

June 19, 2024
CHANGES/MODIFICATIONS TO
PLANNING COMMISSION AGENDA

Agenda Item No. 1

Walmart Addition (PDEV24-00143)

Revisions to Planning Commission Action

Move to approve the Planned Development Permit Modification application for the proposed project (PDEV24-00143) located at 1018 Riley Street, based on the below findings (Findings A-O) and subject to the attached conditions of approval (Conditions 1-~~5556~~), **modifying Conditions 12 and 14 to state that these conditions are only necessary if required by the City Engineer, and removing Conditions 25, 29, 30, 37, 40, 41, 52, and 56.**

Revisions to Conditions

Condition No. 12

If required by the City Engineer, pPrior to the issuance of any grading and/or building permit, the owner/applicant shall have a geotechnical report prepared by an appropriately licensed engineer that includes an analysis of site suitability, proposed foundation design for all proposed structures, and roadway and pavement design. The applicant shall be required to construct any necessary drainage facilities identified in this report to ensure this requirement is met.

Condition No. 14

If required by the City Engineer, tThe owner/applicant shall submit water, sewer and drainage studies to the satisfaction of the Community Development Department and provide sanitary sewer, water and storm drainage improvements with corresponding easements and quit claims, as necessary, in accordance with these studies and the current edition of the *City of Folsom Standard Construction Specifications* and the *Design and Procedures Manual and Improvement Standards*.

Condition No. 25

~~The project is required to demonstrate compliance with the Sacramento Stormwater Quality Partnership's Stormwater Quality Design Manual with respect to treatment controls including full trash capture control.~~

Condition No. 29

~~Erosion and sedimentation control measures shall be incorporated into construction plans. These measures shall conform to the City of Folsom requirements and the County of Sacramento *Erosion and Sedimentation Control Standards and Specifications* current edition and as directed by the Community Development Department.~~

Condition No. 30

~~Prior to issuance of grading permits, the owner/applicant shall obtain coverage under the State Water Resources Control Board General Permit for Discharges of Storm Water Associated with Construction Activity (Order 2009-0009-DWQ), including preparation and submittal of a project-specific Storm Water Pollution Prevention Plan (SWPPP) at the time the Notice of Intent (NOI) is filed. The project applicant shall also prepare and submit any other necessary erosion and sediment control and engineering plans and specifications for pollution prevention and control to the City of Folsom.~~

Condition No. 37

~~Paving shall be completed as soon as is practicable to reduce the time that bare surfaces and soils are exposed. In areas where construction is delayed for an extended period of time, the ground shall be revegetated to minimize the generation of dust.~~

Condition No. 40

~~All new structures shall utilize certified cool roofs. The California Energy Commission's Title 24, Part 6, suggests an aged solar reflectance of at least 0.63 for low-sloped roofs and at least 0.20 for steep-sloped roofs, and a minimum thermal emittance of 0.75.~~

Condition No. 41

~~All new pavements shall have an albedo of at least 0.25-0.5.~~

Condition No. 52

~~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.~~

Condition No. 56

~~Waste generated from customers either leaving belongings behind or abandoning their storage unit shall be hauled off individually. This waste shall not be disposed of in the waste bins located adjacent to the project site. The applicant shall either use the City of Folsom or one of the City's approved private haulers for this service.~~