



April 6, 2022

Robert Edgerton, AICP CEP
HELIX Environmental Planning, Inc.
11 Natoma Street, Suite 155
Folsom, California 95630

RE: Tribal Consultation Record for Compliance with Assembly Bill 52 and CEQA for the AC Hotel by Marriott Project, City of Folsom

Greetings:

The California Environmental Quality Act (CEQA), as amended in 2014 by Assembly Bill 52, requires that the City of Folsom provide notice to any California Native American tribes that have requested notice of projects subject to CEQA review, and consult with tribes that responded to the notice within 30 days of receipt with a request for consultation. Section 21073 of the Public Resources Code (PRC) defines California Native American tribes as "a Native American tribe located in California that is on the contact list maintained by the Native American Heritage Commission for the purposes of Chapter 905 of the Statutes of 2004." This includes both federally and non-federally recognized tribes. For the City, these include the following tribes that previously submitted general request letters, requesting such noticing:

- Wilton Rancheria (letter dated January 13, 2020);
- Lone Band of Miwok Indians (letter dated March 2, 2016); and
- United Auburn Indian Community (UAIC) of the Auburn Rancheria (letter dated November 23, 2015 and updated per UAIC via email on September 29, 2021).

The purpose of consultation is to identify Tribal Cultural Resources (TCRs) that may be significantly impacted by the Proposed Project and to allow the City to avoid or mitigate significant impacts prior to Project approval and implementation. Section 21074(a) of the PRC defines TCRs for the purpose of CEQA as:

Sites, features, places, cultural landscapes (geographically defined in terms of the size and scope), sacred places, and objects with cultural value to a California Native American tribe that are either of the following:

- a) included or determined to be eligible for inclusion in the California Register of Historical Resources; and/or
- b) included in a local register of historical resources as defined in subdivision (k) of Section 5020.1; and/or

- c) a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1, for the purposes of this paragraph the lead agency shall consider the significance of the resource to a California Native American tribe.

Because the first two criteria also meet the definition of a Historical Resource under CEQA, a TCR may also require additional consideration as a Historical Resource. TCRs may or may not exhibit archaeological, cultural, or physical indicators and can only be identified by a culturally affiliated tribe, which has been determined under State law to be the subject matter expert for TCRs.

CEQA requires that the City initiate consultation with tribes at the commencement of the CEQA process to identify TCRs. Furthermore, because a significant effect on a TCR is considered a significant impact on the environment under CEQA, consultation is required to develop appropriate avoidance, impact minimization, and mitigation measures. Therefore, in accordance with the requirements summarized above, the City conducted or attempted to conduct tribal consultation for the Project. The methods and results of tribal consultation are summarized below, and a copy of the complete non-confidential administrative record is provided in Appendix 1.

1.0 SUMMARY OF CONSULTATION

Within 14 days of initiating CEQA review for the Project, on January 28, 2022, the City sent Project notification letters to the three California Native American tribes named above that had previously submitted general consultation request letters pursuant to Section 21080.3.1(d) of the PRC. The letter provided each tribe with a brief description of the Project and its location, the contact information for the City's authorized representative, and a notification that the tribe has 30 days to request consultation.

1.1 Lone Band of Miwok Indians

The Lone Band of Miwok Indians did not respond to the City's notification letter, and therefore, the threshold for conducting tribal consultation with that tribe under PRC 21080.3.1(e) was not met. No further attempts at consultation were required by state law.

1.2 Wilton Rancheria

Wilton Rancheria did not respond to the City's notification letter, and therefore, the threshold for conducting tribal consultation with that tribe under PRC 21080.3.1(e) was not met. No further attempts at consultation were required by state law.

1.3 United Auburn Indian Community

On February 9, 2022, the City received an email from tribal representative Anna Starkey, within the 30-day response timeframe, that acknowledged receipt of the City's notification letter and informed the City that they did not find any areas of oral history, sacred lands, or other culturally sensitive areas of concern in or near the Project Area. Ms. Starkey, however, noted that there are previously recorded sites in the general area, according to the California Historical Resources Information System (CHRIS) and inquired about the

archaeological recommendations and whether any subsurface testing would be recommended for the Project Area. She provided UAIC's standard unanticipated discovery measures and some suggested language for the CEQA document and stated that unless indigenous cultural resources are identified through the cultural study, consultation can be concluded with the City in agreement.

Subsequently, on March 23, 2022, Ms. Starkey emailed the City to inquire on the City's reaction to her February 9 email. Because HELIX was waiting on the results of the records search, no information could be shared by the City at that time. On March 25 and 28, 2022, and on behalf of the City, ECORP Consulting, Inc. provided a copy of a previous cultural resources report obtained from the CHRIS by HELIX and information from the design team about the grading plans, respectively. After reviewing the information provided by the City, UAIC responded on April 5, 2022 to indicate that because the area was primarily composed of fill, the tribe recommends standard unanticipated discovery measures and use of tribe-specific language in the CEQA document, as originally provided in February 2022, and included in Appendix 1. On April 5, 2022, the City responded to confirm agreement and concluded consultation with UAIC.

1.3 Recommended Findings

Information about potential impacts to TCRs was drawn from UAIC's provided information, the ethnographic context, and the results of a records search conducted by HELIX with the CHRIS. In summary, the ethnographic information reviewed for the Project, including ethnographic maps, does not identify any villages, occupational areas, or resource procurement locations in or around the current Project Area. The cultural resources records search did not reveal any Native American archaeological sites within or adjacent to the Proposed Project Area, and the property had been graded and fully paved at the time the Palladio was constructed. Finally, as summarized above, of the three tribes notified of the Project, only UAIC responded to the City's offer to consult. As part of that consultation, UAIC provided information that there are no known TCRs in the Project Area.

In reviewing the lines of evidence summarized above, this Project will not have an impact on known TCRs. There exists a potential for the discovery of previously unknown TCRs during Project construction, however. If TCRs are encountered, the Project activity could result in a significant impact to those resources. Implementation of unanticipated discovery procedures, as provided in mitigation measure TCR-1 below, would reduce that impact to less than significant.

TCR-1: Unanticipated Discovery of Tribal Cultural Resources. If potentially significant TCRs are discovered during ground disturbing construction activities, all work shall cease within 50 feet of the find. A Native American Representative from traditionally and culturally affiliated Native American Tribes that requested consultation on the Project shall be immediately contacted and invited to assess the significance of the find and make recommendations for further evaluation and treatment, as necessary. If deemed necessary by the City, a qualified cultural resources specialist, who meets the Secretary of Interior's Standards and Qualifications for Archaeology, may also assess the significance of the find in joint consultation with Native American Representatives to ensure that Tribal values are considered. Work at the discovery location cannot resume until the City, in consultation as

appropriate and in good faith, determines that the discovery is either not a TCR, or has been subjected to culturally appropriate treatment, if avoidance and preservation cannot be accommodated.

If you have any questions, you may reach me by phone at (916) 782-9100 or by e-mail at LWestwood@ecorpconsulting.com.

Sincerely,

A handwritten signature in blue ink that reads "Lisa Westwood". The signature is written in a cursive, flowing style.

Lisa Westwood, RPA
Vice President and Director of Cultural Resources

Appendix 1: Non-Confidential Tribal Consultation Record

Non-Confidential Tribal Consultation Record

AB 52 Log

AC Hotel by Marriott

January 28, 2022: City mailed letters to Wilton Rancheria, Lone Band of Miwok Indians, and uploaded the UAIC letter to their website. 30-day response window closes on 2/27.

February 9, 2022: The City received an emailed response from Anna Starkey with UAIC thanking the city for the opportunity and indicated that they did not find any areas of tribal concern in or near the Project Area and further stated that there are a few previously recorded CHRIS sites in the general area. Ms. Starkey inquired on the archaeological recommendations and whether any subsurface testing would be recommended. Ms. Starkey provided their standard UD MMs and their recommendations for the TCR section. She indicated that unless TCRs are identified through the cultural study, consultation can be concluded if the city is in agreement. If resources are discovered, then the tribe will want to reassess the need to consult.

March 23, 2022: Anna Starkey emailed the City and ECORP inquiring on project updates.

March 25, 2022: ECORP transmitted the prior report to UAIC at the request of the City.

March 28, 2022: ECORP sent additional information on grading limits to UAIC at the request of the City.

April 5, 2022: ECORP checked in with UAIC to request comments. UAIC responded that they can conclude consultation based on the information provided and the implementation of standard unanticipated discovery measures. The city responded to UAIC indicating that they agree to the discovery measures and to conclude consultation.

Wilton Rancheria



9728 Kent Street, Elk Grove, CA 95624

January 13, 2020

City of Folsom
50 Natoma St
Folsom, CA 95630

RE: *California Environmental Quality Act Public Resources Code section 21080.3, subd. (b) Request for Formal Notification of Proposed Projects Within Wilton Rancheria Tribe's Geographic Area of Traditional and Cultural Affiliation*

Dear Sir or Madam,

As of the date of this letter, in accordance with Public Resources Code Section 21080.3.1, subd. (b), Wilton Rancheria, which is traditionally and culturally affiliated with a geographic area within your agency's geographic area of jurisdiction, requests formal notice of and information on proposed projects for which your agency will serve as a lead agency under the California Environmental Quality Act (CEQA), Public Resources Code section 21000 et seq.

Pursuant to Public Resources Code section 21080.3.1, subd. (b), and until further notice, we hereby designate the following person as the tribe's lead contact person for purposes of receiving notices of proposed projects from your agency:

Attn: Chairman Raymond C. Hitchcock / Director
Ralph Hatch Wilton Rancheria, Cultural Preservation
Department
9415 Rancheria Drive
Wilton, CA 95693 crd@wiltonrancheria-nsn.gov
rhatch@wiltonrancheria-nsn.gov

We request that all notices be sent via certified U.S. Mail with return receipt. Following receipt and review of the information your agency provides, within the 30-day period proscribed by Public Resources Code section 21080.3.1, subd. (d), the Wilton Rancheria may request consultation, as defined by Public Resources Code section 21080.3.1, subd. (b), pursuant to Public Resources Code section 21080.3.2 to mitigate any project impacts a specific project may cause to tribal cultural resources.

If you have any questions or need additional information, please contact our lead contact person listed above.

Respectfully,

Ralph Hatch

Ralph Troy Hatch
Executive Director of Cultural Preservation



Ione Band of Miwok Indians

A Federally Recognized Sovereign Tribe

2 March 2016

City of Folsom
Community Development Dept.
David Miller Director
50 Natoma St.
Folsom Calif. 95630

RE: Formal Request for Tribal Consultation Pursuant to the California Environmental Quality Act (CEQA), Public Resources Code section 21080.3.1, subs. (b), (d) and (e) for City of Folsom

Dear , Mr. Miller

This letter constitutes a formal request for tribal consultation for the first phase of planning under the provisions of the California Environmental Quality Act (CEQA) (Public Resources Code section 21080.3.1 subdivisions (b), (d) and (e)) for the mitigation of potential project impacts to tribal cultural and environmental resources for the above referenced project. The Ione Band of Miwok Indians requests formal notice and information for all projects within your agency's jurisdiction.

The Ione Band of Miwok Indians requests consultation on the following topics listed below, which shall be included in consultation if requested (Public Resources Code section 21080.3.2, subd. (a)):

- Alternatives to the project
- Recommended mitigation measures
- Significant effects of the project

The Ione Band of Miwok Indians also requests consultation on the following discretionary topics listed below (Public Resources Code section 21080.3.2, subd. (a)):

- Type of environmental review necessary
- Significance of tribal cultural resources, including any regulations, policies or standards used by your agency to determine significance of tribal cultural resources
- **Significance of the project's impacts on tribal cultural resources**
- Project alternatives and/or appropriate measures for preservation or mitigation that we may recommend, including, but not limited to:

- (1) Avoidance and preservation of the resources in place, pursuant to Public Resources Code section 21084.3, including, but not limited to, planning and construction, geotechnical tests, utility location, and pedestrian surveys to avoid harming the resources (including water, endangered tribal plant resources, and endangered animal resources), and to protect the cultural and natural context, or planning greenspace, parks or other open space, to incorporate the resources with culturally appropriate protection and management criteria;



Long Band of Miwok Indians

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(2) Treating the resources with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resources, including but not limited to the following:

- Protecting the cultural character and integrity of the resource
- Protecting the traditional use of the resource
- Protecting the confidentiality of the resource

(3) Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places

(4) Protecting the resource

Additionally, the Long Band of Miwok Indians would like to receive any cultural resources assessments or other assessments that have been completed on all or part of the project's potential "area of project effect" (APE), including, but not limited to:

1. The results of any record search that may have been conducted at an Information Center of the California Historical Resources Information System (CHRIS), including, but not limited to:

- A listing of any and all known cultural resources that have already been recorded on or adjacent to the APE
- Copies of any and all cultural resource records and study reports that may have been provided by the Information Center as part of the records search response
- Notification of whether the probability is low, moderate, or high that cultural resources are located in the APE
- Notification if a records search indicates a low, moderate or high probability that unrecorded cultural resources are located in the potential APE
- Notification if a survey is recommended by the Information Center to determine whether previously unrecorded cultural resources are present

2. The results of any archaeological inventory survey that was conducted, including:

- Any report that may contain site forms, site significance, and suggested mitigation measures
- All information regarding site locations, Native American human remains, and associated funerary objects; such information should be placed in a separate confidential addendum, and not be made available for public disclosure in accordance with Government Code Section 6254.10.



Ione Band of Miwok Indians

A Federally Recognized Sovereign Tribe

3. The results of any Sacred Lands File (SFL) check conducted through the Native American Heritage Commission. The request form can be found at <http://www.dot.ca.gov/hq/env/cultural/#templates> under Compliance Document Templates. Click on the link *Sacred Lands Inventory Form* to download the pdf. USGS 7.5- minute quadrangle name, township, range, and section are required for the search.
4. Any ethnographic studies conducted for any area including all or part of the potential APE
5. Any geotechnical reports regarding all or part of the potential APE

We would like to remind your agency that CEQA Guidelines section 15126.4, subdivision (b)(3) states that preservation-in-place is the preferred manner of mitigating impacts to archaeological sites. Section 15126.4, subd. (b)(3) of the CEQA Guidelines has been interpreted by the California Court of Appeal to mean that "feasible preservation in place must be adopted to mitigate impacts to historical resources of an archaeological nature unless the lead agency determines that another form of mitigation is available and provides superior mitigation of impacts." *Madera Oversight Coalition v. County of Madera* (2011) 199 Cal.App.4th 48, disapproved on other grounds, *Neighbors for Smart Rail v. Exposition Metro Line Construction Authority* (2013) 57 Cal.4th 439.

The Ione Band of Miwok Indians expects to begin consultation within 30 days of your receipt of this letter. Please contact the Cultural Committee of the Ione Band of Miwok Indians.

Thank you.

Sincerely,

Randy Yonemura
Cultural Committee Chair
P.O. Box 699
9252 Bush St., Suite 2
Plymouth, CA 95669
Tel. (209) 245-5800
Email: Randy_yonemura@yahoo.com



IONE BAND OF MIWOK INDIANS INDIGENOUS TERRITORY

FW: New Contact Info

Scott Johnson <sjohnson@folsom.ca.us>

Thu 4/18/2019 8:52 AM

To:

FYI

Scott A. Johnson, AICP

Planning Manager

Community Development Department

50 Natoma Street, Folsom, CA 95630

O: 916.461.6206



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www.folsom.ca.us

From: Cynthia Turner <Cynthia@ionemiwok.net>

Sent: Thursday, April 18, 2019 8:41 AM

To: Sco Johnson <sjohnson@folsom.ca.us>

Subject: New Contact Info

Good Morning

We received your letter; Randy Yonemura is no longer our Chairwoman at the Lone Band Of Miwoks. The new contact is Sara D. Setshwaelo – Chairwomen

Thank You,

Cynthia Turner
Administrative Assistant
Office: (209) 245-5800 x403
Cell: (209)418-8435

Lone Bank of Miwok Indians
9252 Bush Street
PO Box 699
Plymouth, CA 95669



Daniel Miller

MIWOK United Auburn Indian Community
MAIDU of the Auburn Rancheria

Gene Whitehouse
Chairman

John L. Williams
Vice Chairman

Danny Rey
Secretary

Brenda Adams
Treasurer

Calvin Moman
Council Member

November 23, 2015

City of Folsom Representative
50 Natoma Street
Folsom, CA 95630

RE: AB 52 Notification Request, California Environmental Quality Act Public Resources Code section 21080.3, subd. (b) Request for Formal Notification of Proposed Projects within the United Auburn Indian Community (UAIC) of the Auburn Rancheria's Geographic Area of Traditional and Cultural Affiliation

Dear City of Folsom Representative:

In accordance with Public Resources Code Section 21080.3.1, subd. (b), The United Auburn Indian Community (UAIC) of the Auburn Rancheria, which is traditionally and culturally affiliated with a geographic area within your agency's geographic area of jurisdiction, requests formal notice of and information on proposed projects for which your agency will serve as a lead agency under the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq.

Enclosed with this letter is a copy of a map that depicts the ancestral territory that the UAIC is traditionally and culturally affiliated with. UAIC's traditionally and culturally affiliated geographic area is supported by, and has been developed through, multiple lines of evidence including oral tradition, history, ethnography, geography, linguistic, kinship, biology, archaeology, anthropology, folklore, other relevant information and expert opinion, and Congressional action through the Auburn Indian Restoration Act of 1994 (H.R. 4228 [103rd]).

Pursuant to Public Resources Code section 21080.3.1, subd. (b), and until further notice, we hereby designate the following person as the tribe's lead contact person for purposes of receiving notices of proposed projects from your agency:

Lead Contact:
Gene Whitehouse,
Chairman
10720 Indian Hill Road
Auburn, CA 95603
916-883-2320

Copies to:
Jason Camp
Tribal Historic Preservation Officer
10720 Indian Hill Road
Auburn, CA 95603
(530) 883-2320
jcamp@auburnrancheria.com

Marcos Guerrero
Cultural Resources Manager
10720 Indian Hill Road
Auburn, CA 95603
(530) 883-2364
mguerrero@auburnrancheria.com

We request that all notices be sent via certified U.S. Mail with return receipt and that your notices specify a lead contact person for your agency. Following receipt and review of the information your agency provides, within the 30-day period outlined in Public Resources Code section 21080.3.1, subd. (d), the UAIC may request consultation, as defined by Public Resources Code section 21080.3.1, subd. (b), pursuant to Public Resources Code section 21080.3.2 to discuss issues including the type of environmental review to be conducted, project alternatives, significant effects of the project and mitigation measures for any project impacts (direct, indirect and cumulative) a specific project may cause to tribal cultural resources.

For your information, UAIC's policy is to be present during project cultural resource surveys, including initial pedestrian surveys, to identify tribal cultural resources. UAIC's policy is also to be provided all existing cultural resource assessments, including the request for and results of any records search that may have been conducted prior to the initial survey or consultation meeting. Finally, UAIC's general policy is preservation in place and avoidance of tribal cultural resources, and any subsurface testing or data recovery must not occur without first consulting with UAIC and receiving UAIC's written consent.

We recommend that your agency retain this correspondence in your permanent files. If you have any questions or need additional information, please contact Marcos Guerrero, Cultural Resources Manager, at (530) 883-2364 or by email at mguerrero@auburnrancheria.com.

Sincerely,



Gene Whitehouse,
Chairman

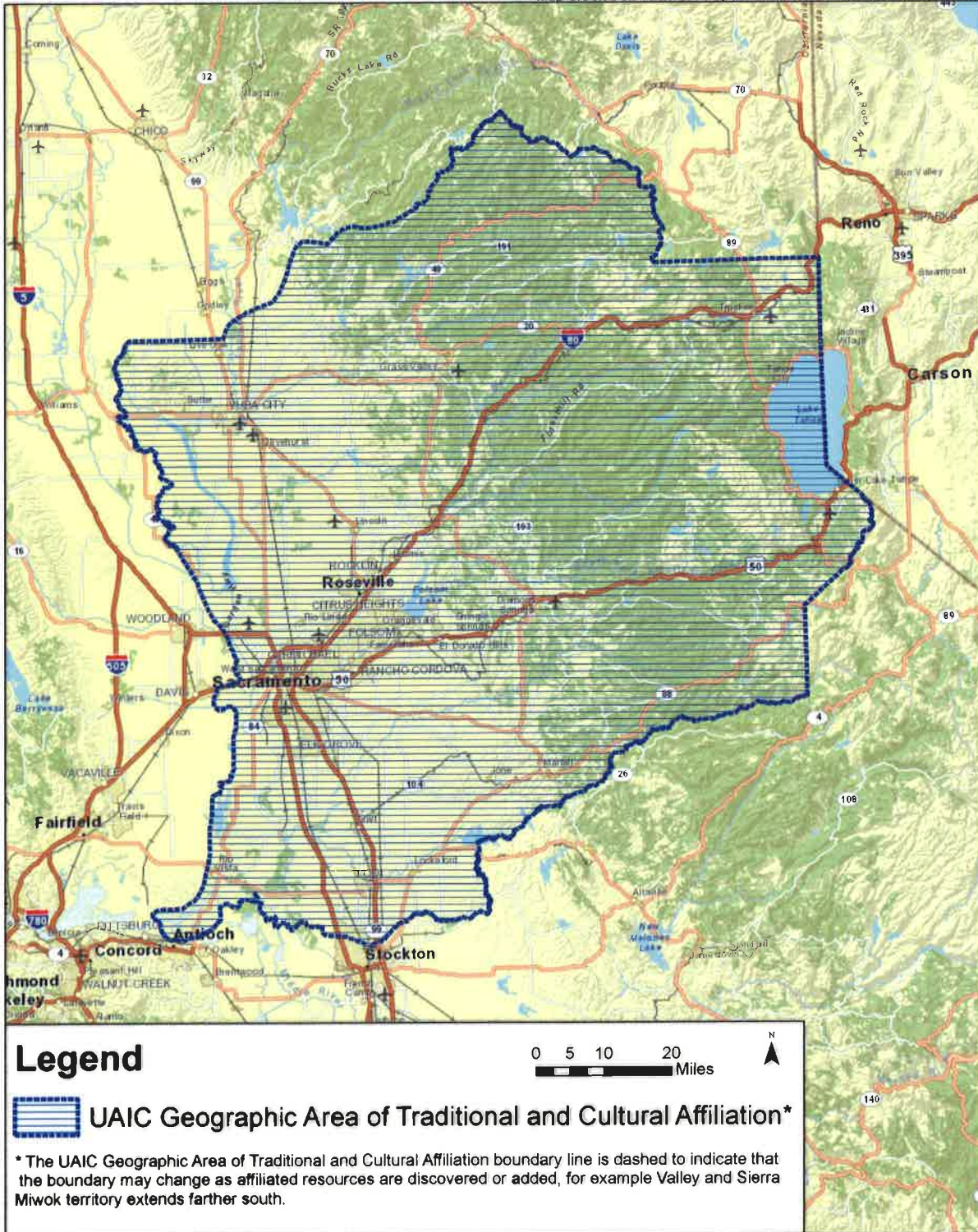
CC: Jason Camp, THPO
Marcos Guerrero, CRM
Cynthia Gomez, NAHC

UAIC Geographic Area of Traditional and Cultural Affiliation

(for the purposes of California AB 52)

This area includes all of Amador, El Dorado, Nevada, Placer, Sacramento, Sutter and Yuba counties as well as portions of Butte, Plumas, San Joaquin, Sierra, Solano, and Yolo counties.

Map Created on 10/28/2015 by the UAIC Tribal Preservation Department



This map is no substitute for direct consultation with UAIC prior to considering any proposed project or commencing any archaeological activities in or around sensitive areas.

Note: While we make every effort to identify Tribal Cultural Resources that exist within the UAIC Geographic Area of Traditional and Cultural Affiliation, it is highly probable that there are additional, older sites that we have not yet identified due to restricted access or other reasons or that agricultural or construction activities have distributed burials and cultural materials beyond the previously known boundaries of these sites. Even if these materials are in a disturbed condition, they still retain cultural value to UAIC and should be respected and protected. Because of this, thorough survey with a qualified Native American Monitor to confirm site boundaries and search for unknown sites is critical. This survey should be conducted after consultation with the Tribe and prior to the final determination of the type of environmental document to be used.

From: [Steven Banks](#)
To: "RobertE@helixepi.com"
Cc: [REDACTED]
Subject: FW: New POC for CEQA related documents
Date: Wednesday, September 29, 2021 10:55:05 AM
Attachments: [image001.jpg](#)

FYI

From: Anna Cheng <acheng@auburnrancheria.com>
Sent: Wednesday, September 29, 2021 10:38 AM
To: Steven Banks <sbanks@folsom.ca.us>
Subject: New POC for CEQA related documents

You don't often get email from acheng@auburnrancheria.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Banks,

Thank you for your recent project notification for the Folsom Corporate Center Apartments Project. UAIC now have a new point of contact for all CEQA related documents. Please direct all incoming letters hard copy letters to our Cultural Regulatory Specialist, Ms. Anna Starkey or to UAIC's Tribal Historic Preservation Officer, Mr. Matthew Moore. You may also use our online submission form linked below for all notifications. It will provide an automatic response that the notification was received and provide you a copy of the filled out form. Once we finish processing your recent project notification, a UAIC's Tribal Historic Preservation Department Representative will reach out to you if there are any concerns.

<https://auburnrancheria.com/programs-services/tribal-preservation/>

Thank you,
Anna C.

*The United Auburn Indian Community is now accepting electronic consultation request, project notifications, and requests for information! Please fill out and submit through our website. Do not mail hard copy letters or documents. <https://auburnrancheria.com/programs-services/tribal-preservation> **Bookmark this link!***



Nothing in this e-mail is intended to constitute an electronic signature for purposes of the Electronic Signatures in Global and National Commerce Act (E-Sign Act), 15, U.S.C. §§ 7001 to 7006 or the Uniform Electronic Transactions Act of any state or the federal government unless a specific statement to the contrary is included in this e-mail.



Community Development Department
50 Natoma Street
Folsom, CA 95630

CITY OF
FOLSOM
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January 28, 2022

Ralph Hatch, Director
Wilton Rancheria
Cultural Preservation Department
9415 Rancheria Drive
Wilton, CA 95693

RE: Notice of Opportunity to Consult under Assembly Bill 52 for the AC Hotel by Marriott Project, City of Folsom, California

Dear Director Hatch:

The Community Development Department of the City of Folsom is initiating environmental review under the California Environmental Quality Act (CEQA) for the proposed AC Hotel by Marriott Project. The project applicant, Insignia Hospitality Group, proposes to construct a hotel in the northwestern corner of the Palladio at Broadstone shopping center as part of the Palladio Master Plan. The property owner is Broadstone Land, LLC. The hotel location is situated on 1.45-acres of land within a larger 14.22-acre parcel known as Assessor's Parcel Number 072-3080-042-0000. The hotel consists of one "L" shaped five-story building with 134 hotel guestrooms with an outdoor patio and parking lot, including three electric vehicle charging stalls. The property is located directly south of the intersection of East Bidwell Street and Broadstone Parkway, on the eastern side of Broadstone Parkway and north of Palladio Parkway in Folsom. The site plans are enclosed for your information.

Assembly Bill 52 (AB 52) and Section 21080.3.1(d) of the California Public Resources Code (PRC) require that we respond to your written request to be notified of projects in our jurisdiction that will be reviewed under CEQA. Your name was provided to us as the point of contact for your tribe. We are hereby notifying you of an opportunity to consult with us regarding the potential for this project to impact Tribal Cultural Resources, as defined in Section 21074 of the PRC. The purposes of tribal consultation under AB 52 are to determine, as part of the CEQA review process, whether or not Tribal Cultural Resources are present within the project area, and if so, whether or not those resources will be significantly impacted by the development of these parcels. If Tribal Cultural Resources may be significantly impacted, then consultation will also help to determine the most appropriate way to avoid or mitigate those impacts.

In accordance with Section 21080.3.1(d) of the PRC, you have 30 days from the receipt of this letter to either request or decline consultation in writing for this project. Please send your written response to my attention at the City of Folsom, Community Development Department, 50 Natoma Street, Folsom, CA 95630. You may also reach me by phone at (916) 461-6207 or by email at sbanks@folsom.ca.us. If I do not receive a response within 30 days, then we will proceed.

Thank you and we look forward to your response.

Respectfully,

A handwritten signature in black ink, appearing to read "Josh Kinkade". The signature is written in a cursive, flowing style.

Josh Kinkade
Associate Planner
City of Folsom



Community Development Department
50 Natoma Street
Folsom, CA 95630

CITY OF
FOLSOM
DISTINCTIVE BY NATURE

January 28, 2022

Chairman Raymond C. Hitchcock
Wilton Rancheria
Cultural Preservation Department
9415 Rancheria Drive
Wilton, CA 95693

RE: Notice of Opportunity to Consult under Assembly Bill 52 for the AC Hotel by Marriott Project, City of Folsom, California

Dear Chairman Hitchcock:

The Community Development Department of the City of Folsom is initiating environmental review under the California Environmental Quality Act (CEQA) for the proposed AC Hotel by Marriott Project. The project applicant, Insignia Hospitality Group, proposes to construct a hotel in the northwestern corner of the Palladio at Broadstone shopping center as part of the Palladio Master Plan. The property owner is Broadstone Land, LLC. The hotel location is situated on 1.45-acres of land within a larger 14.22-acre parcel known as Assessor's Parcel Number 072-3080-042-0000. The hotel consists of one "L" shaped five-story building with 134 hotel guestrooms with an outdoor patio and parking lot, including three electric vehicle charging stalls. The property is located directly south of the intersection of East Bidwell Street and Broadstone Parkway, on the eastern side of Broadstone Parkway and north of Palladio Parkway in Folsom. The site plans are enclosed for your information.

Assembly Bill 52 (AB 52) and Section 21080.3.1(d) of the California Public Resources Code (PRC) require that we respond to your written request to be notified of projects in our jurisdiction that will be reviewed under CEQA. Your name was provided to us as the point of contact for your tribe. We are hereby notifying you of an opportunity to consult with us regarding the potential for this project to impact Tribal Cultural Resources, as defined in Section 21074 of the PRC. The purposes of tribal consultation under AB 52 are to determine, as part of the CEQA review process, whether or not Tribal Cultural Resources are present within the project area, and if so, whether or not those resources will be significantly impacted by the development of these parcels. If Tribal Cultural Resources may be significantly impacted, then consultation will also help to determine the most appropriate way to avoid or mitigate those impacts.

In accordance with Section 21080.3.1(d) of the PRC, you have 30 days from the receipt of this letter to either request or decline consultation in writing for this project. Please send your written response to my attention at the City of Folsom, Community Development Department, 50 Natoma Street, Folsom, CA 95630. You may also reach me by phone at (916) 461-6207 or by email at sbanks@folsom.ca.us. If I do not receive a response within 30 days, then we will proceed.

Thank you and we look forward to your response.

Respectfully,

A handwritten signature in black ink, appearing to read "Josh Kinkade". The signature is written in a cursive, flowing style.

Josh Kinkade
Associate Planner
City of Folsom



Community Development Department
50 Natoma Street
Folsom, CA 95630

CITY OF
FOLSOM
DISTINCTIVE BY NATURE

January 28, 2022

Sara D. Setshwaelo, Chairperson
Ione Band of Miwok Indians
9252 Bush Street
P.O. Box 699
Plymouth, CA 95669

RE: Notice of Opportunity to Consult under Assembly Bill 52 for the AC Hotel by Marriott Project, City of Folsom, California

Dear Chairperson Setshwaelo:

The Community Development Department of the City of Folsom is initiating environmental review under the California Environmental Quality Act (CEQA) for the proposed AC Hotel by Marriott Project. The project applicant, Insignia Hospitality Group, proposes to construct a hotel in the northwestern corner of the Palladio at Broadstone shopping center as part of the Palladio Master Plan. The property owner is Broadstone Land, LLC. The hotel location is situated on 1.45-acres of land within a larger 14.22-acre parcel known as Assessor's Parcel Number 072-3080-042-0000. The hotel consists of one "L" shaped five-story building with 134 hotel guestrooms with an outdoor patio and parking lot, including three electric vehicle charging stalls. The property is located directly south of the intersection of East Bidwell Street and Broadstone Parkway, on the eastern side of Broadstone Parkway and north of Palladio Parkway in Folsom. The site plans are enclosed for your information.

Assembly Bill 52 (AB 52) and Section 21080.3.1(d) of the California Public Resources Code (PRC) require that we respond to your written request to be notified of projects in our jurisdiction that will be reviewed under CEQA. Your name was provided to us as the point of contact for your tribe. We are hereby notifying you of an opportunity to consult with us regarding the potential for this project to impact Tribal Cultural Resources, as defined in Section 21074 of the PRC. The purposes of tribal consultation under AB 52 are to determine, as part of the CEQA review process, whether or not Tribal Cultural Resources are present within the project area, and if so, whether or not those resources will be significantly impacted by the development of these parcels. If Tribal Cultural Resources may be significantly impacted, then consultation will also help to determine the most appropriate way to avoid or mitigate those impacts.

In accordance with Section 21080.3.1(d) of the PRC, you have 30 days from the receipt of this letter to either request or decline consultation in writing for this project. Please send your written response to my attention at the City of Folsom, Community Development Department, 50 Natoma Street, Folsom, CA 95630. You may also reach me by phone at (916) 461-6207 or by email at sbanks@folsom.ca.us. If I do not receive a response within 30 days, then we will proceed.

Thank you and we look forward to your response.

Respectfully,

A handwritten signature in black ink, appearing to read "Josh Kinkade". The signature is written in a cursive, flowing style.

Josh Kinkade
Associate Planner
City of Folsom



Community Development Department
50 Natoma Street
Folsom, CA 95630

CITY OF
FOLSOM
DISTINCTIVE BY NATURE

January 28, 2022

Anna Starkey
United Auburn Indian Community of the Auburn Rancheria
10720 Indian Hill Road
Auburn, CA 95603

RE: Notice of Opportunity to Consult under Assembly Bill 52 for the AC Hotel by Marriott Project, City of Folsom, California

Dear Ms. Starkey:

The Community Development Department of the City of Folsom is initiating environmental review under the California Environmental Quality Act (CEQA) for the proposed AC Hotel by Marriott Project. The project applicant, Insignia Hospitality Group, proposes to construct a hotel in the northwestern corner of the Palladio at Broadstone shopping center as part of the Palladio Master Plan. The property owner is Broadstone Land, LLC. The hotel location is situated on 1.45-acres of land within a larger 14.22-acre parcel known as Assessor's Parcel Number 072-3080-042-0000. The hotel consists of one "L" shaped five-story building with 134 hotel guestrooms with an outdoor patio and parking lot, including three electric vehicle charging stalls. The property is located directly south of the intersection of East Bidwell Street and Broadstone Parkway, on the eastern side of Broadstone Parkway and north of Palladio Parkway in Folsom. The site plans are enclosed for your information.

Assembly Bill 52 (AB 52) and Section 21080.3.1(d) of the California Public Resources Code (PRC) require that we respond to your written request to be notified of projects in our jurisdiction that will be reviewed under CEQA. Your name was provided to us as the point of contact for your tribe. We are hereby notifying you of an opportunity to consult with us regarding the potential for this project to impact Tribal Cultural Resources, as defined in Section 21074 of the PRC. The purposes of tribal consultation under AB 52 are to determine, as part of the CEQA review process, whether Tribal Cultural Resources are present within the project area, and if so, whether or not those resources will be significantly impacted by the development of this parcel. If Tribal Cultural Resources may be significantly impacted, then consultation will also help to determine the most appropriate way to avoid or mitigate those impacts.

In accordance with Section 21080.3.1(d) of the PRC, you have 30 days from the receipt of this letter to either request or decline consultation in writing for this project. Please send your written response to my attention at the City of Folsom, Community Development Department, 50 Natoma Street, Folsom, CA 95630. You may also reach me by phone at (916) 461-6207 or by email at sbanks@folsom.ca.us. If I do not receive a response within 30 days, then we will proceed.

Thank you and we look forward to your response.

Respectfully,

A handwritten signature in black ink, appearing to read "Josh Kinkade".

Josh Kinkade
Associate Planner
City of Folsom

CONCEPTUAL DRAWING
 NOT FOR CONSTRUCTION

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BUILDING SQUARE FOOTAGE

FLOOR	AREA PER FLOOR SF
1ST FLOOR	16,140 SF
2ND FLOOR	17,440 SF
3RD FLOOR	17,370 SF
4TH FLOOR	17,370 SF
5TH FLOOR	17,370 SF
TOTAL	85,690 SF +/-

PARKING TABULATION

PARKING SPACE REQUIRED:
 GUESTROOMS: 134 SPACES
 134 HOTEL ROOMS TOTAL
 1 SPACE PER HOTEL ROOM

OTHER FACILITIES: 20 SPACES

TOTAL PARKING REQUIRED 154

TOTAL ADA PARKING REQUIRED 6

PARKING SPACE PROVIDED:

ON SITE PARKING
 REGULAR CARS-9'X18' 28
 HANDICAP CAR PARKING-9'X18' 5
 HANDICAP VAN PARKING-9'X18' 1
 EV CHARGING PARKING 3

OFF SITE SHARED PARKING
 REGULAR CARS-9'X18' 128
 HANDICAP CAR PARKING-9'X18' 0

TOTAL PARKING PROVIDED 156

TOTAL ADA PARKING PROVIDED 6

SITE LEGEND

- [Symbol] LANDSCAPE
- [Symbol] SIDEWALK
- [Symbol] RECIPROCAL PARKING
- [Symbol] FIRE LANE
- [Symbol] PAVERS
- [Symbol] INDICATES TRAFFIC DIRECTION
- [Symbol] PROPERTY LINE
- [Symbol] EASEMENT LINE AS INDICATED
- [X] PARKING COUNT
- [X] KEY NOTE

KEYNOTE LEGEND

- 1 TRANSFORMER LOCATION, PROVIDE CONCRETE PAD & CONFIRM REQUIRED CLEARANCE, REFER TO CIVIL
- 2 TRASH ENCLOSURE AREA, REFER TO 6/A0.30
- 3 NEW CONCRETE SIDE WALK, REFER TO CIVIL & 9/A0.31 & 11/A0.31
- 4 PAINTED ACCESSIBLE SIGN, REFER TO 1/A0.31
- 5 PAINTED VAN ACCESSIBLE PARKING SIGN, REFER TO 1/A0.31
- 7 EMERGENCY GENERATOR, REFER TO MEP
- 8 ROOF LINE ABOVE, SHOWN DASHED
- 9 LIGHTED BOLLARD, PROVIDE CONCRETE FOUNDATION W/ JBOX PER MANUF. REQUIREMENTS, REFER TO DETAIL 7/A0.31 & MEP
- 12 MOUNTED ACCESSIBILITY SIGN, REFER TO 2/A0.31
- 17 LANDSCAPE AREA, REFER TO LANDSCAPE DRAWINGS
- 19 CURB RAMP, REFER TO CIVIL & 10/A0.31
- 21 TRAFFIC LOAD RATED PAVERS, REFER TO FINISH SCHEDULE
- 26 GUEST DROP OFF / LOADING AREA, REFER TO S/A0.30 FOR ENLARGED PLAN
- 29 OWNER PROVIDED ELECTRIC CHARGING STATIONS, REFER TO MEP FOR POWER
- 30 WHEEL STOP DETAIL, REFER TO CIVIL
- 33 ADA ACCESSIBLE ROUTE TO PUBLIC SIDEWALK
- 37 CONCRETE PAVERS, REFER TO FINISH SCHEDULE
- 45 PROPOSED RETAINING WALL, REFER TO CIVIL AND STRUCTURE
- 46 PROPOSED EXTERIOR STAIRS
- 47 PROPOSED ADA RAMP
- 48 EXISTING UTILITIES TO REMAIN
- 50 PROPOSED GAS METER, REFER TO MEP
- 51 TRANSITIONAL SEATING
- 52 BICYCLE RACK
- 53 6 YARD TRASH DUMPSTER
- 54 6 YARD MIXED RECYCLABLES
- 55 3 YARD ORGANICS RECYCLING
- 56 CONCRETE COOL PAVEMENT, REFER TO CIVIL

AC HOTEL FOLSOM CA
 PALLADIO PKWY
 FOLSOM, CA 95630



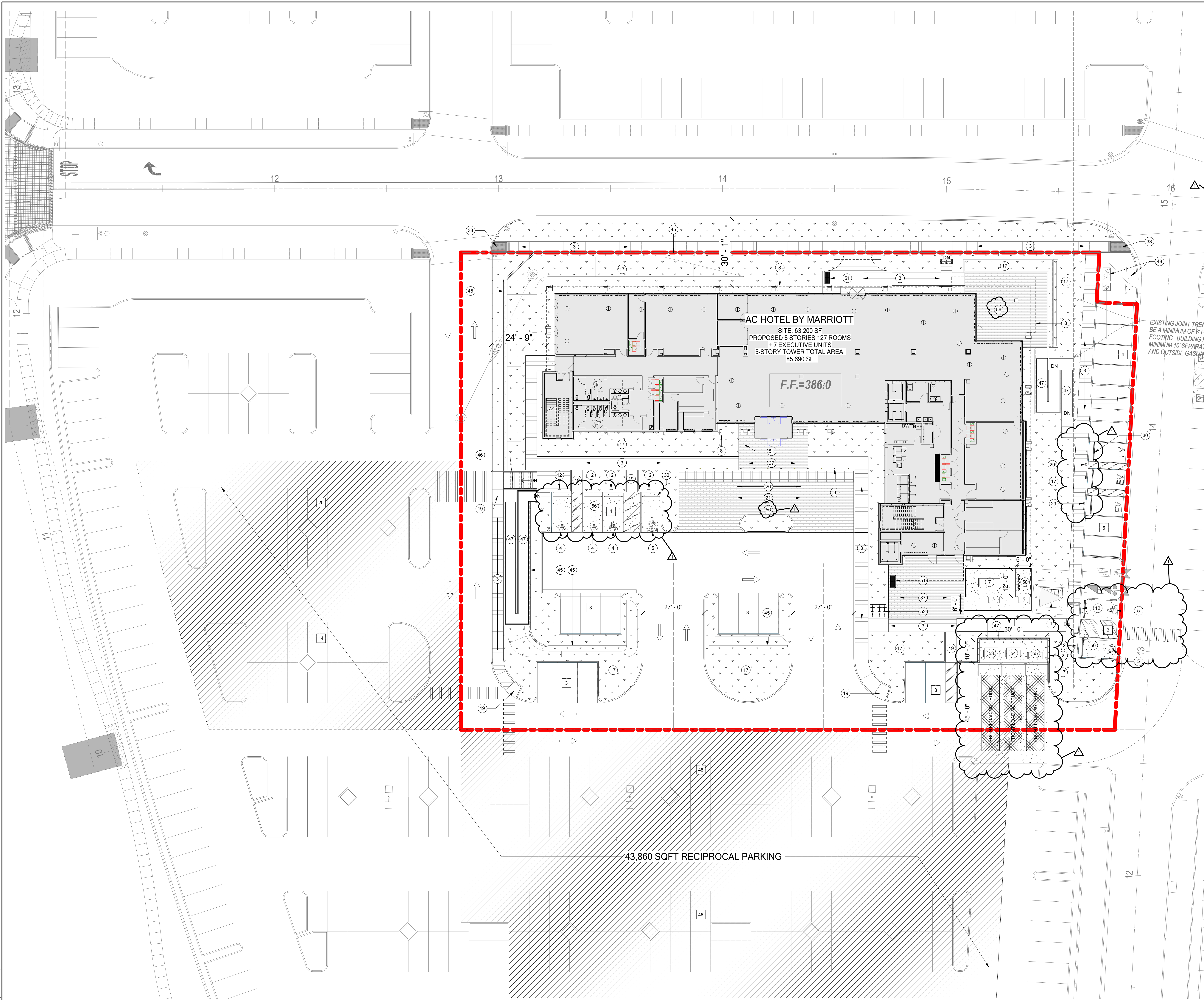
INSIGNIA HOSPITALITY GROUP, INC.
 401 TRADEWINDS
 MIDLAND, TEXAS 79706

Revisions:

No.	Description	Date
1	Development Application	05/14/2021
1	Development Resubmittal	07/30/2021

date **07/30/2021**
 job no. **19084**
 sheet title **SITE PLAN**
 sheet no.

A-SD4



PROJECT INFORMATION

PROJECT: AC HOTEL BY MARRIOTT
 ADDRESS: PALLADIO PKWY FOLSOM, CA 95630
 OWNER: INSIGNIA HOSPITALITY GROUP
 PROPOSED USE: 171 KEY - AC HOTEL BY MARRIOTT
 7 EXECUTIVE UNITS ON 5TH FLOOR
 1ST FLOOR MIXED USE A2B/S2
 2ND TO 5TH FLOOR R1
 CONTACT: RONALD K. SMITH, AIA, P.E. - MAYSE & ASSOCIATES (972) 386-0238
 ENGINEER OF RECORD
 ARCHITECTURAL: MAYSE & ASSOCIATES, INC. 972.386.0338
 CIVIL: MORTON & PITALO, INC. 916.984.7821

BUILDING DESCRIPTIONS

AC HOTEL BY MARRIOTT SHALL BE CONSTRUCTED WITH 5 LEVELS OF TYPE V-A CONSTRUCTION WITH 107 HOTEL'S ROOMS ON FLOORS 2 THRU 5. THE 1ST FLOOR TO HAVE THE HOTEL LOBBY, BREAKFAST, BAR AND BUSINESS FUNCTIONS WITH MIXED USE OCCUPANT GROUPS B, S AND A. ACCESSORY USES TO THE R-1 RESIDENTIAL OCCUPANCIES ON FLOORS 2-5 ARE GUEST LAUNDRY, STORAGE, ELECTRICAL AND MECHANICAL ROOMS.
 THE STAIRS AND SHAFTS SHALL BE 2 HOUR FIRE RATED AND THE BUILDING SHALL BE FULLY FIRE PROTECTED WITH AN NFPA 13 FIRE SPRINKLER SYSTEM.
 SEE OCCUPANCY SEPARATION AND LOAD ON SHEET AD 12

ZONING

ZONE DISTRICT: C - 3PD

CODE DATA

BUILDING CODE: 2019 CALIFORNIA BUILDING CODE
 STRUCTURE CODE: 2019 CALIFORNIA BUILDING CODE
 PLUMBING CODE: 2019 CALIFORNIA PLUMBING CODE
 MECHANICAL CODE: 2019 CALIFORNIA MECHANICAL CODE
 ELECTRICAL CODE: 2019 CALIFORNIA ELECTRICAL CODE
 FIRE/LIFE SAFETY: 2019 CALIFORNIA FIRE CODE
 ENERGY CODE: 2019 CALIFORNIA ENERGY CODE
 ADA: 2010 ADA STANDARDS

DESIGN CRITERIA FOR CITY OF FOLSOM, CA

SHOW LOAD: (1500)ZERO
 SEISMO DESIGN CATEGORY: D
 WIND DESIGN: B: 110 (49)
 FROST DEPTH: 31.1 (DB99.9%)
 WINTER DESIGN TEMP: 2495 (BASE 65F)
 CECC CLIMATE ZONE: 12

CODE REVIEW CBC 2019

CHAPTER 3 USE & OCCUPANCY CLASSIFICATION

SECTION 303.1
 ASSEMBLY GROUP A-2 INTENDED USE BREAKFAST BUFFET, BAR
 EXCEPTIONS:

1. A ROOM OR SPACE USED FOR ASSEMBLY PURPOSES WITH AN OCCUPANT LOAD OF LESS THAN 30 PERSONS AND ACCESSORY TO ANOTHER OCCUPANCY SHALL BE CLASSIFIED AS A GROUP B OCCUPANCY OR AS PART OF THAT OCCUPANCY.
2. A ROOM OR SPACE USED FOR ASSEMBLY PURPOSES THAT IS LESS THAN 750 SQ.FT IN AREA AND ACCESSORY TO ANOTHER OCCUPANCY SHALL BE CLASSIFIED AS A GROUP B OCCUPANCY OR AS PART OF THAT OCCUPANCY.

SECTION 304

BUSINESS GROUP B OFFICE, PROFESSIONAL OR SERVICE TYPE TRANSACTION, INCLUDING STORAGE OF RECORDS AND ACCOUNTS.

SECTION 311

R-1 INTENDED USE HOTEL (TRANSIENT)

CHAPTER 4 SPECIAL DETAILED REQUIREMENTS BASED ON USE & OCCUPANCY

SECTION 401 GROUP R-1

SECTION 402 SEPARATION WALLS

WALL SEPARATING SLEEPING UNITS IN THE SAME BUILDING OR SLEEPING UNITS FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN THE SAME BUILDING SHALL BE CONSTRUCTED AS FIRE PARTITIONS IN ACCORDANCE WITH SECTION 709.

SECTION 420.3 HORIZONTAL SEPARATION

FLOOR ASSEMBLIES SEPARATING SLEEPING UNITS IN THE SAME BUILDING AND FLOOR ASSEMBLIES SEPARATING SLEEPING UNITS FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN THE SAME BUILDING SHALL BE CONSTRUCTED AS HORIZONTAL ASSEMBLIES IN ACCORDANCE WITH SECTION 712.

CHAPTER 5 GENERAL BUILDING HEIGHTS & AREAS

SECTION 504 BUILDING HEIGHT

TABLE 5-501 ALLOWABLE BUILDING HEIGHTS AND AREAS

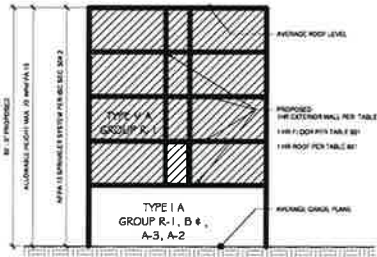
GROUP	TYPE OF CONSTRUCTION	HEIGHT	AREA	STORIES
R-1	TYPE V-A	70	12,000 SQ.FT	4

SECTION 504.2 BUILDING HEIGHT

SECTION 504.2 AUTOMATIC SPRINKLER SYSTEM INCREASE

WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.1.1, THE VALUE SPECIFIED IN TABLE 503 FOR MAXIMUM NUMBER OF STORES IS INCREASED BY 20 FEET AND THE MAXIMUM NUMBER OF STORES IS INCREASED BY ONE.

THE BUILDING HEIGHT ADJUSTED WITH THE HEIGHT MODIFICATION FOR R-1 OF TYPE V-A CONSTRUCTION IS 70 FEET MAX. HEIGHT AND NO OF STORES IS 4.



BUILDING ALLOWABLE AREA			
FLOOR	AREA PER FLOOR PROPOSED	ALLOWABLE AREA	TOTAL GROSS ALLOWABLE
FIRST	16,140 SF	LL	
SECOND	17,440 SF	21,000 SF	
THIRD	17,440 SF	21,000 SF	
FOURTH	17,440 SF	21,000 SF	
FIFTH	17,440 SF	21,000 SF	
TOTAL	86,580 SF PROPOSED		104,120 SF

HOTEL AREA SUMMARY:

GUESTROOM FLOOR SUMMARY

FLOOR	NO. OF ROOMS	AREA PER ROOM	TOTAL AREA
1ST FLOOR	107	151.73	16,140 SF
2ND FLOOR	107	196.64	21,038 SF
3RD FLOOR	107	196.64	21,038 SF
4TH FLOOR	107	196.64	21,038 SF
5TH FLOOR	107	196.64	21,038 SF
TOTAL	535	196.64	104,120 SF

BUILDING SQUARE FOOTAGE

FLOOR	AREA PER FLOOR SF
1ST FLOOR	16,140 SF
2ND FLOOR	21,038 SF
3RD FLOOR	21,038 SF
4TH FLOOR	21,038 SF
5TH FLOOR	21,038 SF
TOTAL	104,120 SF

BUILDING HEIGHT AND STORES MODIFICATION WITH NFPA 13 SPRINKLER SYSTEM AS PER SECTION 504.2 AUTOMATIC SPRINKLER SYSTEM INCREASE & FIRE-RESISTING RATING REQUIREMENTS FOR BUILDING ELEMENTS PER TABLE 601

SECTION 505 BUILDING AREA MODIFICATIONS

ALLOWABLE BUILDING AREA FOR R-1 OF TYPE V-A BUILDING AREA IS 12,000 SF ON LEVEL 2-5, AND 11,500 SF ON LEVEL 1 AS PER TABLE 506.2

AREA MODIFICATION (PER SEC 505.2.4) MIXED-OCCUPANCY, MULTISTORY BUILDING

Aa = (A1 + (NS x P))

Aa = ALLOWABLE BUILDING AREA PER STORY SQ FT
 A1 = TABULAR BUILDING AREA PER STORY SQ FT PER TABLE 506.2

NS = TABULAR ALLOWANCE AREA FACTOR IN ACCORDANCE WITH TABLE 506.2 FOR A NON-SPRINKLERED BUILDING (REGARDLESS OF WHETHER THE BUILDING IS SPRINKLERED)
 P = AREA INCREASE FACTOR DUE TO FRONTAGE (PERCENTAGE) AS CALCULATED IN ACCORDANCE WITH SECTION 506.3

FRONTAGE INCREASE (PER SEC. 506.3)

P = (F + W) / W

F = AREA INCREASE DUE TO FRONTAGE

W = BUILDING PERIMETER THAT FRONTS ON A PUBLIC WAY OR OPEN SPACE HAVING 20 FT OPEN MINIMUM WIDTH

P = PERIMETER OF ENTIRE BUILDING (FT)

W = WIDTH OF PUBLIC WAY OR OPEN SPACE (FT) IN ACCORDANCE WITH SECTION 506.3.1

ALL SIDES IS GREATER THAN 30 FT SO

IN THAT CASE P = .75

Aa = 12,000 SQ.FT PER TABLE 506.2

Aa = 11,500 SQ.FT PER TABLE 506.2

Aa = (12,000 + (12,000 x 0.75))

Aa = (11,500 + (11,500 x 0.75))

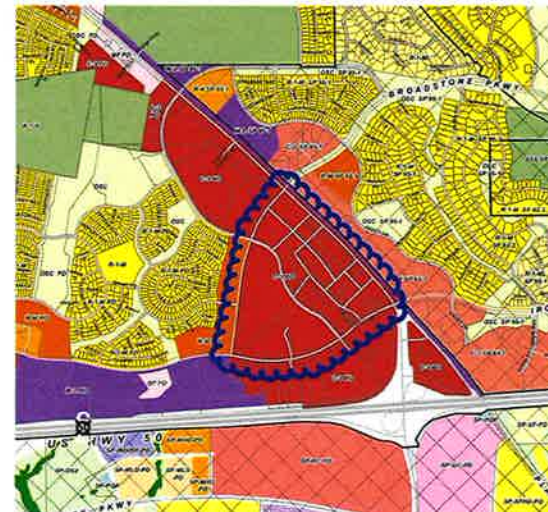
Aa = 21,000 SQ.FT ALLOWABLE BUILDING AREA

Aa = 20,125 SQ.FT ALLOWABLE BUILDING AREA

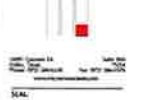
TOTAL ALLOWABLE BUILDING AREA FOR SINGLE OCCUPANCIES=104,120 SF



VICINITY MAP NOT TO SCALE



ZONING MAP NOT TO SCALE



CONCEPTUAL DRAWING NOT FOR CONSTRUCTION

Professional Seal of Ronald K. Smith, AIA, P.E., License No. 10778, State of California. This seal is valid only when used in conjunction with the professional services provided by the holder of this seal.

Exhibit

AC HOTEL FOLSOM CA
 PALLADIO PKWY FOLSOM, CA 95630



INSIGNIA
 Hospitality Group

INSIGNIA HOSPITALITY GROUP, INC.
 401 TRADEWINDS WOLAND, TEXAS 79755

No.	Description	Date
	Development Application	05/14/2021

05/14/2021

19084

CODE SHEET

A-SD2

Folsom
Community Development Department
10000 Folsom Street
Folsom, CA 95630

FIRST-CLASS



Ralph Hatch, Director
Wilton Rancheria
Cultural Preservation Department
9415 Rancheria Drive
Wilton, Ca 95693

Isom
ity Development Department
na Street
CA 95630

FIRST-CLASS



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Sara D. Setshwaelo, Chairperson
Ione Band of Miwok Indians
P.O. Box 699
Plymouth, CA 95669

Folsom
Community Development Department
Loma Street
Folsom, CA 95630

Chairman Raymond C. Hitchcock
Wilton Rancheria
Cultural Preservation Department
9415 Rancheria Drive
Wilton, Ca 95693

FIRST-CLASS



From: DoNotReply@auburnrancheria.com
To: [Shannon Joy](#)
Subject: AC Hotel by Marriott Notification Confirmation
Date: Friday, January 28, 2022 8:42:50 AM
Attachments: [Thank you for consulting with the UAIC.pdf](#)



The United Auburn Indian Community thanks you for your commitment to consultation for the following project:

AC Hotel by Marriott

You will find a copy of your consultation submission attached for your records.

Our Tribal Historic Preservation Department will review the project and respond as soon as possible. If you need to speak with someone regarding the project or your submission, please contact the Tribal Office at (530) 883-2390.

The United Auburn Indian Community is now accepting electronic consultation requests and project notifications. To learn more, [click here](#).

**This is an automated email. Replies to this address will not be received.

Nothing in this e-mail is intended to constitute an electronic signature for purposes of the Electronic Signatures in Global and National Commerce Act (E-Sign Act), 15, U.S.C. §§ 7001 to 7006 or the Uniform Electronic Transactions Act of any state or the federal government unless a specific statement to the contrary is included in this e-mail.

From: [Anna Starkey](#)
To: ["Josh Kinkade"](#)
Cc: [Shannon Joy](#)
Subject: AB52: AC Hotel by Marriott Project
Date: Wednesday, February 9, 2022 4:01:06 PM
Attachments: [image001.png](#)
[UAIC TCR Chapter Recommendations - NO TCRs Identified.pdf](#)
[3_UnanticipatedDiscoveries.pdf](#)

Good afternoon,

Thank you for the notification and opportunity to consult on the AC Hotel project. We've reviewed the project location and did not find any areas of oral history, sacred lands, or other culturally sensitive areas of concern in or near the project area. There are a few CHRIS sites recorded in the general area though.

What is the archaeological recommendations for this project? Will any subsurface testing be recommended?

I've attached our standard Unanticipated Discoveries mitigation measure and our recommendations for the TCR chapter. Unless indigenous cultural resources are identified through the cultural resources study, I believe that we can close consultation if you are in agreement. If any are discovered, we will need to reassess the need to consult.

Thank you,
Anna Starkey

*Please submit all project notifications through our online form. **Bookmark this link!***

<https://auburnrancheria.com/programs-services/tribal-preservation/submit-agency-notification/>



Nothing in this e-mail is intended to constitute an electronic signature for purposes of the Electronic Signatures in Global and National Commerce Act (E-Sign Act), 15, U.S.C. §§ 7001 to 7006 or the Uniform Electronic Transactions Act of any state or the federal government unless a specific statement to the contrary is included in this e-mail.

From: [Anna Starkey](#)
To: ["Josh Kinkade"](#)
Cc: [Shannon Joy](#)
Subject: RE: AB52: AC Hotel by Marriott Project
Date: Wednesday, March 23, 2022 11:56:04 AM
Attachments: [image001.png](#)

Good afternoon,
I'm following up on the email below. Are there any updates?
Thank you,
Anna

From: Anna Starkey
Sent: Wednesday, February 9, 2022 4:01 PM
To: 'Josh Kinkade' <jkinkade@folsom.ca.us>
Cc: 'Shannon Joy' <sjoy@ecorpconsulting.com>
Subject: AB52: AC Hotel by Marriott Project

Good afternoon,
Thank you for the notification and opportunity to consult on the AC Hotel project. We've reviewed the project location and did not find any areas of oral history, sacred lands, or other culturally sensitive areas of concern in or near the project area. There are a few CHRIS sites recorded in the general area though.

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Thank you,
Anna Starkey

*Please submit all project notifications through our online form. **Bookmark this link!***
<https://auburnrancheria.com/programs-services/tribal-preservation/submit-agency-notification/>

From: [Lisa Westwood](#)
To: [Anna Starkey](#)
Cc: [Josh Kinkade](#); [Robert Edgerton \(RobertE@helixepi.com\)](#); [Shannon Joy](#)
Subject: RE: AB52: AC Hotel by Marriott Project
Date: Friday, March 25, 2022 1:30:00 PM
Attachments: [image001.png](#)
[image002.gif](#)

Hi Anna-

I tried to use your system but it wouldn't allow me to upload due to file size. So I tinkered with the permissions and here is another link. If this doesn't work, I'll stick the huge file on a flash drive and have it dropped off at tribal HQ for you.

 [3925.pdf](#)

Lisa Westwood, RPA ♦ **Vice President** ♦ **Director of Cultural Resources** ♦ **ECORP Consulting, Inc.**
California Small Business for Public Works (SB-PW)

lwestwood@ecorpconsulting.com ♦ Phone: 916.782.9100 ♦ Cell: 916.316.1456 ♦ Direct: 916.251.5137
Rocklin ♦ Redlands ♦ Santa Ana ♦ San Diego ♦ Chico ♦ Flagstaff, AZ ♦ Santa Fe, NM

From: Anna Starkey <astarkey@auburnrancheria.com>
Sent: Friday, March 25, 2022 1:13 PM
To: Lisa Westwood <Lwestwood@ecorpconsulting.com>
Cc: Josh Kinkade <jkinkade@folsom.ca.us>; Robert Edgerton (RobertE@helixepi.com) <roberte@helixepi.com>; Shannon Joy <sjoy@ecorpconsulting.com>
Subject: RE: AB52: AC Hotel by Marriott Project

Looks like our online submittal is up to 50 mb.

<https://auburnrancheria.com/programs-services/tribal-preservation/submit-agency-notification/>

I will double check to see if we have that report number as we just got an update of the NCIC records via the THPO agreement.

Anna

From: Lisa Westwood <Lwestwood@ecorpconsulting.com>
Sent: Friday, March 25, 2022 1:07 PM
To: Anna Starkey <astarkey@auburnrancheria.com>
Cc: Josh Kinkade <jkinkade@folsom.ca.us>; Robert Edgerton (RobertE@helixepi.com) <roberte@helixepi.com>; Shannon Joy <sjoy@ecorpconsulting.com>
Subject: RE: AB52: AC Hotel by Marriott Project

Hi Anna,

I'm sorry that the link didn't work for you; does your online submittal system have the ability to accept the file? It's gigantic, and can't be emailed as a result.

Lisa Westwood, RPA ◆ **Vice President** ◆ **Director of Cultural Resources** ◆ **ECORP Consulting, Inc.**
California Small Business for Public Works (SB-PW)

lwestwood@ecorpconsulting.com ◆ Phone: 916.782.9100 ◆ Cell: 916.316.1456 ◆ Direct: 916.251.5137
Rocklin ◆ Redlands ◆ Santa Ana ◆ San Diego ◆ Chico ◆ Flagstaff, AZ ◆ Santa Fe, NM

From: Anna Starkey <astarkey@auburnrancheria.com>
Sent: Friday, March 25, 2022 12:37 PM
To: Lisa Westwood <Lwestwood@ecorpconsulting.com>
Cc: Josh Kinkade <jkinkade@folsom.ca.us>; Robert Edgerton (RobertE@helixepi.com)
<roberte@helixepi.com>; Shannon Joy <sjoy@ecorpconsulting.com>
Subject: RE: AB52: AC Hotel by Marriott Project


Good afternoon,
The link didn't work for some reason. See attached message.
Thank you for the additional information. I will get back to you with any questions and the lead agency with our recommendations.

Kind regards,
Anna

From: Lisa Westwood <Lwestwood@ecorpconsulting.com>
Sent: Friday, March 25, 2022 11:50 AM
To: Anna Starkey <astarkey@auburnrancheria.com>
Cc: Josh Kinkade <jkinkade@folsom.ca.us>; Robert Edgerton (RobertE@helixepi.com)
<roberte@helixepi.com>; Shannon Joy <sjoy@ecorpconsulting.com>
Subject: AB52: AC Hotel by Marriott Project

Anna,

At the request of the City of Folsom, I am transmitting a copy of the cultural resources inventory report that HELIX obtained from the North Central Information Center. The report at the following link had been prepared as part of the approvals for the original development of the parcel.

 [3925.pdf](#)

After the development was approved and then built (grading of this part of the development began in approximately 2007), this parcel, which is currently proposed for redevelopment into an AC Hotel, was paved over and used as a parking lot and remains as such to this day. The study was performed before the property was paved and did not identify any cultural resources within the project footprint. If you have any questions or have problems accessing the report, please let us know.

Thank you!

Lisa Westwood

Registered Professional Archaeologist 11692

Vice President

Director of Cultural Resources

ECORP Consulting, Inc.



California Small Business for Public Works (SB-PW)

2525 Warren Drive, Rocklin, California 95677

Phone: 916.782.9100 ♦ Cell: 916.316.1456 ♦ Direct: 916.251.5137

westwood@ecorpconsulting.com ♦ www.ecorpconsulting.com

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From: [Lisa Westwood](#)
To: [Anna Starkey](#)
Cc: [Josh Kinkade](#); [Robert Edgerton \(RobertE@helixepi.com\)](#); [Shannon Joy](#)
Subject: RE: AB52: AC Hotel by Marriott Project
Date: Monday, March 28, 2022 10:31:00 AM
Attachments: [image001.png](#)
[image002.gif](#)

Hi Anna,

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Click link to see the grading plans for reference. [19084 Grading Plan](#)

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From: Lisa Westwood

Sent: Friday, March 25, 2022 3:58 PM

To: Anna Starkey <astarkey@auburnrancheria.com>

Cc: Josh Kinkade <jkinkade@folsom.ca.us>; Robert Edgerton (RobertE@helixepi.com) <roberte@helixepi.com>; Shannon Joy <sjoy@ecorpconsulting.com>

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<https://auburnrancheria.com/programs-services/tribal-preservation/submit-agency-notification/>

I will double check to see if we have that report number as we just got an update of the NCIC records via the THPO agreement.

Anna

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Subject: RE: AB52: AC Hotel by Marriott Project

Good afternoon,

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Thank you for the additional information. I will get back to you with any questions and the


lead agency with our recommendations.

Kind regards,
Anna

From: Lisa Westwood <Lwestwood@ecorpconsulting.com>
Sent: Friday, March 25, 2022 11:50 AM
To: Anna Starkey <astarkey@auburnrancheria.com>
Cc: Josh Kinkade <jkinkade@folsom.ca.us>; Robert Edgerton (RobertE@helixepi.com) <roberte@helixepi.com>; Shannon Joy <sjoy@ecorpconsulting.com>
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Thank you!

Lisa Westwood

Registered Professional Archaeologist 11692
Vice President
Director of Cultural Resources
ECORP Consulting, Inc.



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From: [Josh Kinkade](#)
To: [Lisa Westwood](#); [Anna Starkey](#)
Cc: [Robert Edgerton \(RobertE@helixepi.com\)](#); [Shannon Joy](#)
Subject: RE: AB52: AC Hotel by Marriott Project
Date: Tuesday, April 5, 2022 11:19:06 AM
Attachments: [image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.jpg](#)
[image008.png](#)
[image009.gif](#)

Anna,

We are in agreement with this. As such, this closes the consultation on this project.

Thanks,

Josh Kinkade
Associate Planner

Community Development Department
50 Natoma Street, Folsom, CA 95630
O: 916.461.6209



 www.folsom.ca.us



From: Lisa Westwood <Lwestwood@ecorpconsulting.com>
Sent: Tuesday, April 5, 2022 10:54 AM
To: Anna Starkey <astarkey@auburnrancheria.com>
Cc: Josh Kinkade <jkinkade@folsom.ca.us>; Robert Edgerton (RobertE@helixepi.com) <roberte@helixepi.com>; Shannon Joy <sjoy@ecorpconsulting.com>
Subject: RE: AB52: AC Hotel by Marriott Project

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you, Anna, I appreciate this.

Lisa

From: Anna Starkey <astarkey@auburnrancheria.com>

Sent: Tuesday, April 5, 2022 10:50 AM

To: Lisa Westwood <Lwestwood@ecorpconsulting.com>

Cc: Josh Kinkade <jkinkade@folsom.ca.us>; Robert Edgerton (RobertE@helixepi.com) <roberte@helixepi.com>; Shannon Joy <sjoy@ecorpconsulting.com>

Subject: RE: AB52: AC Hotel by Marriott Project

Good morning,

Thank you for following up. We've been very busy lately and its easy for emails to fall off my radar.

Knowing that the area is primarily fill is very helpful. With that in mind, please include our standard unanticipated discoveries measures and consider including our recommendations for the Tribal Cultural Resources chapter of the CEQA document.

If you (the lead agency) are in agreement, consultation can be closed for this project.

Thank you,

Anna

From: Lisa Westwood <Lwestwood@ecorpconsulting.com>

Sent: Tuesday, April 5, 2022 9:58 AM

To: Anna Starkey <astarkey@auburnrancheria.com>

Cc: Josh Kinkade <jkinkade@folsom.ca.us>; Robert Edgerton (RobertE@helixepi.com) <roberte@helixepi.com>; Shannon Joy <sjoy@ecorpconsulting.com>

Subject: RE: AB52: AC Hotel by Marriott Project

Hi Anna,

I wanted to check in with you to see if you had any questions on the information that the City provided below, and if you can provide your final comments and recommendations for city consideration, as they are finalizing their CEQA document now. Thank you!

Lisa

From: Lisa Westwood

Sent: Monday, March 28, 2022 10:32 AM

To: Anna Starkey <astarkey@auburnrancheria.com>

Cc: Josh Kinkade <jkinkade@folsom.ca.us>; Robert Edgerton (RobertE@helixepi.com) <roberte@helixepi.com>; Shannon Joy <sjoy@ecorpconsulting.com>

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Tribal Cultural Resources Unanticipated Discoveries

The following mitigation measure¹ is intended to address the evaluation and treatment of inadvertent/unanticipated discoveries of potential tribal cultural resources (TCRs), archaeological, or cultural resources during a project's ground disturbing activities.

If any suspected TCRs are discovered during ground disturbing construction activities, all work shall cease within 100 feet of the find, or an agreed upon distance based on the project area and nature of the find. A Tribal Representative from a California Native American tribe that is traditionally and culturally affiliated with a geographic area shall be immediately notified and shall determine if the find is a TCR (PRC §21074). The Tribal Representative will make recommendations for further evaluation and treatment as necessary.

When avoidance is infeasible, preservation in place is the preferred option for mitigation of TCRs under CEQA and UAIC protocols, and every effort shall be made to preserve the resources in place, including through project redesign, if feasible. Culturally appropriate treatment may be, but is not limited to, processing materials for reburial, minimizing handling of cultural objects, leaving objects in place within the landscape, or returning objects to a location within the project area where they will not be subject to future impacts. Permanent curation of TCRs will not take place unless approved in writing by UAIC or by the California Native American Tribe that is traditionally and culturally affiliated with the project area.

The contractor shall implement any measures deemed by the CEQA lead agency to be necessary and feasible to preserve in place, avoid, or minimize impacts to the resource, including, but not limited to, facilitating the appropriate tribal treatment of the find, as necessary. Treatment that preserves or restores the cultural character and integrity of a TCR may include Tribal Monitoring, culturally appropriate recovery of cultural objects, and reburial of cultural objects or cultural soil.

Work at the discovery location cannot resume until all necessary investigation and evaluation of the discovery under the requirements of the CEQA, including AB52, have been satisfied.



¹ Proposed Mitigation Measure includes suggested template language to assist lead CEQA agencies, and their consultants, in understanding the Tribe's policies and expectations. All measures are subject to periodic review and change by the consulting Tribe to reflect best practices and to be worded on a project scope and site specific basis.

Recommendations for the Tribal Cultural Resources Chapter

UAIC provides the following recommendations to all lead agencies to assist with the quality and accuracy of the Tribal Cultural Resources Chapter in your CEQA documents. We are providing these recommendations because we have engaged in AB52 Tribal consultation for your project and want the chapter to accurately reflect the Tribal Historic Preservation Department methods of identification, preservation of tribal cultural resources, and the inclusion of contemporary Tribal community context. Italicized recommendations below can be copy and pasted into your CEQA document or be re-written in such a way that the context and meaning stays the same.

1. UAIC has provided to you (or will provide) our recommendations and mitigation measures for the TCR chapter for this project. We ask that the Cultural Resources chapter and mitigation measures that address historic, cultural, or archaeological resources are not combined with the TCR chapter and mitigation measures. These two chapters should be separate and distinct from each other. In other words, Cultural Resources mitigation measures should not be copied and pasted as TCR mitigation measures. This is because **Tribal values and knowledge** identify, evaluate, protect, and provide treatment recommendations and stewardship of TCRs. Archaeological values apply to archaeological resources, which are discussed in the cultural resources chapter. Separating the chapters positions Tribes in a contemporary context, especially when consulting under AB 52 (see No. 3 below).
2. The following text should be included in the methods section in the TCR chapter. The purpose is to demonstrate how UAIC identifies TCRs. If a UAIC Tribal Representative conducted a project site visit to identify Tribal resources, that should also be included in the paragraph below (the need for project site visits is determined on a project-by-project basis). Note, archaeologists do not possess the expertise to identify, evaluate and provide treatment recommendations for TCRs (PRC Section 21080.3.1 (a)):

UAIC conducted a records search for the identification of Tribal Cultural Resources for this project which included a review of pertinent literature and historic maps, and a records search using UAIC's Tribal Historic Information System (THRIS). UAIC's THRIS database is composed of UAIC's areas of oral history, ethnographic history, and places of cultural and religious significance, including UAIC Sacred Lands that are submitted to the Native American Heritage Commission (NAHC). The THRIS resources shown in this region also include previously recorded indigenous resources identified through the California Historic Resources Information System Center (CHRIS) as well as historic resources and survey data.

3. We recommend that the following paragraph be included in the TCR chapter background section, which discusses UAIC in an appropriate context, as the Maidu and Miwok people are a contemporary and thriving community.

The United Auburn Indian Community (UAIC) is a federally recognized Tribe comprised of both Miwok and Maidu (Nisenan) Tribal members who are traditionally and culturally affiliated with the project area. The Tribe has a deep spiritual, cultural, and physical ties to their ancestral land and are contemporary stewards of their culture and landscapes. The Tribal community represents a continuity and endurance of their ancestors by maintaining their connection to their history and culture. It is the Tribe's goal to ensure the preservation and continuance of their cultural heritage for current and future generations.

