS
- M. WITH RESPECT TO PROJECT DESIGN, THE PHYSICAL, FUNCTIONAL, AND VISUAL COMPATIBILITY BETWEEN THE PROPOSED PROJECT AND EXISTING AND FUTURE ADJACENT USES AND AREA CHARACTERISTICS IS ACCEPTABLE.

- N. THERE WILL BE 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 THE PROPOSAL AS CONDITIONED,
- O. THE PROPOSED PROJECT WILL NOT CAUSE ADVERSE ENVIRONMENTAL IMPACTS WHICH HAVE NOT BEEN MITIGATED TO AN ACCEPTABLE LEVEL
- P. 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.
- Q. THE PROPOSED PROJECT WILL NOT BE DETRIMENTAL TO THE HEALTH, SAFETY, AND GENERAL WELFARE OF THE PERSONS OR PROPERTY WITHIN THE VICINITY OF THE PROJECT SITE AND THE CITY AS A WHOLE.
- R. ADEQUATE PROVISION IS MADE FOR THE FURNISHING OF SANITATION SERVICE AND EMERGENCY PUBLIC SAFETY SERVICES TO THE PROJECT.
- S. THE PROJECT IS GENERALLY CONSISTENT WITH THE FOLSOM PLAN AREA SPECIFIC PLAN AND FOLSOM PLAN AREA EIR/EIS. ACCORDINGLY, THE PROPOSED PROJECT'S WATER DEMAND CAN BE ACCOMMODATED BY THE CITY'S EXISTING WATER SUPPLY ALLOCATED TO SERVE THE FOLSOM PLAN AREA.

Attachment 4

Conditions of Approval

Attachment 5

Site Plan Dated May 9, 2022

CONDITIONS OF APPROVAL FOR THE MANGINI RANCH LOT 16 APARTMENTS PROJECT (PN 20-263 AND PDEV22-00140) EAST OF THE INTERSECTION OF EAST BIDWELL STREET AND WHITE ROCK ROAD PALNED DEVELOPMENT PERMIT MODIFICATION

Condition No.	Mitigation Measure	Condition of Approval	When Required	Responsible Department
1.		<p><u>Condition No 1 is revised as follows:</u></p> <p>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. Preliminary <u>Planned Development Permit Site Plan, dated February 22, 2021</u> May 9, 2022. 2. Preliminary Utility Plan, dated February 22,2021 3. Preliminary Grading and Drainage Plan, dated February 22,2021 4. Preliminary Off-Site Improvement Plan, dated February 22,2021 5. Preliminary Landscape Plan and Details, dated February,2021 6. Preliminary Access and Circulation Plan, dated February 22, 2021 7. Preliminary Lighting Plan and Details, dated February 12,2021 8. Building Elevations, Renderings, and Floor Plans, dated February 19,2021 9. Color and Materials Board 10. Access and Circulation Analysis, dated April 20,2021 11. Environmental Noise Analysis, dated April 23,2021 12. Environmental Checklist and Addendum for the Mangini Ranch Lot 16 Apartments Project 13. Mitigation Monitoring and Reporting Program for Mangini Ranch Lot 16 Apartments Project <p>The Design Review Application and Minor Administrative Modifications are approved for the development and operation of a 278-unit multi-family residential project (Mangini Ranch Lot 16 Apartments). Implementation of the project shall be consistent with the above referenced items and these conditions of approval.</p>	G, I, B	CD (P)(E)
2.		<p>Building plans, and all civil engineering, improvement, 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,B	

3.		<p>The project approval granted under this staff report (Design Review) shall remain in effect for two years from final date of approval (May 5, 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. The Minor Administrative Modifications (MAM's) do not have an expiration date.</p>	B	CD(P)
4.		<p>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	<p>CD (P)(E)(B) PW, PR, FD, PD</p>
5.		<p>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.</p>	B	CD(E)

6.		<p>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.</p> <p>The mitigation monitoring and reporting measures identified in the Folsom Plan Area Specific Plan FEIR/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).</p>	OG	CD(P)
7.		<p>The owner/applicant acknowledges that the State adopted amendments to Section 65850 of the California Government code (specifically Section 65850 (g)), effective January 1, 2018, to allow for the implementation of inclusionary housing requirements in residential rental units, upon adoption of an ordinance by the City. In the event that the City amends its Inclusionary Housing Ordinance (IHO) with respect to inclusionary requirements for rental housing units prior to owner/applicant's submittal of a complete application for building permit for the Mangini Ranch Lot 16 Apartments Project, the owner/applicant (or successor in interest) shall be subject to said rental unit inclusionary requirements as amendment.</p> <p><u>This Condition was deleted by the Planning Commission at its May 5, 2021 meeting</u></p>	B	GD(P)

**POLICE/SECURITY
REQUIREMENT**

8.		<p>The owner/applicant shall consult with the Police Department in order to incorporate all reasonable crime prevention measures. The following security/safety measures shall be 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,1,B	PD
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**DEVELOPMENT COSTS AND FEE
REQUIREMENTS**

9.		<p>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 Amendments No. 1 and No. 2 to the Amended and Restated Tier 1 Development Agreement.</p>	B	CD (P)(E)
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10.		If applicable, the owner/applicant shall pay off any existing assessments against the property, or file necessary segregation request and pay applicable fees.	B	CD(E)
11.		<p>The owner/applicant shall be subject to all Folsom Plan Area Specific Plan Area development impact fees established at the time of approval 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 the time of approval at the rates in effect when a building permit is issued. These fees may include, but are not limited to, the Folsom Plan Area Specific Plan Fee, Specific Plan Infrastructure Fee (SPIF), 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, 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.		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.	OG	CD (P)(E)
13.		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 beginning inspection, whichever is applicable.	G,I,B	CD (P)(E)

GRADING PERMIT REQUIREMENTS				
14.		The owner/applicant shall locate and remediate all antiquated mine shafts, drifts, open cuts, tunnels, and water conveyance or impoundment structures existing on the project site, with specific recommendations for the sealing, filling, or removal of each that meet all applicable health, safety and engineering standards. Recommendations shall be prepared by an appropriately licensed engineer or geologist. All remedial plans shall be reviewed and approved by the City prior to approval of grading plans.	G	CD(E)
15.		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.	G,I	CD (P)(E)
16.		The final location, design, height, materials, and colors of the sound walls and fencing shall be subject to review and approval by the Community Development Department to ensure consistency with the Folsom Ranch Central District Design Guidelines. In addition, decorative pilaster shall be placed at all comers and shall also be placed approximately every 50 feet on center to break up the long expanse of the wall along the western and southern property boundary.	G,I,B	CD (P)(E), FD
17.		The final location, design, height, materials, and colors of the retaining walls be subject to review and approval by the Community Development Department.	G,I,B	CD (P)(E), FD
IMPROVEMENT PLAN REQUIREMENTS				
18.		The improvement plans for the required public and private improvements necessary to serve the project shall be reviewed and approved by the Community Development Department prior to approval of a building permit for the project.	B	CD(E)
19.		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 <i>Standard Construction Specifications and Details</i> and the <i>Design and Procedure Manual and Improvement Standards</i> .	I	CD (P)(E)
20.		The on-site water and sewer systems shall be privately owned and maintained. The fire protection system shall be separate from the domestic water system. The fire system shall be constructed to meet the National Fire Protection Association Standard 24. The domestic water and irrigation system shall be metered per City of Folsom <i>Standard Construction Specifications</i> .	I	CD(E)

21.		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)
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.		<p>The owner/applicant of all project phases shall submit a lighting plan for the project to the Community Development Department. The lighting plan shall be consistent with the Folsom Ranch Central District Design Guidelines:</p> <ul style="list-style-type: none"> • Shield or screen lighting fixtures to direct the light downward and prevent light spill on adjacent properties. • Place and shield or screen flood and area lighting needed for construction activities, nighttime sporting activities, and/or security so as not to disturb adjacent residential areas and passing motorists; • For public lighting in residential neighborhoods, prohibit the use of light fixtures that are of unusually high intensity or that blink or flash; • Use appropriate building materials (such as low-glare glass, low-glare building glaze or finish, neutral, earth toned colored paint and roofing materials), shielded or screened lighting, and appropriate signage in the office/commercial areas to prevent light and glare from adversely affecting motorists on nearby roadways; and • Design exterior on-site lighting as an integral part of the building and landscaping design in the Specific Plan Area. Lighting fixtures shall be architecturally consistent with the overall site design. Lights used on signage should be directed to light only the sign face with no off-site glare. 	I	CD(P)
24.		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 approval of the final map.	I	CD (P)(E)
25.		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.	I,O G	CD(E)
26.		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.	I	CD(E)

27.		The 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 meter for the project.	I	CD(E), EWR
28.		<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>	G, I	CD(E)
29.		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 official start of the rainy season (October 15).	OG	CD(E)
30.		The owner/applicant shall dedicate public utility easements for underground facilities on properties adjacent to the public streets. A minimum of twelve and one-half-foot (12.5') wide Public Utility Easements for underground facilities (i.e., SMUD, Pacific Gas and Electric, cable television, telephone) shall be dedicated adjacent to all public rights-of-way. The owner/applicant shall dedicate additional width to accommodate extraordinary facilities as determined by the City. The width of the public utility easements adjacent to public right of way may be reduced with prior approval from public utility companies.	I	CD(E)

31.		<p>The owner/applicant shall disclose to the renters in the rental lease agreement the following items:</p> <ol style="list-style-type: none"> 1) Future public parks and public schools are located in relatively close proximity to the proposed project site, and that the public parks may include facilities (basketball courts, a baseball field, softball fields, soccer fields, and playground equipment) that may generate noise impacts during various times, including but not limited to evening and nighttime hours. The owner/applicant shall also disclose that the existing public parks include nighttime sports lighting that may generate lighting impacts during evening and nighttime hours. 2) The project site is located directly adjacent to White Rock Road where the Capital Southeast Connector roadway project is under construction. The owner/applicant shall disclose that the Capital Southeast Connector roadway may generate noise and lighting impacts associated with motor vehicle traffic during all hours of the day. 3) The soil at the project site may contain naturally occurring asbestos and naturally occurring arsenic. 4) The collecting, digging, or removal of any stone, artifact, or other prehistoric or historic object located in public or open space areas, and the disturbance of any archaeological site or historic property, is prohibited. 5) The project site is located close to the Mather Airport flight path and overflight noise may be present at various times. <p>That all properties located within one mile of an on- or off-site area zoned or used for agricultural use (including livestock grazing) shall be accompanied by written disclosure from the transferor, in a form approved by the City of Folsom, advising the owner/applicant and renters of the potential adverse odor impacts from surrounding agricultural operations, which disclosure shall direct the transferee to contact the County of Sacramento concerning any such property within the County zoned for agricultural uses within one mile of the subject property being transferred.</p>	0	CD(P) PK
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FIRE DEPT REQUIREMENTS

32.		<p>The owner/applicant comply with the following Fire Department requirements:</p> <ul style="list-style-type: none"> • The apartment building(s)/clubhouse 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. • 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. • All fire protection devices shall be designed to be located on site: fire hydrants, fire department connections, post indicator valves, etc. 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. • 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. 	G, I, B	CD (P), FD
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LANDSCAPE TREE PRESERVATION REQUIREMENTS				
33.		<p>Final landscape plans and specifications shall be prepared by a registered landscape architect and approved by the City prior to the approval of the first building permit. Said plans shall include all on-site landscape specifications and details including a tree planting exhibit demonstrating sufficient diversity and appropriate species selection to the satisfaction of the Community Development Department. The tree exhibit shall include all street trees, accent trees, parking lot shading trees, and mitigation trees proposed within the development. Said plans shall comply with all State and local rules, regulations, Governor's declarations and restrictions pertaining to water conservation and outdoor landscaping.</p> <p>Landscaping 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. 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 Mangini Ranch Lot 16 Apartments project.</p>	B	CD (P)(E)
34.		<p>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.</p>	B,OG	CD (P)(E)

TRAFFIC/ACCESS/CIRCULATION/PARKING REQUIREMENTS				
35.		<p>Based on the recommendations of the Access and Circulation Analysis dated April 20, 2021 (Attachment 21), and to ensure safe travel within the project site, the following conditions of approval shall be implemented to the satisfaction of the Community Development Department:</p> <ul style="list-style-type: none"> • The owner/applicant shall be required to construct Street "A" from the intersection of East Bidwell Street and "Regency Parkway/Street "A" east to the intersection of Hummingbird Circle and Cormorant Drive consistent with the street sections (W-1 and W-2) shown on the submitted Site Plan and submitted Off-Site Improvement Plan to the satisfaction of the Community Development Department. • The owner/applicant shall signalize the intersection of East Bidwell Street and Regency Parkway/Street "A" to the satisfaction of the Community Development Department. The construction of the intersection of East Bidwell Street and Regency Parkway/Street "A" shall include dual southbound left-turns (250-foot pockets plus 120-foot taper) on East Bidwell Street to the satisfaction of the Community Development Department. • The two proposed crosswalks located on Street "A" shall be relocated from the west side to the east side of the respective driveways to the satisfaction of the Community Development Department. In addition, appropriate sight distance triangles shall be provided at the two crosswalk locations on Street "A" to the satisfaction of the Community Development Department. The owner/applicant shall also install enhanced pavement markings and advance warning signing at each of the crosswalks located on Street "A" in a manner consistent with the current addition of the California Manual on Traffic Control Devices (CMUTCD) to the satisfaction of the Community Development Department. • "Stop" signs and appropriate pavement markings shall be installed at the internal northbound approaches to the two project driveways located on Street "A" to the satisfaction of the Community Development Department. <p>This Condition was modified by the Planning Commission at its May, 5 2021 meeting.</p>	<u>BO</u>	CD (E), PW, FD

36.		<p>Condition No. 36 is amended as follows:</p> <p><u>A. A minimum of 594526 off-street parking spaces shall be provided.</u></p> <p>1. Add new conditions:</p> <p><u>B. Owner/applicant shall install No Parking signs on the north side of Southpointe Drive across from the project site.</u></p> <p><u>C. Owner/applicant shall require residents to use garage spaces for vehicle and bicycle parking only. Garage parking shall not be used for storage.</u></p>	1,0	CD (P)(E)
ARCHITECTURE/SITE DESIGN REQUIREMENTS				
37.		<p>The Mangini Ranch Lot 16 Apartments project shall comply with the following architecture and design requirements:</p> <ol style="list-style-type: none"> 1. This approval is for 13 three-story apartment buildings and a two-story clubhouse building associated with the Mangini Ranch Lot 16 Apartments project. The applicant shall submit building plans that comply with this approval and the attached building elevations and color renderings dated February 19, 2021. 2. The design, materials, and colors of the proposed Mangini Ranch Lot 16 Apartments apartment buildings and clubhouse shall be consistent with the submitted building elevations, color renderings, materials samples, and color scheme to the satisfaction of the Community Development Department. 3. Brick pavers or another type of colored masonry material (ADA compliant) shall be used to designate pedestrian crosswalks on the project site, in addition to where pedestrian paths cross drive aisles, and shall be incorporated as a design feature at the two driveway entrances on Street "A" to the satisfaction of the Community Development Department. 4. 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. 5. Utility equipment such as transformers, electric and gas meters, electrical panels, and junction boxes shall be screened by walls and or landscaping. 	B	CD (P)(B)

Planning Commission
Mangini Ranch Lot 16 Apartments
June 1, 2022

38.		The final location, design, materials, and colors of the trash/recycling enclosures shall be subject to review and approval by the Community Development Department.	B	CD (P) (E)
39.		The final location, height, size, and design of the future monument sign be subject to review and approval by the Community Development Department to ensure consistency with the requirements of the Folsom Municipal Code (FMC, Section 17.59.040 D). In addition, the owner/applicant shall obtain a sign permit prior to installation of the monument sign.	B	CD(P)

NOISE REQUIREMENTS

40.		<p>Based on the recommendations of the Environmental Noise Analysis dated April 9, 2021 (Attachment 22), the following conditions of approval shall be implemented to the satisfaction of the Community Development Department:</p> <ul style="list-style-type: none"> • Mechanical ventilation (air conditioning) shall be provided for all residences in this development to allow the occupants to close doors and windows as desired to achieve compliance with the applicable interior noise level criteria. • All second- and third-floor windows of the lots located adjacent to White Rock Road from which the roadway is visible shall have a minimum STC rating of 32. Figure 2 of the Noise Analysis shows the specific areas where upper-floor upgrades are required. 	B	CD (P)(B)
41.		Hours of construction operation be limited from 7:00 a.m. to 6:00 p.m. on weekdays and 8:00 a.m. to 5:00 p.m. on Saturdays with no construction permitted on Sundays or holidays.	B	CD (P)(B)

PARKS AND RECREATION REQUIREMENTS

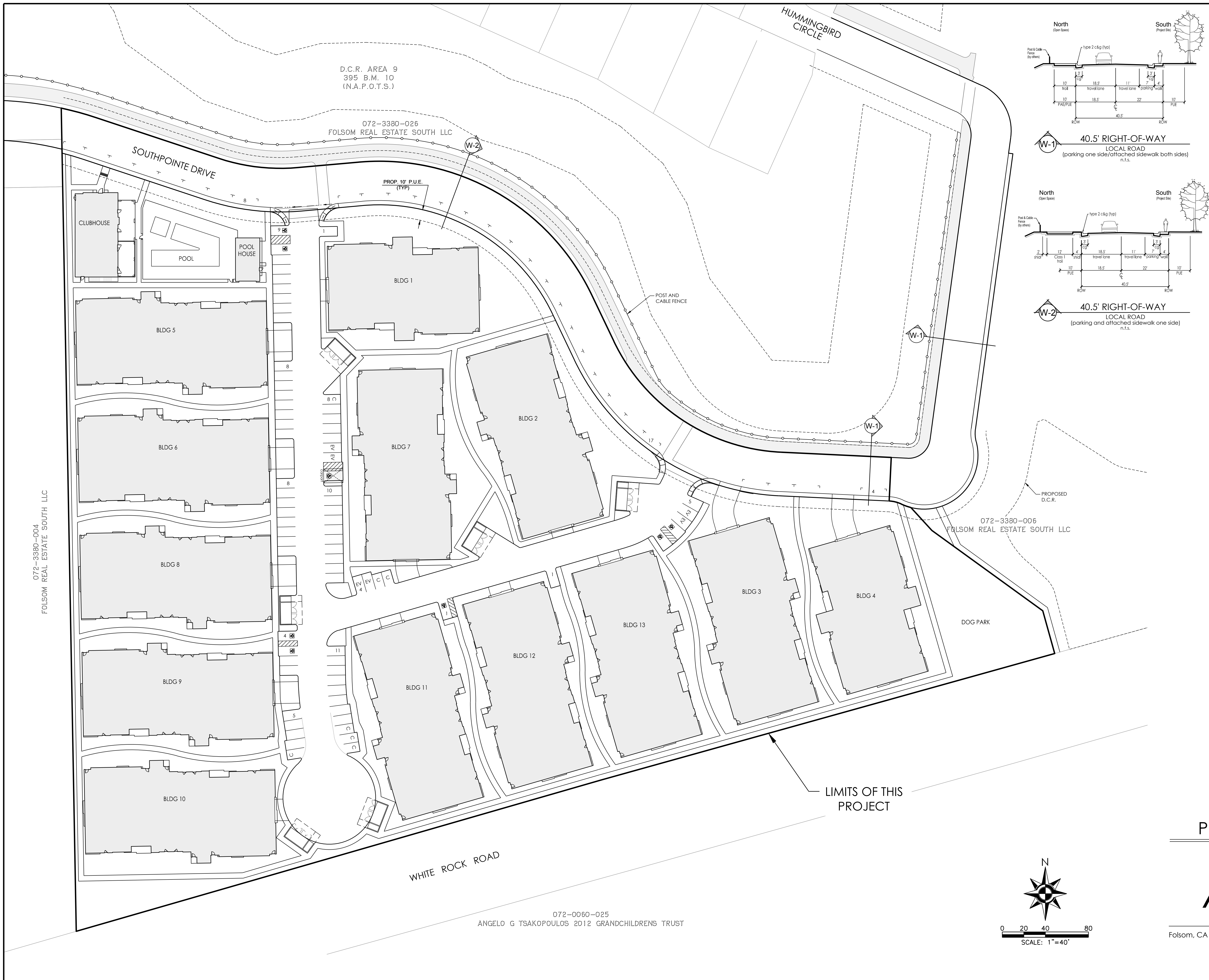
42.		The owner/applicant shall be responsible for the site work necessary for future construction of the Class I multi-purpose trail located directly north of the project site across Street "A" including but not limited to grading, retaining wall construction, and installation of post and cable fence.	I, G	CD (P)(E), PR
43.		The owner/applicant shall provide a pedestrian connection from the project site to the future Class I multi-purpose trail located on the north side of White Rock Road. The final location and design of the pedestrian connection be subject to review and approval by the Community Development Department.	I, G	CD (P)(E), PR
44.		The owner/applicant shall provide a pedestrian connection from the project site to the commercial property located to the west. The final location and design of the pedestrian connection be subject to review and approval by the Community Development Department.	I, G	CD (P)(E), PR

MISCELLANEOUS REQUIREMENTS

45.		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 Folsom Municipal Code. (Section 13.26 Water Conservation) or amended from time to time.	I,B,OG	CD (P)(E)
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46.		The owner/applicant shall update the Folsom Plan Area Specific Plan Document to reflect any textural and graphic changes associated with the proposed project including but not limited to the Minor Administrative Modification changes to the satisfaction of the Community Development Department. In addition, the owner/applicant shall provide the City an electronic copy of the updated FPASP Document.	B	CD(P)
47.		The owner/applicant shall complete and record a Lot-Line Lot Adjustment that modifies the common boundary between the subject parcel (APN No. 072-3380-005) and open space parcel (APN No. 072-3380-026) to the north so that the new property line matches the boundary modification proposed by the Minor Administrative Modification prior to issuance of the first building permit for the project.	B	CD (E)(P)
MITIGATION MEASURES				
48.		<i>Mangini Ranch Lot 16 Apartments Mitigation Monitoring Reporting Program (MMRP)</i> . The owner/applicant shall implement all of the applicable mitigation measures from the FPASP (May 2011) MMRP, as amended by the Revised Proposed Water Supply Facility Alternative (November 2012), the Folsom South of U.S. Highway 50 Backbone Infrastructure Mitigated Negative Declaration (December 2014), and the Westland Eagle Specific Plan Amendment (September 2015). The Mitigation Monitoring and Reporting Program for the Mangini Ranch Lot 16 Apartments project is included as Attachment 20 to the staff report.	I, G, B, O, G	CD (E)(P), PW, FD, EWR, PD, PR

Planning Commission
Mangini Ranch Lot 16 Apartments
June 1, 2022



D.C.R. AREA 9
395 B.M. 10
(N.A.P.O.T.S.)

072-3380-026
FOLSOM REAL ESTATE SOUTH LLC

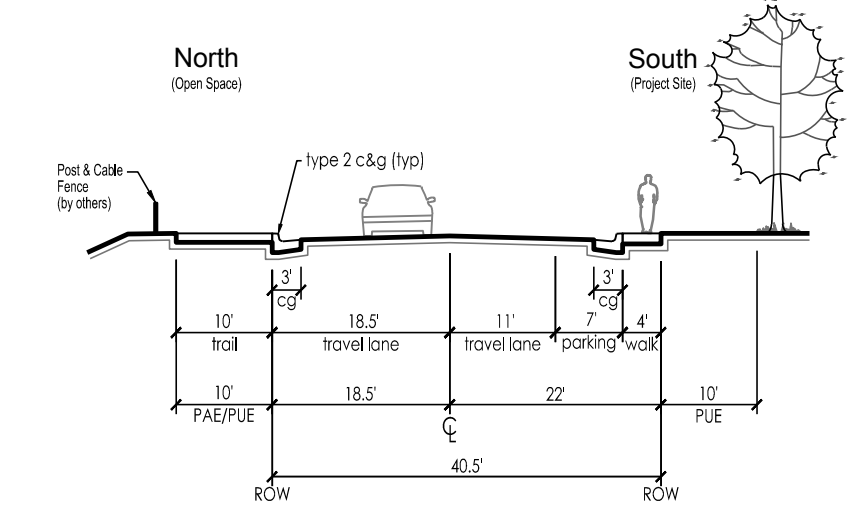
PROP. 10' P.U.E.
(TYP)

POST AND
CABLE FENCE

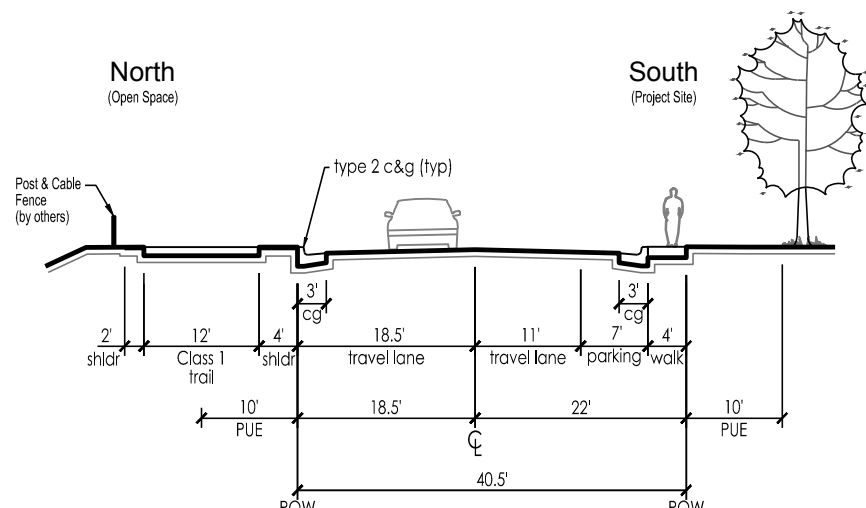
072-3380-006
FOLSOM REAL ESTATE SOUTH LLC

PROPOSED
D.C.R.

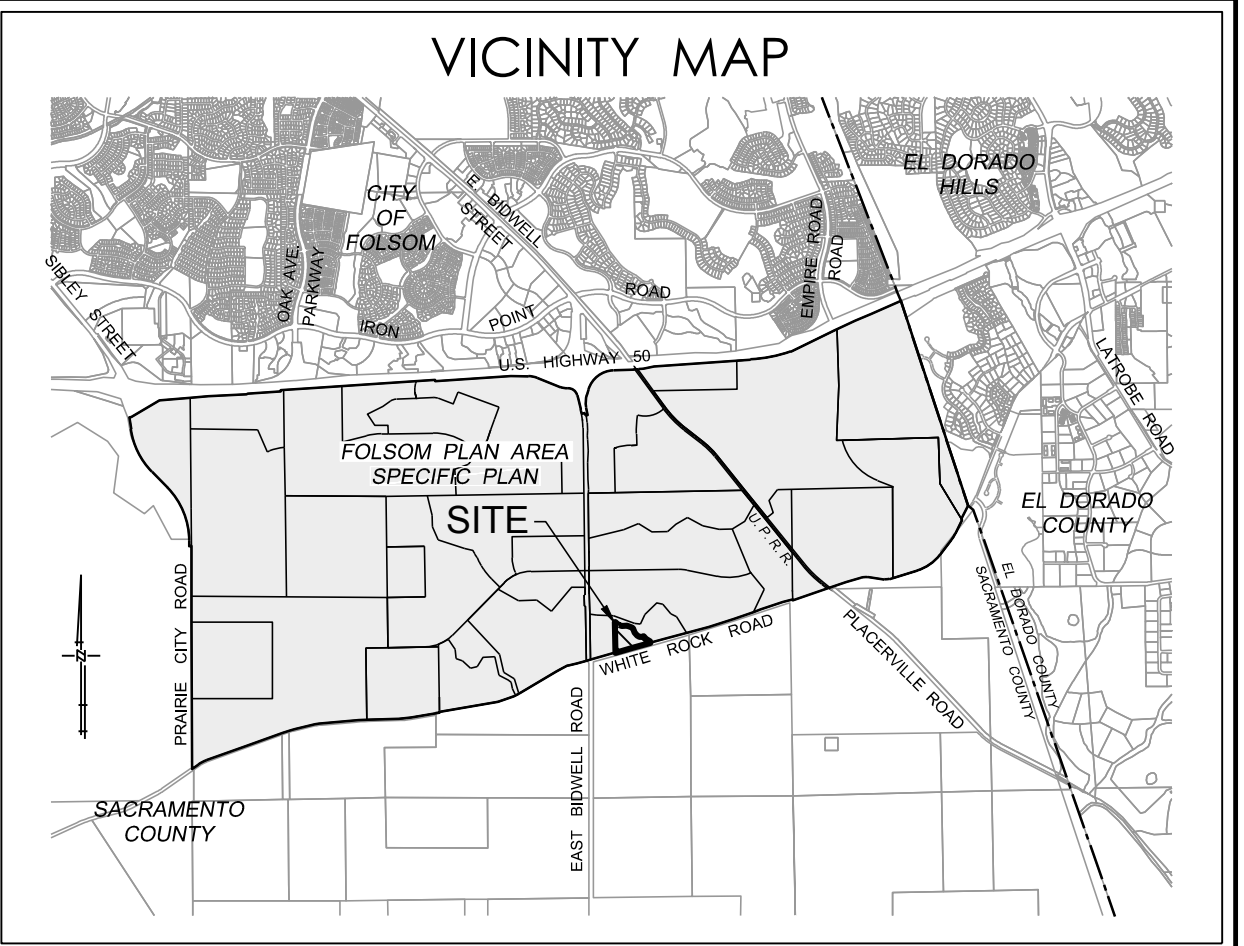
072-0060-025
ANGELO G TSAKOPOULOS 2012 GRANDCHILDRENS TRUST



W-1 40.5' RIGHT-OF-WAY
LOCAL ROAD
(parking one side/attached sidewalk both sides)
n.t.s.



W-2 40.5' RIGHT-OF-WAY
LOCAL ROAD
(parking and attached sidewalk one side)
n.t.s.



PROJECT INFORMATION

PROPERTY DESCRIPTION: Lot 16 as shown on 395 BM 10, Sacramento County Records.

OWNER: Folsom Real Estate South, LLC.
4370 Town Center Boulevard, Suite 100
El Dorado Hills, CA 95762

APPLICANT: CRP/VDH Folsom Ranch Owner, L.L.C.
2430 Camino Ramon Ste 125
San Ramon, CA 94583

ENGINEER: MacKay & Samps Civil Engineers, Inc.
1025 Creekside Ridge Drive, Suite 150
Roseville, CA 95678
916-773-1189

ASSESSOR'S PARCEL NUMBER: 072-3380-005

SITE AREA: 9.3 ± AC.

EXISTING LAND USE ZONE: A portion of the Folsom Plan Area Specific Plan

BUILDING SUMMARY:

- 1: Clubhouse Building
- 11: 22-Unit Buildings
Each Building:
8 1-Bedroom Units
10 2-Bedroom Units
4 3-Bedroom Units
- 2: 18-Unit Buildings
Each Building:
8 1-Bedroom Units
6 2-Bedroom Units
4 3-Bedroom Units

UNIT SUMMARY:

278 TOTAL UNITS
104 1-Bedroom Units
122 2-Bedroom Units
52 3-Bedroom Units

PARKING SUMMARY:

	REQUIRED	PROVIDED
Covered Spaces	452	452
Uncovered Spaces	102	74
On-street Uncovered Spaces		28
TOTAL SPACES	554	554
Handicapped Spaces	16	16
EV Charging Station (EV)	1	1

SERVICE PROVIDERS:

- Parks & Recreation: City of Folsom
- Police & Fire Protection: City of Folsom
- Sanitary Sewer: City of Folsom
- Domestic Water: City of Folsom
- Storm Drainage: City of Folsom
- Electricity: SMUD
- Telephone: AT&T
- Gas: PG&E
- Cable: Comcast
- Schools: Folsom Cordova Unified School District

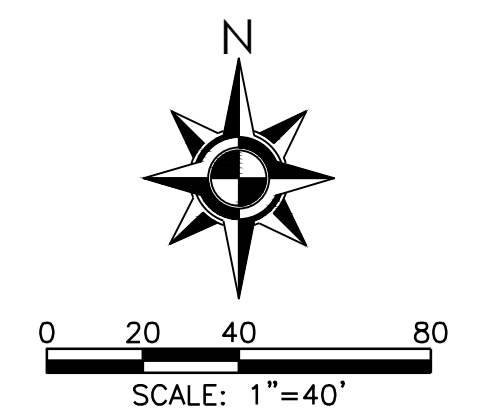
NOTES

1. This is a Planned Development Permit to:
 - Allow reduced guest parking
 - Allow on-street guest parking
2. Parking on the north side of Southpointe Drive was removed at the request of City planning/engineering.

PLANNED DEVELOPMENT PERMIT

LOT 16 APARTMENTS

a portion of the Folsom Plan Area Specific Plan



Folsom, CA **MACKEY & SOMPS** ENGINEERS PLANNERS SURVEYORS May 9, 2022



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 3
Type: Public Hearing
Date: June 1, 2022

Planning Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: Mangini Ranch Phase Lot 14 Bungalows Parking Reduction

File #: PDEV22-00141

Requests: Planned Development Modification-Reduction in offsite parking required.

Location: The proposed Mangini Ranch Lot 14 Bungalows is in the Folsom Plan Area Specific Plan located on the north side of White Rock Road near the northeast corner of the intersection of East Bidwell Street and White Rock Road within the Folsom Plan Area. The site is south of Sparrow Drive and east of the terminus of Hummingbird Circle.

Staff Contact: Kathy Pease, AICP, Contract Planner, 916-812-0749
kpease@masfirm.com

Property Owner
Folsom Real Estate South, LLC
Address: 4370 Town Center Blvd, Suite 100,
El Dorado Hills, CA 95762

Applicant
Van Daele Homes
Address: 2430 Camino Ramon,
Suite 125
San Ramon, CA 94583
Suite 190, Roseville, CA 95661

Recommendation: Conduct a public hearing and upon conclusion recommend Planning Commission approval of a Planned Development Permit Modification, subject to the proposed Findings (A-R) and revised Conditions of Approval (1-56) attached to this report:

- Planned Development Permit Modification-Reduction in on-site parking

Project Summary: The proposed Project was previously approved by the Planning Commission on June 2, 2021. It includes development of a 160-unit market rate rental community on a 9.5-acre site. A Planned Development Modification is requested to reduce the required on-site parking spaces from 400 to 377.

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CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 3
Type: Public Hearing
Date: June 1, 2022

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Attachment 2 - Project Description

- Planned Development Permit-Development Modification

Attachment 3 - Analysis

- Planned Development Permit-Development Modification

Attachment 4 - Revised Conditions of Approval

Attachment 5- Site Plan dated May 9. 2022.

Submitted,

PAM JOHNS
Community Development Director

ATTACHMENT 1 BACKGROUND AND SETTING

A. Background: Folsom Plan Area Specific Plan

The proposed Project site is part of the approved Folsom Plan Area Specific Plan (FPASP), a comprehensively planned community that proposes new development based on “Smart Growth” and Transit Oriented Development principles.

The FPASP, approved in 2011, is a development plan for over 3,500 acres of previously undeveloped land located south of Highway 50, north of White Rock Road, east of Prairie City Road, and adjacent to the Sacramento County/El Dorado County line in the southeastern portion of the City.

The FPASP includes a mix of residential, commercial, employment and public uses, complemented by recreational amenities including a significant system of parks and open space, all within proximity to one another and interconnected by a network of “complete streets”, trails and bikeways. The Specific Plan is consistent with the SACOG Blueprint Principles and the requirements of SB 375 (Sustainable Communities and Climate Protection Act).

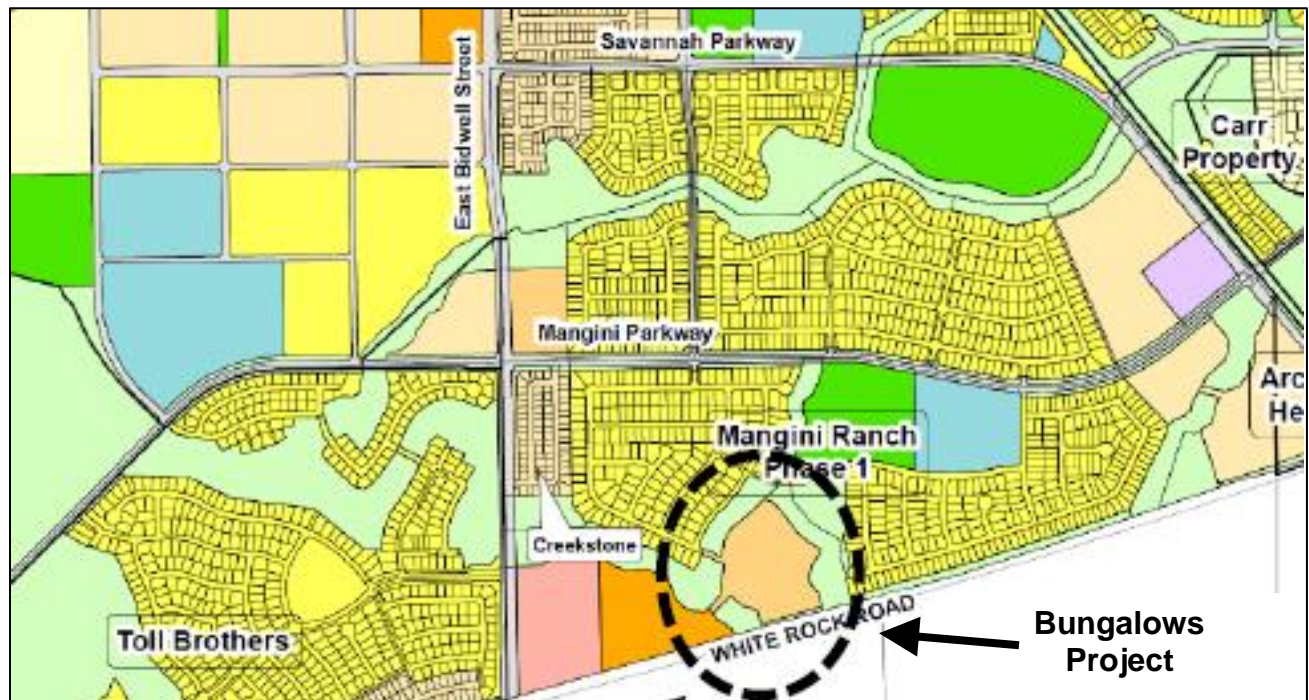
The Mangini Ranch Lot 14 Bungalows project site is comprised of a single parcel (FPASP Parcel 137) as shown in the Folsom Plan Area Specific Plan. Parcel 137 is designated as Multi-Family Medium Density (MMD) which provides for development of 12 to 20 dwelling units per acre.

On June 2, 2021, the Planning Commission approved a Tentative Parcel Map, Design Review, and a Minor Administrative Modification for the Mangini Ranch Lot 14 Bungalows project (PN20-264) for 160 units.

B. Physical Setting

The 9.5-acre project site is located within the southern portion of the Mangini Ranch Phase 1 Subdivision as shown in Figure 1. The site is bounded by open space to the north with a single-family residential subdivision beyond and proposed apartments to the west. White Rock Road is on the southern boundary.

FIGURE 1: FPASP LAND USE MAP EXCERPT



APPLICANT'S PROPOSAL

The Applicant, Van Daele Homes is requesting approval of a Planned Development Permit Modification to allow a reduction to the required onsite parking spaces. The Project has requested Building Permits and due to site constraints, the onsite parking is not able to accommodate the 400 parking spaces required by the Project Approval. The FPASP requires that the project meet the parking standard with only off-street spaces. Therefore, the Applicant is requesting a reduction in the required number of onsite guest parking spaces from 79 to 55 spaces. Although residents of the project may use the

parking on Southpointe Drive, the FPASP does not permit on-street parking to satisfy the off-street parking standard, and therefore, a Planned Development Permit Modification is required.

The Applicant is proposing that parking only be allowed on one side of the street, leaving the side of the street adjacent to the open space open to maintain views and reduce conflicts with pedestrians.

FIGURE 2: PROPOSED PROJECT



ATTACHMENT 2
PROJECT DESCRIPTION

APPLICANT'S PROPOSAL

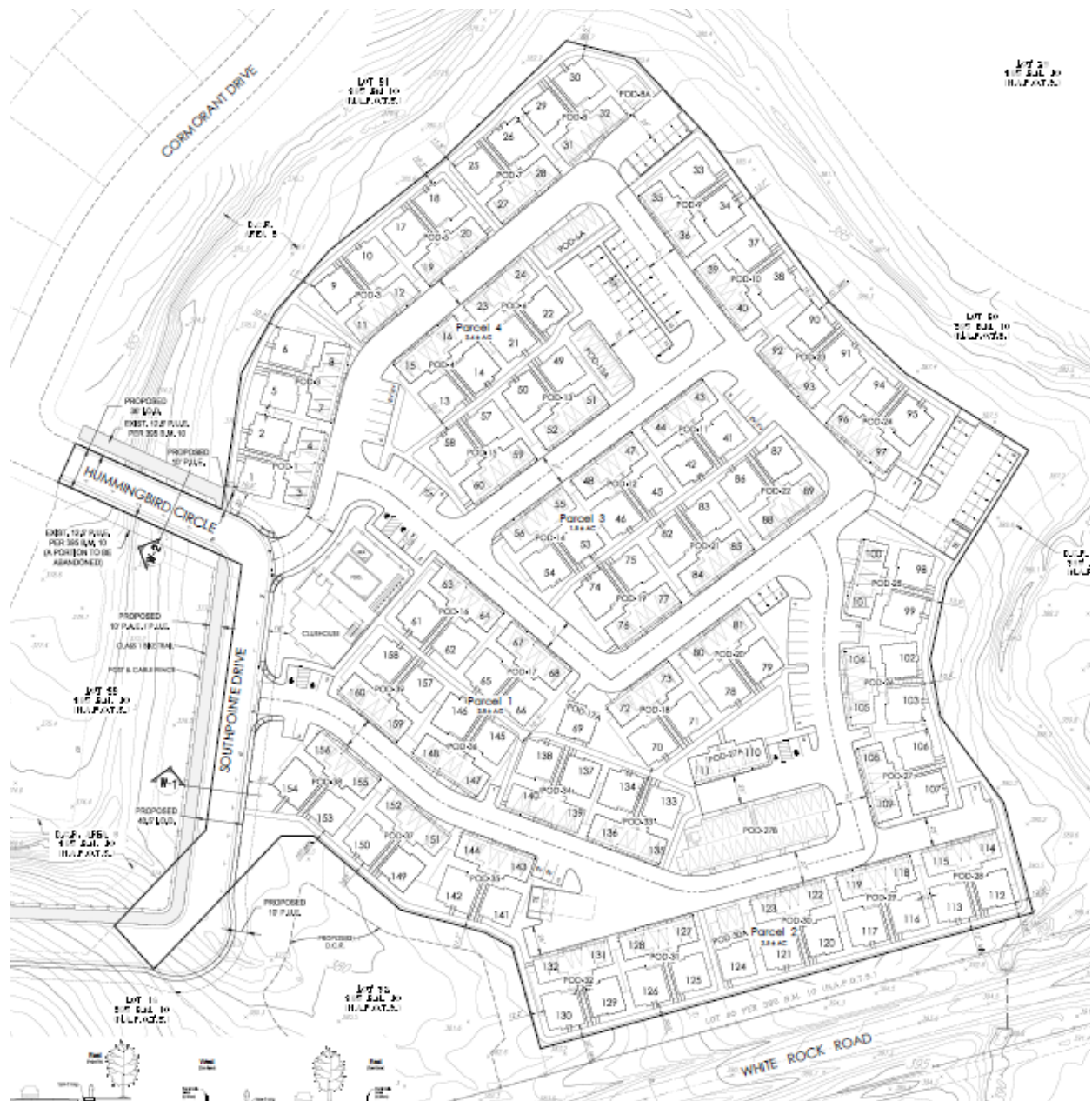
The Applicant requests a Planned Development Permit (PD Permit) modification to vary from parking development standards. The PD Permit modification is requested to:

1. Reduce the number of off-street vehicle parking spaces required to 377 spaces.

The Applicant proposes to reduce the number of off-street vehicle parking spaces required by 23 spaces from 400 to 377. Additional on-street parking will be available for guest parking, should it be needed.

In addition, the Applicant is proposing to limit off-street parking to one side of the road to reduce potential conflicts between vehicle travel lanes and parking.

FIGURE 3: SITE PLAN



**ATTACHMENT 3
ANALYSIS**

The following section provides an analysis of the Applicant's proposal.

A. Planned Development Permit Modification

The parking count (401) in the Mangini Ranch Lot 14 Bungalows Project approved in June 2021 inadvertently included 24 on-street parking spaces (23 required spaces and one extra) on Southpointe Drive and Hummingbird Circle, which overstated the off-street parking supply. Twenty-four (24) spaces were planned on both streets and not within the Project site. The FPASP requires all parking to be provided on-site (off-street).

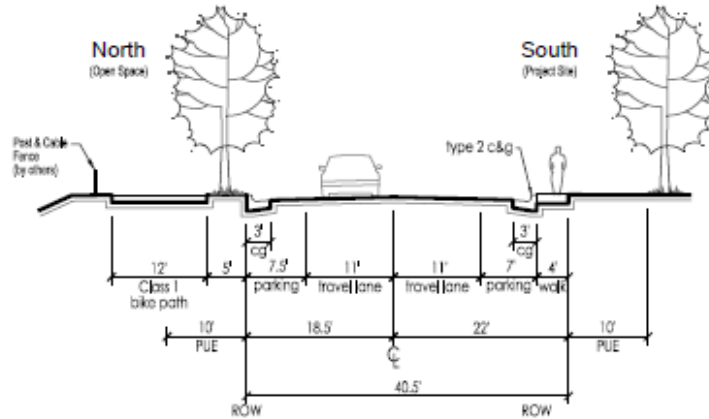
The Southpointe Drive and Hummingbird Circle spaces were previously considered in the parking count because, in the early planning stages of the project, the Applicant considered making the streets private within the Project's boundary, in which case the spaces would have been considered off-street parking.

The design of the 9.5-acre Project is compact and efficient with residential units over garages, detached residential units, a clubhouse, fitness center, outdoor amenities, landscaping, covered carports, and surface guest parking (55 spaces). Seventy percent (70%) of the parking supply (278 spaces) is accommodated in enclosed garages. There are no opportunities to create additional parking spaces on the site without eliminating residential units or amenities.

As part of the request, as explained below, the Project is requesting that the onsite guest parking requirement be reduced by 23 parking spaces.

Southpointe Drive is a local road (public street) with a 40.5-foot right-of-way, two travel lanes, and on-street parking permitted on each side. A Class I path is planned on the west side of the street adjacent to the open space, and a sidewalk is on the project's frontage (east side of street). On-street parking on Southpointe Drive is convenient for project residents and guests and is not anticipated to impact other adjacent development

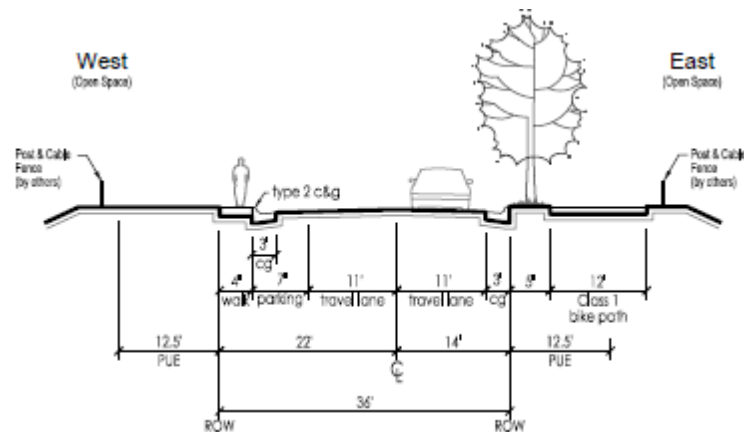
FIGURE 4: SOUTHPOINT DRIVE STREET SECTION



Two pedestrian crossings of Southpoint Drive will provide direct pedestrian access from the Project to the Class I path west of Southpoint Drive adjacent to the open space area. Condition 37(3) of the project approval requires the pedestrian crossings to be marked with brick pavers or colored masonry material.

Southpoint Drive extends north on the west edge of the site and makes a 90-degree turn west into Hummingbird Circle. Hummingbird Circle is a local road (public street) with a 36-foot right-of-way, two travel lanes, and on-street parking permitted on one side. A Class I bike path is planned on the south side of the street adjacent to the open space.

FIGURE 5: HUMMINGBIRD CIRCLE STREET SECTION



The Mangini Ranch Lot 14 Bungalows Project parking supply includes 321 covered (both garage and carport) parking spaces which meets the required parking for the individual units. The required guest parking would normally be 79 spaces. The original project approval inadvertently counted 24 on-street guest parking spaces on Southpointe Drive and Hummingbird Circle toward fulfilling the requirement for 79 guest spaces. With approval of this request, the required number of guest parking spaces would be reduced to 55 spaces.

Additional on-street guest parking will be available on street, as needed. On-street parking (6 spaces) is permitted on the south side of Hummingbird Circle. The Southpointe Drive Street section allows on-street parking on both sides, but the Applicant proposes limiting it to the east side (7 spaces) and installing signs on the west side prohibiting parking. Limiting parking to one side of Southpointe Drive will reduce potential conflicts between traveling and parked vehicles. Prohibiting parking on the west side of Southpointe Drive will also improve the visibility of pedestrians using the crossings to access the Class I bike path adjacent to the open space.

TABLE 1: PARKING SUMMARY

		Parking Spaces	
		Approved Project (Without PD Permit Modification)	Proposed (With PD Permit Modification)
Off-Street Parking			
Garages	Covered	278	278
Carports	Covered	44	44
Surface Lot	Uncovered (Guest parking)	55	55
<i>Total Off-Street Spaces</i>		377	377
On-Street Parking			
Southpointe Drive Project frontage (east)	Uncovered	7	7
Open Space frontage (west)	Uncovered	11	0
Hummingbird Circle Open space frontage (south)	Uncovered	6	6
<i>Total On-Street Spaces (Guest Parking)</i>		24 ¹	13
Total Number of Off Street Parking Spaces Provided		401	377

¹ The 24 on-street spaces include 23 required spaces and one surplus space.

Areas north of Highway 50 only require .2 parking spaces per unit for guest parking per the Multi-family Design Guidelines. At this ratio, the Project would only be required to provide 32 guest parking spaces. With the Planned Development modification, the Project is providing 55 unassigned onsite guest parking spaces as shown in Table 1.

The following table compares multi-family residential parking ratios in nearby jurisdictions with the number of parking spaces required for the project under each standard. With the parking reduction, the Project’s parking ratio (2.3) is substantially above the other projects in the region and outside the FPASP in Folsom.

TABLE 2: Comparison of Regional Parking Standards

Jurisdiction	Parking Standard				Parking Required for Project	Effective Parking Ratio
	Bedrooms in Unit			Guest Spaces		
	One	Two	Three			
Sacramento County	1.5	2.0	2.0	0.5 space/unit ²	400	2.5
City of Folsom - Folsom Plan Area	1.0	2.0	2.0	0.5 space/unit	400	2.5
Mangini Ranch Lot 14 Bungalows w/PD Permit Modification	1.0	2.0	2.0	0.425 space/unit	377	2.3
City of Rocklin	1.5	2.0	2.0	1 space/4 units	360	2.3
Placer County	1.0	2.0	2.0	1 space/4 units	360	2.3
City of Citrus Heights	1.0	2.0	2.0	1 space/4 units	360	2.3
City of Rancho Cordova	1.0	2.0	2.0	0.2 space/unit	352	2.2
City of Roseville	1.5	2.0	2.0	1 space/10 units	336	2.1
City of Elk Grove	1.0	1.5	2.0	1 space/6 units	267	1.7
City of Folsom - Outside of FPASP	1.5	1.5	1.5	1 space/5 units	240	1.7

The parking ratio would be reduced from 2.5 to 2.3 spaces per unit. As shown in Table 2, many local jurisdictions have a lower parking ratio requirement, and parking within the City of Folsom outside of the FPASP area (north of Highway 50) only requires a ratio of 1.7 spaces per unit.

² Sacramento County requires guest spaces only if resident spaces are assigned.

Sufficient space is provided to accommodate parking on Southpoint Drive and Hummingbird Circle without impacting other adjacent uses. Folsom Municipal Code section 17.38.080 states that the regulations of the underlying zone relating to parking (among other standards) may be varied when such variance will result in improved design of the development and will permit desirable arrangements of structures in relation to parking areas, parks and parkways, pedestrian walks and other such features. Such variance may be provided for as a condition of the Planned Development Permit and the findings necessary to permit a variance under Chapter 17.62 need not be made.

Staff is recommending approval of the Project because it will allow the Project to proceed without having to reduce the number of units approved, is consistent with the goals of the specific plan in providing a compact rental housing product and does not significantly exceed the parking ratio required by the City of Folsom in other areas outside of the specific plan or other nearby jurisdictions. The design of the Project provides a housing type that is unusual in Folsom and provides a higher density housing type in the middle-range of density that is often missing in communities (i.e., "Missing Middle") and therefore, this Planned Development Permit modification to the existing development standard will result in a project that is superior to that obtained by rigid application of the standards by maintaining density that would otherwise go toward parking.

Conditions of Approval

With this approval, the required spaces would be reduced to 377 spaces

The following are proposed revisions and additions to the Project conditions of approval:

1. Amend Condition 35:
 - A. A minimum of ~~400~~377 parking spaces shall be provided.
2. Add new conditions to Condition No. 35:
 - B. Owner/applicant shall install No Parking signs on the west side of Southpointe Drive and north side of Hummingbird Circle adjacent to the project to the satisfaction of the Community Development Department.
 - C. Owner/applicant shall require residents to use garage spaces for vehicle and bicycle parking only. Garage parking shall not be used for storage.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) provides that residential projects which are consistent with an approved Specific Plan for which an EIR was prepared are exempt

from a requirement to prepare additional environmental analysis. CEQA Guidelines section 15182(c) provides specific criteria to determine whether this exemption applies:

(c) Residential Projects Implementing Specific Plans.

(1) Eligibility. Where a public agency has prepared an EIR on a specific plan after January 1, 1980, a residential project undertaken pursuant to and in conformity to that specific plan is exempt from CEQA if the project meets the requirements of this section. Residential projects covered by this section include but are not limited to land subdivisions, zoning changes, and residential planned unit developments. [CEQA Guidelines section 15182]

The City determined that the CEQA Exemption and Streamlining Analysis prepared at the time of Project approval qualified for the exemption provided in CEQA Guidelines 15182(c), since it is consistent with the Folsom Plan Area Specific Plan. Since that time, none of the conditions described in Public Resources Code section 21166 or CEQA Guidelines section 15162 (i.e. substantial changes to the project) have occurred, so no additional environmental review is required for this application.

RECOMMENDATION

Staff recommends that the Planning Commission approve the proposed Project, based on the proposed Findings and subject to the Conditions of Approval attached to this report.

PLANNING COMMISSION ACTION

- Move to Approve the Planned Development Permit- Modification to allow a reduction in required off-street parking spaces by 23 spaces for a total of 377 parking spaces.

These approvals are based on the findings (Findings A-R) and subject to the conditions of approval (Conditions 1-56) 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 GENERALLY CONSISTENT WITH THE GENERAL PLAN, THE FOLSOM PLAN AREA SPECIFIC PLAN, AND THE FOLSOM RANCH CENTRAL DISTRICT DESIGN GUIDELINES.

CEQA FINDINGS

- C. THE CITY, AS LEAD AGENCY, PREVIOUSLY CERTIFIED AN ENVIRONMENTAL IMPACT REPORT/ENVIRONMENTAL IMPACT STATEMENT FOR THE FOLSOM PLAN AREA SPECIFIC PLAN.
- D. THE CITY HAS DETERMINED THAT THE MANGINI RANCH LOT 14 BUNGALOWS PROJECT IS UNDERTAKEN TO IMPLEMENT AND IS CONSISTENT WITH THE FOLSOM PLAN AREA SPECIFIC PLAN.
- E. THE CITY HAS DETERMINED THAT THE IMPACTS OF THE MANGINI RANCH LOT 14 BUNGALOWS PROJECT ARE ADEQUATELY ADDRESSED BY THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE FOLSOM PLAN AREA SPECIFIC PLAN AND ASSOCIATED MITIGATION MEASURES AND THAT THE PROJECT IS EXEMPT FROM THE REQUIREMENTS OF CEQA PURSUANT TO GOVERNMENT CODE SECTION 65457 AND CEQA GUIDELINES 15182(c).
- F. NONE OF THE EVENTS SPECIFIED IN SECTION 21166 OF THE PUBLIC RESOURCES CODE OR SECTION 15162 OF THE CEQA GUIDELINES HAVE OCCURRED.
- G. THIS PROJECT IS EXEMPT FROM CEQA IN ACCORDANCE WITH GOVERNMENT CODE SECTION 65457 AND SECTION 15182 OF THE CEQA GUIDELINES.

PLANNED DEVELOPMENT PERMIT FINDINGS

- H. THE PROPOSED PROJECT COMPLIES WITH THE INTENT AND PURPOSES OF CHAPTER 17.38 (PLANNED DEVELOPMENT DISTRICT) OF THE FOLSOM MUNICIPAL CODE AND OTHER APPLICABLE ORDINANCES OF THE CITY.
- I. THE PROPOSED PROJECT COMPLIES WITH THE INTENT AND PURPOSES OF THE GENERAL PLAN AND FOLSOM AREA SPECIFIC PLAN.
- J. THE PROPOSED PROJECT IS CONSISTENT WITH THE OBJECTIVES, POLICIES AND REQUIREMENTS OF THE DEVELOPMENT STANDARDS OF THE CITY.
- K. THE MINOR MODIFICATIONS TO EXISTING DEVELOPMENT STANDARDS PROPOSED BY THIS PROJECT WILL RESULT IN A DEVELOPMENT THAT IS SUPERIOR TO THAT OBTAINED BY RIGID APPLICATION OF THE STANDARDS.

- L. THE PROPOSED PROJECT IS DESIGNED TO PROVIDE OPEN SPACE, CIRCULATION, ON AND OFF-STREET PARKING, AND OTHER CONDITIONS IN SUCH A WAY AS TO FORM A HARMONIOUS, INTEGRATED PROJECT OF SUFFICIENT QUALITY TO JUSTIFY EXCEPTIONS TO THE NORMAL REGULATIONS.
- M. WITH RESPECT TO PROJECT DESIGN, THE PHYSICAL, FUNCTIONAL, AND VISUAL COMPATIBILITY BETWEEN THE PROPOSED PROJECT AND EXISTING AND FUTURE ADJACENT USES AND AREA CHARACTERISTICS IS ACCEPTABLE.
- N. THERE WILL BE 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 THE PROPOSAL AS CONDITIONED.
- O. THE PROPOSED PROJECT WILL NOT CAUSE ADVERSE ENVIRONMENTAL IMPACTS WHICH HAVE NOT BEEN MITIGATED TO AN ACCEPTABLE LEVEL.
- P. 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.
- Q. THE PROPOSED PROJECT WILL NOT BE DETRIMENTAL TO THE HEALTH, SAFETY, AND GENERAL WELFARE OF THE PERSONS OR PROPERTY WITHIN THE VICINITY OF THE PROJECT SITE AND THE CITY AS A WHOLE.
- R. ADEQUATE PROVISION IS MADE FOR THE FURNISHING OF SANITATION SERVICE AND EMERGENCY PUBLIC SAFETY SERVICES TO THE PROJECT.
- S. THE PROJECT IS GENERALLY CONSISTENT WITH THE FOLSOM PLAN AREA SPECIFIC PLAN AND FOLSOM PLAN AREA EIR/EIS. ACCORDINGLY, THE PROPOSED PROJECT'S WATER DEMAND CAN BE ACCOMMODATED BY THE CITY'S EXISTING WATER SUPPLY ALLOCATED TO SERVE THE FOLSOM PLAN AREA.

Attachment 4

Conditions of Approval

Attachment 5

Mangini Ranch Lot 14 Bungalows Planned Development Permit Site Plan Dated May 9, 2022

**CONDITIONS OF APPROVAL FOR THE MANGINI RANCH LOT 14 BUNGALOWS PROJECT (PN 20-264 and PDEV22-00141)
TENTATIVE PARCEL MAP, DESIGN REVIEW, AND MINOR ADMINISTRATIVE MODIFICATION**

Condition No.	Mitigation Measure	Condition of Approval	When Required	Responsible Department
1.		<p><u>Condition 1 is revised as follows:</u></p> <p>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. Tentative Parcel Map, dated May 19, 2021 2. Preliminary <u>Planned Development Permit</u> Site Plan, dated May 19, 2021 <u>May 9, 2022.</u> 3. Preliminary Utility Plan, dated May 19, 2021 4. Preliminary Grading and Drainage Plan, dated May 19, 2021 5. Preliminary Off-Site Improvement Plan, dated May 19, 2021 6. Preliminary Landscape Plan and Details, dated March 2021 7. Preliminary Access and Circulation Plan, March 2021 8. Preliminary Lighting Plan and Details, dated March 12, 2021 9. Building Elevations and Floor Plans, dated April 6, 2021 10. Color and Materials Board 11. Access and Circulation Analysis, dated April 20, 2021 12. Environmental Noise Analysis, dated April 9, 2021 13. Environmental Checklist and Addendum for the Mangini Ranch Lot 14 Bungalows Project 14. Mitigation Monitoring and Reporting Program for Mangini Ranch Lot 14 Bungalows Project <p>The Tentative Parcel Map, Design Review, and Minor Administrative Modification are approved for the development of a 160-unit residential project (Mangini Ranch Lot 14 Bungalows). Implementation of the project shall be consistent with the above referenced items and these conditions of approval.</p>	G, I, B	CD (P)(E)

2.		Building plans, and all civil engineering, improvement, 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.	G, I, B	CD (P)(E)(B)
3.		The project approvals granted under this staff report (Design Review, Tentative Parcel Map) shall remain in effect for two years from final date of approval (June 2, 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. The Minor Administrative Modification (MAM) does not have an expiration date.	B	CD (P)
4.		<p>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
5.		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.	B	CD (E)

6.	✓	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 have been incorporated into these conditions of approval 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)
POLICE/SECURITY REQUIREMENT				
7.		<p>The owner/applicant shall consult with the Police Department 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
DEVELOPMENT COSTS AND FEE REQUIREMENTS				
8.		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 Amendments No. 1 and No. 2 to the Amended and Restated Tier 1 Development Agreement.	B	CD (P)(E)
9.		If applicable, the owner/applicant shall pay off any existing assessments against the property, or file necessary segregation request and pay applicable fees.	B	CD (E)

10.		<p>The owner/applicant shall be subject to all Folsom Plan Area Specific Plan Area development impact fees established at the time of approval 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 the time of approval at the rates in effect when a building permit is issued. These fees may include, but are not limited to, the Folsom Plan Area Specific Plan Fee, Specific Plan Infrastructure Fee (SPIF), 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, 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
11.		<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 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)
12.		<p>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 beginning inspection, whichever is applicable.</p>	G, I, B	CD (P)(E)

GRADING PERMIT REQUIREMENTS				
13.		The owner/applicant shall locate and remediate all antiquated mine shafts, drifts, open cuts, tunnels, and water conveyance or impoundment structures existing on the project site, with specific recommendations for the sealing, filling, or removal of each that meet all applicable health, safety, and engineering standards. Recommendations shall be prepared by an appropriately licensed engineer or geologist. All remedial plans shall be reviewed and approved by the City prior to approval of grading plans.	G	CD (E)
14.		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.	G, I	CD (P)(E)
15.		The final location, design, height, materials, and colors of the sound walls and fencing shall be subject to review and approval by the Community Development Department to ensure consistency with the Folsom Ranch Central District Design Guidelines. In addition, decorative pilasters are to be placed at all corners and shall also be placed approximately every 50 feet on center to break up the long expanse of the wall along the western and southern property boundary.	G, I, B	CD (P)(E), FD
16.		The final location, design, height, materials, and colors of retaining walls be subject to review and approval by the Community Development Department.	G, I, B	CD (P)(E), FD
IMPROVEMENT PLAN REQUIREMENTS				
17.		The improvement plans for the required public and private improvements necessary to serve the project shall be reviewed and approved by the Community Development Department prior to approval of a building permit for the project.	B	CD (E)
18.		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 <i>Standard Construction Specifications and Details</i> and the <i>Design and Procedures Manual and Improvement Standards</i> .	I	CD (P)(E)
19.		Public and private improvements, including roadways, curbs, gutters, sidewalks, bicycle lanes and trails, streetlights, underground infrastructure, and all other improvements shall be completed prior to the first Certificate of Occupancy for the project.	O	CD (P)(E)
20.		The on-site water and sewer systems shall be privately owned and maintained. The fire protection system shall be separate from the domestic water system. The fire system shall be constructed to meet the National Fire Protection Association Standard 24. The domestic water and irrigation system shall be metered per City of Folsom <i>Standard Construction Specifications</i> .	I	CD (E)

21.		<p>The owner/applicant of all project phases shall submit a lighting plan for the project to the Community Development Department. The lighting plan shall be consistent with the Folsom Ranch Central District Design Guidelines:</p> <ul style="list-style-type: none"> • Shield or screen lighting fixtures to direct the light downward and prevent light spill on adjacent properties; • Place and shield or screen flood and area lighting needed for construction activities, nighttime sporting activities, and/or security so as not to disturb adjacent residential areas and passing motorists; • For public lighting in residential neighborhoods, prohibit the use of light fixtures that are of unusually high intensity or that blink or flash; • Use appropriate building materials (such as low-glare glass, low-glare building glaze or finish, neutral, earth toned colored paint and roofing materials), shielded or screened lighting, and appropriate signage in the office/commercial areas to prevent light and glare from adversely affecting motorists on nearby roadways; and • Design exterior on-site lighting as an integral part of the building and landscaping design in the Specific Plan Area. Lighting fixtures shall be architecturally consistent with the overall site design. Lights used on signage should be directed to light only the sign face with no off-site glare. 	I	CD (P)
22.		<p>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 approval of the final map.</p>	I	CD (P)(E)
23.		<p>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)
24.		<p>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 owner/applicant'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	CD (E)
25.		<p>The 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 meter for the project.</p>	I	CD (E), EWR

26.		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 <i>Standard Construction Specifications and Details</i> , and the <i>Design and Procedures Manual and Improvement Standards</i> . The storm drainage design shall provide for no net increase in run-off under post-development conditions. The owner/applicant shall dedicate a public storm drain easement for the off-site hydromodification basin and any associated off-site infrastructure associated with the basin on the Parcel Map.	G, I, B	CD(E), EWR, PW
27.		<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>	G, I	CD (E)
28.		During Construction, the owner/applicant shall be responsible for litter control and sweeping of all paved surfaces in accordance with City standards. All on-site storm drains shall be cleaned immediately before the official start of the rainy season (October 15).	OG	CD (E)
29.		The owner/applicant shall dedicate public utility easements for underground facilities on properties adjacent to the public streets. A minimum of twelve and one-half-foot (12.5’) wide Public Utility Easements for underground facilities (i.e., SMUD, Pacific Gas and Electric, cable television, telephone) shall be dedicated adjacent to all public rights-of-way. The owner/applicant shall dedicate additional width to accommodate extraordinary facilities as determined by the City. The width of the public utility easements adjacent to public right-of-way may be reduced with prior approval from public utility companies.	I	CD (E)

30.	<p>The owner/applicant shall disclose to the renters in the rental lease agreement the following items:</p> <ol style="list-style-type: none"> 1) Future public parks and public schools are in relatively close proximity to the proposed project site, and that the public parks may include facilities (basketball courts, a baseball field, softball fields, soccer fields, and playground equipment) that may generate noise impacts during various times, including but not limited to evening and nighttime hours. The owner/applicant shall also disclose that the existing public parks include nighttime sports lighting that may generate lighting impacts during evening and nighttime hours. 2) The project site is located directly adjacent to White Rock Road where the Capital Southeast Connector roadway project is under construction. The owner/applicant shall disclose that the Capital Southeast Connector roadway may generate noise and lighting impacts associated with motor vehicle traffic during all hours of the day. 3) The soil at the project site may contain naturally occurring asbestos and naturally occurring arsenic. 4) The collecting, digging, or removal of any stone, artifact, or other prehistoric or historic object located in public or open space areas, and the disturbance of any archaeological site or historic property, is prohibited. 5) The project site is located close to the Mather Airport flight path and overflight noise may be present at various times. <p>That all properties located within one mile of an on- or off-site area zoned or used for agricultural use (including livestock grazing) shall be accompanied by written disclosure from the transferor, in a form approved by the City of Folsom, advising the owner/applicant and renters of the potential adverse odor impacts from surrounding agricultural operations, which disclosure shall direct the transferee to contact the County of Sacramento concerning any such property within the County zoned for agricultural uses within one mile of the subject property being transferred.</p>	O	CD (P) PK
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FIRE DEPT REQUIREMENTS

31.		<p>The owner/applicant comply with the following Fire Department requirements:</p> <ul style="list-style-type: none"> • The apartment building(s)/clubhouse 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. • 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. • All fire protection devices shall be designed to be located on site: fire hydrants, fire department connections, post indicator valves, etc. 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. • 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. 	G, I, B	CD (P), FD
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LANDSCAPE/TREE PRESERVATION REQUIREMENTS

32.		<p>Final landscape plans and specifications shall be prepared by a registered landscape architect and approved by the City prior to the approval of the first building permit. Said plans shall include all on-site landscape specifications and details including a tree planting exhibit demonstrating sufficient diversity and appropriate species selection to the satisfaction of the Community Development Department. The tree exhibit shall include all street trees, accent trees, parking lot shading trees, and mitigation trees proposed within the development. Said plans shall comply with all State and local rules, regulations, Governor’s declarations, and restrictions pertaining to water conservation and outdoor landscaping.</p> <p>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. 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 Mangini Ranch Lot 14 Bungalows project.</p>	B	CD (P)(E)
33.		<p>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.</p>	B, OG	CD (P)(E)

TRAFFIC/ACCESS/CIRCULATION/PARKING REQUIREMENTS

<p>34.</p>		<p>Based on the recommendations of the Access and Circulation Analysis dated April 20, 2021 (Attachment 21), and to ensure safe travel within the project site, the following conditions of approval shall be implemented to the satisfaction of the Community Development Department:</p> <ul style="list-style-type: none"> • The owner/applicant shall be required to construct Street A from the intersection of East Bidwell Street and “Regency Parkway/Street A east to the intersection of Hummingbird Circle and Cormorant Drive consistent with the street sections (W-1 and W-2) shown on the Site Plan and Off-Site Improvement Plan to the satisfaction of the Community Development Department. In addition, the owner/applicant shall grant the necessary right-of-way to the City to ensure correct alignment of Street A between East Bidwell Street and Hummingbird Circle. • The owner/applicant shall signalize the intersection of East Bidwell Street and Regency Parkway/Street A to the satisfaction of the Community Development Department. The construction of the intersection of East Bidwell Street and Regency Parkway/Street A shall include dual southbound left-turns (250-foot pockets plus 120-foot taper) on East Bidwell Street to the satisfaction of the Community Development Department. • The south pedestrian crossing of Street A shall be relocated to the north side of the south driveway to the satisfaction of the Community Development Department. Appropriate sight distance triangles shall be provided at the two pedestrian crossings of Street A, consistent with Exhibit 1 of the Access and Circulation Study and to the satisfaction of the Community Development Department. The owner/applicant shall also install enhanced pavement markings and advance warning signs at each of the pedestrian crossings of Street A in a manner consistent with the current addition of the California Manual on Traffic Control Devices (CMUTCD) to the satisfaction of the Community Development Department. • “Stop” signs and appropriate pavement markings shall be installed at the internal northbound approaches to the two project driveways located on Street A to the satisfaction of the Community Development Department. 	<p align="center">O</p>	<p align="center">CD (E), PW, FD</p>
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35.		<p><u>Condition 35 is amended as follows:</u></p> <p><u>A. A minimum of 400 377 on-site parking spaces shall be provided, on-site parking spaces shall be provided for the project.</u></p> <p><u>B. Owner/applicant shall install No Parking signs on the west side of Southpointe Drive and north side of Hummingbird Circle adjacent to the project to the satisfaction of the Community Development Department.</u></p> <p><u>C. Owner/applicant shall require residents to use garage spaces for vehicle and bicycle parking only. Garage parking shall not be used for storage.</u></p>	I, O	CD (P)(E)
36.		<p>A minimum of 38 on-site bicycle parking spaces shall be provided for the project including 10 bicycle parking spaces that shall be located at the community clubhouse building (inside or outside) to serve residents of the community.</p>	I, O	CD (P)(E)

ARCHITECTURE/SITE DESIGN REQUIREMENTS

37.		<p>The Mangini Ranch Lot 14 Bungalows project shall comply with the following architecture and design requirements:</p> <ol style="list-style-type: none"> 1. This approval is for 160 residential units, a two-story clubhouse building, common garage buildings, and a fitness center/garage building for the Mangini Ranch Lot 14 Bungalows project. The applicant shall submit building plans that comply with this approval and the attached building elevations and color renderings dated April 6, 2021. 2. The design, materials, and colors of the proposed Mangini Ranch Lot 14 Bungalows residential buildings, garages, clubhouse, and fitness center shall be consistent with the submitted building elevations, color renderings, materials samples, and color scheme to the satisfaction of the Community Development Department. 3. Brick pavers or another type of colored masonry material (ADA compliant) shall be used to designate pedestrian crossings of Street A and pedestrian crossing of drive aisles. Brick pavers or colored masonry material shall be incorporated as a design feature at the two driveway entrances on Street A to the satisfaction of the Community Development Department. 4. 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. 5. Utility equipment such as transformers, electric and gas meters, electrical panels, and junction boxes shall be screened by walls and or landscaping. 	B	CD (P)(B)
38.		<p>The final location, design, materials, and colors of the trash/recycling enclosures shall be subject to review and approval by the Community Development Department.</p>	B	CD (P) (E)
39.		<p>The final location, height, size, and design of the future monument sign be subject to review and approval by the Community Development Department to ensure consistency with the requirements of the <u>Folsom Municipal Code (FMC, Section 17.59.040 D)</u>. In addition, the owner/applicant shall obtain a sign permit prior to installation of the monument sign.</p>	B	CD (P)

NOISE REQUIREMENTS

40.		<p>Based on the recommendations of the Environmental Noise Analysis dated April 9, 2021 (Attachment 22), the following conditions of approval shall be implemented to the satisfaction of the Community Development Department:</p> <ul style="list-style-type: none"> • Solid noise barriers shall be constructed to reduce future White Rock Road traffic noise levels below the City of Folsom exterior criteria of 60 dB Ldn. The barrier locations and heights are indicated on Figure 2 [of Noise Analysis]. The barriers are specified relative to backyard elevation unless the backyard elevation is below the roadway elevation, in which case the barrier height is specified relative to roadway elevation. Suitable materials for the traffic noise barriers include masonry and precast concrete panels. Other materials may be acceptable but should be reviewed by an acoustical consultant before use and are subject to review and approval by the Community Development Department. • Mechanical ventilation (air conditioning) shall be provided for all units to allow the occupants to close doors and windows as desired to achieve compliance with the applicable interior noise level criteria. • All second and third floor windows of units adjacent to White Rock Road from which the roadway is visible shall have a minimum STC rating of 32. Figure 2 [of Noise Analysis] shows the specific units where this measure applies. 	B	CD (P)(B)
41.		Hours of construction operation be limited from 7:00 a.m. to 6:00 p.m. on weekdays and 8:00 a.m. to 5:00 p.m. on Saturdays with no construction permitted on Sundays or holidays.	B	CD (P)(B)
PARKS AND RECREATION REQUIREMENTS				
42.		The owner/applicant shall be responsible for preparation the site work necessary for future construction of the Class I multi-purpose trail located directly north of the project site across Street A including but not limited to grading, retaining wall construction, and installation of post and cable fence.	I, G	CD (P)(E), PR
43.		The owner/applicant shall provide a pedestrian connection from the project site to the future Class I multi-purpose trail located on the north side of White Rock Road. The final location and design of the pedestrian connection be subject to review and approval by the Community Development Department.	I, G	CD (P)(E), PR

MAP REQUIREMENTS				
44.		The owner/applicant shall provide a digital copy of the recorded Parcel Map (in AutoCAD format) to the Community Development Department.	M	CD (E)
45.		The owner/applicant shall provide the Folsom-Cordova Unified School District with a copy of the recorded Parcel Map.	M	CD (P)
46.		The owner/applicant shall dedicate private easements for utilities, drainage, water, and sanitary sewer on the Parcel Map prior to issuance of a building permit.	B	CD (E)
47.		The owner/applicant shall dedicate a reciprocal access easement for common use of the project driveways on Street A and internal drive aisles.	M	CD (E)
48.		The owner/applicant shall dedicate 12.5-foot-wide public utility easement along both sides of Street A. The public utility easement, which may be reduced in width upon approval by public utility companies, shall be shown on the Parcel Map.	M	CD (E)
49.		The owner/applicant shall dedicate a 40.5-foot-wide public right-of-way for the segment of Street A that corresponds to Section W-1. The 40.5-foot public right-of-way shall be shown on the Parcel Map.	M	CD (E)
50.		The owner/applicant shall provide a 36-foot-wide public right-of-way for the segment of Street A that corresponds to Section W-2. The 36-foot-wide public right-of-way shall be shown on the Parcel Map.	M	CD (E)
51.		The owner/applicant shall complete and record a Lot Merger that combines the four parcels created by the Tentative Parcel Map (Attachment 6) into one parcel prior to <u>occupancy</u> issuance of the first building permit for the project (this condition was modified by the Planning Commission at its June 2, 2021 meeting).	B O	CD (E)(P)
52.		The owner/applicant shall complete and record a Lot-Line Lot Adjustment that modifies the common boundary between the subject parcel (APN No. 072-3380-027) and open space parcel (APN No. 072-3380-026) to the west so that the new property line matches the boundary modification associated with a recently approved Minor Administrative Modification (Mangini Ranch Lot 16 Apartments project) prior to recordation of the Parcel Map.	M	CD (E)(P)
53.		The owner/applicant shall complete and record a Lot-Line Adjustment that ensures that the property boundary located in the southwest corner of the project site is consistent with the proposed alignment of Street A prior to prior to recordation of the Parcel Map.	M	CD (E)(P)

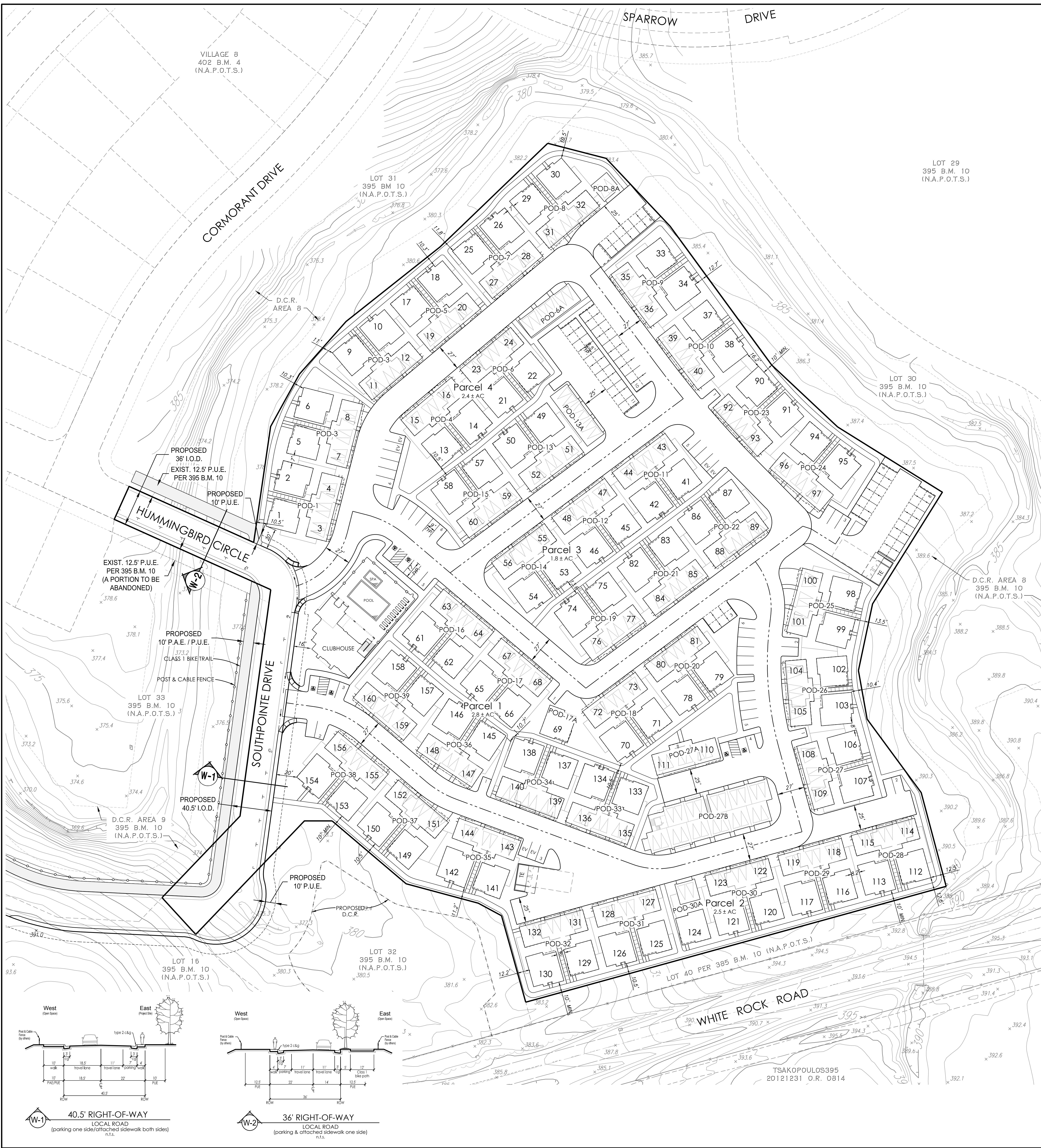
MISCELLANEOUS REQUIREMENTS

54.		The proposed project shall comply with all State and local rules, regulations, Governor’s Declarations, and restrictions relative to water usage and conservation, 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)
55.		The owner/applicant shall update the Folsom Plan Area Specific Plan document to reflect any textural and graphic changes associated with the proposed project including but not limited to the Minor Administrative Modification changes to the satisfaction of the Community Development Department. In addition, the owner/applicant shall provide the City an electronic copy of the updated FPASP Document.	B	CD (P)
56.		<i>Mangini Ranch Lot 14 Bungalows Mitigation Monitoring Reporting Program (MMRP)</i> . The owner/applicant shall implement all the applicable mitigation measures from the FPASP (May 2011) MMRP, as amended by the Revised Proposed Water Supply Facility Alternative (November 2012), the Folsom South of U.S. Highway 50 Backbone Infrastructure Mitigated Negative Declaration (December 2014), and the Westland Eagle Specific Plan Amendment (September 2015). The Mitigation Monitoring and Reporting Program for the Mangini Ranch Lot 14 Bungalows project is included as Attachment 20 to the staff report.	I, G, B, OG	CD (E)(P), PW, FD, EWR, PD, PR

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		



PROJECT INFORMATION

OWNER/DEVELOPER: CMB Improvement Company, LLC
4370 Town Center Blvd., Suite 100
El Dorado Hills, CA 95762

ENGINEER: MacKay & Somp's Civil Engineers, Inc.
1025 Creekside Ridge Drive, Suite 150
Roseville, CA 95678
(916) 773-1189

ASSESSORS PARCEL NO: 072-3380-027

SITE ACREAGE: 9.5 ± AC.

EXISTING LAND USE ZONE: A portion of the Folsom Area Specific Plan

NUMBER OF PARCELS: 4

UNIT SUMMARY:

2 SINGLE BUNGALOW	2
1 TWO-PACK BUNGALOW (CARRIAGE)	2
39 FOUR-PACK BUNGALOWS	156
TOTAL UNITS	160

PARKING:

	REQUIRED	PROVIDED
COVERED SPACES	320	
GARAGES		278
CARPORTS		44
UNCOVERED SPACES	68	
OFF-STREET		53
ON-STREET		13
TOTAL SPACES	388	388

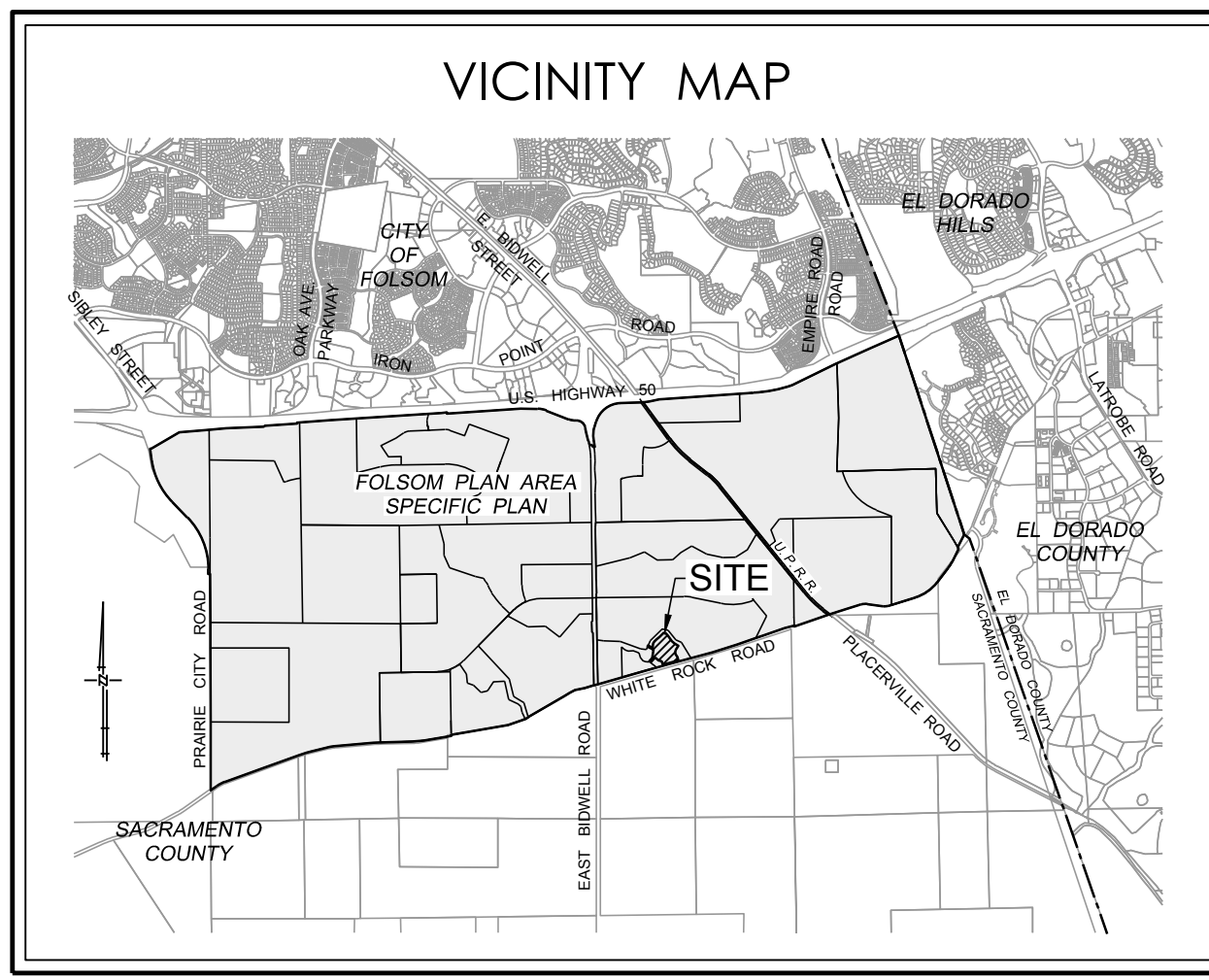
HANDICAPPED SPACES: 4

SERVICE PROVIDERS:

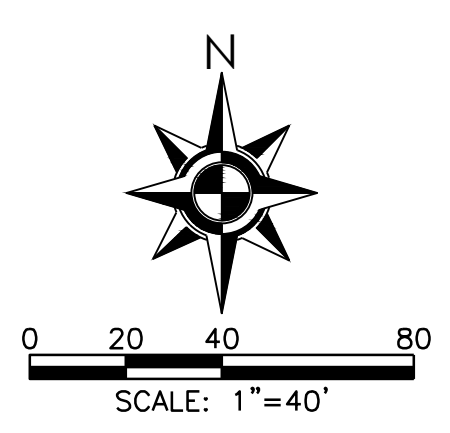
SCHOOL DISTRICTS:	Folsom Cordova Unified School District
PARKS & RECREATION:	City of Folsom
POLICE & FIRE PROTECTION:	City of Folsom
SANITARY SEWER:	City of Folsom
DOMESTIC WATER:	City of Folsom
STORM DRAIN:	City of Folsom
ELECTRICITY:	SMUD
TELEPHONE:	AT&T
GAS:	PG&E
CABLE:	COMCAST

ABBREVIATION KEY

A.E.	ACCESS EASEMENT
D.C.R.	DECLARATION OF COVENANTS & RESTRICTIONS
I.O.D.	IRREVOCABLE OFFER OF DEDICATION
P.A.E.	PEDESTRIAN ACCESS EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
T.E.	TRASH ENCLOSURE
V.G.	VALLEY GUTTER
EV	ELECTRIC VEHICLE PARKING



- ### NOTES
- THIS IS A PLANNED DEVELOPMENT PERMIT TO:
 - ALLOW REDUCED GUEST PARKING
 - ALLOW ON-STREET GUEST PARKING
 - PARKING ON THE WEST SIDE OF SOUTHPOINTE DRIVE WAS REMOVED AT THE REQUEST OF CITY PLANNING/ENGINEERING.



PLANNED DEVELOPMENT PERMIT

LOT 14 BUNGALOWS

Lot 14 of Mangini Ranch Phase 1 of the Folsom Plan Area Specific Plan

Folsom, California **MACKEY & SOMPS** ENGINEERS PLANNERS SURVEYORS May 9, 2022

