

CITY OF
FOLSOM
DISTINCTIVE BY NATURE

PLANNING COMMISSION AGENDA
February 6, 2019
CITY COUNCIL CHAMBERS
6:30 p.m.
50 Natoma Street
Folsom, California 95630

CALL TO ORDER PLANNING COMMISSION: Eileen Reynolds, Daniel West, Kevin Duetel, Barbara Leary, Jennifer Lane, Kevin Mallory, Chair Justin Raithel

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

PLEDGE OF ALLEGIANCE

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

MINUTES

The minutes of December 5, 2018 will be presented for approval.

Oath of Office Administered to Eileen Reynolds, Daniel West, Kevin Duetel, and Barbara Leary

NEW BUSINESS

1. PN 18-362, 170 Iron Point Road McDonald's Restaurant Remodel – Commercial Design Review and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from Mike Yao for Commercial Design Review approval for an exterior remodel of an existing McDonald's restaurant located at 170 Iron Point Road. The zoning classification for the site is C-3 PD and the General Plan land-use designation is RCC. The project is categorically exempt under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Assistant Planner, Josh Kinkade / Applicant: Mike Yao)**

2. PN 19-002, Creekside Drive Surgery Center Entitlement Extension

A Public Hearing to consider a request from Katz Kirkpatrick Properties for approval of a Planned Development Permit Extension for development of the Creekside Drive Surgery Center on an

undeveloped 1.91-acre parcel located at the southeast corner of the intersection of East Bidwell Street and Creekside Drive. The zoning classification for the site is BP PD and the General Plan land-use designation is PO. The project was previously determined to be categorically exempt from the California Environmental Quality Act (CEQA) under Section 15332 of the CEQA Guidelines, In-Fill Development Projects. **(Project Planner: Principal Planner, Steve Banks / Applicant: Katz Kirkpatrick Properties)**

3. PN 18-410, Iron Point Retirement Community Entitlement Extension

A Public Hearing to consider a request from TCG Development, LLC for approval of a Planned Development Permit Extension and Conditional Use Permit Extension for development of the Iron Point Retirement Community on an undeveloped 4.68 parcel located on the south side of Iron Point Road between Broadstone Parkway and Rowberry Drive. The zoning classification for the site is BP PD and the General Plan land-use designation is CC. A Mitigated Negative Declaration and Mitigation Monitoring Program were previously approved for the Iron Point Retirement Community Project (PN 15-139) project on January 26, 2016 in accordance with the California Environmental Quality Act (CEQA). **(Project Planner: Principal Planner, Steve Banks / Applicant: TCG Development, LLC)**

Election of Chair and Vice Chair

Nomination of Two Planning Commissioners to the Historic District Commission

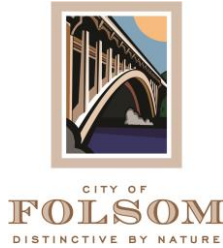
PLANNING COMMISSION / PLANNING MANAGER REPORT

The next Planning Commission meeting is scheduled for **February 20, 2018**. 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 kmullett@folsom.ca.us. Requests must be made as early as possible and at least two-full business days before the start of the meeting.

NOTICE REGARDING CHALLENGES TO DECISIONS

The appeal period for Planning Commission Action: Any appeal of a Planning Commission action must be filed, in writing with the City Clerk's Office no later than ten (10) days from the date of the action pursuant to Resolution No. 8081. Pursuant to all applicable laws and regulations, including without limitation, California Government Code Section 65009 and or California Public Resources Code Section 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the City at, or prior to, the public hearing



**PLANNING COMMISSION MINUTES
December 5, 2018
CITY COUNCIL CHAMBERS
6:30 P.M.
50 Natoma Street
Folsom, CA 95630**

CALL TO ORDER PLANNING COMMISSION: Kevin Duewel, Jennifer Lane, Kevin Mallory, Ross Jackson, Aaron Ralls, Vice Chair John Arnaz, Chair Justin Raithel

ABSENT: None

CITIZEN COMMUNICATION: None

MINUTES: The minutes of November 7, 2018 were approved as submitted.

NEW BUSINESS

1. PN 18-347 Russell Ranch Clubhouse Design Review

A Public Hearing to consider a request from The New Home Company for Design Review approval for six structures: a 2,505 square-foot, single-story clubhouse as well as a 2,858 square foot pool house, a 196 square-foot bar pavilion, and three shade structures totaling 1,500 square-feet; located on a 3.4 acre lot in the northeast area of Phase 1 of the previously approved Russell Ranch Subdivision project. The zoning classification for the site is SP, the General Plan land-use designation is P, and the Folsom Plan Area Specific Plan Land-Use designation for the site is P. An Environmental Impact Report has previously been certified for the Russell Ranch Subdivision project on May 15, 2015 by the City Council in accordance with the requirements of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Principal Planner, Desmond Parrington / Applicant: The New Home Company)**

COMMISSIONER DUEWEL MOVED TO APPROVE THE DESIGN REVIEW APPLICATION FOR THE RUSSELL RANCH CLUBHOUSE PROJECT AS ILLUSTRATED ON ATTACHMENTS 2 THROUGH 8 WITH THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDINGS C-E, DESIGN REVIEW FINDINGS F-H, AND CONDITIONS OF APPROVAL NO. 1-15.

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

AYES: DUEWEL, LANE, JACKSON, ARNAZ, RAITHEL
NOES: NONE
ABSTAIN: RALLS
ABSENT: MALLORY

2. PN 18-363, Iron Horse Tavern Commercial Design Review and Determination that the Project is Exempt from CEQA

A Public Hearing to consider a request from HMR Architects for Commercial Design Review approval for development of a 6,171-square-foot, single-story restaurant pad building (Building 100) on an undeveloped .26-acre parcel within the Palladio at Broadstone Shopping Center located at 100 Palladio Parkway. The zoning classification for the site is C-3 PD and the General Plan land-use designation is RCC. The project is categorically exempt under Section 15303 New Construction or Conversion of Small Structures of the California Environmental Quality Act (CEQA) Guidelines. **(Project Planner: Principal Planner, Steve Banks / Applicant: HMR Architects)**

COMMISSIONER ARNAZ MOVED TO APPROVE COMMERCIAL DESIGN REVIEW FOR DEVELOPMENT OF A 6,171-SQUARE-FOOT, SINGLE-STORY RESTAURANT PAD BUILDING (BUILDING 100) WITHIN THE PALLADIO AT BROADSTONE SHOPPING CENTER AS ILLUSTRATED ON ATTACHMENTS 2 THROUGH 7 WITH THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDINGS C-E, DESIGN REVIEW FINDINGS F-H, AND CONDITIONS OF APPROVAL NO. 1-32.

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

AYES: DUEWEL, LANE, JACKSON, RALLS, ARNAZ, RAITHEL
NOES: NONE
ABSTAIN: NONE
ABSENT: MALLORY

PLANNING MANAGER REPORT

None

RESPECTFULLY SUBMITTED,

Kelly Mullett, SENIOR OFFICE ASSISTANT

APPROVED:

Justin Raithel, CHAIRMAN



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 1
Type: Public Hearing
Date: February 6, 2019

Planning Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: McDonald's Restaurant Remodel
File #: PN-18-362
Request: Commercial Design Review
Location: 170 Iron Point Road
Parcel(s): 072-0840-045
Staff Contact: Josh Kinkade, Assistant Planner, 916-461-6209
jkinkade@folsom.ca.us

Property Owner

Name: Brian McCarthy (McDonald's Corp)
Address: 2999 Oak Road,
Walnut Creek, CA 94597

Applicant

Name: Mike Yao
Address: 4240 East Jurupa St.
Suite 402, Ontario, CA 91761

Recommendation: Conduct a public hearing and upon conclusion recommend approval of a Commercial Design Review application for a period of two years (until February 6, 2021) for a remodel of an existing McDonald's restaurant located at 170 Iron Point Road (PN 18-362) subject to the findings and conditions of approval attached to this report.

Project Summary: The proposed project includes remodeling of the exterior façade, revisions to the roof parapet, removal and replacement of awnings, removal of an existing trellis, and a new paint scheme for an existing 4,190-square-foot McDonald's Restaurant building at 170 Iron Point Road. No site improvements, landscaping or additional building square footage are proposed as part of this project.

Table of Contents:

- 1 - Description/Analysis
- 2 - Background
- 3 - Proposed Findings of Fact and Conditions of Approval
- 4 - Vicinity Map
- 5 - Site Plan and Floor Plan, dated August 28, 2018
- 6 - Existing and Proposed Elevations, dated August 28, 2018
- 7 - Color Elevations, Dated January 1, 2019
- 8 - Approved Building Elevations and Color Palette for the Folsom Premium Outlets
- 9 - Site Photographs



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AGENDA ITEM NO. 1
Type: Public Hearing
Date: February 6, 2019

Submitted,

A handwritten signature in blue ink, appearing to read "Ram Johns", written over a horizontal line.

RAM JOHNS
Community Development Director

ATTACHMENT 1 DESCRIPTION/ANALYSIS

APPLICANT'S PROPOSAL

The applicant, Mike Yao, is requesting Commercial Design Review approval for façade alterations to the existing 4,190-square-foot McDonald's Restaurant at 170 Iron Point Road (see Attachments 5 through 7). It is important to note that the façade modification is an exterior design change and that no additional interior square footage is being added. The proposed remodel includes:

- Removal of the existing pitched roof, cornice system, parapet, canopies and trellis system
- Painting the existing stucco three shades of beige, with dark grey accents
- Adding 2x2 aluminum battens on all four elevations, painted brown
- Adding a pre-finished aluminum canopy fascia system around the building, painted white and grey, with yellow accents
- Installation of new light fixtures and accent lighting.
- Painting the existing trash/recycling enclosure to match the proposed base color of the main building

POLICY/RULE

The Folsom Municipal Code (FMC) requires that Design Review applications for significant exterior modifications to existing office, industrial, and commercial structures be forwarded to the Planning Commission for final action. Application review for the Planning Commission is covered by Section 17.06.030 of the Folsom Municipal Code.

ANALYSIS

Architecture/Design

The McDonald's Restaurant building, which is a single-story 4,190-square-foot pad building, features a contemporary design and includes an enclosed children's playland. The existing building consists of stucco finish colored dark red and white, red ceramic tile wainscoting, red tile roofing, white cloth awnings and red trellis over the drive-thru lane. Existing elevations are shown in Attachment 6 and photographs of the existing building are shown in Attachment 9. As mentioned previously, the applicant is proposing to remove the existing pitched roof, cornice system, parapet, canopies and trellis system from the building, and creating a new flat roof system with a metal fascia, and adding 2x2 brown aluminum battens, a pre-finished aluminum canopy fascia and new lighting around the building. The building will also be re-painted three shades of beige

with dark grey accents. See Attachment 7 for proposed color elevations of the building.

In reviewing the applicant's proposed façade modifications and minor site improvements, staff took into consideration a variety of factors including; compliance with the Natoma Station Design Guidelines (NSDG), consistency with the approved building elevations and color palette for the Folsom Premium Outlets, and compatibility with the existing buildings in the Folsom Premium Outlets. The NSDG, which were approved by the Planning Commission in 1989, established development criteria at a project-wide level to ensure a unified and quality environment within the context of the Natoma Station Master Plan. The NSDG were written with the following general goals in mind:

- Achieve market appeal through a well-designed development
- Ensure economic feasibility and viability in the current market
- Establish a consistent, recognizable design theme

The NSDG are also intended to address the various type of building type/product design (multi-tenant retail, freestanding commercial, hotels and motels, etc.) that are expected to occur in the Natoma Station Planned Development area. In relation to the subject project, the NSDG established standards for architecture and design as well as for development of freestanding commercial buildings. Masonry is encouraged as the primary building material. Concrete and buildings forms should be of simple geometry with traditional rectangular forms. With respect to exterior building colors, the NSDG state that "bright colors should be limited to signs, doors, window trim, and other detailing related to pedestrian areas." It should be noted that the Design Guidelines also articulate that single tenant buildings may have more individual expression and that food establishments in particular may often be developed with a theme related to the corporate identity of the chain.

In reviewing the applicant's request within the context of consistency with the NSDG, the proposal complies with the requirements. The building modifications proposed include the use of concrete or stucco finishes and rectangular forms of simple geometry. The color palette proposed blends with the existing and previously approved earth tone colors of the Folsom Premium Outlets while allowing for individual corporate identity. Staff concluded that the proposal meets the relevant design requirements of the NSDG.

As mentioned previously within this report, the Folsom Premium Outlets project (which was approved in various phases from 1989 to 1996), included approved building elevations and an approved color palette (see Attachment 8). The approved building elevations and color palette comprise a variety of colors that are fairly muted in tone including: mustard-brown, terra-cotta, yellow, green, and grey. Staff has determined that the primary building colors and proposed architectural design of the McDonald's Restaurant building is consistent with the approved color palette and elevations of the

existing Folsom Premium Outlets Shopping Center.

Trash/Recycling Enclosure

The proposed project includes utilization of an existing trash/recycling enclosure which is located on the northeast side of the existing restaurant building. The applicant proposes to paint the enclosure to match the proposed base color of the main building. Staff supports this proposal.

Signage

The applicant is not proposing any modifications to or additional signage in conjunction with this particular Commercial Design Review application. All future signs for the project will be required to comply with the Folsom Municipal Code. Condition No. 11 is included to reflect this requirement.

Landscaping

Existing site landscaping includes a combination of trees, shrubs, and groundcover located in a landscape buffers adjacent to Iron Point Road and within landscape planters situated throughout the parking lot area. The applicant is not proposing to install any new landscaping with this project. All existing site landscaping will remain.

Lighting and Energy Conservation

The applicant is subject to the California Energy Standards as stated in Title 24 of the Uniform Building Code. The exterior building lighting will be required to achieve energy-efficient standards and the lighting will also need to be equipped with a timer or photo condenser. Condition No. 12 is included to reflect this requirement. Condition No. 12 also mandates that all exterior lighting be directed downward.

ENVIRONMENTAL REVIEW

The project is categorically exempt under Section 15301 Existing Facilities of the California Environmental Quality Act (CEQA). 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(s) in this case.

RECOMMENDATION/PLANNING COMMISSION ACTION

Move to approve Commercial Design Review for façade alterations and new exterior paint colors for the existing 4,190-square-foot McDonald's restaurant building located at 170 Iron Point Road, as illustrated on Attachments 5 through 7, with the findings and conditions of approval included as Attachment 3 to this report.

**ATTACHMENT 2
BACKGROUND**

BACKGROUND

On April 24, 1989, the Planning Commission approved a Planned Development Permit for Phase I of the Folsom Premium Outlets project, which included development of 106,790 square feet of retail-commercial tenant space. On January 22, 1990, the Planning Commission approved a Planned Development Permit for Phase II of the Folsom Premium Outlets project, which included development of an additional 102,290 square-feet of retail-commercial tenant space and a 4,000-square-foot pad on Natoma Station Drive. On June 5, 1996, the Planning Commission approved a Planned Development Permit for Phase III of the Folsom Premium Outlets project, which included development of another 111,880 square feet of retail-commercial tenant space and relocation of a previously approved pad site from Natoma Station Drive to Iron Point Road.

On August 21, 1996, the Planning Commission approved a Planned Development Permit for development of a 4,190-square-foot McDonald's Restaurant with drive-through on the Pad 1 location off Iron Point Road within the Folsom Premium Outlets Shopping Center. The proposal included a 2,873-square-foot restaurant and an additional 1,317-square-foot, fully enclosed indoor playland. The McDonald's Restaurant was subsequently constructed and received final building department inspection and approval on April 23, 1999.

On May 1, 2013 the Planning Commission approved a Design Review for façade alterations, exterior paint colors, and concrete sidewalk upgrades to the restaurant, which were constructed later that year.

GENERAL PLAN DESIGNATION	RCC (Regional Commercial Center)
ZONING	C-3 PD (General Commercial, Planned Development District)
ADJACENT LAND USES/ZONING	North: Folsom Premium Outlets (C-3 PD with Natoma Station Drive Beyond South: Iron Point Road (C-3 PD) with U.S. Highway 50 Beyond East: Folsom Premium Outlets (C-3 PD) with Ingersoll Way Beyond West: Folsom Boulevard with Open Space (OSC) Beyond

SITE CHARACTERISTICS

The project site is fully developed with a 4,190-square-foot commercial building (McDonald's Restaurant) and associated site improvements including a trash enclosure, parking, lighting and landscaping

APPLICABLE CODES

FMC 17.06, Design Review
FMC 17.22, Commercial Land Uses
Natoma Station Design Guidelines

ATTACHMENT 3

PROPOSED FINDINGS OF FACT AND CONDITIONS OF APPROVAL

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).
- 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.

DESIGN REVIEW FINDINGS

- F. THE PROPOSED PROJECT COMPLIES WITH THE INTENT AND PURPOSES OF THE GENERAL PLAN, CHAPTER 17.38 (PLANNED DEVELOPMENT DISTRICT) OF THE FOLSOM MUNICIPAL CODE, AND ALL APPLICABLE ORDINANCES OF THE CITY.
- G. THE PROPOSED PROJECT CONFORMS WITH THE NATOMA STATION PLANNED DEVELOPMENT PERMIT AND THE NATOMA STATION DESIGN GUIDELINES.
- H. THE PROPOSED PROJECT IS COMPATIBLE WITH BUILDING MATERIALS, TEXTURES, AND COLORS OF SURROUNDING DEVELOPMENT AND PROVIDES CONSISTENCY WITH THE GENERAL DESIGN THEME OF THE NEIGHBORHOOD.

CONDITIONS OF APPROVAL FOR MCDONALD'S COMMERCIAL DESIGN REVIEW (PN 18-362)			
170 IRON POINT ROAD			
Mitigation Measure	Condition/Mitigation Measure	When Required	Responsible Department
1.	<p>The applicant shall submit final site development plans to the Community Development Department that shall substantially conform to the exhibits referenced below:</p> <ul style="list-style-type: none"> • Site Plan, dated August 28, 2018 • Floor Plans, dated August 28, 2018 • Elevations, dated August 28, 2018 • Color Renderings, dated January 1, 2019 <p>This project approval is for a McDonald's Restaurant Commercial Design Review, which includes façade alterations and new exterior paint colors to an existing 4,190-square-foot building at 170 Iron Point Rd., as shown on the above-referenced plans. Modifications may be made to the above-referenced plans to respond to site-specific conditions of approval as set forth herein.</p>	B	CD (P)(E)
2.	<p>Building plans and any required civil engineering plans shall be submitted to the Community Development Department for review and approval to ensure conformance with this approval and with relevant codes, policies, standards and other requirements of the City of Folsom.</p>	B	CD (P)(E)(B)
3.	<p>The project approval granted under this staff report shall remain in effect for two years from final date of approval (February 6, 2021). Failure to obtain the relevant building (or other) permits within this time period, without the subsequent extension of this approval, shall result in the termination of this approval.</p>	B	CD (P)

CONDITIONS OF APPROVAL FOR MCDONALD'S COMMERCIAL DESIGN REVIEW (PN 18-362)			
170 IRON POINT ROAD			
Mitigation Measure	Condition/Mitigation Measure	When Required	Responsible Department
4.	<p>The owner/applicant shall defend, indemnify, and hold harmless the City and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul any approval by the City or any of its agencies, departments, commissions, agents, officers, employees, or legislative body concerning the project. The City will promptly notify the owner/applicant of any such claim, action or proceeding, and will cooperate fully in the defense. The City may, within its unlimited discretion, participate in the defense of any such claim, action or proceeding if both of the following occur:</p> <ul style="list-style-type: none"> • The City bears its own attorney's fees and costs; and • The City defends the claim, action or proceeding in good faith <p>The owner/applicant shall not be required to pay or perform any settlement of such claim, action or proceeding unless the settlement is approved by the owner/applicant.</p>	OG	CD (P)(E)(B) PW, PR, FD, PD
DEVELOPMENT COSTS AND FEE REQUIREMENTS			
5.	The owner/applicant shall pay all applicable taxes, fees and charges at the rate and amount in effect at the time such taxes, fees and charges become due and payable.	B	CD (P)(E)
6.	The City, at its sole discretion, may utilize the services of outside legal counsel to assist in the implementation of this project, including, but not limited to, drafting, reviewing and/or revising agreements and/or other documentation for the project. If the City utilizes the services of such outside legal counsel, the applicant shall reimburse the City for all outside legal fees and costs incurred by the City for such services. The applicant may be required, at the sole discretion of the City Attorney, to submit a deposit to the City for these services prior to initiation of the services. The applicant shall be responsible for reimbursement to the City for the services regardless of whether a deposit is required.	B	CD (P) (E)
7.	If the City utilizes the services of consultants to prepare special studies or provide specialized design review or inspection services for the project, the applicant shall reimburse the City for actual costs it incurs in utilizing these services, including administrative costs for City personnel. A deposit for these services shall be provided prior to initiating review of the Final Map, improvement plans, or beginning inspection, whichever is applicable.	B	CD (P)(E)

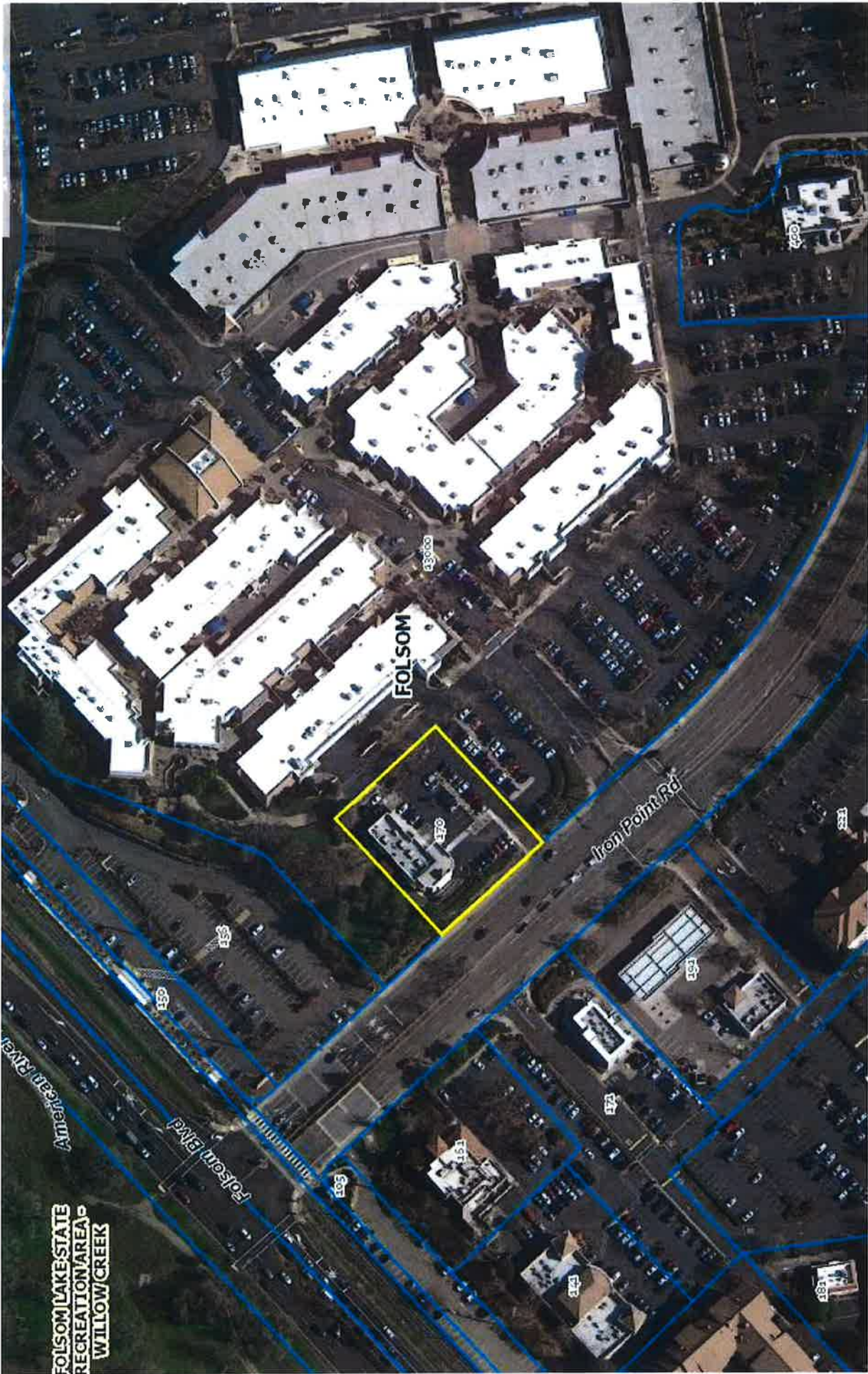
CONDITIONS OF APPROVAL FOR MCDONALD'S COMMERCIAL DESIGN REVIEW (PN 18-362)			
170 IRON POINT ROAD			
Mitigation Measure	Condition/Mitigation Measure	When Required	Responsible Department
8.	This project shall be subject to all applicable City-wide development impact fees, unless exempt by previous agreement. This project shall be subject to all applicable City-wide development impact fees in effect at such time that a building permit is issued. These fees may include, but are not limited to, fees for fire protection, park facilities, park equipment, Quimby, Humbug-Willow Creek Parkway, Light Rail, TSM, capital facilities and traffic impacts. The 90-day protest period for all fees, dedications, reservations, or other exactions imposed on this project has begun. The fees shall be calculated at the fee rate in effect at the time of building permit issuance.	B	CD (P)(E), PW, PK
9.	If applicable, the owner/applicant shall pay off any existing assessments against the property, or file necessary segregation request and pay applicable fees.	B	CD (E)
10.	The owner/applicant agrees to pay to the Folsom-Cordova Unified School District the maximum fee authorized by law for the construction and/or reconstruction of school facilities. The applicable fee shall be the fee established by the School District that is in effect at the time of the issuance of a building permit. Specifically, the owner/applicant agrees to pay any and all fees and charges and comply with any and all dedications or other requirements authorized under Section 17620 of the Education Code; Chapter 4.7 (commencing with Section 65970) of the Government Code; and Sections 65995, 65995.5 and 65995.7 of the Government Code.	B	CD (P)
SITE DEVELOPMENT REQUIREMENTS			
11.	All signs for the project shall comply with the sign regulations established by Section 17.59 of the Folsom Municipal Code.	B	CD (P)
12.	The exterior lighting shall be limited to downward-facing lighting attached to the building. Lighting shall be designed to be directed downward onto the project site and away from adjacent properties and public rights-of-way. Lighting shall be equipped with a timer or photo condenser.	B	CD (P)
ARCHITECTURE/DESIGN REQUIREMENTS			
13.	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 to the satisfaction of the Community Development Director.	B	CD (P)

CONDITIONS OF APPROVAL FOR MCDONALD'S COMMERCIAL DESIGN REVIEW (PN 18-362)			
170 IRON POINT ROAD			
Mitigation Measure	Condition/Mitigation Measure	When Required	Responsible Department
14.	The owner/applicant shall obtain an encroachment permit for any work conducted in the public right-of-way prior to issuance of a Building Permit.	B	CD (E)
NOISE REQUIREMENT			
15.	Compliance with Noise Control Ordinance and General Plan Noise Element shall be required. Hours of construction operation shall be limited from 7:00 a.m. to 6:00 p.m. on weekdays and 8:00 a.m. to 5:00 p.m. on Saturdays. Construction equipment shall be muffled and shrouded to minimize noise levels.	B	CD (P)(E)
FIRE DEPARTMENT REQUIREMENTS			
16.	Approved building address numbers shall be placed near the main entrance on the building in such a position as to be plainly visible and legible from the street fronting the property. Numbers shall be either externally or internally-illuminated on a lighting circuit powered dusk to dawn and the color shall contrast with their background. The size of the address numbers shall be a minimum of 10 inches. Plans and specifications must be submitted and approved by the City of Folsom Fire Department prior to the start of construction.	B	FD
17.		B	FD

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

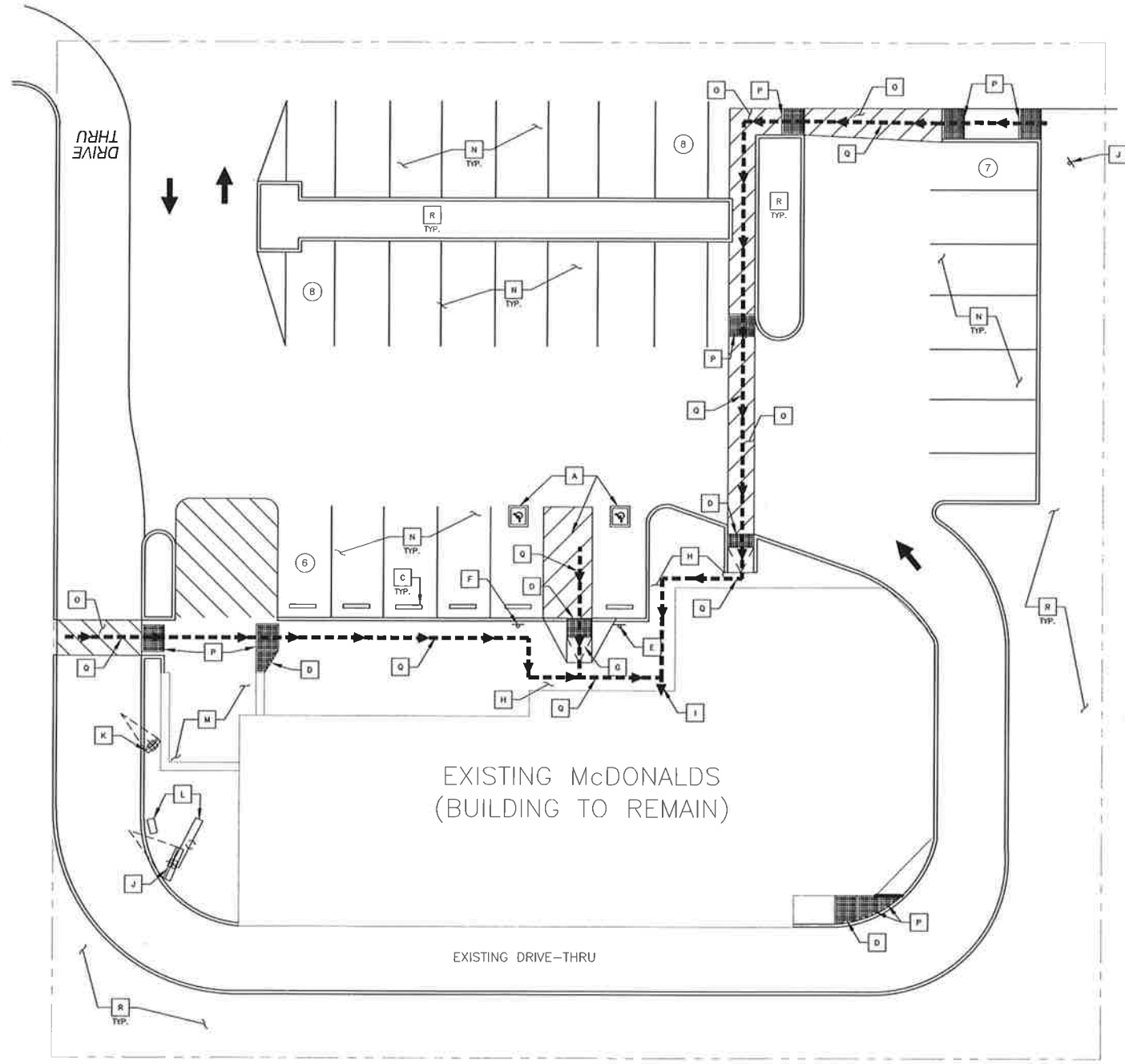
Planning Commission
McDonald's Restaurant Remodel (PN 18-362)
February 6, 2019

Attachment 4 Vicinity Map



Planning Commission
McDonald's Restaurant Remodel (PN 18-362)
February 6, 2019

Attachment 5
Site Plan and Floor Plan, dated August 28, 2018



IRON POINT RD.

LEGEND

← ACCESSIBLE PATH OF TRAVEL

⑦ PARKING COUNT

PARKING: 29 STALLS (EXISTING)

0 6 12 24FT

- KEY NOTES** (NOT ALL KEY NOTES MAY BE USED)
- A EXISTING ACCESSIBLE PARKING SPACES TO REMAIN.
 - B UPDATE TOW AWAY SIGN TO INCLUDE PROPER RECLAIM INFORMATION, SEE DETAIL ON SHEET SP2.0.
 - C EXISTING WHEELSTOP TO REMAIN.
 - D INSTALL NEW DETECTABLE WARNING DEVICE, SEE DETAIL ON SHEET SP2.0.
 - E EXISTING ACCESSIBLE PARKING SIGN TO REMAIN.
 - F EXISTING VAN ACCESSIBLE PARKING SIGN TO REMAIN.
 - G EXISTING ACCESSIBLE PERPENDICULAR CURB RAMP TO HAVE A MAXIMUM RUNNING SLOPE OF 8.33% OR LESS AND A MAXIMUM CROSS SLOPE MUST OF 2.0% OR LESS, SEE DETAIL ON SHEET SP2.0.
 - H EXISTING SIDEWALK TO HAVE A CROSS SLOPE OF 2% OR LESS.
 - I EXISTING DOOR LANDING TO HAVE SLOPES NO STEEPER THAN 2% IN ALL DIRECTIONS.
 - J NEW OUTDOOR DIGITAL MENU BOARD, REFER TO SHEET FD-1.
 - K NEW OUTDOOR DIGITAL PRESELL BOARD, REFER TO SHEET FD-1.
 - L REMOVE EXISTING DRIVE-THROUGH ORDER POINT MENU AND SPEAKER.
 - M EXISTING TRASH ENCLOSURE TO REMAIN; PAINT TO MATCH BASE COLOR
 - N EXISTING PARKING TO REMAIN.
 - O EXISTING ACCESSIBLE CROSSWALK TO REMAIN.
 - P EXISTING DETECTABLE WARNING DEVICE TO REMAIN.
 - Q EXISTING ACCESSIBLE PATH OF TRAVEL.
 - R EXISTING LANDSCAPE AREA TO REMAIN.

NORTH

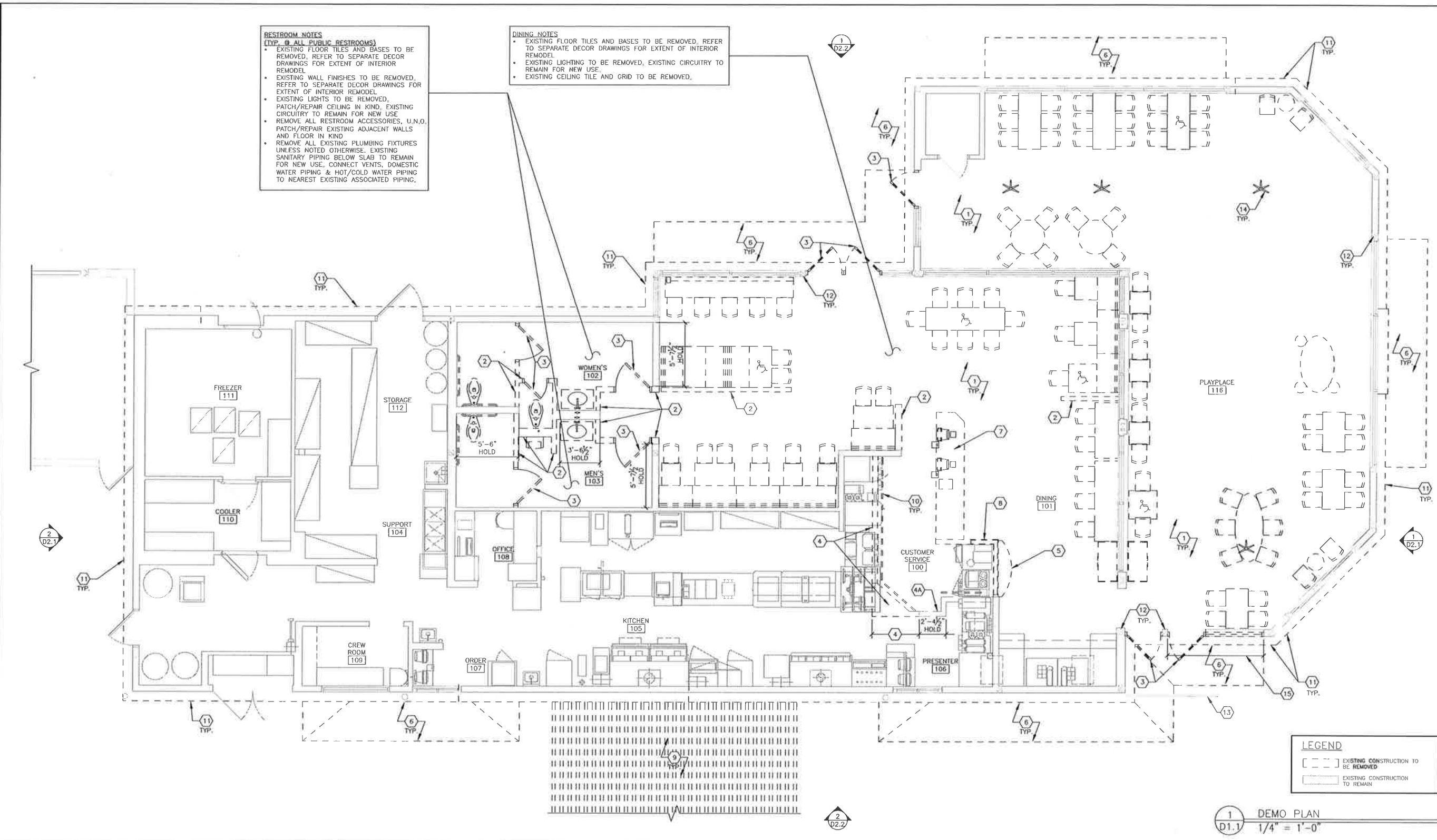
1
SP1.0

SITE PLAN
N.T.S.

SHEET NO.	TITLE	DATE	BY
004-3001	MRP - LOW VOLUME PROGRAM		
BB20	VERSION		
EXISTING WOOD WALL CONSTRUCTION			
EXISTING WOOD ROOF TRUSSES			
004-3001	SITE ADDRESS	170 IRON POINT ROAD, FOLSOM, CA 95630	
004-3001	C.S.P. PROJECT #	MCD-2378D	
DRAWN BY	BH		
STD ISSUE DATE	JULY 2018		
REVIEWED BY	Y.D		
DATE ISSUED	08/28/18		
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<p>PREPARED BY: CORE STATES GROUP</p> <p>LICENSED ARCHITECT ALEXANDER J. SUEZ C-30021 EX 8-31-19 SUEZ ARCHITECTS SUEZ ARCHITECTS SUEZ ARCHITECTS</p>			
REV	DATE	DESCRIPTION	BY

RESTROOM NOTES
 (TYP. @ ALL PUBLIC RESTROOMS)
 • EXISTING FLOOR TILES AND BASES TO BE REMOVED. REFER TO SEPARATE DECOR DRAWINGS FOR EXTENT OF INTERIOR REMODEL.
 • EXISTING WALL FINISHES TO BE REMOVED. REFER TO SEPARATE DECOR DRAWINGS FOR EXTENT OF INTERIOR REMODEL.
 • EXISTING LIGHTS TO BE REMOVED. PATCH/REPAIR CEILING IN KIND. EXISTING CIRCUITRY TO REMAIN FOR NEW USE.
 • REMOVE ALL RESTROOM ACCESSORIES, U.N.O.
 • PATCH/REPAIR EXISTING ADJACENT WALLS AND FLOOR IN KIND.
 • REMOVE ALL EXISTING PLUMBING FIXTURES UNLESS NOTED OTHERWISE. EXISTING SANITARY PIPING BELOW SLAB TO REMAIN FOR NEW USE. CONNECT VENTS, DOMESTIC WATER PIPING & HOT/COLD WATER PIPING TO NEAREST EXISTING ASSOCIATED PIPING.

DINING NOTES
 • EXISTING FLOOR TILES AND BASES TO BE REMOVED. REFER TO SEPARATE DECOR DRAWINGS FOR EXTENT OF INTERIOR REMODEL.
 • EXISTING LIGHTING TO BE REMOVED, EXISTING CIRCUITRY TO REMAIN FOR NEW USE.
 • EXISTING CEILING TILE AND GRID TO BE REMOVED.



LEGEND
 [---] EXISTING CONSTRUCTION TO BE REMOVED
 [---] EXISTING CONSTRUCTION TO REMAIN

1 DEMO PLAN
 D1.1 1/4" = 1'-0"

GENERAL NOTES

- REFER TO A1.1 FOR NEW PLAN CONFIGURATION. VERIFY ALL DIMENSIONS OF DEMOLITION WITH A1.1.
- SEE D2.1, DEMOLITION ELEVATIONS, FOR EXTENT OF EXTERIOR DEMOLITION.
- SEE SEPARATE CIVIL DRAWINGS FOR REQUIRED DEMOLITION AND MODIFICATIONS OF SIDEWALKS, CURB RAMPS, RAMPS, PARKING SPACES, VEHICULAR DRIVE-LANES, DRIVE-THRU LANES, TRASH CORRAL, LANDSCAPE, ETC.
- DIMENSIONS ARE TO FACE OF FINISH AND/OR TO COLUMN REFERENCE LINES, U.N.O.
- THESE DRAWINGS WERE PREPARED BASED ON INFORMATION OBTAINED FROM A SITE SURVEY. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS IN FIELD PRIOR TO DEMOLITION & NOTIFY THE ARCHITECT IN CASE OF DISCREPANCIES IMMEDIATELY. DEMOLITION IS TO BE EXECUTED SO AS NOT TO DISTURB EXISTING STRUCTURAL & ROOFING SYSTEMS, AND OTHER AREAS THAT ARE INTENDED TO REMAIN INTACT. VERIFY ALL CONSTRUCTION TO BE REMOVED THAT IS NOT INTEGRAL TO STRUCTURAL SYSTEM PRIOR TO DEMOLITION UNLESS NOTED.
- ALL DIMENSIONS SHOWN AS EXISTING SHOULD BE FIELD VERIFIED BY CONTRACTOR PRIOR TO DEMOLITION. VERIFY ALL DEMOLITION WORK W/ NEW CONSTRUCTION & INSTALLATION DRAWINGS PRIOR TO BEGINNING CONSTRUCTION.
- DEMOLITION CONTRACTOR TO COORDINATE & REVIEW ALL CONSTRUCTION DOCUMENTS & DETERMINE THE EXTENT OF DEMOLITION WORK & BECOME FAMILIAR WITH THEM THOROUGHLY BEFORE PERFORMING ANY DEMOLITION WORK. BY THE ACT OF STARTING DEMOLITION, THE CONTRACTOR WILL BE DEEMED TO HAVE COMPLIED WITH THE FOREGOING, TO HAVE ACCEPTED SUCH CONDITIONS, AND TO HAVE MADE THE NECESSARY ALLOWANCES IN PREPARING HIS BID.
- ELECTRICAL DEMOLITION NOTE: REFER TO ELECTRICAL DRAWINGS FOR DETAILED ELECTRICAL DEMOLITION NOTES.
- VERIFY DISPOSITION OF ALL FURNISHINGS, MILLWORK, LIGHTING FIXTURES, ETC. TO BE REMOVED W/ OWNER. ALL ITEMS TO BE DISPOSED SHALL BE DISPOSED OF OFF-SITE AND IN AN EXPEDITIOUS MANNER.
- ROOFING CONTRACTOR TO FIELD INSPECT EXISTING ROOF FOR WEATHER TIGHTNESS & PROPER DRAINAGE PRIOR TO BID. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF EXISTING ROOF CONDITION AND FOR INCLUDING ANY NECESSARY REPAIR COSTS IN BID.
- SANICUT & REMOVE EXISTING SLABS AS REQUIRED FOR PLUMBING, ELECTRICAL & KITCHEN DRAWINGS FOR ALL SANICUTS & TRENCHING WORK REQUIRED. ALL CONCRETE FLOOR WORK TO BE FINISHED FLUSH WITH EXISTING FLOOR. DOWEL NEW SLABS TO EXISTING W/ #4 REBAR @ 24" O.C. EACH SIDE (STAGGERED). REBAR TO EXTEND 6" INTO EXISTING SLAB &

- CROSS CUT OPENING. SECURE REBAR INTO EXISTING SLAB W/ EPOXY GROUT. REPLACE OR REPAIR ANY VAPOR BARRIERS DISTURBED DURING EXCAVATIONS.
- CONTRACTOR SHALL PROVIDE ALL TEMPORARY BRACING AS REQUIRED TO MAINTAIN STRUCTURAL STABILITY OF THE EXISTING STRUCTURE DURING ALL PHASES OF CONSTRUCTION.
- PROTECT FROM DAMAGE DURING CONSTRUCTION ALL EXISTING WALLS, FLOORS, CEILING, ETC. THAT ARE TO REMAIN. CONTRACTOR TO PATCH & REPAIR ANY DAMAGED PORTIONS OF THE EXISTING BUILDING AS REQUIRED TO MATCH THE EXISTING ADJACENT CONSTRUCTION & FINISHES.
- THIS PLAN INDICATES A GENERAL SCOPE OF WORK TO BE PERFORMED AND DOES NOT RELIEVE THE CONTRACTOR TO COMPLETE THE BUILDING MODIFICATIONS AS SHOWN AND REQUIRED BY THE CONTRACT DOCUMENTS, INCLUDING BUT NOT LIMITED TO PLUMBING, ELECTRICAL, & HVAC WORK.
- IF CONTRACTOR ENCOUNTERS ANY HAZARDOUS MATERIALS DURING DEMOLITION OR CONSTRUCTION, HE SHALL IMMEDIATELY SUSPEND WORK & NOTIFY THE MCDONALD'S AREA CONSTRUCTION MANAGER BEFORE PROCEEDING.
- ALL DEMOLITION SHALL BE CARRIED OUT IN A SAFE MANNER & IN STRICT ACCORDANCE WITH OSHA REGULATIONS.
- THE SUB-CONTRACTOR SHALL FIELD VERIFY THE EXTENT OF DEMOLITION.

THE WORK INCLUDES, BUT IS NOT LIMITED TO THE DEMOLITION AND REMOVAL OF ANY WALLS, COUNTERTOPS, FURNITURE, BULKHEADS, DOORS, PLUMBING, MECHANICAL AND ELECTRICAL ITEMS INCLUDING CONDUITS AND DUCTWORK AS SHOWN ON THE DRAWINGS OR AS REQUIRED TO COMPLETE THE INSTALLATION OF THE NEW WORK FOR A COMPLETE JOB.

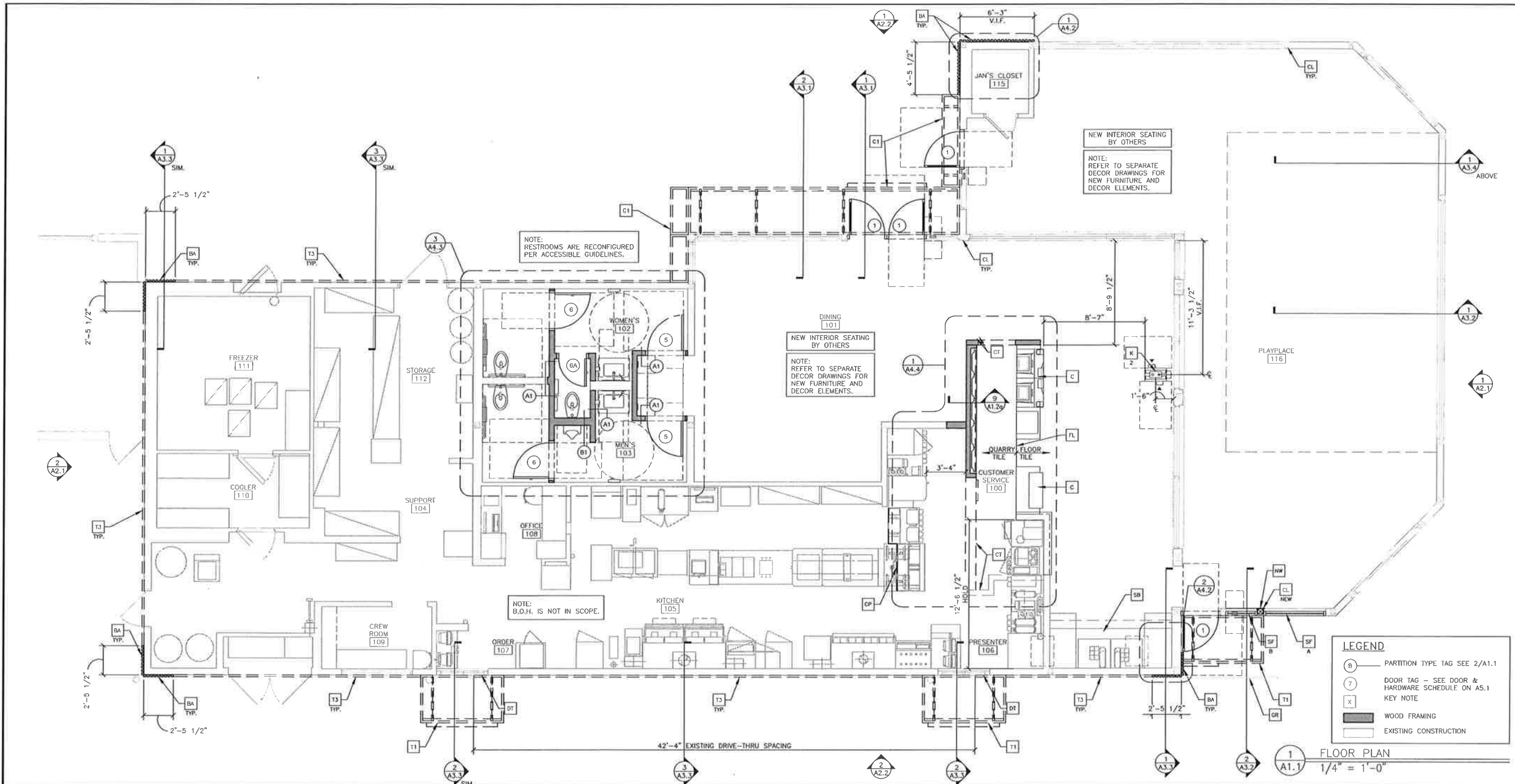
18. REMOVE ANY SINKS, WATER CLOSETS, URINALS, LAVATOIRES, FLOOR DRAINS, NOTED ON DRAWINGS AS WELL AS ALL ASSOCIATED PLUMBING ACCESSORIES. CAP, PLUG ALL ABANDONED SUPPLY & WASTE LINES. PATCH & SEAL ALL FLOOR PENETRATIONS. SEE MECHANICAL & PLUMBING DRAWINGS FOR DETAILED DEMOLITION NOTES.

19. WHEN UTILITIES ARE REMOVED, CAP & SEAL A MINIMUM OF 8" BELOW FINISH FLOOR OR A MINIMUM OF 6" ABOVE FINISH CEILING.

DEMOLITION KEYNOTES

- REMOVE EXISTING DECOR ELEMENTS. REFER TO SEPARATE DECOR DRAWINGS FOR EXTENT OF INTERIOR REMODEL.
- REMOVE EXISTING INTERIOR WALL PARTITION. PATCH/REPAIR ADJACENT INTERIOR FLOORS AND WALLS IN KIND.
- REMOVE EXISTING DOOR AND ALL ASSOCIATED HARDWARE.
- REMOVE EXISTING SOFFIT/BULKHEAD ABOVE.
- EXISTING SOFFIT/BULKHEAD TO REMAIN. SEE SHEET A1.2 FOR PROPOSED SCOPE.
- REMOVE EXISTING DECORATIVE SOFFIT/BULKHEAD ABOVE.
- REMOVE EXISTING CANOPY AND ALL ASSOCIATED HARDWARE. REFER TO WALL SECTIONS FOR EXTENT OF REMOVAL.
- REMOVE EXISTING COUNTER SYSTEM.
- REMOVE EXISTING MACFAC COUNTER AND WALL SYSTEM.
- REMOVE EXISTING EXTERIOR TRELIS SYSTEM.
- REMOVE EXISTING DIGITAL MENU BOARDS.
- REMOVE EXISTING CORNICE OVERHANG ABOVE. REFER TO WALL SECTION FOR EXTENT OF REMOVAL.
- EXISTING STRUCTURAL COLUMN TO REMAIN.
- EXISTING GUARDRAIL TO REMAIN.
- REMOVE EXISTING CEILING FAN.
- REMOVE EXISTING GLAZING PANEL AND STOREFRONT FRAMING.

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<p>DRYER BY: K. YERRY</p> <p>STD. ISSUE DATE: JULY 2018</p> <p>REVISION: Y.00</p> <p>DATE ISSUED: 08/28/18</p> <p>C.S.P. PROJECT #: MCD-23780</p>	<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REV	DATE	DESCRIPTION						
REV	DATE	DESCRIPTION								
<p>TITLE: MRP - LOW VOLUME PROGRAM</p> <p>VERSION: B520</p> <p>DESCRIPTION: EXISTING WOOD WALL CONSTRUCTION, EXISTING WOOD ROOF TRUSSES</p> <p>SITE ID: 004-3001</p> <p>SITE ADDRESS: 170 IRON POINT ROAD, FOLSOM, CA 95630</p>	<p>DATE: 08/28/18</p> <p>BY: [Signature]</p> <p>SCALE: 1/4" = 1'-0"</p> <p>SHEET NO: D1.1</p> <p>PROJECT NO: 004-3001</p> <p>PROGRAM: DEMOLITION PLAN</p>									



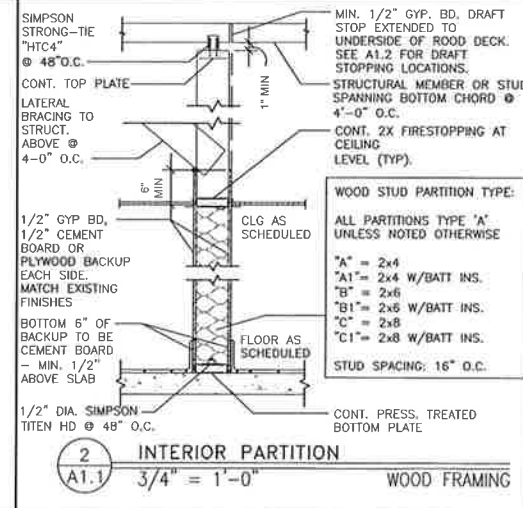
LEGEND

- (B) PARTITION TYPE TAG SEE 2/A1.1
- (7) DOOR TAG - SEE DOOR & HARDWARE SCHEDULE ON A5.1
- (X) KEY NOTE
- WOOD FRAMING
- EXISTING CONSTRUCTION

FLOOR PLAN
1/4" = 1'-0"

- GENERAL NOTES**
- ALL DIMENSIONS ARE TO OUTSIDE FACE OF SUBSTRATE OR MASONRY UNLESS OTHERWISE NOTED (FIN = FINISHED DIMENSION). INTERIOR DIMENSIONS ARE TO FACE OF GYPSUM BOARD. SEE EXTERIOR ELEVATIONS FOR WINDOW TYPES.
 - GC TO PROVIDE ADA SIGNAGE PACKAGE AND INSTALL SIGNS AT LOCATIONS AND POSITIONS INDICATED IN PACKAGE OR AS REQUIRED BY LOCAL CODES. SIGNAGE PACKAGE SUPPLIED BY:
FORREST PERMA-SIGN
9292 1ST STREET, BOX 588
NEW ROCHELLE, NY 10802
WWW.FORRESTPERMASIGNS.COM
(800)214-8765
 - MAXIMUM OCCUPANCY SIGN TO BE POSTED PER LOCAL CODE. SIGN FURNISHED AND INSTALLED BY GENERAL CONTRACTOR.
 - ALL FRAMING LUMBER (SILL PLATES) IN CONTACT WITH CONCRETE SLAB SHALL BE PRESSURE TREATED IN ACCORDANCE WITH IBC.
 - ADJUST ALL PEDESTRIAN ENTRY/EXIT DOOR CLOSERS TO A MAXIMUM OF 5lbs. OPENING/CLOSING FORCE. IN ADDITION, ADJUST CLOSERS TO ACHIEVE A CLOSING TIME OF 5 SECONDS FROM 90 DEGREES TO 12 DEGREES. IF NOT ACHIEVABLE, REPLACE DOOR CLOSER.
 - GC TO COORDINATE ALL REQUIRED BLOCKING FOR WALL HUNG EQUIPMENT, SHELVES, ETC. FOR PROPER INSTALLATION HEIGHTS.
 - ALL KITCHEN EQUIPMENT IS EXISTING TO REMAIN UNLESS NOTED OTHERWISE.
 - ALL HAND SINKS, VEGETABLE AND 3 COMP SINK ARE EXISTING TO REMAIN U.N.O.
 - GC TO COORDINATE THE REMOVAL AND RELOCATION OF THE KITCHEN EQUIPMENT WITH THE KES AND ACM.
 - REFERENCE THE KITCHEN PLANS FOR FINAL LOCATION OF THE KITCHEN EQUIPMENT.
 - GC TO COORDINATE ALL FINISHES WITH THE ACM.
 - PREPARE ALL EXPOSED SURFACES AND STRUCTURE FOR APPLICATION OF FINISH SUBSTRATE.
 - REMOVE ALL DEBRIS FROM BUILDING & SITE DISPOSE OF IN ACCORDANCE W/ STATE & LOCAL CODES.
 - PROVIDE TEMPORARY SUPPORT & BRACING AT ALL WALLS DURING DEMOLITION.
 - ALL NEW HAND SINK LOCATIONS SHALL HAVE CEMENT BOARD BACKING 48" IN HEIGHT A.F.F.
 - COORDINATE EXISTING AND NEW POWER PANEL LOCATIONS WITH ELECTRICAL DRAWINGS AND ACM.
 - ALL PLYWOOD SHALL BE FIRE RETARDANT TREATED.
 - CONTRACTOR TO COORDINATE WITH ACM, OWNER/OPERATOR AND KES REGARDING FINAL LOCATION OF RELOCATED AND NEW KITCHEN EQUIPMENT.

- KEYNOTES (NOT ALL KEY NOTES MAY BE USED)**
- BA ALUMINUM BATTENS BY B+N INDUSTRIES. SEE ELEVATIONS AND SECTIONS FOR REFERENCE.
 - C NEW MODULAR FRONT COUNTER BY OTHERS.
 - CI ALUMINUM CANOPY BY OTHERS, SEE A2 & A3 SERIES.
 - CT WALL TILE. COORDINATE WITH THE MCDONALD'S AREA CONSTRUCTION MANAGER FOR FINISHES.
 - CL EXISTING STRUCTURAL COLUMN TO REMAIN.
 - CP CURATED WALL PANEL.
 - DT EXISTING DRIVE-THRU WINDOW TO REMAIN.
 - FL FLOOR LINE - CHANGE IN MATERIAL.
 - GR EXISTING GUARDRAIL TO REMAIN; PAINT TO MATCH BUILDING BASE COLOR.
 - X ORDERING KIOSK COORDINATE THE EXACT LOCATION WITH THE MCDONALD'S AREA CONSTRUCTION MANAGER. REFERENCE THE KIOSK AND PUCK GUIDELINES ON SHEET GN1.D.
 - 2 DENOTES NUMBER OF KIOSKS.
 - NW NEW GYPSUM WALL BOARD (OR CEMENT BOARD) TO WRAP OVER COLUMN. PROVIDE CEMENT BOARD IF WALL TILE IS PROPOSED ON DECOR DRAWINGS.
 - SB EXISTING SELF SERVE BEVERAGE BAR TO REMAIN.
 - SF STOREFRONT SYSTEM TO MATCH EXISTING; SEE A2 SERIES FOR EXTERIOR ELEVATIONS & A5.1 FOR WINDOW TYPES.
 - 11 ALUMINUM TRELLIS SYSTEM ABOVE - SEE ROOF PLAN.
 - 13 ALUMINUM TRELLIS 2X8 WALL FASCIA ABOVE - SEE ROOF PLAN.



INTERIOR PARTITION
3/4" = 1'-0"
WOOD FRAMING

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DATE ISSUED: 08/28/18
 REVISION: Y.00
 SITE ADDRESS: 170 IRON POINT ROAD, FOLSOM, CA 95630
 C.S.G. PROJECT # MCD-23750

MRP - LOW VOLUME PROGRAM
 B200 VERSION
 EXISTING WOOD WALL CONSTRUCTION
 EXISTING WOOD ROOF TRUSSES

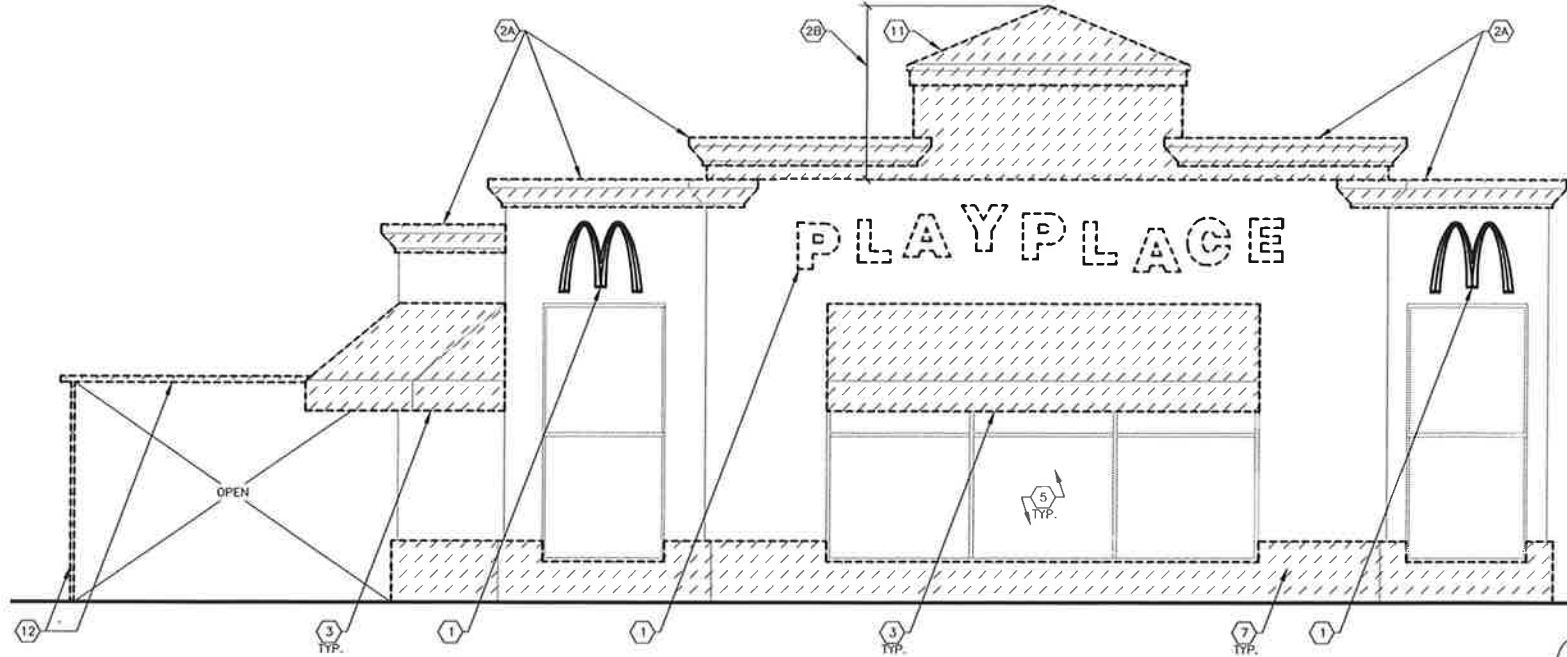
004-3001
A1.1
 FLOOR PLAN

NO.	REV.	DATE	DESCRIPTION	BY

Planning Commission
McDonald's Restaurant Remodel (PN 18-362)
February 6, 2019

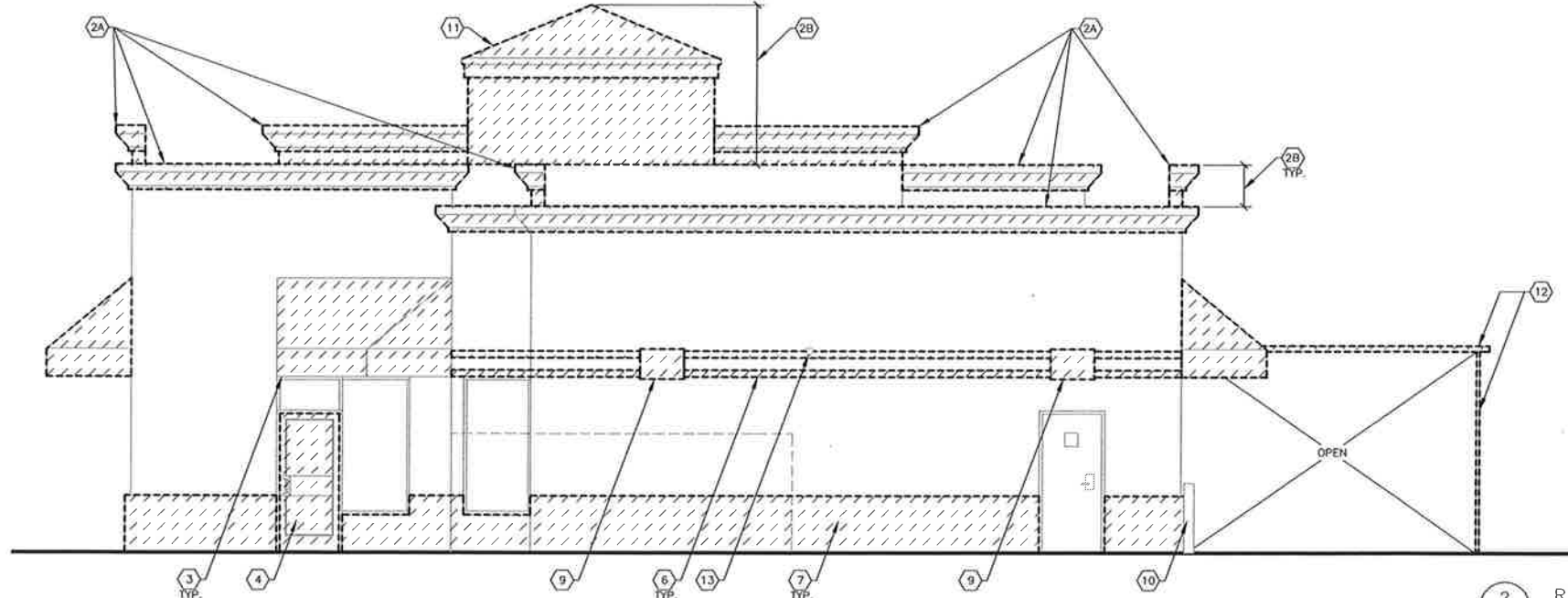
Attachment 6
Existing and Proposed Elevations dated
August 28, 2018

- T/ EXIST. ROOF
ELEV. +27'-8 1/2" (V.I.F.)
- T/ EXIST. PARAPET
ELEV. +21'-7" (V.I.F.)
- T/ EXIST. PARAPET
ELEV. +19'-7 1/2" (V.I.F.)
- T/ EXIST. PARAPET
ELEV. +17'-6" (V.I.F.)
- T/ EXIST. CANOPY
T/ EXIST. STOREFRONT
ELEV. +13'-10" (V.I.F.)
- B/ EXIST. CANOPY
ELEV. +8'-10 1/2" (V.I.F.)
- T/ EXIST. WAINSCOT
ELEV. +2'-10" (V.I.F.)
- B/ EXIST. STOREFRONT
ELEV. +1'-11" (V.I.F.)
- T/ EXIST. SLAB
ELEV. +0'-0"



1 FRONT ELEVATION
D2.1 1/4" = 1'-0"

- T/ EXIST. ROOF
ELEV. +27'-8 1/2" (V.I.F.)
- T/ EXIST. PARAPET
ELEV. +21'-7" (V.I.F.)
- T/ EXIST. PARAPET
ELEV. +19'-7 1/2" (V.I.F.)
- T/ EXIST. PARAPET
ELEV. +17'-6" (V.I.F.)
- T/ EXIST. CANOPY
ELEV. +13'-10" (V.I.F.)
- B/ EXIST. CANOPY
T/ EXIST. STOREFRONT
ELEV. +8'-10 1/2" (V.I.F.)
- T/ EXIST. WAINSCOT
ELEV. +2'-10" (V.I.F.)
- B/ EXIST. STOREFRONT
ELEV. +1'-11" (V.I.F.)
- T/ EXIST. SLAB
ELEV. +0'-0"



2 REAR ELEVATION
D2.1 1/4" = 1'-0"

DEMOLITION KEYNOTES

- 1 REMOVE EXISTING SIGNAGE
- 2A REMOVE EXISTING CORNICE SYSTEM BACK TO EXISTING SUBSTRATE. PATCH/REPAIR EXISTING SUBSTRATE DAMAGED FROM DEMOLITION IN KIND. REFER TO WALL SECTIONS FOR EXTENT OF REMOVAL.
- 2B REMOVE PORTION OF EXISTING PARAPET. ALIGN REMOVAL WITH PROPOSED PARAPET HEIGHT. SEE A2 AND A3 SERIES FOR MORE INFORMATION.
- 3 REMOVE EXISTING CANOPY AND ALL ASSOCIATED HARDWARE. PATCH/REPAIR EXISTING STUCCO DAMAGED FROM DEMOLITION IN KIND.
- 4 REMOVE EXISTING DOOR AND ALL ASSOCIATED HARDWARE.
- 5 REMOVE ALL LOGO STICKERS AND DECALS FROM ALL WINDOW, WALLS AND DOORS.
- 6 REMOVE EXISTING TRIM BOARD BACK TO EXISTING SUBSTRATE. PATCH/REPAIR EXISTING SUBSTRATE DAMAGED FROM DEMOLITION IN KIND.
- 7 REMOVE EXISTING TILE WAINSCOT BACK TO EXISTING SUBSTRATE. PATCH/REPAIR EXISTING SUBSTRATE DAMAGED FROM DEMOLITION IN KIND.
- 8 EXISTING GUARDRAIL TO REMAIN. PAINT TO MATCH BUILDING BASE COLOR.
- 9 REMOVE EXISTING LIGHT FIXTURE. EXISTING CIRCUITRY TO REMAIN FOR NEW USE.
- 10 EXISTING BOLLARD GUARD TO REMAIN.
- 11 REMOVE EXISTING PEINT ROOF.
- 12 REMOVE EXISTING EXTERIOR TRELLIS SYSTEM DOWN TO TOP OF SLAB. GRIND SMOOTH AND PATCH/REPAIR ADJACENT FLOOR AND WALL IN KIND.
- 13 EXISTING ROOF DRAIN OVERFLOW OPENING TO REMAIN.
- 14 REMOVE EXISTING GLAZING PANEL. EXISTING DT WINDOW FRAMING TO REMAIN.
- 15 REMOVE EXISTING GLAZING PANEL AND STOREFRONT FRAMING.

LEGEND

--- EXISTING CONSTRUCTION TO BE REMOVED

/// EXTENT OF EXISTING CONSTRUCTION TO BE REMOVED

□ EXISTING CONSTRUCTION TO REMAIN

REV	DATE	DESCRIPTION	BY



PREPARED BY:
CORE STATES GROUP
CONSULTANTS, INC.
445 East Iron Street
Suite 202
Folsom, CA 95630
www.corestates.com

PREPARED FOR:
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McDonald's USA, LLC
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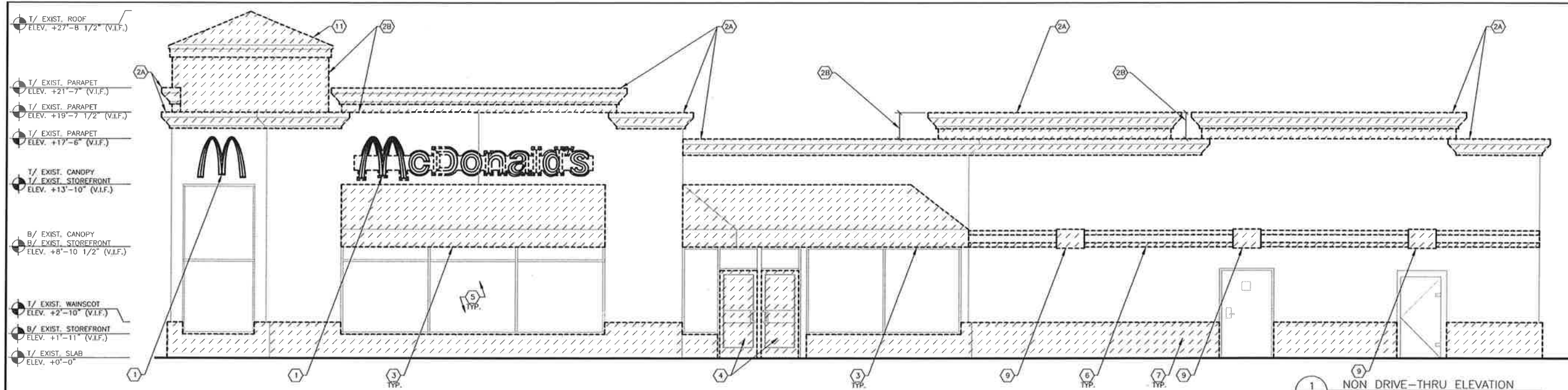
DRAWN BY: K-YERRY
STD ISSUE DATE: JULY 2018
REVIEWED BY: Y.DD
DATE ISSUED: 08/28/18
C.S.G. PROJECT #: MCD-23780

TITLE: MRP - LOW VOLUME PROGRAM
BB20 VERSION

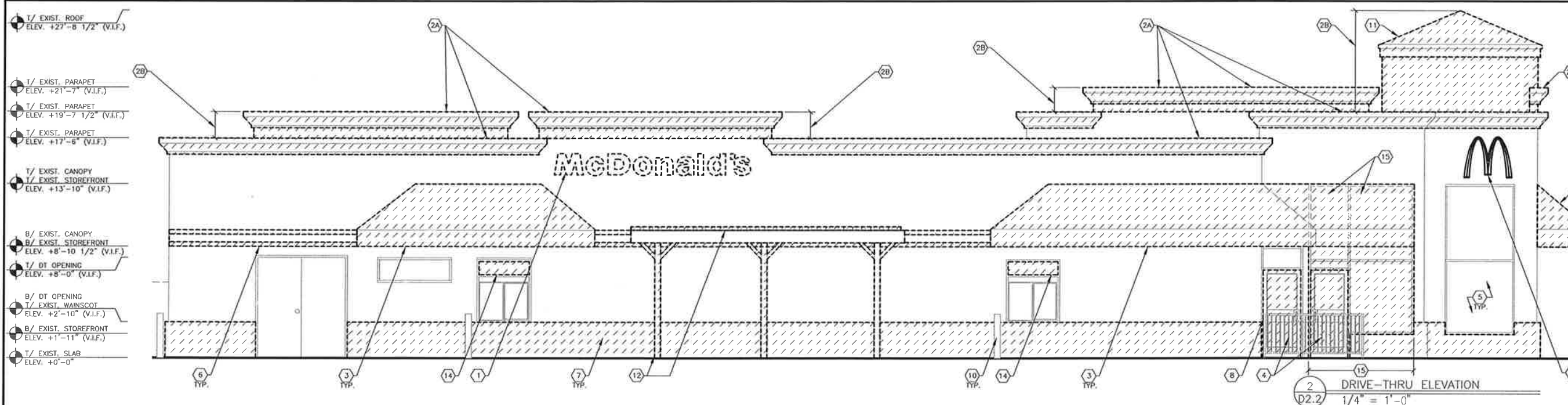
DESCRIPTION: EXISTING WOOD WALL CONSTRUCTION
EXISTING WOOD ROOF TRUSSES

SITE ADDRESS: 170 IRON POINT ROAD, FOLSOM, CA 95630

SHEET NO.: 004-3001
D2.1
DEMO. ELEVATIONS



1 NON DRIVE-THRU ELEVATION
D2.2 1/4" = 1'-0"

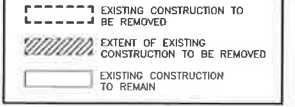


2 DRIVE-THRU ELEVATION
D2.2 1/4" = 1'-0"

DEMOLITION KEYNOTES

- 1 REMOVE EXISTING SIGNAGE
- 2A REMOVE EXISTING CORNICE SYSTEM BACK TO EXISTING SUBSTRATE. PATCH/REPAIR EXISTING SUBSTRATE DAMAGED FROM DEMOLITION IN KIND. REFER TO WALL SECTIONS FOR EXTENT OF REMOVAL.
- 2B REMOVE PORTION OF EXISTING PARAPET, ALIGN REMOVAL WITH PROPOSED PARAPET HEIGHT. SEE A2 AND A3 SERIES FOR MORE INFORMATION
- 3 REMOVE EXISTING CANOPY AND ALL ASSOCIATED HARDWARE. PATCH/REPAIR EXISTING STUCCO DAMAGED FROM DEMOLITION IN KIND
- 4 REMOVE EXISTING DOOR AND ALL ASSOCIATED HARDWARE
- 5 REMOVE ALL LOGO STICKERS AND DECALS FROM ALL WINDOW, WALLS AND DOORS
- 6 REMOVE EXISTING TRIM BOARD BACK TO EXISTING SUBSTRATE. PATCH/REPAIR EXISTING SUBSTRATE DAMAGED FROM DEMOLITION IN KIND
- 7 REMOVE EXISTING TILE WANSCOT BACK TO EXISTING SUBSTRATE. PATCH/REPAIR EXISTING SUBSTRATE DAMAGED FROM DEMOLITION IN KIND
- 8 EXISTING GUARDRAIL TO REMAIN, PAINT TO MATCH BUILDING BASE COLOR
- 9 REMOVE EXISTING LIGHT FIXTURE. EXISTING CIRCUITRY TO REMAIN FOR NEW USE
- 10 EXISTING BOLLARD GUARD TO REMAIN
- 11 REMOVE EXISTING PENIT ROOF
- 12 REMOVE EXISTING EXTERIOR TRELLIS SYSTEM DOWN TO TOP OF SLAB. GRIND SMOOTH AND PATCH/REPAIR ADJACENT FLOOR AND WALL IN KIND
- 13 EXISTING ROOF DRAIN OVERFLOW OPENING TO REMAIN
- 14 REMOVE EXISTING GLAZING PANEL. EXISTING DT WINDOW FRAMING TO REMAIN
- 15 REMOVE EXISTING GLAZING PANEL AND STOREFRONT FRAMING

LEGEND



LICENSED ARCHITECT
 ALEXANDRE J. SIKS
 C-30021
 2/4 8-31-19
 STATE OF CALIFORNIA
 9-11-18

PREPARED BY
CORE STATES GROUP
 CONSULTING INC.
 5425 East Imperial Street
 Suite 402
 San Diego, CA 92121
 www.corestatesgroup.com

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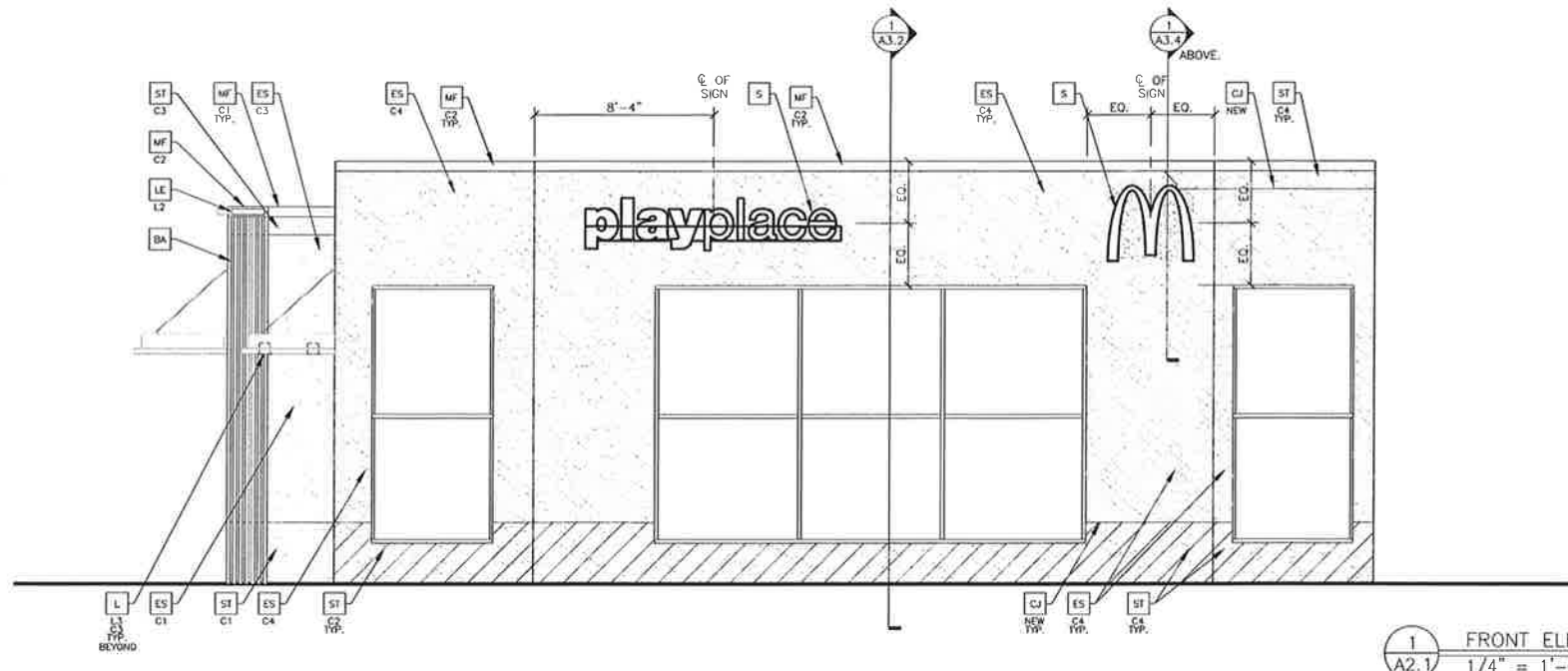
DRAWN BY
 K. YERRY
 STD ISSUE DATE
 JULY 2018
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 Y.OO
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 C.S.G. PROJECT #
 MCD-23780

TITLE
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 004-3001
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 170 IRON POINT ROAD, FOLSOM, CA 95630

SHEET NO.
D2.2
 DEMO. ELEVATIONS

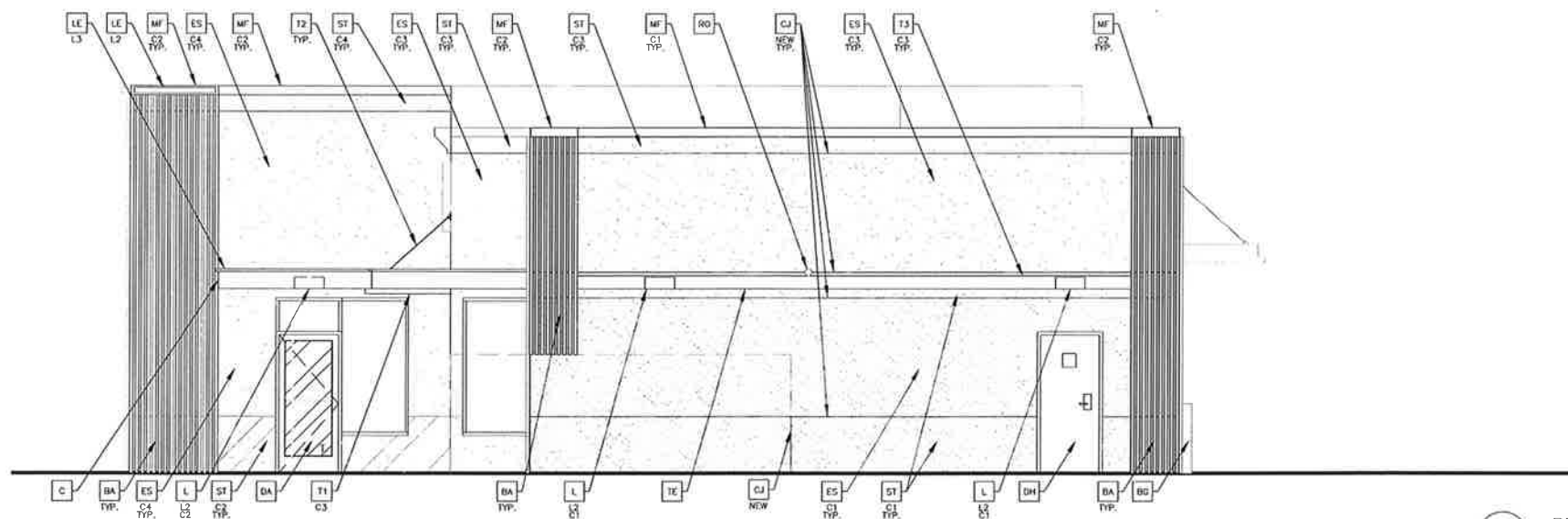
REV	DATE	DESCRIPTION	BY

- T/ PARAPET
ELEV. +19'-7 1/2" (V.I.F.)
- T/ PARAPET
ELEV. +17'-6" (V.I.F.)
- T/ EXIST. STOREFRONT
ELEV. +13'-10" (V.I.F.)
- B/ DT. TRELLIS
ELEV. +10'-11"
- B/ EXIST. STOREFRONT
ELEV. +1'-11" (V.I.F.)
- T/ EXIST. SLAB
ELEV. +0'-0"



1 FRONT ELEVATION
1/4" = 1'-0"

- T/ PARAPET
ELEV. +19'-7 1/2" (V.I.F.)
- T/ PARAPET
ELEV. +17'-6" (V.I.F.)
- B/ CANOPY
B/TRELLIS
ELEV. +9'-4"
- T/ EXIST. STOREFRONT
ELEV. +8'-10 1/2" (V.I.F.)
- B/ EXIST. STOREFRONT
ELEV. +1'-11" (V.I.F.)
- T/ EXIST. SLAB
ELEV. +0'-0"



2 REAR ELEVATION
1/4" = 1'-0"

SHOP DRAWINGS
SHOP DRAWING SUBMITTALS SHALL CONSIST OF A MINIMUM OF 2 COPIES OF EACH DRAWING.
SHOP DRAWINGS SHALL BE REVIEWED BY CONTRACTOR TO VERIFY THAT SUBMITTAL IS COMPLETE PRIOR TO SUBMITTING TO ARCHITECT. DRAWINGS CREATED BY THE ARCHITECT OF RECORD CANNOT BE REPRODUCED AND/OR USED AS A SHOP DRAWING SUBMITTAL.
SHOP DRAWING SUBMITTALS SHALL INCLUDE THE FOLLOWING:
1. STOREFRONT GLAZING SYSTEM
2. TRELLIS/CANOPY SYSTEM

COLOR SCHEME NOTE
G.C. TO CONFIRM COLOR SCHEME WITH PROJECT MANAGER & LEGAL SUBMISSION COLOR RENDERINGS PRIOR TO CONSTRUCTION. SEE CV SHEET FOR CONTACT INFO.

NOTES
1. STUCCO AND EIFS CONTROL JOINTS INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
2. ALIGN NEW STUCCO CONTROL JOINTS WITH EXISTING UNLESS OTHERWISE NOTED ON ELEVATION

COLOR SCHEME: 'STEEL'
(SEE ELEVATION KEYNOTES FOR MATERIALS AND COLOR SPECIFICATIONS)

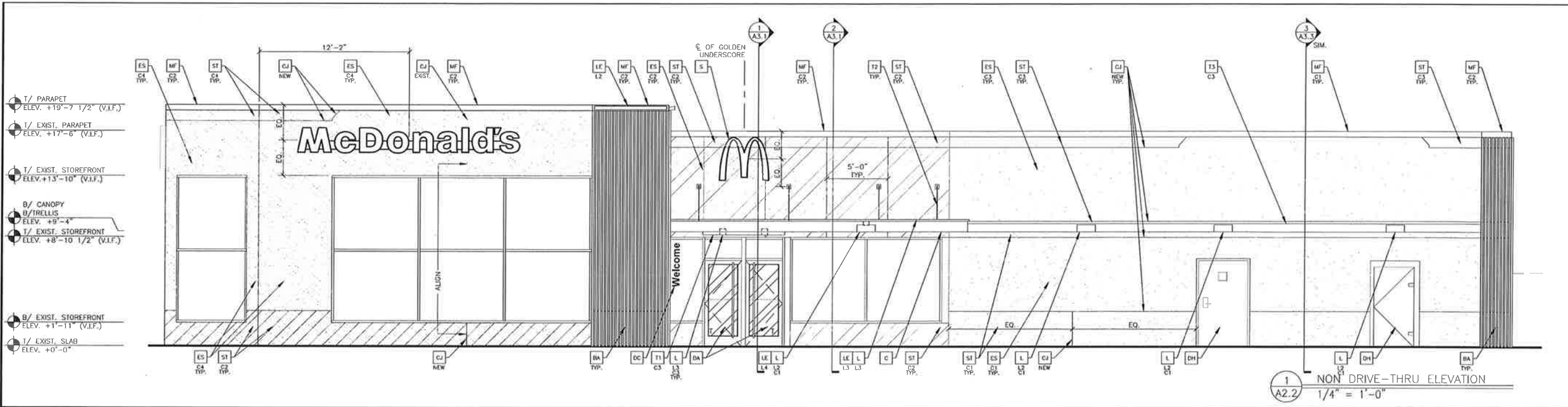
KEYNOTES

- BA 2"x2" ALUMINUM BATTENS FORTINA TLKS-5060
COLOR: TA-647 BY B+H INDUSTRIES ON FIBER CEMENT BACKER. COLOR: RAL 7022 ILLUMINATION BY NICHIA.
- BC PAINT EXISTING BOLLARD GUARD.
COLOR: SAFETY YELLOW
- C ALUMINUM CANOPY FASCIA SYSTEM
(COLOR: WHITE)
- CJ CONTROL JOINT
- DA ALUMINUM DOOR - REFER TO DOOR SCHEDULE FOR DETAILS
- DC DECAL BY GRAPHIC SUPPLIER SURFACE APPLIED FIXED INSTALLED, PRE-CUT, PRE-SURFACED (SUPPLIER PER REGION, VERIFY WITH ACM).
- DH EXISTING HOLLOW METAL DOOR - PAINT TO MATCH COLOR OF SURROUNDING MATERIAL
- ES EXISTING STUCCO TO BE PAINTED
- XX-COLOR:
C1 = SW 7019 GAUNTLET GRAY BY SHERWIN WILLIAMS
C2 = RAL 7022
C3 = SW 7018 DOVETAIL BY SHERWIN WILLIAMS
C4 = IRON MOUNTAIN 2134-30 BY BENJAMIN WOORE
- DH1 OUTLINE OF EXISTING GUARDRAIL - PAINT, COLOR TO MATCH BASE BUILDING COLOR
- L LIGHT FIXTURE - SEE ELECTRICAL
- L1-TYPE:
L1 = UP AND DOWN SCIENCE
L2 = DOWN ONLY SCIENCE
L3 = RECESSED DOWN FIXTURE
L4 = FLOOD LIGHT
- LE ACCENT LIGHTING - SEE ELECTRICAL
- L1-LED LIGHT:
L1 = UP AND DOWN FIXTURE
L2 = DOWN ONLY FIXTURE
L3 = INTEGRAL CANOPY FIXTURE
L4 = FLOOD LIGHT
- MF METAL FASCIA
PRE-FAB ANCHOR-TITE FASCIA
XX-COLOR:
C1 = CITYSCAPE
C2 = RAL 7022
- RO EXISTING ROOF DRAIN OVERFLOW OPENING TO REMAIN
- S McDONALD'S SIGNAGE
TYPE:
1-1 THRU 6 - SEE SIGNAGE PACKAGE
- ST STUCCO EXTERIOR FINISH
FINISH: HYDROPHOBIC / FINESSE
XX-COLOR:
C1 = SW 7019 GAUNTLET GRAY BY SHERWIN WILLIAMS
C2 = RAL 7022
C3 = SW 7018 DOVETAIL BY SHERWIN WILLIAMS
C4 = IRON MOUNTAIN 2134-30 BY BENJAMIN WOORE
- T TEMPERED GLASS
- TE OUTLINE OF EXISTING TRASH ENCLOSURE - PAINT TO MATCH ADJACENT BUILDING WALL COLOR.
- T1 ALUMINUM TRELLIS SYSTEM
XX-COLOR:
C1 = CHARCOAL
C2 = WHITE
C3 = GOLD
- T2 ALUMINUM TRELLIS TIE-BACK SYSTEM
COLOR = CHARCOAL
- T3 2X6 FASCIA BAND
COLOR = CITYSCAPE
- W1 EXISTING DRIVE-THRU WINDOW

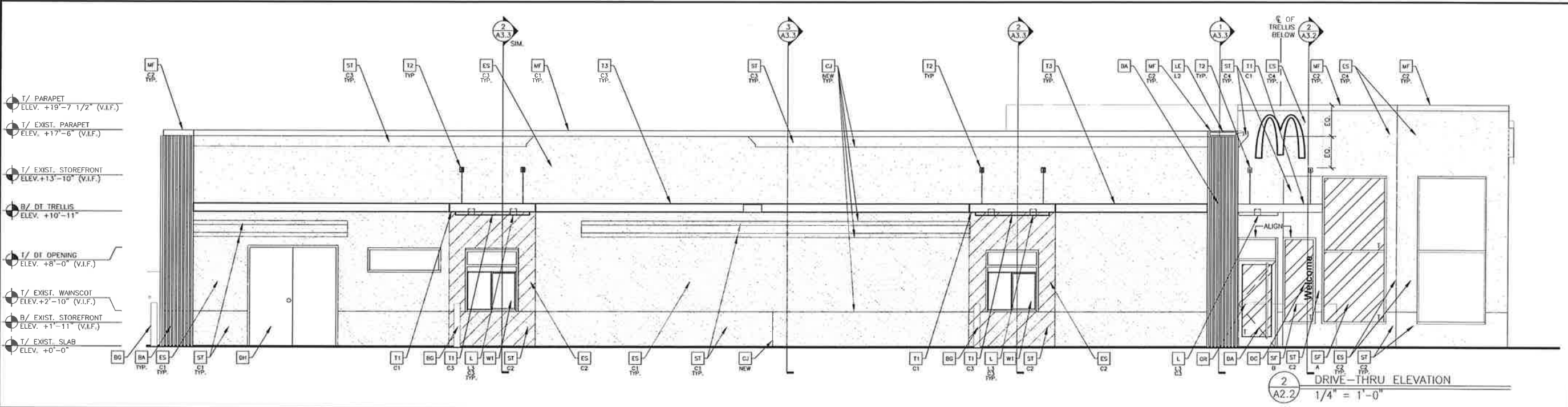
LEGEND



	<p>DATE: _____</p> <p>REV: _____</p> <p>DESCRIPTION: _____</p>
<p>PREPARED FOR: McDonald's USA, LLC</p> <p>DATE: JULY 2018</p> <p>ISSUE DATE: JULY 2018</p> <p>ISSUED BY: Y.DOO</p> <p>DATE ISSUED: 05/28/18</p> <p>C.S.G. PROJECT # MCD-23780</p>	<p>PROJECT TITLE: MRP - LOW VOLUME PROGRAM BB20 VERSION</p> <p>DESCRIPTION: EXISTING WOOD WALL CONSTRUCTION EXISTING WOOD ROOF TRUSSES</p> <p>SITE ADDRESS: 004-3001 170 IRON POINT ROAD, FOLSOM, CA 95630</p>
<p>SHEET NO. A2.1</p> <p>ELEVATIONS</p>	<p>004-3001</p>



1 NON DRIVE-THRU ELEVATION
A2.2 1/4" = 1'-0"



2 DRIVE-THRU ELEVATION
A2.2 1/4" = 1'-0"

SHOP DRAWINGS
SHOP DRAWING SUBMITTALS SHALL CONSIST OF A MINIMUM OF 2 COPIES OF EACH DRAWING.
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2. ALIGN NEW STUCCO CONTROL JOINTS WITH EXISTING UNLESS OTHERWISE NOTED ON ELEVATION

COLOR SCHEME: 'STEEL'
(SEE ELEVATION KEYNOTES FOR MATERIALS AND COLOR SPECIFICATIONS)

KEYNOTES

- BA 2"x2" ALUMINUM BATTENS FORTINA TLX-5060 COLOR: TA-647 BY B+W INDUSTRIES OR FIBER CEMENT BACKER COLOR: RAL 7022 ILLUMINATION BY NICHIA
- BG PAINT EXISTING BOLLARD GUARD. COLOR: SAFETY YELLOW
- C ALUMINUM CANOPY FASCIA SYSTEM (COLOR: WHITE)
- CA CONTROL JOINT
- DA ALUMINUM DOOR - REFER TO DOOR SCHEDULE FOR DETAILS
- DC DECAL BY CANOPY SUPPLIER SURFACE APPLIED FIXED INSTALLED, PRE-CUT, PRE-SURFACED (SUPPLIER PER REGION, VERIFY WITH ACM).
- DH EXISTING HOLLOW METAL DOOR - PAINT TO MATCH COLOR OF SURROUNDING MATERIAL
- EH EXISTING STUCCO TO BE PAINTED
- XX - COLOR:
C1 = SW 7019 CAHNLET GRAY BY SHERWIN WILLIAMS
C2 = RAL 7022
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C4 = IRON MOUNTAIN 2134-30 BY BENJAMIN MOORE
- GR OUTLINE OF EXISTING CHAMBRAL - PAINT, COLOR TO MATCH BASE BUILDING COLOR
- L LIGHT FIXTURE - SEE ELECTRICAL
L1 - TYPE:
L1 = UP AND DOWN SCENCE
L2 = DOWN ONLY SCENCE
L3 = RECESSED DOWN FIXTURE
L4 = FLOOD LIGHT
- LE ACCENT LIGHTING - SEE ELECTRICAL
L1 - LED LIGHT:
L1 = UP AND DOWN FIXTURE
L2 = DOWN ONLY FIXTURE
L3 = INTERIOR CANOPY FIXTURE
L4 = FLOOD LIGHT
- MF METAL FASCIA PRE-FAB ANCHOR-TITE FASCIA
XX - COLOR:
C1 = CITYSCAPE
C2 = RAL 7022
- RD EXISTING ROOF DRAIN OVERFLOW OPENING TO REMAIN
- S McDONALD'S SIGNAGE TYPE:
T-1 THRU 6 - SEE SIGNAGE PACKAGE

- ST STUCCO EXTERIOR FINISH
FINISH: HYDROPHOBIC / FRESSE
XX - COLOR:
C1 = SW 7019 CAHNLET GRAY BY SHERWIN WILLIAMS
C2 = RAL 7022
C3 = SW 7018 DOWTAL BY SHERWIN WILLIAMS
C4 = IRON MOUNTAIN 2134-30 BY BENJAMIN MOORE
- T TEMPERED GLASS
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- T1 ALUMINUM TRELLIS SYSTEM
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C1 = CHAMBRAL
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C3 = GOLD
- T2 ALUMINUM TRELLIS TIE-BACK SYSTEM
COLOR = CHAMBRAL
- T3 2X8 FASCIA BAND
COLOR = CITYSCAPE
- W1 EXISTING DRIVE-THRU WINDOW



NO.	REV	DATE	DESCRIPTION	BY

LICENSED ARCHITECT
ALEXANDRE J. SUTS
C-30021
REV. 8-31-19
STATE OF CALIFORNIA
A442 Not a seal that can be used on any project unless specifically authorized by the Board of Architecture.

PREPARED FOR: McDonald's USA, LLC
© 2018 McDonald's Corporation
These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be used or reproduced without written authorization. The contract documents were prepared by the architect and shall govern in the event of any conflict. These drawings are not to be used on any other project without the express written consent of the architect. Reproduction or distribution of these drawings for any other project is strictly prohibited.

PROJECT: MCD - 23780
SHEET NO.: A2.2
TITLC
MRP - LOW VOLUME PROGRAM
BQZ0 VERSION
DESCRIPTION: EXISTING WOOD WALL CONSTRUCTION
EXISTING WOOD ROOF TRUSSES
DATE ISSUED: 08/28/19
DATE: 08/28/19
BY: Y.DO
REVIEWED BY: Y.DO
SITE ADDRESS: 170 IRON POINT ROAD, FOLSOM, CA 95630

Planning Commission
McDonald's Restaurant Remodel (PN 18-362)
February 6, 2019

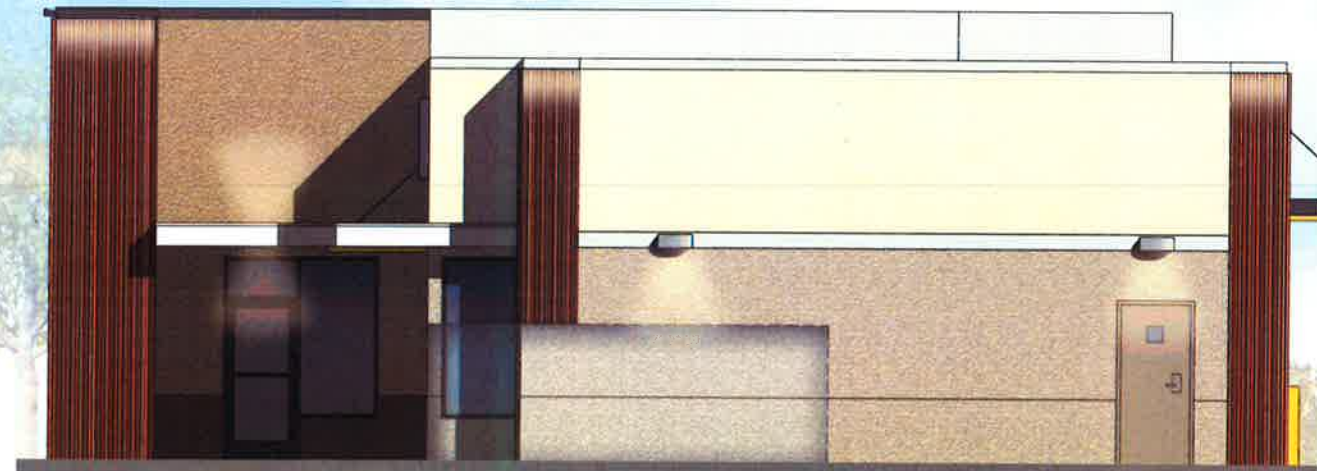
ATTACHMENT 7
Color Elevations, Dated January 1, 2019

- T/ PARAPET
ELEV. +19'-7 1/2" (V.I.F.)
- T/ PARAPET
ELEV. +17'-6" (V.I.F.)
- T/ EXIST. STOREFRONT
ELEV. +13'-10" (V.I.F.)
- B/ DT TRELLIS
ELEV. +10'-11"
- B/ CANOPY
ELEV. +9'-4"
- B/ EXIST. STOREFRONT
ELEV. +1'-11" (V.I.F.)
- T/ EXIST. SLAB
ELEV. +0'-0"



Front Elevation

- T/ PARAPET
ELEV. +19'-7 1/2" (V.I.F.)
- T/ PARAPET
ELEV. +17'-6" (V.I.F.)
- B/ DT TRELLIS
ELEV. +10'-11"
- B/ CANOPY
ELEV. +9'-4"
- T/ EXIST. STOREFRONT
ELEV. +8'-10 1/2" (V.I.F.)
- B/ EXIST. STOREFRONT
ELEV. +1'-11" (V.I.F.)
- T/ EXIST. SLAB
ELEV. +0'-0"



Rear Elevation

- T/ PARAPET
ELEV. +19'-7 1/2" (V.I.F.)
- T/ EXIST. PARAPET
ELEV. +17'-6" (V.I.F.)
- T/ EXIST. STOREFRONT
ELEV. +13'-10" (V.I.F.)
- B/ CANOPY
ELEV. +9'-4"
- B/ TRELLIS
ELEV. +9'-4"
- T/ EXIST. STOREFRONT
ELEV. +8'-10 1/2" (V.I.F.)
- B/ EXIST. STOREFRONT
ELEV. +1'-11" (V.I.F.)
- T/ EXIST. SLAB
ELEV. +0'-0"



Non-Drive-Thru Side Elevation

- Materials Legend**
- Stucco (Main Building)
"Bleeker Beige" by Benjamin Moore
 - Stucco (Accent)
"RAL 7022"
 - Stucco (Accent)
"White Sand" by Benjamin Moore
 - Aluminum Canopy (Prefinished Metal)
White
 - Glazing (Windows & Storefront)
1" Insulated Clear Glass
 - Aluminum Trellis (Prefinished Metal)
Charcoal
 - Metal Coping
"RAL 7022"
 - Metal Coping / 2x8 Fascia Band
"City Scape" by Metal Era
 - 2x2 Wood Batten (Prefinished Alur)
 - Existing Mullions
Black
 - Aluminum Trellis (Prefinished Metal)
Gold Pantone 123
 - Stucco (Accent)
"Alexandria Beige" by Benjamin Moore

- T/ EXIST. PARAPET
ELEV. +17'-6" (V.I.F.)
- T/ EXIST. STOREFRONT
ELEV. +13'-10" (V.I.F.)
- B/ DT TRELLIS
ELEV. +10'-11"
- B/ CANOPY
ELEV. +9'-4"
- T/ DT OPENING
ELEV. +8'-0" (V.I.F.)
- T/ EXIST. WAINSCOT
ELEV. +2'-10" (V.I.F.)
- B/ EXIST. STOREFRONT
ELEV. +1'-11" (V.I.F.)
- T/ EXIST. SLAB
ELEV. +0'-0"



Drive-Thru Side Elevation

Planning Commission
McDonald's Restaurant Remodel (PN 18-362)
February 6, 2019

Attachment 8
Approved Building Elevations and Color Palette
for the Folsom Premium Outlets



March 10, 1997

Scott Johnson
City of Folsom
Planning, Inspections and Permitting Department
50 Natoma Street
Folsom, California 95630

RE: FOLSOM PREMIUM OUTLETS

Dear Scott:

As we discussed, attached is a colored Xerox of the colors as approved by the City of Folsom as follows:

Building 11:

- P1 Mustard-brown #189 (Benj. Moore) replaces purple arches -(continuous to grade except at retaining wall), replaces existing terra-cotta legs at tower base
- P2 Terra-cotta #056 (Benj. Moore) add inside tower arch
- P3 Yellow #180 (Benj. Moore)
- P4 Green #466 (Benj. Moore)
- Trim Grey Ameritone Fawn Phantom

Building 12:

- P1 Mustard-brown #189 (Benj. Moore)
- P2 Terra cotta #056 (Benj. Moore)
- P3 Yellow #KM539-M (Kelly Moore)
- P4 Green #KM333 base 1/4 C-9,D-161/2,L-49 Custom (Kelly Moore)
- Trim Grey Ameritone Fawn Phantom

All recessed areas behind the awnings are to be P1 Mustard-brown.

We will incorporate a similar color scheme throughout the remaining 13 buildings.

Please advise me if you have any questions.

Sincerely

Matt Connolly
Project Manager
CHELSEA GCA REALTY INC.
SJ/310:MC:ac



180 305 193



056



466

PROPOSED COLORS



EAST ELEVATION (BUILDINGS 12 & 11)



SOUTH ELEVATION (BUILDINGS 14 & 15)



SOUTH ELEVATION (BUILDINGS 12 & 13)



EXISTING PHASE II BUILDING ELEVATIONS (TYP.)

ELEVATIONS

FOLSOM FACTORY OUTLET: PHASE III

FOLSOM, CALIFORNIA

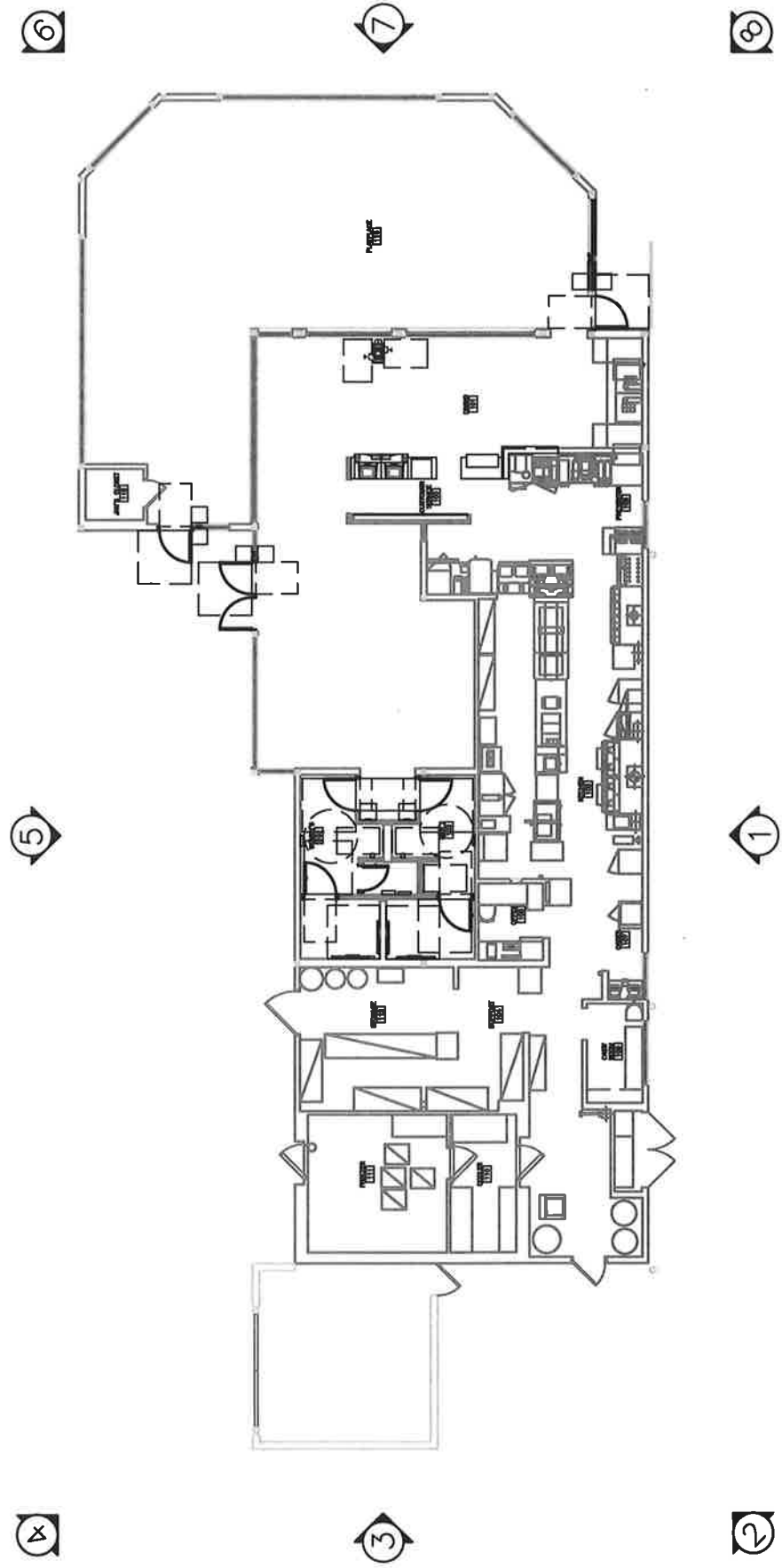
2/27/08

LPA

Planning Commission
McDonald's Restaurant Remodel (PN 18-362)
February 6, 2019

Attachment 9 Site Photographs

SITE PHOTO REPORT
107 IRON POINT RD.
FOLSOM, CA 95630





Iron Point Rd
McDonald's

AERIAL



















CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 2
Type: Public Hearing
Date: February 6, 2019

Planning Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: Creekside Drive Surgery Center Entitlement Extension
File #: PN-19-002
Request: Planned Development Permit Extension
Location: Southeast Corner of Intersection of East Bidwell Street and Creekside Drive (1578 Creekside Drive)
APN(s): 071-1960-001
Staff Contact: Steve Banks, Principal Planner, 916-461-6207
sbanks@folsom.ca.us

Property Owner

Name: Katz Family Partnership
Address: 1731 East Roseville Parkway, Suite
No. 270, Roseville, CA 95661

Applicant

Name: Katz Kirkpatrick Properties
Address: 1731 East Roseville
Parkway, Suite No. 270,
Roseville, CA 95661

Recommendation: Conduct a public hearing and upon conclusion recommend approval of a Planned Development Permit Extension for a period of one year (until January 18, 2020) for development of the Creekside Drive Surgery Center Project (PN 19-002) subject to the findings and conditions of approval attached to this report.

Project Summary: The proposed project involves a one-year year extension in time of the previously approved Planned Development Permit associated with development of the Creekside Drive Surgery Center (formerly known as the Natural Results Surgery Center) project located at 1578 Creekside Drive. The Creekside Drive Surgery Center project features development of a single-story, 11,000-square-foot building that will accommodate a surgery center and complimentary medical office space. The applicant has indicated that additional time is required to allow completion of on-going street widening and underground utility work along the project's frontage with East Bidwell Street as required by the City as a condition of approval on the project. According to the applicant, potential building tenant(s) are requesting that the street-widening and underground utility work is completed by the owner/applicant prior to development of the surgery center project due to the potential financial constraints associated with constructing said improvements.



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 2
Type: Public Hearing
Date: February 6, 2019

Table of Contents:

- 1 - Description/Analysis
- 2 - Background
- 3 - Proposed Findings of Fact and Conditions of Approval
- 4 - Vicinity Map
- 5 - Site Plan, dated October 21, 2016
- 6 - Building Elevations and Renderings, dated October 21, 2016
- 7 - Planning Commission Staff Report, dated January 18, 2017
- 8 - Letter from Applicant, dated December 21, 2018
- 9 - Utility Undergrounding Agreement, dated February 22, 2017
- 10 - Site Photographs

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, Katz Kirkpatrick Properties, is requesting a one-year extension in time of the previously approved Planned Development Permit associated with development of the Creekside Drive Surgery Center (formerly known as the Natural Results Surgery Center) project located at the southeast corner of the intersection of East Bidwell Street and Creekside Drive. A full description of the previously approved surgery center project is included in the original staff report (Attachment 7).

POLICY/RULE

The Folsom Municipal Code (FMC) requires that applications for Planned Development Permit Extensions be forwarded to the Planning Commission for final action. Expiration of the Planned Development Permit is covered by Section 17.38.110 of the Folsom Municipal Code.

ANALYSIS

The Planning Commission approved a Planned Development Permit for development of the Creekside Drive Surgery Center project on January 18, 2017. With respect to timing of the development, a condition of approval was placed on the project stating that "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." In this particular case, the Planned Development Permit for the project are valid until January 18, 2019.

On December 21, 2018, the project applicant (Katz Kirkpatrick Properties) submitted a timely letter (Attachment 8) to the City requesting a one-year extension in time for the previously approved Planned Development Permit. In the letter, the applicant has stated that additional time is required to allow completion of on-going street widening and underground utility work along the project's frontage with East Bidwell Street as required by the City as a condition of approval on the project. The applicant has also indicated that potential tenant(s) of the surgery center project are requesting that the street-widening and underground utility work be completed prior development of the project due to the financial burden associated with constructing these improvements. Upon completion of the improvements, the applicant is expecting to enter into an agreement with a new tenant and move forward with development of the surgery center project in a timely manner.

Staff has reviewed the proposed Planned Development Permit Extension to determine whether or not circumstances have changed in the project vicinity that would require modification to or reconsideration of any of the conditions of approval for this project. Upon review, staff determined that there are no changes on this project site, or in the project vicinity that would require modification to any of the conditions of approval for this project. As a result, staff recommends approval of a one-year extension in time for the Planned Development Permit associated with Creekside Drive Surgery Center project.

ENVIRONMENTAL REVIEW

The project was previously determined to be categorically exempt from the California Environmental Quality Act (CEQA) under Section 15332 of the CEQA Guidelines, In-Fill Development Projects. Staff has determined that no new impacts will result from this extension that were not already considered with the previous approval. No further environmental review is required.

RECOMMENDATION/PLANNING COMMISSION ACTION

Move to approve the Planned Development Permit Extension for a period of one year (until January 18, 2020) for development of the Creekside Drive Surgery Center Project (PN 19-002) with the findings and conditions of approval included as Attachment 3.

ATTACHMENT 2 BACKGROUND

BACKGROUND

On May 16, 2007, the Planning Commission approved a Planned Development Permit and Conditional Use Permit for the development of the Mammoth Professional Building, which included one, three-story professional office building totaling 58,800 square feet. On July 15, 2009, the Planning Commission approved a Planned Development Permit Extension and Conditional Use Permit Extension for development of the aforementioned Mammoth Professional Building project. On April 21, 2010, the Planning Commission approved a Tentative Parcel Map to subdivide a 3.68-acre parcel into two individual parcels (1.71-acres and 1.91-acres respectively). The recording of that Tentative Parcel Map effectively voided the previously approved Mammoth Professional Building project.

On June 5, 2013, the Planning Commission approved a Planned Development Permit and Conditional Use Permit for development and operation of the 60-unit Oakmont Senior Living community (two-story, 59,914-square-foot building) on a 1.71-acre site located near the southeast corner of the intersection of East Bidwell Street and Creekside Drive. The Oakmont Senior Living project was subsequently constructed and began operating in October of 2014. It is important to note that the Oakmont Senior Living project, which is located adjacent to the subject 1.91-acre site, included development of 20 off-site parking spaces on the adjoining 1.71-acre parcel. In addition, a Parking Easement Agreement was entered into between the two respective property owners which allowed residents, staff, employees, and visitors of the Oakmont Senior Living project exclusive use of the 20-space off-site parking lot area.

On January 18, 2017, the Planning Commission approved a Planned Development Permit for development and operation of an 11,000-square-foot surgery center (Natural Results Surgery Center) on a 1.91-acre site located at the southeast corner of East Bidwell Street and Creekside Drive. Subsequent to Planning Commission approval of the surgery center project, the anticipated tenant for the building (Natural Results Surgery) made the decision to relocate to another site on Iron Point Road that was more conducive to their business model. One of the primary reasons that Natural Results Surgery decided not to locate on the subject property was the high cost associated with the requirement to place existing overhead utility lines along the project's frontage with East Bidwell Street underground. Meanwhile, the property owner has identified a number of prospective tenants for the surgery center project. However, the prospective tenants are reluctant to enter into any type of agreement until the required utility underground work has been completed and paid for by the property owner.

In 2018, the City, in conjunction with the subject property owner, commenced with street widening and utility underground work along the project's East Bidwell Street frontage as part of a capital improvement project. Unfortunately, the street widening and

In 2018, the City, in conjunction with the subject property owner, commenced with street widening and utility underground work along the project's East Bidwell Street frontage as part of a capital improvement project. Unfortunately, the street widening and undergrounding work has been delayed due to complications associated with the public utility companies (PG&E, SMUD, AT&T, etc.) involved with constructing the improvements. While no timeframe has been established for completion of the street widening and utility underground work, City staff is hopeful that the improvements will be completed within the next six months (summer-2019).

GENERAL PLAN DESIGNATION	PO (Professional Office)
ZONING	BP PD (Business and Professional, Planned Development District)
ADJACENT LAND USES/ZONING	North: East Bidwell Street with Medical Office Development (C-1 PD) Beyond South: A Medical Office Building (BP PD) with a Multi-Family Residential Apartment Complex Beyond East: Southern Pacific Railroad Line with the Humbug-Willow Creek Parkway (OSC) Beyond West: Creekside Drive with Medical Office Development (BP PD) Beyond
SITE CHARACTERISTICS	The 1.91-acre project site, which has previously been rough-graded, slopes gradually from west to east and contains limited vegetation including non-native grasses and two cottonwood trees.
APPLICABLE CODES	<u>FMC</u> 17.38, Planned Development District <u>FMC</u> 17.57, Parking Requirements <u>FMC</u> 17.59, Signs

ATTACHMENT 3

PROPOSED FINDINGS OF FACT AND CONDITIONS OF APPROVAL

GENERAL FINDINGS

- A. NOTICE OF HEARING HAS BEEN GIVEN AT THE TIME AND IN THE MANNER REQUIRED BY STATE LAW AND CITY CODE.
- B. THE PROJECT IS CONSISTENT WITH THE GENERAL PLAN, THE ZONING CODE OF THE CITY, AND THE HUMBUG-WILLOW CREEK DESIGN GUIDELINES.

CEQA FINDINGS

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

PLANNED DEVELOPMENT PERMIT EXTENSION 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 AND THE GENERAL PLAN.
- I. THE PROPOSED PROJECT IS CONSISTENT WITH THE OBJECTIVES, POLICIES AND REQUIREMENTS OF THE DEVELOPMENT STANDARDS OF THE CITY.

- J. THE PHYSICAL, FUNCTIONAL AND VISUAL COMPATIBILITY BETWEEN THE PROPOSED PROJECT AND EXISTING AND FUTURE ADJACENT USES AND AREA CHARACTERISTICS IS ACCEPTABLE.
- K. THERE ARE AVAILABLE NECESSARY PUBLIC FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER, SEWER AND DRAINAGE AND THE PROJECT ADEQUATELY PROVIDES FOR THE FURNISHING OF SUCH FACILITIES.
- L. 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.
- M. 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.
- N. ADEQUATE PROVISION IS MADE FOR THE FURNISHING OF SANITATION SERVICES AND EMERGENCY PUBLIC SAFETY SERVICES TO THE DEVELOPMENT.
- O. THE PROPOSED DEVELOPMENT WILL NOT CAUSE ADVERSE ENVIRONMENTAL IMPACTS WHICH HAVE NOT BEEN MITIGATED TO AN ACCEPTABLE LEVEL.

CONDITIONS OF APPROVAL FOR CREEKSIDE DRIVE SURGERY CENTER PLANNED DEVELOPMENT PERMIT EXTENSION (PN 19-002) SOUTHEAST CORNER OF THE INTERSECTION OF EAST BIDWELL STREET AND CREEKSIDE DRIVE			
Mitigation Measure		When Required	Responsible Department
1.	<p>The applicant shall submit final site development plans to the Community Development Department that shall substantially conform to the exhibits referenced below:</p> <ul style="list-style-type: none"> • Preliminary Site Plan, dated October 21, 2016 • Preliminary Grading and Drainage Plan, dated October 19, 2016 • Preliminary Utility Plan, dated October 19, 2016 • Preliminary Landscape Plan, dated October 21, 2016 • Building Elevations, dated October 21, 2016 • Color Building Renderings, dated October 13, 2016 <p>This approval is for the Natural Result Medical Office and Surgery Center Planned Development Permit project, which includes development of an 11,000-square-foot building and associated site improvements on a 1.91-acre site located at the southeast corner of the intersection of East Bidwell Street and Creekside Drive as shown on the above-referenced plans. Modifications may be made to the above-referenced plans to respond to site-specific conditions of approval as set forth herein.</p>	B	CD (P)(E)
2.	<p>Building plans, and all civil engineering and landscape plans, shall be submitted to the Community Development Department for review and approval to ensure conformance with this approval and with relevant codes, policies, standards and other requirements of the City of Folsom.</p>	I, B	CD (P)(E)(B)
3.	<p>The project approval granted under this staff report shall remain in effect for one year from final date of approval (January 18, 2020). Failure to obtain the relevant building (or other) permits within this time period, without the subsequent extension of this approval, shall result in the termination of this approval.</p>	B	CD (P)

CONDITIONS OF APPROVAL FOR CREEKSIDE DRIVE SURGERY CENTER PLANNED DEVELOPMENT PERMIT EXTENSION (PN 19-002) SOUTHEAST CORNER OF THE INTERSECTION OF EAST BIDWELL STREET AND CREEKSIDE DRIVE			
Mitigation Measure		When Required	Responsible Department
4.	<p>The owner/applicant shall defend, indemnify, and hold harmless the City and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul any approval by the City or any of its agencies, departments, commissions, agents, officers, employees, or legislative body concerning the project. The City will promptly notify the owner/applicant of any such claim, action or proceeding, and will cooperate fully in the defense. The City may, within its unlimited discretion, participate in the defense of any such claim, action or proceeding if both of the following occur:</p> <ul style="list-style-type: none"> • The City bears its own attorney's fees and costs; and • The City defends the claim, action or proceeding in good faith <p>The owner/applicant shall not be required to pay or perform any settlement of such claim, action or proceeding unless the settlement is approved by the owner/applicant.</p>	OG	CD (P)(E)(B) PW, PR, FD, PD
DEVELOPMENT COSTS AND FEE REQUIREMENTS			
5.	<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>	I, 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>	I	CD (P) (E)

CONDITIONS OF APPROVAL FOR CREEKSIDE DRIVE SURGERY CENTER PLANNED DEVELOPMENT PERMIT EXTENSION (PN 19-002) SOUTHEAST CORNER OF THE INTERSECTION OF EAST BIDWELL STREET AND CREEKSIDE DRIVE			
Mitigation Measure		When Required	Responsible Department
7.	If the City utilizes the services of consultants to prepare special studies or provide specialized design review or inspection services for the project, the applicant shall reimburse the City for actual costs it incurs in utilizing these services, including administrative costs for City personnel. A deposit for these services shall be provided prior to initiating review of the Final Map, improvement plans, or beginning inspection, whichever is applicable.	I	CD (P)(E)
8.	This project shall be subject to all applicable City-wide development impact fees, unless exempt by previous agreement. This project shall be subject to all applicable City-wide development impact fees in effect at such time that a building permit is issued. These fees may include, but are not limited to, fees for fire protection, park facilities, park equipment, Humbug-Willow Creek Parkway, Light Rail, TSM, capital facilities and traffic impacts. The 90-day protest period for all fees, dedications, reservations or other exactions imposed on this project will begin on the date of final approval (January 18, 2017). The fees shall be calculated at the fee rate in effect at the time of building permit issuance.	B	CD (P)(E), PW, PK
9.	If applicable, the owner/applicant shall pay off any existing assessments against the property, or file necessary segregation request and pay applicable fees.	B	CD (E)
10.	The project is subject to the Housing Trust Fund Ordinance, unless exempt by a previous agreement.	B	CD (P)
11.	The owner/applicant agrees to pay to the Folsom-Cordova Unified School District the maximum fee authorized by law for the construction and/or reconstruction of school facilities. The applicable fee shall be the fee established by the School District that is in effect at the time of the issuance of a building permit. Specifically, the owner/applicant agrees to pay any and all fees and charges and comply with any and all dedications or other requirements authorized under Section 17620 of the Education Code; Chapter 4.7 (commencing with Section 65970) of the Government Code; and Sections 65995, 65995.5 and 65995.7 of the Government Code.	B	CD (P)

SITE DEVELOPMENT REQUIREMENTS			
12.	Prior to the issuance of any grading and/or building permit, the owner/applicant shall have a geotechnical report prepared by an appropriately licensed engineer that includes an analysis of site suitability, proposed foundation design for all proposed structures, and roadway and pavement design.	G, B	CD (E)
13.	Public and private improvements, including roadways, curbs, gutters, sidewalks, bicycle lanes and trails, streetlights, underground infrastructure and all other improvements shall be provided in accordance with the current edition of the City of Folsom <u>Standard Construction Specifications</u> and the <u>Design and Procedures Manual and Improvement Standards</u> .	I, B	CD (P)(E)
14.	The applicant/owner shall submit water, sewer and drainage studies to the satisfaction of the Community Development Department and provide sanitary sewer, water and storm drainage improvements with corresponding easements, as necessary, in accordance with these studies and the current edition of the City of Folsom <u>Standard Construction Specifications</u> and the <u>Design and Procedures Manual and Improvement Standards</u> .	I	CD (E)
15.	The improvement plans for the required public and private improvements shall be reviewed and approved by the Community Development Department prior to issuance of a building permit for the project.	B	CD(E)
16.	The required public and private improvements including landscape and irrigation improvements for the project shall be completed and accepted by the Community Development Department prior to issuance of a Certificate of Occupancy for the project.	O	CD(E)
17.	The fire protection system shall be separate from the domestic water system. The fire system shall be constructed to meet the National Fire Protection Association Standard 24. The domestic water and irrigation system shall be metered per City of Folsom <u>Standard Construction Specifications</u> .	I	CD(E)
18.	Final lot and building configurations may be modified to allow for overland release of storm events greater than the capacity of the underground system.	B	CD (E)
19.	The owner/applicant shall coordinate the planning, development and completion of this project with the various utility agencies (i.e., SMUD, PG&E, etc.).	I	CD (P)(E)

20.	The owner/applicant shall be responsible for replacing any and all damaged or hazardous public sidewalk, curb and gutter, and/or bicycle trail facilities along the site frontage and/or boundaries, including pre-existing conditions and construction damage, to the satisfaction of the Community Development Department.	O	CD (E)
21.	For any improvements constructed on private property that are not under ownership or control of the owner/applicant, a right-of-entry, and if necessary, a permanent easement shall be obtained and provided to the City prior to issuance of a grading permit and/or approval of improvement plans.	G, I	CD (E)
22.	Final exterior building and site lighting plans shall be submitted for review and approval by Community Development Department for location, height, aesthetics, level of illumination, glare and trespass prior to the issuance of any building permits. Lighting shall be shielded and designed to be directed downward onto the project site and away from adjacent properties and public rights-of-way. Lighting shall be equipped with a timer or photo condenser.	I, B	CD (P)
23.	All future signs for the project shall comply with the <u>Folsom Municipal Code, (Section 17.59).</u>	B	CD (P)
STORM WATER POLLUTION/CLEAN WATER ACT REQUIREMENTS			
24.	During Construction, the owner/applicant shall be responsible for litter control and sweeping of all paved surfaces in accordance with City standards. All on-site storm drains shall be cleaned immediately before the commencement of the rainy season (October 15).	G, I, B	CD (E)
25.	The storm drain improvement plans shall provide for “Best Management Practices” that meet the requirements of the water quality standards of the City’s National Pollutant Discharge Elimination System Permit issued by the State Regional Water Quality Control Board. These facilities shall be constructed concurrent with construction of grading and the initial public improvements and shall be completed prior to final occupancy of the building.	G, I, B, O	CD (E)
26.	Erosion and sedimentation control measures shall be incorporated into construction plans. These measures shall conform to the City of Folsom requirements and the County of Sacramento <u>Erosion and Sedimentation Control Standards and Specifications</u> -current edition and as directed by the Community Development Department.	G, I	CD (E)

27.		<p>Prior to issuance of grading permits, the project applicant shall obtain coverage under the State Water SWRCB General Permit for Discharges of Storm Water Associated with Construction Activity (Order 2009-0009-DWQ), including preparation and submittal of a project-specific SWPPP at the time the Notice of Intent (NOI) is filed. The project applicant shall also prepare and submit any other necessary erosion and sediment control and engineering plans and specifications for pollution prevention and control to the City of Folsom.</p> <p>The SWPPP shall contain a site map(s) which shows the construction site perimeter, existing and proposed buildings, lots, roadways, storm water collection and discharge points, general topography both before and after construction, and drainage patterns across the project. The SWPPP must list BMPs the discharger will use to protect storm water runoff and the placement of those BMPs. Additionally, the SWPPP must contain a visual monitoring program; a chemical monitoring program for "non-visible" pollutants to be implemented if there is a failure of BMPs; and a sediment monitoring plan if the site discharges directly to a water body listed on the 303(d) list for sediment. Section A of the Construction General Permit describes the elements that must be contained in a SWPPP.</p>	G, I, B	CD (E)
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ARCHITECTURE/DESIGN REQUIREMENTS		
28.	<p>The project shall comply with the following architecture and design requirements:</p> <ol style="list-style-type: none"> 1. This approval is for development of the single-story, 11,000-square-foot Natural Result Medical Office and Surgery Center. The owner/applicant shall submit building plans that comply with this approval and the attached building elevations and color renderings dated October 13, 2016 and October 21, 2016 respectively. 2. The design, materials, and colors of the proposed Natural Result Surgery Center shall be consistent with the submitted building elevations, materials samples, and color scheme to the satisfaction of the Community Development Department. 3. Roof-mounted mechanical equipment, including satellite dish antennas, shall not extend above the height of the parapet walls. Ground-mounted mechanical equipment shall be shielded by landscaping or trellis-type features. 4. Decorative (gooseneck, lantern style, etc.) lighting fixtures consistent with the architectural theme of the building shall be utilized on all building elevations. 5. All exterior building-attached light fixtures shall be shielded and directed downward and away from adjacent properties. 6. All signs for the project shall comply with the Folsom Municipal Code and any modification to or deviation from the sign criteria shall be subject to review and approval by the Community Development Department. 7. The final location, size, orientation, design, materials, and colors of the trash/recycling enclosure and the emergency generator enclosure shall be subject to review and approval by the Community Development Department. 	<p>B</p> <p>CD (P)</p>

TRAFFIC, ACCESS, CIRCULATION, AND PARKING REQUIREMENTS			
29.		A "STOP" sign and appropriate pavement markings (i.e., stop bars and legends) shall be installed at the intersection of the southern terminus of the drive aisle located in the southwest corner of the project site and the project driveway drive aisle.	I CD (E)(P)
30.		The owner/applicant shall provide a minimum of 72 on-site parking spaces.	I, B CD (E)(P)
31.		The owner/applicant shall modify the existing Parking Easement Agreement to reflect the modifications to the location of the 20 parking spaces as shown on the submitted site plan. In addition, the modified Parking Easement Agreement shall be recorded by the owner/applicant with the County of Sacramento and a copy provided to the City prior to issuance of a building permit for the proposed project.	B CD (E)(P)
32.		The owner/applicant shall provide nine (9) bicycle parking spaces at a location in close proximity to the primary building entrance to the satisfaction of the Community Development Department.	I CD (E)(P)
LANDSCAPE/TREE PRESERVATION REQUIREMENTS			
33.		The owner/applicant shall be responsible for on-site landscape maintenance throughout the life of the project to the satisfaction of the Community Development Department. Vegetation or planting shall not be less than that depicted on the final landscape plan, unless tree removal is approved by the Community Development Department because the spacing between trees will be too close on center as they mature.	B CD (P)(E)
34.		Final landscape plans and specifications for the project shall be prepared by a registered landscape architect and approved by the City Arborist and City staff prior to the approval of a Building Permit. Said plans shall include all landscape specifications and details. Landscaping of the parking areas for guest parking shall meet shade requirements as outlined in the <u>Folsom Municipal Code Chapter 17.57</u> . The landscape plans shall comply and implement water efficient requirements as adopted by the State of California (Assembly Bill 1881) until such time the City of Folsom adopts its own Water Efficient Landscape Ordinance. The landscape and irrigation plans shall also comply with the City's Model Water Efficiency Landscape 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, sign visibility, light clearance or any other purpose shall not be allowed. Specialty-style pruning, such as pollarding, shall be specified within the approved landscape plans and shall be implemented during a 5-year establishment and training period.	I, B CD (P)(E)

	The final landscape plan shall meet the City shade requirement by providing 40% shade coverage in the parking lot area within fifteen (15) years.	I, B, OG	CD (P)(E)
CULTURAL RESOURCE REQUIREMENTS			
35.			
36.	If any archaeological, cultural, or historical resources or artifacts, or other features are discovered during the course of construction anywhere on the project site, work shall be suspended in that location until a qualified professional archaeologist assesses the significance of the discovery and provides consultation with the Folsom Historical Society, City staff, and the Heritage Preservation League. Appropriate mitigation as recommended by the archaeologist and the Historical Society representative shall be implemented. If agreement cannot be met, the Planning Commission shall determine the appropriate implementation method.	G, I	CD (P)(E)
37.	In the event human remains are discovered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the county coroner has made the necessary findings as to the origin and disposition pursuant to Public Resources Code 5097.98. If the coroner determines that no investigation of the cause of death is required and if the remains are of Native American Origin, the coroner will notify the Native American Heritage Commission, which in turn will inform a most likely descendent. The descendent will then recommend to the landowner or landowner's representative appropriate disposition of the remains and any grave goods.	G, I	CD (P)(E)
AIR QUALITY REQUIREMENTS			
38.	In compliance with Rule 201 of the Sacramento Metropolitan Air Quality Management District (SMAQMD), the applicant/developer of the project shall verify with SMAQMD if a permit is required before equipment capable of releasing emissions to the atmosphere are used at the project site. The applicant/developer shall comply with the approved permit or provide evidence that a permit is not required.	G, I, B	CD (P)(E)(B)
39.	In compliance with Rule 442 of the Sacramento Metropolitan Air Quality Management District (SMAQMD), the applicant/developer of the project shall use architectural coatings that that comply with the volatile organic compound content limits specified in the general rule.	G, I, B	CD (P)(E)(B)
40.	Street sweeping shall be conducted to control dust and dirt tracked from the project site onto any of the surrounding roadways. Construction equipment access shall be restricted to defined entry and exit points to control the amount of soil deposition.	G, I, B	CD (P)(E)(B)

<p>41.</p>	<p>Control of fugitive dust is required by District Rule 403 and enforced by SMAQMD staff. The owner/applicant shall implement the following measures as identified by the SMAQMD:</p> <ul style="list-style-type: none"> • Water all exposed surfaces two times daily. Exposed surfaces include, but are not limited to soil piles, graded areas, unpaved parking areas, staging areas, and access roads. • Cover or maintain at least two feet of free board space on haul trucks transporting soil, sand, or other loose material on the site. Any haul trucks that would be traveling along freeways or major roadways should be covered. • Use wet power vacuum street sweepers to remove any visible trackout mud or dirt onto adjacent public roads at least once a day. Use of dry power sweeping is prohibited. • Limit vehicle speeds on unpaved roads to 15 miles per hour (mph). • All roadways, driveways, sidewalks, parking lots to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used. • Minimize idling time either by shutting equipment off when not in use or reducing the time of idling to 5 minutes [required by California Code of Regulations, Title 13, sections 2449(d)(3) and 2485]. Provide clear signage that posts this requirement for workers at the entrances to the site. • Maintain all construction equipment in proper working condition according to manufacturer's specifications. The equipment must be checked by a certified mechanic and determine to be running in proper condition before it is operated. 	<p>G, I, B</p>	<p>CD (P)(E)(B)</p>
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NOISE REQUIREMENTS			
42.		Compliance with Noise Control Ordinance and General Plan Noise Element shall be required. Hours of construction operation shall be limited from 7:00 a.m. to 6:00 p.m. on weekdays and 8:00 a.m. to 5:00 p.m. on Saturdays. No construction is permitted on Sundays or holidays. Construction equipment shall be muffled and shrouded to minimize noise levels.	G, I, B CD (P)(E)
43.		Roof-mounted equipment shall not extend above the height of the parapet walls. In addition, ground-mounted mechanical equipment shall be shielded by landscaping or trellis-type features.	B CD (P)(E)
GRADING REQUIREMENTS			
44.		The owner/applicant shall locate and remediate all antiquated mine shafts, drifts, open cuts, tunnels and water conveyance or impoundment structures existing on the project site, with specific recommendations for the sealing, filling or removal of each that meet all applicable health, safety, and engineering standards. Recommendations shall be prepared by an appropriately licensed engineer or geologist. All remedial plans shall be reviewed and approved by the City.	G, I CD (E)
45.		Prior to the approval of the final facilities design and the initiation of construction activities, the applicant shall submit an erosion control plan to the City for review and approval. The plan shall identify protective measures to be taken during excavation, temporary stockpiling, any reuse or disposal, and revegetation. Specific techniques may be based upon geotechnical reports, the <u>Erosion and Sediment Control Handbook</u> of the State of California Department of Conservation, and shall comply with all updated City standards.	G, I CD (E)
OTHER AGENCY REQUIREMENT			
46.		The owner/applicant shall obtain all required State and Federal permits and provide evidence that said permits have been obtained, or that the permit is not required, subject to staff review and approval of any grading or improvement plan.	G, I CD (P)(E)

POLICE/SECURITY REQUIREMENTS		
50.	<p>The owner/applicant shall consult with the Police Department in order to incorporate all reasonable crime prevention measures. The following security/safety measures shall be required:</p> <ul style="list-style-type: none"> ● A security guard shall be on-duty at all times at the site or a six-foot security fence shall be constructed around the perimeter of construction areas. (This requirement shall be included on the approved construction drawings). ● Security measures for the safety of all construction equipment and unit appliances shall be employed. ● Landscaping shall not cover exterior doors or windows, block line-of-sight at intersections or screen overhead lighting. 	G, I, B PD
MISCELLANEOUS REQUIREMENTS		
51.	<p>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 December 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.</p>	I, B, OG CD (P)(E)
52.	<p>The owner/applicant shall widen southbound East Bidwell Street (provide third southbound travel lane) and construct associated frontage improvements from Creekside Drive to the approximate eastern property boundary to the satisfaction of the Community Development Department. In addition, the owner/applicant shall enter into a credit/reimbursement agreement with the City to pay the cost of constructing the aforementioned improvements.</p>	I CD (P)(E)
53.	<p>The existing overhead utility lines (including overhead poles) located along East Bidwell Street and all future utility lines, lower than 69 KV, shall be placed underground within and along the perimeter of the project at the owner/applicant's cost. Any deviation from the aforementioned requirement is subject to review and approval by the City Council.</p>	I CD (P)(E)

54.		The owner/applicant shall dedicate the necessary additional public right-of-way for the widening of East Bidwell Street to the satisfaction of the Community Development Department. In addition, the underground utility lines shall be placed in a dedicated public utility easement outside and adjoining the limits of the public right-of-way for the widening of East Bidwell Street.	I	CD (P)(E)
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CONDITIONS

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

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

Planning Commission
Creekside Drive Surgery Center (PN 19-002)
February 6, 2019

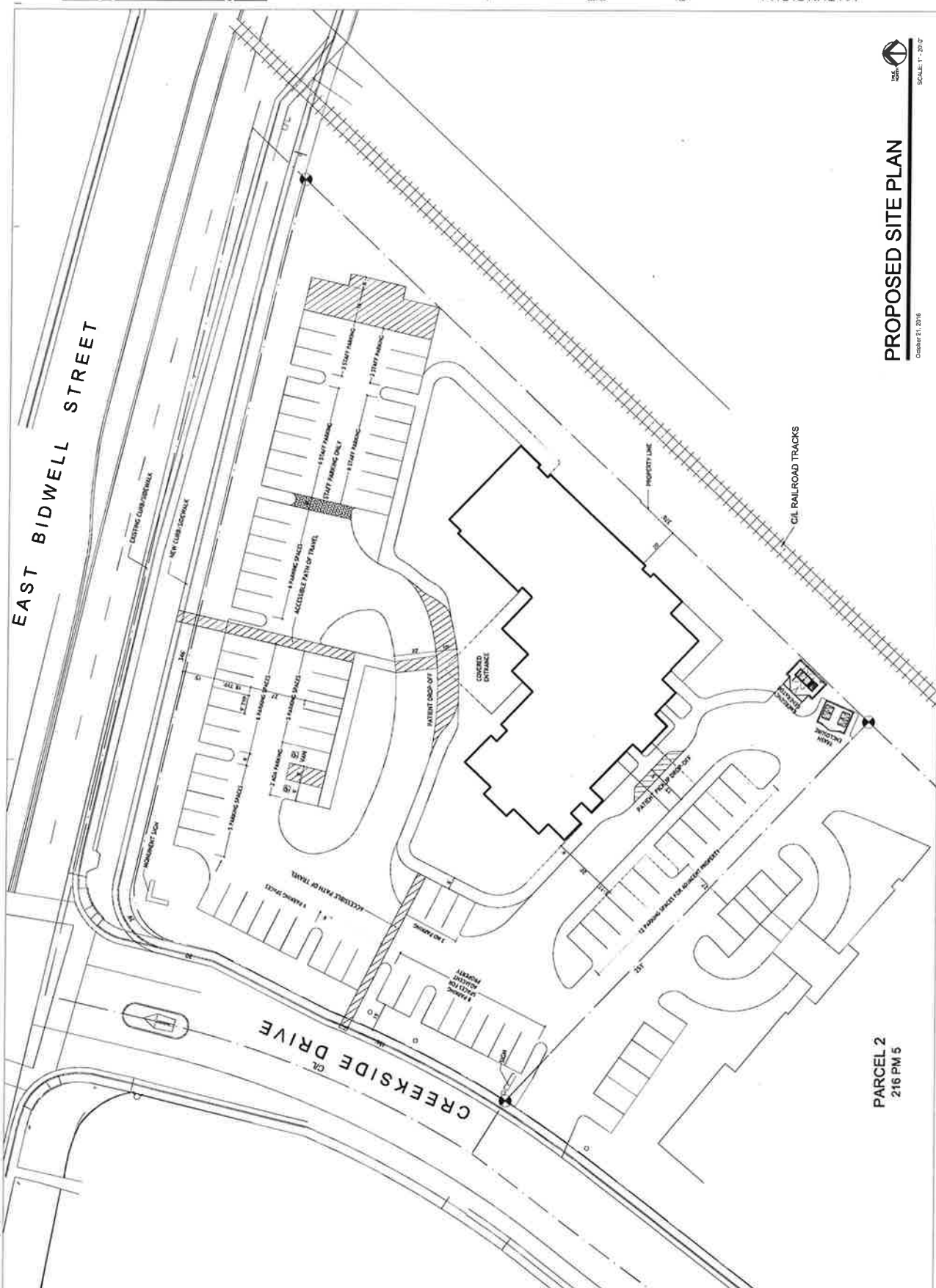
Attachment 4 Vicinity Map

Vicinity Map



Planning Commission
Creekside Drive Surgery Center (PN 19-002)
February 6, 2019

Attachment 5
Site Plan, dated October 21, 2016



PROPOSED SITE PLAN

October 21, 2016
SCALE: 1" = 50'

PARCEL 2
216 PM 5

ARCHITECTS // PLANNERS // PEOPLE



THE NATURAL
RESULT / ASC
EAST BIDWELL
STREET &
CREEKSIDE DRIVE
FOLSOM, CA, 95630
REVISED

REVISIONS

JOB NO.	160385.02
DRAWN	
DATE	10/21/2016
SCALE	AS NOTED
FILENAME	
WWW	www.williams+padding.com

Planning Commission
Creekside Drive Surgery Center (PN 19-002)
February 6, 2019

Attachment 6
Building Elevations and Renderings
Dated October 21, 2016

21'-0"
18'-0"
15'-0"
8'-0"
8'-0"

21'-0"
14'-0"
11'-0"



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

C-STUCCO
A-RAMMED EARTH
B-NICHUA WOOD WALL PANEL

21'-0"
15'-0"
8'-0"
8'-0"

18'-0"
15'-0"
11'-0"



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

C-STUCCO
A-RAMMED EARTH
B-NICHUA WOOD WALL PANEL

21'-0"
18'-0"
15'-0"
10'-0"
5'-0"

21'-0"
18'-0"
15'-0"
10'-0"
5'-0"

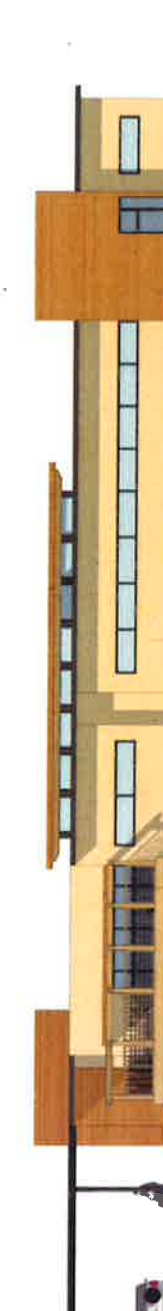


3
SOUTHWEST ELEVATION
1/8" = 1'-0"

C-STUCCO
A-RAMMED EARTH
B-NICHUA WOOD WALL PANEL

21'-0"
18'-0"
15'-0"
10'-0"

21'-0"
18'-0"
15'-0"
10'-0"



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

C-STUCCO
A-RAMMED EARTH
B-NICHUA WOOD WALL PANEL

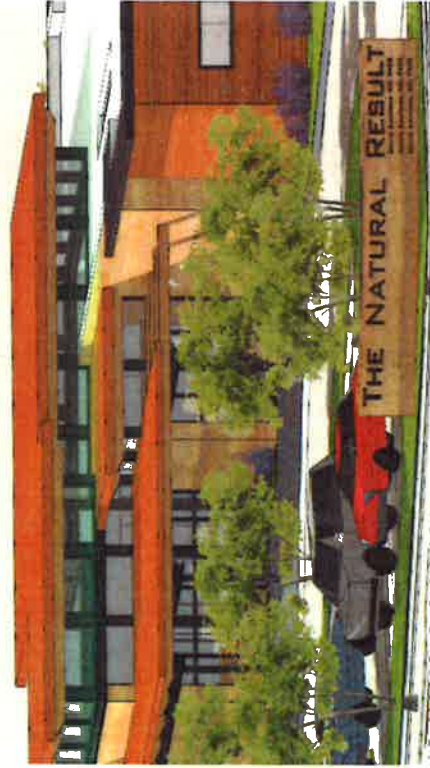


KAUFMAN MEDICAL OFFICE BUILDING

FOLSOM, CA
OCTOBER 21, 2016



OPTION 1 — ENTRANCE



KAUFMAN ASC
SCHEMATIC DESIGN

October, 13, 2016

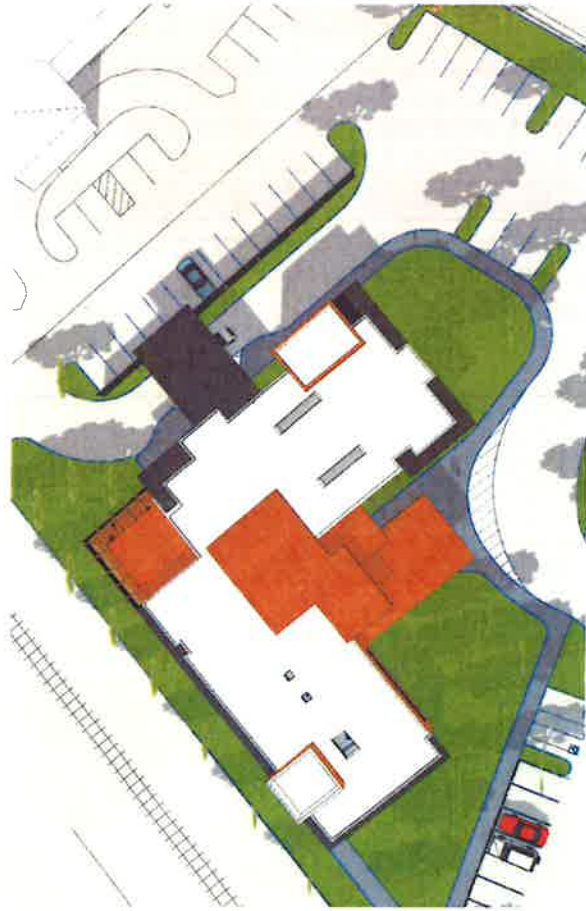
OPTION 1 -- ENTRANCE



KAUFMAN ASC
SCHEMATIC DESIGN

October, 13, 2016

OPTION 1 — ROOF



KAUFMAN ASC
SCHEMATIC DESIGN
October, 13, 2016

OPTION 1 — ROOF



Planning Commission
Creekside Drive Surgery Center (PN 19-002)
February 6, 2019

Attachment 7
Planning Commission Staff Report
Dated January 18, 2017

PLANNING COMMISSION STAFF REPORT

PROJECT TITLE	Natural Result Medical Office and Surgery Center
PROPOSAL	Request for approval of a Planned Development Permit for development and operation of an 11,000-square-foot medical office and surgery center
RECOMMENDED ACTION	Approve, based upon findings and subject to conditions
OWNER/APPLICANT	Fred and Kathy Katz/Williams Plus Paddon Architects
LOCATION	Southeast corner of the intersection of East Bidwell Street and Creekside Drive
SITE CHARACTERISTICS	The 1.91-acre project site, which has previously been rough-graded, slopes gradually from west to east and contains limited vegetation including non-native grasses and two cottonwood trees.
GENERAL PLAN DESIGNATION	CA (Specialty Commercial)
ZONING	BP PD (Business and Professional, Planned Development District)
ADJACENT LAND USES/ZONING	North: East Bidwell Street with medical office buildings (C-1 PD) beyond South: A medical office building (BP PD) with a multi-family residential apartment complex beyond East: Southern Pacific Railroad Line with the Humbug-Willow Creek Parkway (OSC) beyond West: Creekside Drive with medical office buildings (BP PD) beyond

PREVIOUS ACTION

Approval of a Planned Development Permit and Conditional Use Permit for development of a 58,800-square-foot professional office building (Mammoth Professional Center) by the Planning Commission on May 16, 2007, Approval of a Planned Development Permit Extension for development of the Mammoth Professional Center by the Planning Commission on July 15, 2009, Approval of a Tentative Parcel Map by the Planning Commission on April 21, 2010, and Approval of a Planned Development Permit and Conditional Use Permit for development of a 60-unit assisted living facility (Oakmont Senior Living) by the Planning Commission on June 5, 2013

FUTURE ACTION

Issuance of Building and Grading permits

APPLICABLE CODES

FMC 17.38, Planned Development District
FMC 17.57, Parking Requirements
FMC 17.59, Signs

ENVIRONMENTAL REVIEW

The project is categorically exempt under Section 15332 In-Fill Development of the California Environmental Quality Act (CEQA)

ATTACHED REFERENCE MATERIAL

1. Vicinity Map
2. Preliminary Site Plan, dated October 21, 2016
3. Preliminary Grading and Drainage Plan, dated October 19, 2016
4. Preliminary Utility Plan, dated October 19, 2016
5. Preliminary Landscape Plan, dated October 21, 2016
6. Building Elevations, dated October 21, 2016
7. Color Building Renderings, dated October 13, 2016
8. Site Photographs

PROJECT PLANNER

Steve Banks, Principal Planner

BACKGROUND

On May 16, 2007, the Planning Commission approved a Planned Development Permit and Conditional Use Permit for the development of the Mammoth Professional Building, which included one, three-story professional office building totaling 58,800 square feet. On July 15, 2009, the Planning Commission approved a Planned Development Permit Extension and Conditional Use Permit Extension for development of the aforementioned Mammoth Professional Building project. On April 21, 2010, the Planning Commission approved a Tentative Parcel Map to subdivide a 3.68-acre parcel into two individual parcels (1.71-acres and 1.91-acres respectively). The recording of

the aforementioned Tentative Parcel Map effectively voided the previously-approved Mammoth Professional Building project.

On June 5, 2013, the Planning Commission approved a Planned Development Permit and Conditional Use Permit for development and operation of the 60-unit Oakmont Senior Living community (two-story, 59,914-square-foot building) on a 1.71-acre site located near the southeast corner of the intersection of East Bidwell Street and Creekside Drive. The Oakmont Senior Living project was subsequently constructed and began operating in October of 2014. It is important to note that the Oakmont Senior Living project, which is located adjacent to the subject 1.91-acre site, included development of 20 off-site parking spaces on the on the adjoining 1.71-acre parcel. In addition, a Parking Easement Agreement was entered into between the two respective property owners which allowed residents, staff, employees, and visitors of the Oakmont Senior Living project exclusive use of the 20-space off-site parking lot area.

APPLICANT'S PROPOSAL

The applicant, Williams Plus Paddon Architects, on behalf of Natural Result Surgery Center, is requesting approval of a Planned Development Permit for development and operation of an 11,000-square-foot medical office and surgery center on a 1.91-acre site located at the southeast corner of East Bidwell Street and Creekside Drive. The proposed medical office and surgery center will offer a range of surgical and non-surgical aesthetic procedures to its patients. Vehicle access to the project site is provided by an existing driveway located on the east side of Creekside Drive. Internal circulation is facilitated by drive aisles within the project site. Proposed on-site improvements include underground utilities, parking, pedestrian walkways, site lighting, site landscaping, a trash/recycling enclosure, and an emergency generator enclosure. Proposed off-site improvements include construction of a third eastbound travel lane on East Bidwell Street, traffic signal modifications, and undergrounding of overhead utilities along East Bidwell Street. In terms of building design, the proposed medical office and surgery center is fairly modern in appearance and features an array of angular building forms and shapes.

GENERAL PLAN AND ZONING CONSISTENCY

The General Plan land use designation for the project site is CA (Specialty Commercial) and the zoning designation is BP PD (Business and Professional, Planned Development District). The zoning designation corresponds with the General Plan land use designation. The proposed project is consistent with both the General Plan land use and zoning designations, as medical offices and related uses are identified as a permitted land use in the zoning district for this site. In addition, the proposed project will not conflict with any known applicable plans or policies by agencies with jurisdiction over the project.

LAND USE COMPATIBILITY

The proposed medical office and surgery center site, which is located on an undeveloped 1.91-acre commercially-zoned property at the southeast corner of the intersection of East Bidwell Street and Creekside Drive, slopes gradually from west to east and contains non-native grasses and two cottonwood trees. The project site is bounded by East Bidwell Street to the north with medical office buildings beyond, an assisted living facility to the south with a medical office building beyond, Creekside Drive to the west with medical office buildings beyond, and the Joint Powers Authority (JPA) Rail Line to the east with the Humbug-Willow Creek Parkway and single-family residential development beyond. It is important to note that the nearest residential neighborhood (Los Cerros Subdivision), which is located approximately 250 feet east of the project site, is

separated from the subject property by the JPA Rail Line corridor and the Humbug-Willow Creek Parkway. Based on the predominance of medical offices and medical-related uses in the immediate project vicinity, staff has determined that the proposed project is compatible with and complimentary to existing land uses in the project area.

PLANNED DEVELOPMENT PERMIT

The purpose of the Planned Development Permit process is to allow greater flexibility in the design of integrated developments than otherwise possible through strict application of land use regulations. The Planned Development Permit process is also designed to encourage creative and efficient uses of land. In reviewing the applicant’s request for approval of a Planned Development Permit, staff considered a variety of factors including existing/proposed development standards, traffic/access/circulation, parking requirements, noise impacts, site lighting, site landscaping, trash/recycling, project signage, and architecture/design.

Development Standards

The applicant’s intent with the subject application is to comply with the development standards established for the Business and Professional zoning district (BP) including maximum building coverage, setbacks, and building height. The following table outlines the existing and proposed development standards for the proposed project:

Natural Results Surgery Center Development Standards Table					
	Building Coverage	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Building Height limit
BP Zoning District Standard	60 Percent	20 feet	20 feet	5/10 feet	35 feet
Proposed Project	13 Percent	120 feet	20 feet	60 and 120 feet	21 feet

As shown on the development standards table above, the proposed project meets or exceeds all of the applicable development standards. As a result, staff has determined that the proposed project meets the intent, purposes, and standards set forth in the Folsom Municipal Code (FMC, Section 17.22.050 Commercial Zone Standards Table).

Traffic, Access, and Circulation

Existing Roadway Network:

The project site is located at the southeast corner of the intersection of East Bidwell Street and Creekside Drive. Access to the project site is provided by an existing two-way driveway that is situated on the south side of Creekside Drive, approximately 240 feet south of the intersection of East Bidwell Street and Creekside Drive. The existing driveway, which was constructed with development of the Oakmont Senior Living project in 2014, was anticipated to be a common driveway and serve the subject site as well as the Oakmont Senior Living project. Significant roads in the project vicinity include East Bidwell Street, Blue Ravine Road, and Creekside Drive. In the vicinity of the project site, East Bidwell Street is generally two lanes in each direction with a posted 45 mph speed limit. In the project area, Blue Ravine Road is generally two lanes in each direction and has a posted 40 mph speed limit. Creekside Drive, which meets East Bidwell Street at a traffic signal controlled intersection at the northwest corner of the project site, is one lane in each direction and has a 35 mph posted speed limit.

Traffic Impacts:

The traffic, access, and circulation impacts associated with the proposed project are based, in part, on the results of a traffic study that was prepared in 2007 by MRO Engineers for the Mammoth Professional Center project and a traffic study that was prepared in 2013 by MRO Engineers for the Oakmont Senior Living project. The Oakmont Senior Living project traffic study assumed that the subject site would be developed with a 20,000-square-foot medical office and cancer center (as opposed to an 11,000-square-foot medical office and surgery center). The aforementioned traffic studies analyzed traffic operations in the vicinity of the project site under three scenarios: Existing Conditions, Construction Year No Project Conditions, and Construction Year Plus Project Conditions. Potential impacts of the project were evaluated at three nearby street intersections: East Bidwell Street/Blue Ravine Road, East Bidwell Street/Creekside Drive, and Creekside Drive/Project Driveway. The proposed project is expected to generate 26 AM Peak Hour trips (21 inbound and 5 outbound) and 39 PM Peak Hour trips (21 inbound trips and 18 outbound trips). As a point of reference, the 2013 traffic study assumed the subject site would generate 48 AM Peak Hour trips and 71 PM Peak Hour trips. Based on the extremely low volume of vehicle trips, no change in level of service (LOS) is anticipated at any of the three study intersections with development of the proposed project.

Project Access and On-Site Circulation:

As shown on the submitted site plan, access to the project site is provided by an existing two-way driveway located on the east side of Creekside Drive. As part of the previous traffic study, a stopping sight distance analysis and a queue length analysis were conducted to evaluate potential traffic and circulation safety hazards related to the project driveway on Creekside Drive. The traffic study did not identify any concerns relative to the location and operation of the two-way driveway on Creekside Drive. It is important to note that no changes or modifications are proposed to the existing common two-way driveway on Creekside Drive which will serve the proposed project. City staff evaluated the submitted site plan for the proposed project and determined that, in general, the on-site circulation system is acceptable. However, to further ensure safe travel within the project site, staff recommends that the following measure be implemented (Condition No. 29):

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

Off-Site Improvements

As described previously within this report, the project site is located at the southeast corner of the intersection of East Bidwell Street and Creekside Drive. The project’s frontage along Creekside Drive is fully improved with a curb, gutter, and sidewalk. The applicant is proposing to provide landscape improvements along the frontage of Creekside Drive. The project’s frontage along East Bidwell Street is also fully improved with a curb, gutter, and sidewalk; however, these improvements are not situated at the ultimate right-of-way location.

The Folsom General Plan Circulation Element planned for the ultimate build-out of East Bidwell Street with six travel lanes (three eastbound and three westbound travel lanes) in the project area. Currently, there are four travel lanes located on East Bidwell Street adjacent to the project site. In compliance with the General Plan, staff recommends that the owner/applicant widen southbound East Bidwell Street (provide third southbound travel lane) and construct associated frontage

improvements (including traffic signal relocation) from Creekside Drive to the approximate eastern property boundary to the satisfaction of the Community Development Department. In addition, staff recommends that the owner/applicant enter into a credit reimbursement agreement with the City to mitigate the cost of constructing the aforementioned improvements. Condition No. 52 is included to reflect these requirements.

The project's frontage adjacent to East Bidwell Street includes existing overhead poles and associated overhead power lines. City Council policy is that all new development projects place any above-ground utility lines (and associated overhead poles) lower than 69 KV underground within and along the perimeter of the project site at the developer's cost. The applicant has indicated to staff that the cost of undergrounding the existing overhead poles and power lines along the project's entire frontage with East Bidwell Street is a financial burden that this particular project is unable to absorb. As a result, the applicant is requesting approval to deviate from City policy by undergrounding the utilities along the project's frontage with East Bidwell Street between the two overhead poles, but retaining and relocating the overhead poles on the project site. It is important to acknowledge that the applicant was aware of City policy regarding undergrounding of utilities prior to submitting the subject development application.

In order to better understand the framework behind the applicant's request deviate from City policy relative to undergrounding of the utilities, it is important to revisit the development history of the project site. In 2007, the Planning Commission approved development of the 58,000-square-foot Mammoth Professional Office Building project on a 3.62-acre site located at the southeast corner of East Bidwell Street and Creekside Drive. The approval of the aforementioned office building project included a condition of approval requiring undergrounding all utility lines less than 69 KV along East Bidwell Street at the developers cost. In 2010, the Planning Commission approved a Tentative Parcel Map which subdivided the 3.62-acre site into two individual parcels and voided the office building project approval. In 2013, the Planning Commission approved development of the Oakmont Senior Living project on the interior 1.71-acre parcel. Since the Oakmont Senior Living Parcel was not located adjacent to East Bidwell Street, there was no condition of approval placed on the project relative to undergrounding of utilities adjacent to East Bidwell Street. The end result of the aforementioned actions is that the undergrounding of utility lines less than 69 KV along this particular frontage with East Bidwell Street is the responsibility of owner/applicant of the subject 1.91-acre parcel.

As described previously, the applicant is requesting approval to deviate from the City Council policy with respect to undergrounding of utilities adjacent to East Bidwell Street due to the financial hardship this requirement would have on the proposed project. The authority to deviate from City Council policy rests solely with the City Council. As a result, staff recommends that the applicant submit a formal request to the City Council requesting that the requirement to underground utilities less than 69 KV along the project's frontage be modified. In the meantime, staff recommends that the existing overhead utility lines (including overhead poles) located along East Bidwell Street and all future utility lines, lower than 69 KV, be placed underground within and along the perimeter of the project at the owner/applicant's cost. In addition, staff recommends that any deviation from the aforementioned requirement be subject to review and approval by the City Council. Condition No. 53 is included to reflect these requirements.

Parking

The proposed project includes development of an 11,000-square-foot medical office and surgery center. The Folsom Municipal Code (FMC, Section 17.57.040) requires that medical offices and similar-type facilities provide one parking space per two hundred square feet of floor area (not including common areas, interior hallways, and restroom facilities). As shown on the submitted site plan, the proposed project meets the minimum parking requirement by providing 52 on-site parking spaces whereas 50 parking spaces are required (9,900 square feet of building area /200 square feet of floor area). The submitted site plan does not identify any the location of any bicycle parking spaces. Staff recommends that nine bicycle parking spaces be provided in a location that is in close proximity to the building entrances. Condition No. 32 is included to reflect this requirement.

The project site currently includes an improved parking lot area with 20 parking spaces (located in the southeast corner of the property) intended for the exclusive use of residents, staff, employees, and visitors of the adjacent Oakmont Senior Living Community through a Parking Easement Agreement recorded between the two property owners. The 20 existing parking spaces were not included in the parking analysis for the proposed project. As shown on the site plan, the applicant is proposing to relocate these 20 parking spaces from the southeast corner of the project site to a more central location directly across from the entrance to the Oakmont Senior Living Community. The applicant has discussed this modification to the location of the parking spaces with the owner of the Oakmont Senior Living Community and indicated that they are agreeable. However, the owner of the Oakmont Senior Living Community does not want to modify the existing Parking Easement Agreement until such time that the Planning Commission approval of the proposed project. As a result, staff recommends that the owner/applicant modify the existing Parking Easement Agreement to reflect the aforementioned modifications to the location of the 20 parking spaces. In addition, staff recommends that the Parking Easement Agreement be recorded with the County of Sacramento and a copy provided to the City prior to issuance of a building permit for the proposed project. Condition No. 31 is included to reflect these requirements.

Noise

Development of the 11,000-square-foot medical office and surgery center would temporarily increase noise levels in the project vicinity during the construction period, which would take approximately eight months. Construction activities including site clearing, excavation, grading, building construction, and paving, would be considered an intermittent noise impact throughout the construction period of the project. The City's Noise Ordinance excludes construction activities from meeting the General Plan Noise Element standards, provided that all phases of construction are limited to the hours between 7:00 a.m. and 6:00 p.m. on weekdays, 8:00 a.m. and 5:00 p.m. on Saturdays. To ensure compliance with the City's Noise Control Ordinance and General Plan Noise Element, staff recommends that the hours of construction activity be limited from 7:00 a.m. to 6:00 p.m. on weekdays and 8:00 a.m. to 5:00 p.m. on Saturdays, with no construction permitted on Sundays or holidays. In addition, staff recommends that construction equipment be muffled and shrouded to minimize noise levels. Condition No. 42 is included to reflect these requirements.

The noise environment in the area of the project site is dominated by traffic noise generated by vehicles on East Bidwell Street and Creekside Drive. Additional noise is also generated by nearby commercial uses and from bicyclists and pedestrians utilizing the Humbug-Willow Creek Parkway. Operational noises generated by the proposed project include sounds associated with new vehicle trips, vehicles parking, and mechanical equipment associated with the new building. Based on the limited volume of project-related vehicle trips, vehicle noise exposure would increase only slightly

as compared to existing conditions in the project vicinity. There would also only be a slight noise increase from activities occurring in the parking lot area as the parking lot area is fairly limited in size (72 on-site parking spaces). To minimize operational noise impacts associated with mechanical equipment, staff recommends that roof-mounted equipment not extend above the height of the parapet walls. In addition, staff recommends that ground-mounted mechanical equipment be shielded by landscaping or trellis-type features. Condition No. 43 is included to reflect these requirements.

Site Lighting

The applicant is proposing to use a combination of wall-mounted lights, landscape lighting, and free-standing parking lot lights. The proposed free-standing parking lot lights are 18 feet in height and have a dark bronze finish. Wall-mounted lights are proposed to provide illumination for architectural building features and to provide necessary lighting for the pedestrian walkways around the building. Staff recommends that decorative (gooseneck, lantern style, etc.) lighting fixtures consistent with the architectural theme of the building be utilized on all building elevations. Condition No. 22 is included to reflect this requirement. In addition, staff recommends that all exterior building-attached lighting be shielded and directed downward to minimize glare towards the surrounding properties. Condition No. 28-4 is included to reflect this requirement.

Trash/Recycling Enclosure/Emergency Generator Enclosure

The proposed project includes a single trash/recycling enclosure which is located in the southeast corner of the project site. The applicant is also proposing to locate an emergency generator enclosure adjacent to the trash/recycling enclosure. The proposed six-foot-tall trash/recycling enclosure and six-foot-tall emergency generator enclosure, which measure 20 feet in width by 10 feet in depth, include a design that features concrete masonry unit (CMU) split-face blocks, a CMU wall-cap, and a metal gate. The applicant is proposing to paint the trash-recycling enclosure and the emergency generator enclosure an earth-tone color to match the colors utilized on the proposed building. Staff recommends that the final location, size, orientation, design, materials, and colors of the trash/recycling enclosure and the emergency generator enclosure are subject to review and approval by the Community Development Department. Condition No. 28-7 is included to reflect this requirement.

Signage

Project identification for the proposed medical office and surgery center includes a single wall-mounted sign and one freestanding monument sign. The proposed externally-illuminated wall-mounted sign, which is located on the north building elevation, is approximately 40 square feet in size with black-colored copy that reads "KAUFMAN PLASTIC SURGERY". In addition to the sign copy, the wall sign includes a circular multi-colored logo. The proposed monument sign, which is located on a decorative wall in the northwest corner of the project site, is approximately 24-square-feet in size and also features black-colored copy that reads "THE NATURAL RESULT." Staff has determined that the size of the proposed wall sign and the proposed monument sign are consistent with the requirements of the Folsom Municipal Code (FMC, Section 17.59.040). In addition, staff has determined that the proposed wall sign and monument sign utilize a design, materials, and colors that are complimentary to the design of the proposed building.

Grading and Drainage

The preliminary grading plan shows the finished pad grade at 302 feet. The project site has previously been rough-graded and slopes moderately from west to east, with more severe sloping

occurring within the southeastern portion of the proposed boundary adjacent to the Humbug-Willow Creek corridor. Development of the project site is anticipated to require moderate movement of soils and the compaction of said materials. The applicant is required to provide a complete geotechnical report before the design of the interior drive aisles, parking lot areas, and building foundations are finalized. Condition No. 12 is included to reflect this requirement.

Public storm drain facilities are provided to accommodate runoff for the surrounding commercial uses and medical office buildings, but no infrastructure currently exists within the project site. The nearest storm drainage infrastructure is located adjacent to the site within the Creekside Drive right-of-way. Because no storm drain facilities are provided within the project site, storm water quality treatment controls are required to be incorporated into the site design and connected to the existing City storm drainage facilities. Staff recommends the storm drain improvement plans provide for "Best Management Practices" that meet the requirements of the water quality standards of the City's National Pollutant Discharge Elimination System Permit issued by the State Regional Water Quality Control Board. Condition No. 25 is included to reflect this requirement.

Existing and Proposed Landscaping

The project site has previously been rough-graded and contains a variety of non-native grasses along with two cottonwood trees. There are no natural habitats within the project site nor are there any water bodies (including wetlands). The project site is located in relatively close proximity to natural habitat and riparian vegetation along Willow Creek and within the Humbug-Willow Creek Parkway. However, the site is separated from the parkway area by the Joint Powers Authority Rail Line and a paved bicycle and pedestrian trail, a distance of no less than 85 feet.

The preliminary landscape plan includes a twenty-foot-wide landscape buffer adjacent to Creekside Drive, a twenty-foot-wide landscape buffer adjacent to East Bidwell Street, and a twenty-foot-wide landscape buffer along the eastern property boundary. Proposed landscape improvements include a variety of trees, shrubs, groundcover, and turf. Among the proposed trees are Drake Elm, Dwarf Southern Magnolia, Eastern Dogwood, European Hackberry, London Plane, Oklahoma Red Bud, Sawleaf Zerkova, and Tulip Tree. Proposed shrubs and groundcover include Baby New Zealand Flax, Blue Oat Grass, Daylily, Dwarf Coyote Brush, Dwarf Heavenly Bamboo, Manzanita, Rosemary, Russian Sage, and Summer Lilac. The proposed landscape plan meets the City shade requirement by providing 60% shade coverage (40% required) in the parking lot within fifteen (15) years. Staff recommends the final landscape plan be subject to review and approval by the Community Development Department. Condition No. 34 is included to reflect this requirement.

Architecture/Design

As referenced previously within this report, the proposed Natural Result Medical Office and Surgery Center includes development of a one-story, 11,000-square-foot building. The proposed building features a modern style of design that incorporates natural building materials and sustainability features in an effort to be responsive to local environmental conditions. The proposed building includes a number of unique design features including varied roof heights and shapes, angular building forms, building projections and reveals, and covered entries. Proposed building materials include wood wall panels, stone veneer, stucco, wood and metal shade canopies, exposed wood and metal beams, and glass skylights. Primary colors are generally earth tone with richer trim and accent colors.

Based on the fact that the Natural Result Medical Office and Surgery Center is located in close proximity to the Humbug-Willow Creek Corridor (approximately 85 feet to the east), the proposed project is subject to the Humbug-Willow Creek Design Guidelines. The following are general design guidelines that are intended to guide the architectural design for projects located within the Humbug-Willow Creek corridor:

- Incorporate wood, brick, masonry, and stone as one of the primary building elements.
- Use a projecting trim around all doors and windows, unless they are inset in stone or a masonry façade.
- Articulate the facades visible from the Parkway and the public right-of-way of buildings greater than 50 feet in length with projections and/or reveals in order to create a varying architectural form.
- Utilize colors that are earth tones, non-glossy, and are not bright, which can blend in with the natural landscape.

As recommended by the Humbug-Willow Creek Design Guidelines, the proposed project features a significant amount of articulation through the use of varied roof heights, angular building forms, building projections, and building reveals. In addition, the proposed project provides interesting views from all four building elevations through the utilization of design elements including elevated roof forms, covered entries, and decorative trellises. The proposed project also takes advantage of natural building materials (wood wall panels, stone veneer, and exposed wood design elements) which will allow the building to integrate seamlessly with the natural setting of the adjacent parkway. Lastly, the proposed project features a palette of earth tone colors (predominantly browns and tans) which will blend well with the natural landscape of the project area. Based on the aforementioned factors, staff has determined that the proposed project is complimentary to surrounding developments and compatible with the natural setting of the Humbug-Willow Creek Parkway. Staff forwards the following design recommendations to the Commission for consideration:

1. This approval is for development of the single-story, 11,000-square-foot Natural Result Medical Office and Surgery Center. The owner/applicant shall submit building plans that comply with this approval and the attached building elevations and color renderings dated October 13, 2016 and October 21, 2016 respectively.
2. The design, materials, and colors of the proposed Natural Result Surgery Center shall be consistent with the submitted building elevations, materials samples, and color scheme to the satisfaction of the Community Development Department.
3. Roof-mounted mechanical equipment, including satellite dish antennas, shall not extend above the height of the parapet walls. Ground-mounted mechanical equipment shall be shielded by landscaping or trellis-type features.
4. Decorative (gooseneck, lantern style, etc.) lighting fixtures consistent with the architectural theme of the building shall be utilized on all building elevations.

5. All exterior building-attached light fixtures shall be shielded and directed downward and away from adjacent properties.
6. All signs for the project shall comply with the Folsom Municipal Code and any modification to or deviation from the sign criteria shall be subject to review and approval by the Community Development Department.
7. The final location, size, orientation, design, materials, and colors of the trash/recycling enclosure and the emergency generator enclosure shall be subject to review and approval by the Community Development Department.

These recommendations are included in the conditions of approval presented for consideration by the Planning Commission (Condition No. 28).

ENERGY AND WATER CONSERVATION

To reduce impacts in terms of energy and water consumption, the proposed project is required to meet the 2014 Title 24 Building Envelope Energy Efficiency Standards. The project will be allowed to achieve this performance standard through a combination of measures to reduce energy use for heating, cooling, water heating and ventilation. Because energy use for each different system type (i.e., heating, cooling, water heating, and ventilation) is defined, this method will also easily allow for application of individual measures aimed at reducing the energy use of these devices in a prescriptive manner. It is important to note that the project applicant will be utilizing the checklist for the LEED and WELL Building Standard in an attempt to exceed required energy and water conservation requirements.

In an effort to address water conservation, the proposed project includes a number of measures aimed at reducing on-site water usage. The proposed project has been designed to achieve an overall water efficient landscape rating utilizing primarily low water use plant materials. The concepts of utilizing plant materials that are compatible in their water use requirements together within the same irrigation zones, are to be applied with all planting and irrigation design. In addition, all proposed landscape areas will have automatically controlled irrigation systems that incorporate the use of spray, subsurface in-line emitters, and other high efficiency drip-type systems. To further ensure water conservation is being achieved, the proposed project is required to 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 December 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. Condition No 51 is included to reflect these requirements.

ENVIRONMENTAL REVIEW

In reviewing the submitted development application, City staff determined that the proposed project was eligible for categorical exemption under Section 15332 In-Fill Development of the California Environmental Quality Act (CEQA). In order to be eligible for this particular exemption, a project must satisfy five specific criteria established within Section 15332. The first criterion is that the project must be consistent with the General Plan land use designation, applicable General Plan policies, the Zoning designation, and the Zoning Regulations. As discussed within the General Plan

and Zoning Consistency section of this staff report, the proposed project is consistent with the existing General Plan land use designation and Zoning designation. The proposed project also meets all zoning regulations and standards established for the subject property. In addition, the proposed project is consistent with all applicable General Plan policies.

The second criterion is that the proposed project must be located within the City limits with no more than five acres of land and substantially surrounded by urban land uses. The proposed project is located on a 1.91-acre of property located within the City of Folsom. The project site is surrounded by urban development with commercial office buildings to the north, and assisted living facility to the south, commercial office buildings to the west, and single-family residential development across the Humbug-Willow Creek corridor to the east. The third criterion states that the proposed development has no habitat for endangered, rare, or threatened species. A biological resource assessment prepared for the project site in 2013 (in conjunction with an Initial Study and Mitigated Negative Declaration prepared for the Oakmont Senior Living project) determined that there were no rare, endangered, or threatened species located on the project site. It is important to note that the project site has previously been rough graded and contains no significant vegetation.

The fourth criterion requires that the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. As described within the traffic section of this staff report, the proposed project would not have a significant impact relative to traffic given the use of an existing driveway for project access and the extremely low volume of projected vehicle trips. In terms of noise, staff determined that the proposed project will not result in any significant noise-related impacts given the proposed use as a medical office and surgery center. Based on the low number of projected vehicle trips, the proposed project will not result in any air quality or greenhouse gas-related impacts. The proposed project will not have any water quality-related impacts as the project will utilize the existing storm drain system located adjacent to the project site. The fifth criterion is that the project site can adequately be served by all required utilities and public services. City staff has determined that the project site will be served by existing utilities located within the Creekside Drive and East Bidwell Street right-of-way. In addition, staff has determined that there is sufficient capacity and capability (school capacity, fire response, police response, park facilities, etc.) so that public services will not be impacted by the proposed project.

RECOMMENDATION/PLANNING COMMISSION ACTION

MOVE TO APPROVE A PLANNED DEVELOPMENT PERMIT FOR DEVELOPMENT AND OPERATION OF AN 11,000-SQUARE-FOOT MEDICAL OFFICE AND SURGERY CENTER AT THE SOUTHEAST CORNER OF THE INTERSECTION OF EAST BIDWELL STREET AND CREEKSIDE DRIVE AS ILLUSTRATED ON ATTACHMENTS 2 THROUGH 7 FOR THE NATURAL RESULT MEDICAL OFFICE AND SURGERY PROJECT WITH THE FOLLOWING FINDINGS AND CONDITIONS (NO. 1-54).

GENERAL FINDINGS

- A. NOTICE OF HEARING HAS BEEN GIVEN AT THE TIME AND IN THE MANNER REQUIRED BY STATE LAW AND CITY CODE.
- B. THE PROJECT IS CONSISTENT WITH THE GENERAL PLAN, THE ZONING CODE OF THE CITY, AND THE HUMBUG-WILLOW CREEK DESIGN GUIDELINES.

CEQA FINDINGS

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

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 AND THE GENERAL PLAN.
- I. THE PROPOSED PROJECT IS CONSISTENT WITH THE OBJECTIVES, POLICIES AND REQUIREMENTS OF THE DEVELOPMENT STANDARDS OF THE CITY.
- J. THE PHYSICAL, FUNCTIONAL AND VISUAL COMPATIBILITY BETWEEN THE PROPOSED PROJECT AND EXISTING AND FUTURE ADJACENT USES AND AREA CHARACTERISTICS IS ACCEPTABLE.
- K. THERE ARE AVAILABLE NECESSARY PUBLIC FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER, SEWER AND DRAINAGE AND THE PROJECT ADEQUATELY PROVIDES FOR THE FURNISHING OF SUCH FACILITIES.
- L. 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
- M. 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.

- N. ADEQUATE PROVISION IS MADE FOR THE FURNISHING OF SANITATION SERVICES AND EMERGENCY PUBLIC SAFETY SERVICES TO THE DEVELOPMENT.
- O. THE PROPOSED DEVELOPMENT WILL NOT CAUSE ADVERSE ENVIRONMENTAL IMPACTS WHICH HAVE NOT BEEN MITIGATED TO AN ACCEPTABLE LEVEL.

Submitted,

DAVID E. MILLER, AICP
Community Development Director

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
NS	Neighborhood Services Department	M	Prior to approval of Final Map
(P)	Planning Division	B	Prior to issuance of first Building Permit
(E)	Engineering Division	O	Prior to approval of Occupancy Permit
(B)	Building Division	G	Prior to issuance of Grading Permit
(F)	Fire Division		
PW	Public Works Department	DC	During construction
PR	Park and Recreation Department	OG	On-going requirement
PD	Police Department		

Planning Commission
Creekside Drive Surgery Center (PN 19-002)
February 6, 2019

Attachment 8
Letter from Applicant, dated December 21, 2018

PN 19-002



December 21, 2018

Sent by Federal Express
City of Folsom
Community Development Department
C/O Steve Banks
Senior Planner
50 Natoma Street
Folsom, CA 95630

RE: Proposed Natural Results Surgery Center Planned Development Permit PN-16-339

Gentlemen

We hereby respectfully request an extension of Planned Development Permit PN-16-339. That permit is currently due to expire on January 18, 2019.

Potential users for our project have required that the required street widening and utility undergrounding be completed prior to the time such users commit to the site in order to be assured that such users don't become obligated to complete or pay for that work.

The City has commenced the street widening and utility undergrounding work but that work has not yet been completed, primarily due to delays by the applicable utility companies. For example, PG&E needs to relocate one or more gas lines to allow the completion of the street widening, which street widening needs to be finished in order to permit the completion of the utility undergrounding. Then, once the City portion of the street widening is completed, PG&E will need to set their transformers and pull the electrical wires. PG&E is struggling to commit to a schedule as a result of having to devote substantial human resources to help restore services to areas impacted by all of the recent wildfires. In addition, the timing of completion of the SMUD and AT&T work has not yet been determined.

Attached is our check for the Planned Development Permit Extension Application Fee in the amount of \$2,792.

Please let me know if you have any questions.

Very truly yours,


Steve Kirkpatrick
Enclosure: Check

cc: Fred Katz
cc: Sang Kim

Planning Commission
Creekside Drive Surgery Center (PN 19-002)
February 6, 2019

Attachment 9
Utility Undergrounding Agreement
Dated February 22, 2017



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

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

February 22, 2017

Fred Katz
Katz Kilpatrick Properties
3300 Douglas Blvd., Suite 385
Roseville, CA 95661

RE: E. Bidwell St. & Creekside Drive Surgery Center Project Utility Undergrounding

Dear Mr. Katz:

Thank you for meeting with Steve Krahn, City Engineer, and me to discuss Condition No. 53 of your project approval by the Folsom Planning Commission for the surgery center project located at East Bidwell Street and Creekside Drive. Per our discussion, you have agreed to comply with Condition No. 53 by undergrounding all overhead electric and associated utilities on East Bidwell Street fronting your property from the existing power pole near the east property line to a pole located at the SE corner of the intersection of Creekside Drive and East Bidwell Street. This work is shown on the attached exhibit.

Please evidence your concurrence with the description of the scope of work as shown in the attached exhibit and described above by signing at the bottom of this letter. The undergrounding work, once completed, will satisfy the developer's obligation under Condition No. 53.

Additionally, the City Engineer will produce a letter to SMUD indicating that the street widening is a City project and therefore the costs to the project will be adjusted as a city project. We will copy this letter to you and anticipate having it sent this week.

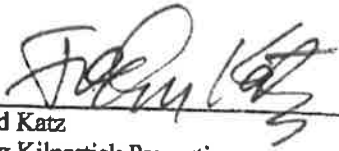
Please sign and return an original of the signed copy of this letter signifying agreement as to your obligation under Condition No. 53 of your PD Permit approval.

Sincerely,

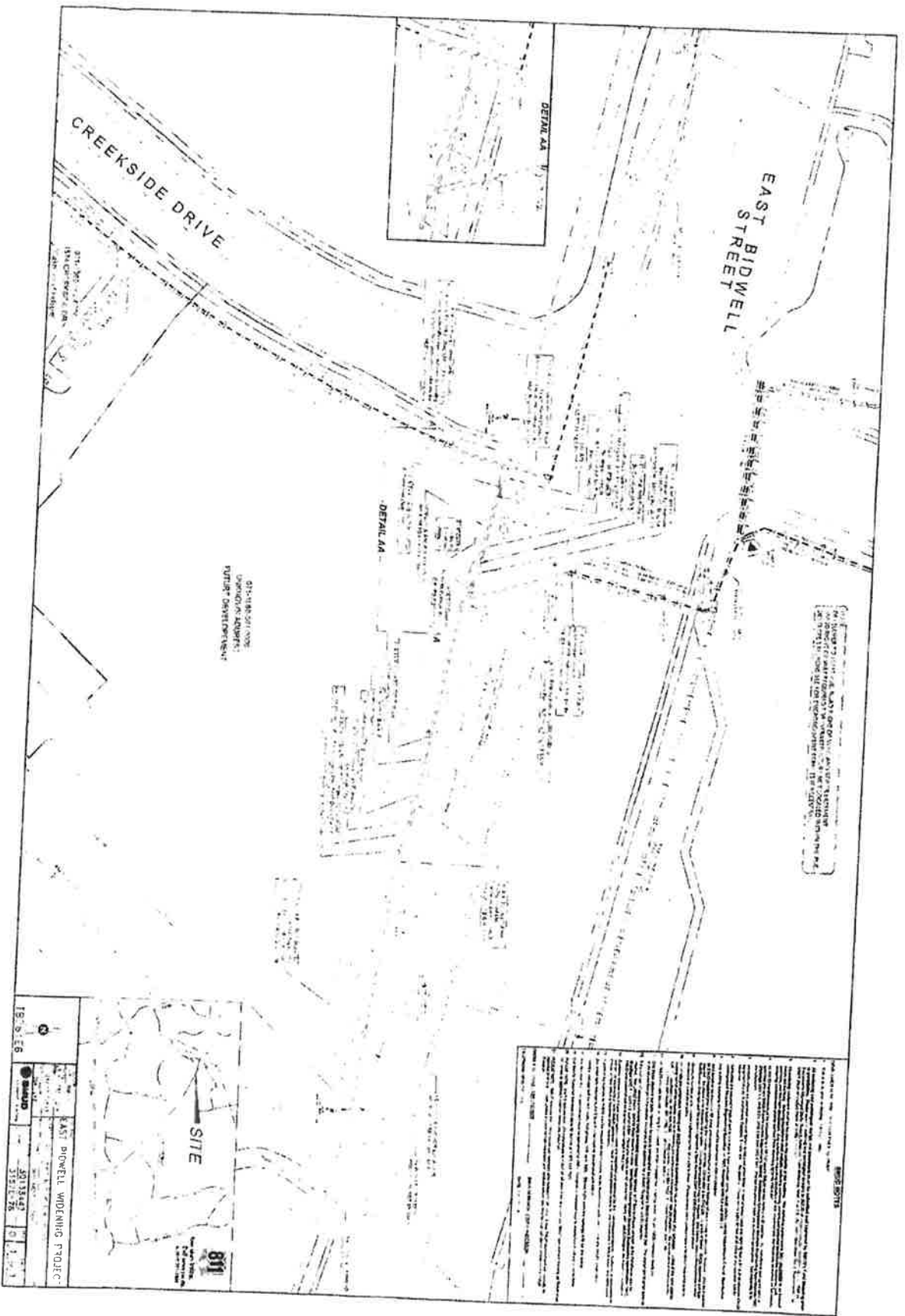
David E. Miller
Director of Community Development
City of Folsom

F. Katz, P. 2

I concur with the description of the scope of work as shown in the attached exhibit and described above pertaining to Condition No. 53.


Fred Katz
Katz Kilpartick Properties

2-23-17
Date



1" = 10'
EAST POWELL WIDENING PROJECT
SITE
811

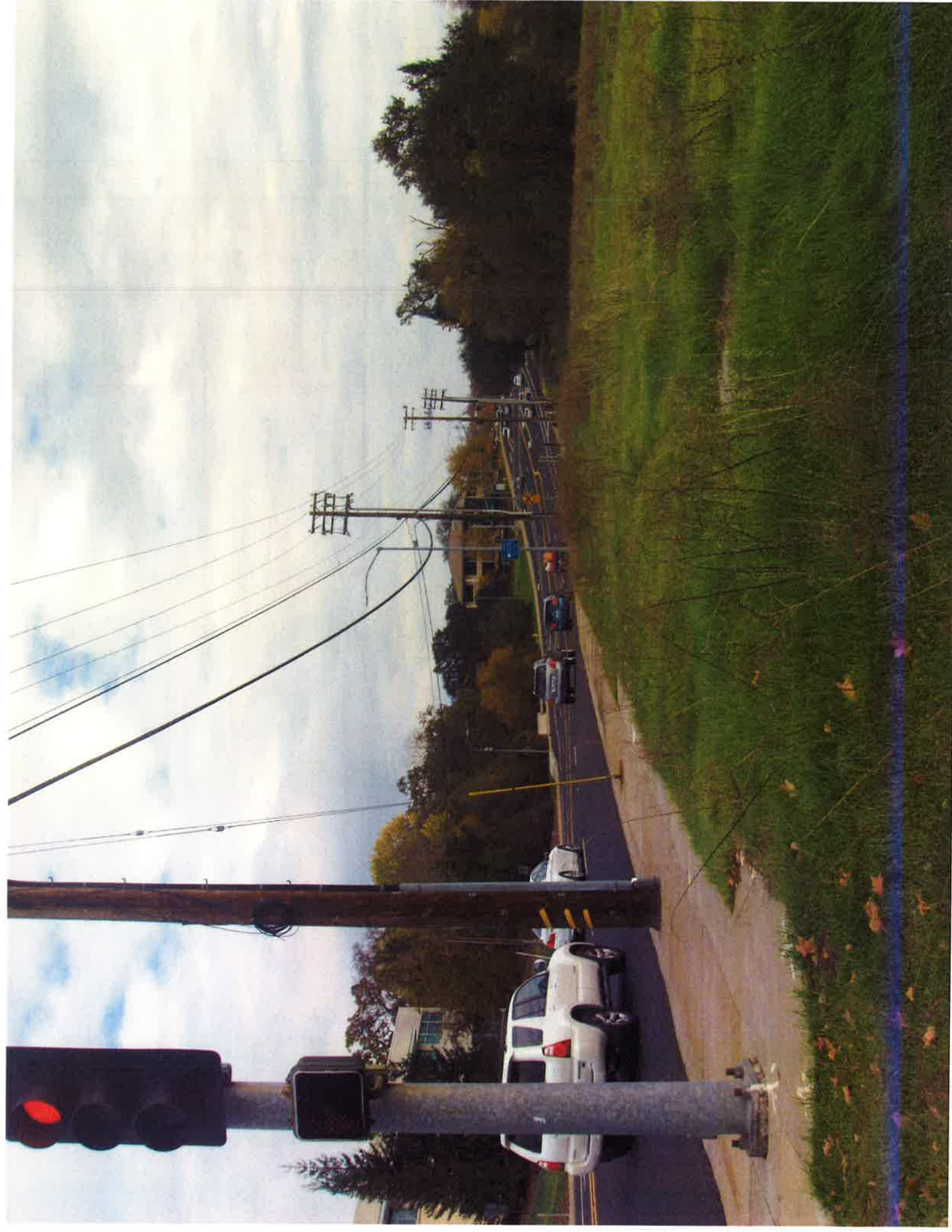
EXISTING CONDITIONS
PROPOSED IMPROVEMENTS

NOTES

1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION AND THE CALIFORNIA STANDARD SPECIFICATIONS FOR MATERIALS.
3. ALL UTILITIES SHALL BE DEPTH MARKED AND MAINTAINED THROUGHOUT THE PROJECT.
4. ALL UTILITIES SHALL BE PROTECTED AND SHALL NOT BE DELETED OR DISRUPTED.
5. ALL UTILITIES SHALL BE REINSTALLED TO ORIGINAL OR BETTER CONDITIONS.
6. ALL UTILITIES SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
7. ALL UTILITIES SHALL BE PROTECTED AND SHALL NOT BE DELETED OR DISRUPTED.
8. ALL UTILITIES SHALL BE REINSTALLED TO ORIGINAL OR BETTER CONDITIONS.
9. ALL UTILITIES SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
10. ALL UTILITIES SHALL BE PROTECTED AND SHALL NOT BE DELETED OR DISRUPTED.
11. ALL UTILITIES SHALL BE REINSTALLED TO ORIGINAL OR BETTER CONDITIONS.
12. ALL UTILITIES SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
13. ALL UTILITIES SHALL BE PROTECTED AND SHALL NOT BE DELETED OR DISRUPTED.
14. ALL UTILITIES SHALL BE REINSTALLED TO ORIGINAL OR BETTER CONDITIONS.
15. ALL UTILITIES SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
16. ALL UTILITIES SHALL BE PROTECTED AND SHALL NOT BE DELETED OR DISRUPTED.
17. ALL UTILITIES SHALL BE REINSTALLED TO ORIGINAL OR BETTER CONDITIONS.
18. ALL UTILITIES SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
19. ALL UTILITIES SHALL BE PROTECTED AND SHALL NOT BE DELETED OR DISRUPTED.
20. ALL UTILITIES SHALL BE REINSTALLED TO ORIGINAL OR BETTER CONDITIONS.
21. ALL UTILITIES SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
22. ALL UTILITIES SHALL BE PROTECTED AND SHALL NOT BE DELETED OR DISRUPTED.
23. ALL UTILITIES SHALL BE REINSTALLED TO ORIGINAL OR BETTER CONDITIONS.
24. ALL UTILITIES SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
25. ALL UTILITIES SHALL BE PROTECTED AND SHALL NOT BE DELETED OR DISRUPTED.
26. ALL UTILITIES SHALL BE REINSTALLED TO ORIGINAL OR BETTER CONDITIONS.
27. ALL UTILITIES SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
28. ALL UTILITIES SHALL BE PROTECTED AND SHALL NOT BE DELETED OR DISRUPTED.
29. ALL UTILITIES SHALL BE REINSTALLED TO ORIGINAL OR BETTER CONDITIONS.
30. ALL UTILITIES SHALL BE MAINTAINED THROUGHOUT THE PROJECT.

Planning Commission
Creekside Drive Surgery Center (PN 19-002)
February 6, 2019

Attachment 10 Site Photographs







CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 3
Type: Public Hearing
Date: February 6, 2019

Planning Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: Iron Point Retirement Community Entitlement Extension
File #: PN-18-410
Request: Planned Development Permit Extension
Conditional Use Permit Extension
Location: South Side of Iron Point Road Between Broadstone Parkway and
Rowberry Drive (2275 Iron Point Road)
APN(s): 072-3120-023
Staff Contact: Steve Banks, Principal Planner, 916-461-6207
sbanks@folsom.ca.us

Property Owner

Name: Evergreen Folsom Joint Land Venture
Address: 2295 Gateway Oaks Drive, Suite
No. 135, Sacramento, CA 95833

Applicant

Name: TCG Development, LLC
Address: 801 Cherry Street, Unit
No. 31, Fort Worth, Texas 76102

Recommendation: Conduct a public hearing and upon conclusion recommend approval of a Planned Development Permit Extension and Conditional Use Permit Extension for a period of one year (until January 26, 2020) for development of the Iron Point Retirement Community Project (PN 18-410) subject to the findings and conditions of approval attached to this report.

Project Summary: The proposed project involves a request for a two-year year extension in time of the previously approved Planned Development Permit and Conditional Use Permit associated with development of the Iron Point Retirement Community project located at 2275 Iron Point Road. The Iron Point Retirement Community features a three-story, 132,904-square-foot building that will accommodate up to 126 senior residents within 60 independent living units, 46 assisted living units, and 20 memory care units. The applicant has indicated that additional time is required to perfect the improvement plans and construction documents necessary to move forward with development of the project.

Table of Contents:

- 1 - Description/Analysis
- 2 - Background
- 3 - Proposed Findings of Fact and Conditions of Approval
- 4 - Vicinity Map



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 3
Type: Public Hearing
Date: February 6, 2019

- 5 - Site Plan, dated August 18, 2015
- 6 - Building Elevations and Renderings, dated May 15, 2015
- 7 - City Council Staff Report, dated January 26, 2016
- 8 - Letters from Applicant, dated December 10, 2018 and January 28, 2019
- 9 - Site Photographs

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, TCG Development, LLC., is requesting a two-year extension in time of the previously approved Planned Development Permit and Conditional Use Permit associated with development of the Iron Point Retirement Community project located at 2275 Iron Point Road. A full description of the previously approved retirement community project is included in the original staff report (Attachment 7).

POLICY/RULE

The Folsom Municipal Code (FMC) requires that applications for Planned Development Permit Extensions and Conditional Use Permits Extensions be forwarded to the Planning Commission for final action. Expiration of the Planned Development Permit is covered by Section 17.38.110 of the Folsom Municipal Code and expiration of the Use Permit is addressed in Section 17.60.060 of the Folsom Municipal Code.

ANALYSIS

The City Council approved a General Plan Amendment, Rezone, Planned Development Permit, and Conditional Use Permit for development of the Iron Point Retirement Community project on January 26, 2016. With respect to timing of the development, a condition of approval was placed on the project stating that "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." In this particular case, the Planned Development Permit and Conditional Use Permit for the project are valid until January 26, 2019. It is important to note other entitlements (General Plan Amendment and Rezone) associated with the project do not require an extension as the General Plan Amendment went into effect immediately after the original project approval and the Rezone went into effect 30 days after the original project approval.

On December 10, 2018, the project applicant (TCG Development, LLC) submitted a timely letter (Attachment 8) to the City requesting a two-year extension in time for the previously approved Conditional Use Permit and Planned Development Permit. A follow up letter was also provided on January 28, 2019 providing further details on the request for extension of the entitlements. In the letters, the applicant indicates that they are fully invested in moving forward with the project; however, they are not currently in a position to submit improvement plans or construction documents to the City prior to expiration of the entitlements. The applicant also states that their intent is to start allocating additional resources so that the project can move forward in a successful and timely manner.

Staff has reviewed the proposed Conditional Use Permit Extension and Planned Development Permit Extension to determine whether or not circumstances have changed in the project vicinity that would require modification to or reconsideration of any of the conditions of approval for this project. Upon review, staff determined that there are no changes on this project site, or in the project vicinity that would require modification to any of the conditions of approval for this project.

As stated in the applicant's proposal, a two-year extension in time is being requested for the Planned Development Permit and Conditional Use Permit associated with project. The Folsom Municipal Code (FMC, Section 17.60.060 Expiration and Extension) dictates that the Planning Commission may only extend the Conditional Use Permit for a period of one year. As a result, staff recommends approval of a one-year extension in time for the Conditional Use Permit and Planned Development Permit associated with Iron Point Retirement Community project.

ENVIRONMENTAL REVIEW

A Mitigated Negative Declaration and Mitigation Monitoring Program were previously approved for the Iron Point Retirement Community Project (PN 15-139) project on January 26, 2016 in accordance with the California Environmental Quality Act (CEQA). Staff has determined that no new impacts will result from this extension that were not already considered with the previous approval. No further environmental review is required.

RECOMMENDATION/PLANNING COMMISSION ACTION

Move to approve the Planned Development Permit Extension and Conditional Use Permit Extension for a period of one year (until January 26, 2020) for development of the Iron Point Retirement Community Project (PN 18-410) with the findings and conditions of approval included as Attachment 3.

**ATTACHMENT 2
BACKGROUND**

BACKGROUND

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

On January 26, 2016, the City Council approved a General Plan Amendment, Rezone, Planned Development Permit, and Conditional Use Permit for development of the 126-unit senior retirement community known as the Iron Point Retirement Community on a 4.68-acre property located at 2275 Iron Point Road. On October 4, 2017, the Planning Commission approved a one-year extension to the previously approved Planned Development Permit and Conditional Use Permit associated with the Iron Point Retirement Community project.

GENERAL PLAN DESIGNATION

CC (Community Commercial)

ZONING

BP PD (Business and Professional, Planned Development District)

ADJACENT LAND USES/ZONING

North: Iron Point Road with Single-Family Residential Development (R-1-M PD) Beyond

South: Commercial Development (M-L PD) with U.S. Highway 50 Beyond

East: Open Space (OSC) with Commercial Development (M-L PD) Beyond

West: Open Space (OSC) with Commercial Development (M-L PD) Beyond

SITE CHARACTERISTICS

The project site, which has previously been disturbed by neighboring development activity, is rectangular in shape and slopes gradually from the northeast to the southwest. Non-native grasses cover a majority of the site with a small grove of oak trees being situated in the southwest corner. The project frontage along Iron Point Road is developed with a sidewalk and retaining wall, while eastern frontage along a private road includes lighting and landscaping improvements.

APPLICABLE CODES

FMC 12.16, Tree Preservation Ordinance
FMC 17.22, Commercial Land Use Zones
FMC 17.38, Planned Development District
FMC 17.57, Parking Requirements
FMC 17.60, Use Permits
Folsom Corporate Center Planned
Development Guidelines

ATTACHMENT 3

PROPOSED FINDINGS OF FACT AND CONDITIONS OF APPROVAL

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 ZONING CODE OF THE CITY.

CEQA FINDINGS

- C. A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING PROGRAM WERE PREVIOUSLY APPROVED FOR THE IRON POINT RETIREMENT COMMUNITY PROJECT (PN 15-139) ON JANUARY 26, 2016 IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA). NO NEW IMPACTS WILL RESULT FROM THIS EXTENSION THAT WERE NOT ALREADY CONSIDERED WITH THE PREVIOUS APPROVAL, SO NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED UNDER CEQA.
- D. NONE OF THE CONDITIONS DESCRIBED IN SECTION 15162 OF THE CEQA GUIDELINES CALLING FOR THE PREPARATION OF A SUBSEQUENT ENVIRONMENTAL IMPACT REPORT HAVE OCCURRED.

PLANNED DEVELOPMENT PERMIT EXTENSION FINDINGS

- E. THE PROPOSED PROJECT COMPLIES WITH THE INTENT AND PURPOSES OF CHAPTER 17.38 (PLANNED DEVELOPMENT DISTRICT) OF THE FOLSOM MUNICIPAL CODE, OTHER APPLICABLE ORDINANCES OF THE CITY, AND THE GENERAL PLAN.
- F. THE PROPOSED PROJECT IS CONSISTENT WITH THE OBJECTIVES, POLICIES AND REQUIREMENTS OF THE DEVELOPMENT STANDARDS OF THE CITY.
- G. THE PHYSICAL, FUNCTIONAL AND VISUAL COMPATIBILITY BETWEEN THE PROPOSED PROJECT AND EXISTING AND FUTURE ADJACENT USES AND AREA CHARACTERISTICS IS ACCEPTABLE.
- H. THERE ARE AVAILABLE PUBLIC FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER, SEWER AND DRAINAGE TO ALLOW FOR THE DEVELOPMENT OF THE PROJECT SITE IN A MANNER CONSISTENT WITH THIS PROPOSAL.

- I. 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.
- J. 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.
- K. ADEQUATE PROVISION IS MADE FOR THE FURNISHING OF SANITATION SERVICES AND EMERGENCY PUBLIC SAFETY SERVICES TO THE DEVELOPMENT.
- L. AS CONDITIONED, THE PROPOSED PROJECT WILL NOT CAUSE ADVERSE ENVIRONMENTAL IMPACTS WHICH HAVE NOT BEEN MITIGATED TO AN ACCEPTABLE LEVEL.

CONDITIONAL USE PERMIT EXTENSION FINDING

- M. 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 BECAUSE THE PROPOSED LAND USE WILL NOT HAVE A NEGATIVE IMPACT.

CONDITIONS OF APPROVAL FOR THE IRON POINT RETIREMENT COMMUNITY PROJECT (PN 18-410) PLANNED DEVELOPMENT PERMIT EXTENSION AND CONDITIONAL USE PERMIT EXTENSION 2275 IRON POINT ROAD			
Mitigation Measure	Condition/Mitigation Measure	When Required	Responsible Department
1.	<p>The applicant shall submit final site development plans to the Community Development Department that shall substantially conform to the exhibits referenced below:</p> <ul style="list-style-type: none"> • General Plan Amendment Exhibit, dated June 15, 2015 • Rezone Exhibit, dated June 15, 2015 • Preliminary Site Plan, dated August 18, 2015 • Preliminary Grading and Drainage Plan, dated August 18, 2015 • Preliminary Utility Plan, dated August 18, 2015 • Preliminary Landscape Plan, dated August 18, 2015 • Preliminary Lighting Plan, dated August 18, 2015 • Preliminary Access and Circulation Plan, dated August 18, 2015 • Preliminary Fencing Details • Building Elevations and Floor Plans, dated May 15, 2015 • Color Building Renderings 	B	CD (P)(E)
2.	<p>The project is approved for the development and operation of the Iron Point Retirement Community project, which includes a three-story, 132,904-square-foot building. Implementation of the project shall be consistent with the above-referenced items as modified by these conditions of approval.</p> <p>Building plans, and all civil engineering and landscape plans, shall be submitted to the Community Development Department for review and approval to ensure conformance with this approval and with relevant codes, policies, standards and other requirements of the City of Folsom.</p>	I, B	CD (P)(E)(B)
3.	<p>The project approval granted under this staff report shall remain in effect for one year from final date of approval (January 26, 2020). Failure to obtain the relevant building (or other) permits within this time period, without the subsequent extension of this approval, shall result in the termination of this approval.</p>	B	CD (P)

CONDITIONS OF APPROVAL FOR THE IRON POINT RETIREMENT COMMUNITY PROJECT (PN 18-410) PLANNED DEVELOPMENT PERMIT EXTENSION AND CONDITIONAL USE PERMIT EXTENSION 2275 IRON POINT ROAD			
Mitigation Measure	Condition/Mitigation Measure	When Required	Responsible Department
4.	<p>The owner/applicant shall defend, indemnify, and hold harmless the City and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void, or annul any approval by the City or any of its agencies, departments, commissions, agents, officers, employees, or legislative body concerning the project. The City will promptly notify the owner/applicant of any such claim, action or proceeding, and will cooperate fully in the defense. The City may, within its unlimited discretion, participate in the defense of any such claim, action or proceeding if both of the following occur:</p> <ul style="list-style-type: none"> • The City bears its own attorney's fees and costs; and • The City defends the claim, action or proceeding in good faith 	OG	CD (P)(E)(B) PW, PR, FD, PD
5.	<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> <p>The owner/applicant shall be required to participate in a mitigation monitoring and reporting program pursuant to City Council Resolution No. 2634 and Public Resources Code 21081.6. The mitigation monitoring and reporting measures identified in the Mitigated Negative Declaration prepared for this project have been incorporated into these conditions of approval in order to mitigate or avoid significant effects on the environment. These mitigation monitoring and reporting measures are identified with a check mark (✓) in the mitigation measure column.</p>	G, I	CD (P)(E)
DEVELOPMENT COSTS AND FEE REQUIREMENTS			
6.	The owner/applicant shall pay all applicable taxes, fees and charges at the rate and amount in effect at the time such taxes, fees and charges become due and payable.	I, B	CD (P)(E)
7.	If applicable, the owner/applicant shall pay off any existing assessments against the property, or file necessary segregation request and pay applicable fees.	B	CD (E)

CONDITIONS OF APPROVAL FOR THE IRON POINT RETIREMENT COMMUNITY PROJECT (PN 18-410) PLANNED DEVELOPMENT PERMIT EXTENSION AND CONDITIONAL USE PERMIT EXTENSION 2275 IRON POINT ROAD			
Mitigation Measure	Condition/Mitigation Measure	When Required	Responsible Department
8.	The City, at its sole discretion, may utilize the services of outside legal counsel to assist in the implementation of this project, including, but not limited to, drafting, reviewing and/or revising agreements and/or other documentation for the project. If the City utilizes the services of such outside legal counsel, the applicant shall reimburse the City for all outside legal fees and costs incurred by the City for such services. The applicant may be required, at the sole discretion of the City Attorney, to submit a deposit to the City for these services prior to initiation of the services. The applicant shall be responsible for reimbursement to the City for the services regardless of whether a deposit is required.	I	CD (P)(E)
9.	If the City utilizes the services of consultants to prepare special studies or provide specialized design review or inspection services for the project, the applicant shall reimburse the City for actual costs it incurs in utilizing these services, including administrative costs for City personnel. A deposit for these services shall be provided prior to initiating review of the improvement plans or beginning inspection, whichever is applicable.	I, B	CD (P)(E)
10.	This project shall be subject to all City-wide development impact fees, unless exempt by previous agreement. This project shall be subject to all City-wide development impact fees in effect at such time that a building permit is issued. These fees may include, but are not limited to, fees for fire protection, park facilities, park equipment, Quimby, Humbug-Willow Creek Parkway, Light Rail, TSM, capital facilities and traffic impacts. The 90-day protest period for all fees, dedications, reservations or other exactions imposed on this project has begun. The fees shall be calculated at the fee rate in effect at the time of building permit issuance.	B	CD (P)(E), PW, PK
11.	The project is subject to the Housing Trust Fund Ordinance, unless exempt by a previous agreement.	B	CD (P)

CONDITIONS OF APPROVAL FOR THE IRON POINT RETIREMENT COMMUNITY PROJECT (PN 18-410) PLANNED DEVELOPMENT PERMIT EXTENSION AND CONDITIONAL USE PERMIT EXTENSION 2275 IRON POINT ROAD			
Mitigation Measure	Condition/Mitigation Measure	When Required	Responsible Department
12.	The owner/applicant agrees to pay to the Folsom-Cordova Unified School District the maximum fee authorized by law for the construction and/or reconstruction of school facilities. The applicable fee shall be the fee established by the School District that is in effect at the time of the issuance of a building permit. Specifically, the owner/applicant agrees to pay any and all fees and charges and comply with any and all dedications or other requirements authorized under Section 17620 of the Education Code; Chapter 4.7 (commencing with Section 65970) of the Government Code; and Sections 65995, 65995.5 and 65995.7 of the Government Code.	B	CD (P)
SITE DEVELOPMENT REQUIREMENTS			
13.	Prior to the issuance of any grading and/or building permit, the owner/applicant shall have a geotechnical report prepared by an appropriately licensed engineer that includes an analysis of site suitability, proposed foundation design for all proposed structures, and roadway and pavement design.	G, B	CD (E)
14.	Public and private improvements, including roadways, curbs, gutters, sidewalks, bicycle lanes and trails, streetlights, underground infrastructure and all other improvements shall be provided in accordance with the current edition of the City of Folsom <u>Standard Construction Specifications</u> and the <u>Design and Procedures Manual and Improvement Standards</u> . All necessary rights-of-way and/or easements shall be dedicated to the City of Folsom for these improvements.	I, B	CD (P)(E)
15.	The applicant/owner shall submit water, sewer and drainage studies to the satisfaction of the Community Development Department and provide sanitary sewer, water and storm drainage improvements with corresponding easements, as necessary, in accordance with these studies and the current edition of the City of Folsom <u>Standard Construction Specifications</u> and the <u>Design and Procedures Manual and Improvement Standards</u> .	I	CD (E)
16.	The improvement plans for the required public and private improvements, including but not limited to frontage improvements for Iron Point Road and the Project Access Road, shall be reviewed and approved by the Community Development Department prior to issuance of a building permit for the project.	B	CD (E)

CONDITIONS OF APPROVAL FOR THE IRON POINT RETIREMENT COMMUNITY PROJECT (PN 18-410) PLANNED DEVELOPMENT PERMIT EXTENSION AND CONDITIONAL USE PERMIT EXTENSION 2275 IRON POINT ROAD			
Mitigation Measure	Condition/Mitigation Measure	When Required	Responsible Department
17.	Final lot and building configurations may be modified to allow for overland release of storm events greater than the capacity of the underground system.	B	CD (E)
18.	The owner/applicant shall coordinate the planning, development and completion of this project with the various utility agencies (i.e., SMUD, PG&E, etc.).	I	CD (P)(E)
19.	The owner/applicant shall be responsible for replacing any and all damaged or hazardous public sidewalk, curb and gutter along the site frontage and/or boundaries, including pre-existing conditions and construction damage, to the satisfaction of the Community Development Department.	O	CD (E)
20.	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)
21.	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 <u>Standard Construction Specifications</u> .	I	CD (E)
22.	The owner/applicant shall coordinate the planning, development and completion of this project with the various utility agencies (i.e., SMUD, PG&E, etc.).	I	CD (P)(E)
23.	Any reimbursement for public improvements constructed by the applicant shall be in accordance with a formal reimbursement agreement entered into between the City and the owner/applicant prior to approval of the improvement plans.	I	CD (E)
24.	The owner/applicant shall dedicate a 12.5-foot-wide public utility easement for underground facilities and appurtenances adjacent to all public rights-of-way.	I	CD (E)

CONDITIONS OF APPROVAL FOR THE IRON POINT RETIREMENT COMMUNITY PROJECT (PN 18-410) PLANNED DEVELOPMENT PERMIT EXTENSION AND CONDITIONAL USE PERMIT EXTENSION 2275 IRON POINT ROAD			
Mitigation Measure	Condition/Mitigation Measure	When Required	Responsible Department
25.	Final exterior building and site lighting plans shall be submitted for review and approval by Community Development Department for location, height, aesthetics, level of illumination, glare and trespass prior to the issuance of any building permits. All lighting, including but not limited to free-standing parking lot lights, building-attached lights, and landscape lights shall be designed to be screened, shielded, and directed downward onto the project site and away from adjacent properties and public rights-of-way. The final design of the building-attached lights shall be subject to review and approval by the Community Development Department. Lighting shall be equipped with a timer or photo condenser. In addition, pole-mounted parking lot lights shall utilize a low-intensity, energy efficient lighting method.	I, B	CD (P)
STORM WATER POLLUTION/CLEAN WATER ACT REQUIREMENTS			
26.	The owner/applicant shall be responsible for litter control and sweeping of all paved surfaces in accordance with City standards. All on-site storm drains shall be cleaned immediately before the commencement of the rainy season (October 15).	G, I, B	CD (E)
27.	The storm drain swale or onsite improvement plans shall provide for “Best Management Practices” that meet the requirements of the water quality standards of the City’s National Pollutant Discharge Elimination System Permit issued by the State Regional Water Quality Control Board.	G, I, B, O	CD (E)
28.	Erosion and sedimentation control measures shall be incorporated into construction plans. These measures shall conform to the City of Folsom requirements and the County of Sacramento <i>Erosion and Sedimentation Control Standards and Specifications</i> -current edition and as directed by the Community Development Department.	G, I	CD (E)
29.	The proposed development is considered commercial land use and will add over 1 acre of new impervious area to the site; therefore, stormwater quality treatment shall be provided. The City requires developers to utilize the <i>Guidance Manual for On-Site Stormwater Quality Treatment Control Measures</i> (January 2000) (“On-Site Manual”) in selecting and designing source control and post-construction facilities to treat runoff from the project.	G, I	CD (E)

CONDITIONS OF APPROVAL FOR THE IRON POINT RETIREMENT COMMUNITY PROJECT (PN 18-410) PLANNED DEVELOPMENT PERMIT EXTENSION AND CONDITIONAL USE PERMIT EXTENSION 2275 IRON POINT ROAD			
Mitigation Measure	Condition/Mitigation Measure	When Required	Responsible Department
	LANDSCAPE/TREE PRESERVATION REQUIREMENTS		
30.	The owner/applicant shall be responsible for on-site landscape maintenance throughout the life of the project to the satisfaction of the Community Development Department. Vegetation or planting shall not be less than that depicted on the final landscape plan, unless tree removal is approved by the Community Development Department because the spacing between trees will be too close on center as they mature.	B	CD (P)(E)
31.	Final landscape plans shall be subject to review and approval by the Community Development Department.	I, B	CD (P)(E)
32.	Final landscape plans and specifications for site development shall be prepared by a registered landscape architect and approved by the City Arborist and City staff prior to the approval of improvement plans. Said plans shall include all on-site landscape specifications and details, and shall comply with all State and local rules, regulations, Governor's declarations and restrictions pertaining to water conservation and outdoor landscaping. Landscaping of the parking area shall meet shade requirements as outlined in the Folsom Municipal Code Chapter 17.57. The landscape plans shall comply and implement water efficient requirements as adopted by the State of California (Assembly Bill 1881) (State Model Water Efficient Landscape Ordinance) until such time the City of Folsom adopts its own Water Efficient Landscape Ordinance at which time 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, sign visibility, light clearance or any other purpose shall not be allowed. Specialty-style pruning, such as pollarding, shall be specified within the approved landscape plans and shall be implemented during a 5-year establishment and training period.	I	CD(P)(E)

CONDITIONS OF APPROVAL FOR THE IRON POINT RETIREMENT COMMUNITY PROJECT (PN 18-410) PLANNED DEVELOPMENT PERMIT EXTENSION AND CONDITIONAL USE PERMIT EXTENSION 2275 IRON POINT ROAD				
	Mitigation Measure	Condition/Mitigation Measure	When Required	Responsible Department
33.	✓	<p>The project applicant shall obtain a Tree Permit from the City of Folsom Community Development Department prior to construction activities that could impact native oak trees and comply with all requirements of the Tree Permit. The City Arborist shall review the Tree Permit application as well as the final site improvement plans and determine the precise mitigation requirement at that time. Compensatory mitigation, as necessary, shall occur off-site and will consist of one of the following:</p> <ul style="list-style-type: none"> • Payment into the Tree Planting and Replacement Fund of an inch-for-diameter-inch replacement in lieu fee set by City Council resolution; • Dedication of property for the purpose of planting trees based on the following ratio: 1 diameter inch = 0.004 acre of land (175 square feet) – the minimum area of dedication for such property shall be five acres of land, unless the property is contiguous to existing or planned open space, in which case the minimum dedication is one acre of land; off-site mitigation of this type must be approved by the City council; or • Planting of trees on either public property, property with a conservation easement, and/or on property with an irrevocable offer of dedication to the City, pursuant to the ratios set forth in the Tree Ordinance. 	I	CD (P)(E)

CULTURAL RESOURCE REQUIREMENTS			
34.	✓	<p>In the event that buried historic resources are discovered during construction, construction operations shall stop within a 100-foot radius of the find and a qualified archaeologist shall be consulted to determine whether the resource requires further study. The owner/applicant shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. The archaeologist shall make recommendations concerning appropriate measures that will be implemented to protect the resources, including but not limited to excavation and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines. Historic resources could consist of, but are not limited to, stone, wood, or shell artifacts, structural remains, privies, or historic dumpsites. Any previously undiscovered resources found during construction within the project area should be recorded on appropriate Department of Parks and Recreation (DPR) 523 forms and evaluated for significance in terms of CEQA criteria.</p>	G, I CD (P)(E)
35.	✓	<p>In the event that archaeological resources are discovered during construction, construction operations shall stop within a 100-foot radius of the find and a qualified archaeologist shall be consulted to determine whether the resource requires further study. The owner/applicant shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. The archaeologist shall make recommendations concerning appropriate measures that will be implemented to protect the resources, including but not limited to, excavation and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines. Archaeological resources could consist of, but are not limited to, stone, bone, wood, or shell artifacts or features, including hearths. Any previously undiscovered resources found during construction within the project area should be recorded on appropriate Department of Parks and Recreation (DPR) 523 forms and evaluated for significance in terms of CEQA criteria.</p>	G, I CD (P)(E)

<p>36.</p>	<p>✓</p> <p>In the event of the accidental discovery or recognition of any human remains, CEQA Guidelines § 15064.5; Health and Safety Code § 7050.5; Public Resources Code § 5097.94 and § 5097.98 must be followed. If during the course of project development there is accidental discovery or recognition of any human remains, the following steps shall be taken:</p> <ul style="list-style-type: none"> • There shall be no further excavation or disturbance within a 100-foot radius of the potentially human remains until the County Coroner is contacted to determine if the remains are Native American and if an investigation of the cause of death is required. If the coroner determines the remains to be Native American, the coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours, and the NAHC shall identify the person or persons it believes to be the “most likely descendant” (MLD) of the deceased Native American. The MLD may make recommendations to the landowner or the person responsible for the excavation work within 48 hours, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in PRC Section 5097.98. • Where the following conditions occur, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the most likely descendant or on the project site in a location not subject to further subsurface disturbance: <ul style="list-style-type: none"> ○ The NAHC is unable to identify a most likely descendant or the most likely descendant failed to make a recommendation within 48 hours after being notified by the commission. ○ The descendant identified fails to make a recommendation. ○ The landowner or his authorized representative rejects the recommendations of the descendant, and mediation by the NAHC fails to provide measures acceptable to the landowner. 	<p>G, I</p>	<p>CD (P)(E)</p>
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BIOLOGICAL RESOURCE REQUIREMENTS			
37.	✓	<p>If construction activities occur during the typical bird nesting season (February 15 through August 31), pre-construction nesting bird surveys shall be conducted by a qualified biologist on the project site and within a 500-foot radius of proposed construction areas, where access is available, no more than 14 days prior to the initiation of construction. If no nests are found, no further mitigation is required.</p> <p>If active nests are identified in these areas, the City shall coordinate with CDFW to develop measures to avoid disturbance of active nests prior to the initiation of any construction activities, or construction could be delayed until the young have fledged. Avoidance measures may include establishment of a buffer zone and monitoring of the nest by a qualified biologist until the young have fledged the nest and are independent of the site. If a buffer zone is implemented, the size of the buffer zone shall be determined by a qualified biologist in coordination with CDFW and shall be appropriate for the species of bird and nest location.</p>	G, I CD (E)
38.	✓	<p>If active nests are identified in these areas, the City shall coordinate with CDFW to develop measures to avoid disturbance of active nests prior to the initiation of any construction activities, or construction could be delayed until the young have fledged. Avoidance measures may include establishment of a buffer zone and monitoring of the nest by a qualified biologist until the young have fledged the nest and are independent of the site. If a buffer zone is implemented, the size of the buffer zone shall be determined by a qualified biologist in coordination with CDFW and shall be appropriate for the species of bird and nest location.</p>	G, I CD (E)(P)
AIR QUALITY REQUIREMENTS			
39.		<p>In compliance with Rule 201 of the Sacramento Metropolitan Air Quality Management District (SMAQMD), the applicant/developer of the project shall verify with SMAQMD if a permit is required before equipment capable of releasing emissions to the atmosphere are used at the project site. The applicant/developer shall comply with the approved permit or provide evidence that a permit is not required.</p>	G, I, B CD (P)(E)(B)
40.		<p>In compliance with Rule 442 of the Sacramento Metropolitan Air Quality Management District (SMAQMD), the applicant/developer of the project shall use architectural coatings that comply with the volatile organic compound content limits specified in the general rule.</p>	G, I, B CD (P)(E)(B)
41.		<p>Dust generated on the project site shall be controlled by selective watering of exposed areas, especially during clearing and grading operations. All unpaved areas of the project site that are being graded, excavated or used as construction haul roadways shall be sprayed with water as often as is necessary to assure that fugitive dust does not impact nearby properties. Stockpiles of soil or other fine materials being left for periods in excess of one day during site construction shall be sprayed and track walked after stockpiling is complete.</p>	I, B CD (P)(E)(B)
42.		<p>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.</p>	G, I, B CD (P)(E)(B)

		Street sweeping shall be conducted to control dust and dirt tracked from the project site onto any of the surrounding roadways. Construction equipment access shall be restricted to defined entry and exit points to control the amount of soil deposition. Control of fugitive dust is required by District Rule 403 and enforced by SMAQMD staff. The owner/applicant shall implement the following measures as identified by the SMAQMD:	G, I, B	CD (P)(E)(B)
43.		<ul style="list-style-type: none"> • Water all exposed surfaces two times daily. Exposed surfaces include, but are not limited to soil piles, graded areas, unpaved parking areas, staging areas, and access roads. • Cover or maintain at least two feet of free board space on haul trucks transporting soil, sand, or other loose material on the site. Any haul trucks that would be traveling along freeways or major roadways should be covered. • Use wet power vacuum street sweepers to remove any visible trackout mud or dirt onto adjacent public roads at least once a day. Use of dry power sweeping is prohibited. • Limit vehicle speeds on unpaved roads to 15 miles per hour (mph). • All roadways, driveways, sidewalks, parking lots to be paved should be completed as soon as possible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used. • Minimize idling time either by shutting equipment off when not in use or reducing the time of idling to 5 minutes [required by California Code of Regulations, Title 13, sections 2449(d)(3) and 2485]. Provide clear signage that posts this requirement for workers at the entrances to the site. • Maintain all construction equipment in proper working condition according to manufacturer's specifications. The equipment must be checked by a certified mechanic and determine to be running in proper condition before it is operated. 	G, I, B	CD (P)(E)(B)
44.	✓		G, I, B	CD (P)(E)(B)

GRADING REQUIREMENTS			
53.		The owner/applicant shall locate and remediate all antiquated mine shafts, drifts, open cuts, tunnels and water conveyance or impoundment structures existing on the project site, with specific recommendations for the sealing, filling or removal of each that meet all applicable health, safety, and engineering standards. Recommendations shall be prepared by an appropriately licensed engineer or geologist. All remedial plans shall be reviewed and approved by the City.	G, I CD (E)
54.		Prior to the approval of the final facilities design and the initiation of construction activities, the applicant shall submit an erosion control plan to the City for review and approval. The plan shall identify protective measures to be taken during excavation, temporary stockpiling, any reuse or disposal, and revegetation. Specific techniques may be based upon geotechnical reports, the <u>Erosion and Sediment Control Handbook</u> of the State of California Department of Conservation, and shall comply with all updated City standards.	G, I CD (E)
OTHER AGENCY REQUIREMENT			
55.		The owner/applicant shall obtain all required State and Federal permits and provide evidence that said permits have been obtained, or that the permit is not required, subject to staff review and approval of any grading or improvement plan.	G, I CD (P)(E)
FIRE DEPARTMENT REQUIREMENTS			
56.		The building shall have illuminated addresses visible from the street or drive fronting the property. Size and location of address identification shall be reviewed and approved by the Fire Marshal.	I FD
57.		Prior to the issuance of any improvement plans or building permits, the Community Development and Fire Departments shall review and approve all detailed design plans for accessibility of emergency fire equipment, fire hydrant flow location, and other construction features.	I, B FD

CONDITIONS

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

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

Attachment 4 Vicinity Map

Planning Commission
Iron Point Retirement Community (PN 18-410)
February 6, 2019

Attachment 5
Site Plan, dated August 18, 2015

DATE	02/28/17
PROJECT NO.	211 P.M. 17
OWNER	BRADVILLE, INC.
APPLICANT/ENGINEER	RSC ENGINEERING, INC.
ATTN: TIFFANY WILSON	1700 W. GATEWAY OAKS DRIVE
ROSEVILLE, CA 95661	SACRAMENTO, CA 95833
(916) 788-2984	
T.WILSON@RSC-ENGR.COM	

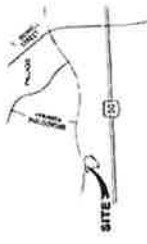


PROJECT NO. 211 P.M. 17
 SHEET NO. SP1 OF 8
 DATE: 02/28/17

IRON POINT RETIREMENT COMMUNITY
 FOLSOM, CA

SHEET TITLE
SITE PLAN

SHEET NO.
SP1
 OF 8



PROJECT SUMMARY:

OWNER:
 BRADVILLE, INC.
 1700 W. GATEWAY OAKS DRIVE
 SACRAMENTO, CA 95833

APPLICANT/ENGINEER:
 RSC ENGINEERING, INC.
 ATTN: TIFFANY WILSON
 1700 W. GATEWAY OAKS DRIVE
 ROSEVILLE, CA 95661
 (916) 788-2984
 T.WILSON@RSC-ENGR.COM

APN:
 072-3120-021 & 022

ZONING/GENERAL PLAN DESIGNATION:
 M-L-P2 / INDUSTRIAL

PROPOSED ZONING/GENERAL PLAN DESIGNATION:
 B / COMMUNITY - COMMERCIAL

ADCREAGE:
 PARCEL 6 3.80 ACRES
 PARCEL 7 1.08 ACRES
 TOTAL 4.88 ACRES

BUILDING AREA:
 FIRST FLOOR 56,805 SF
 SECOND FLOOR 48,777 SF
 THIRD FLOOR 26,322 SF
 TOTAL 132,904 SF

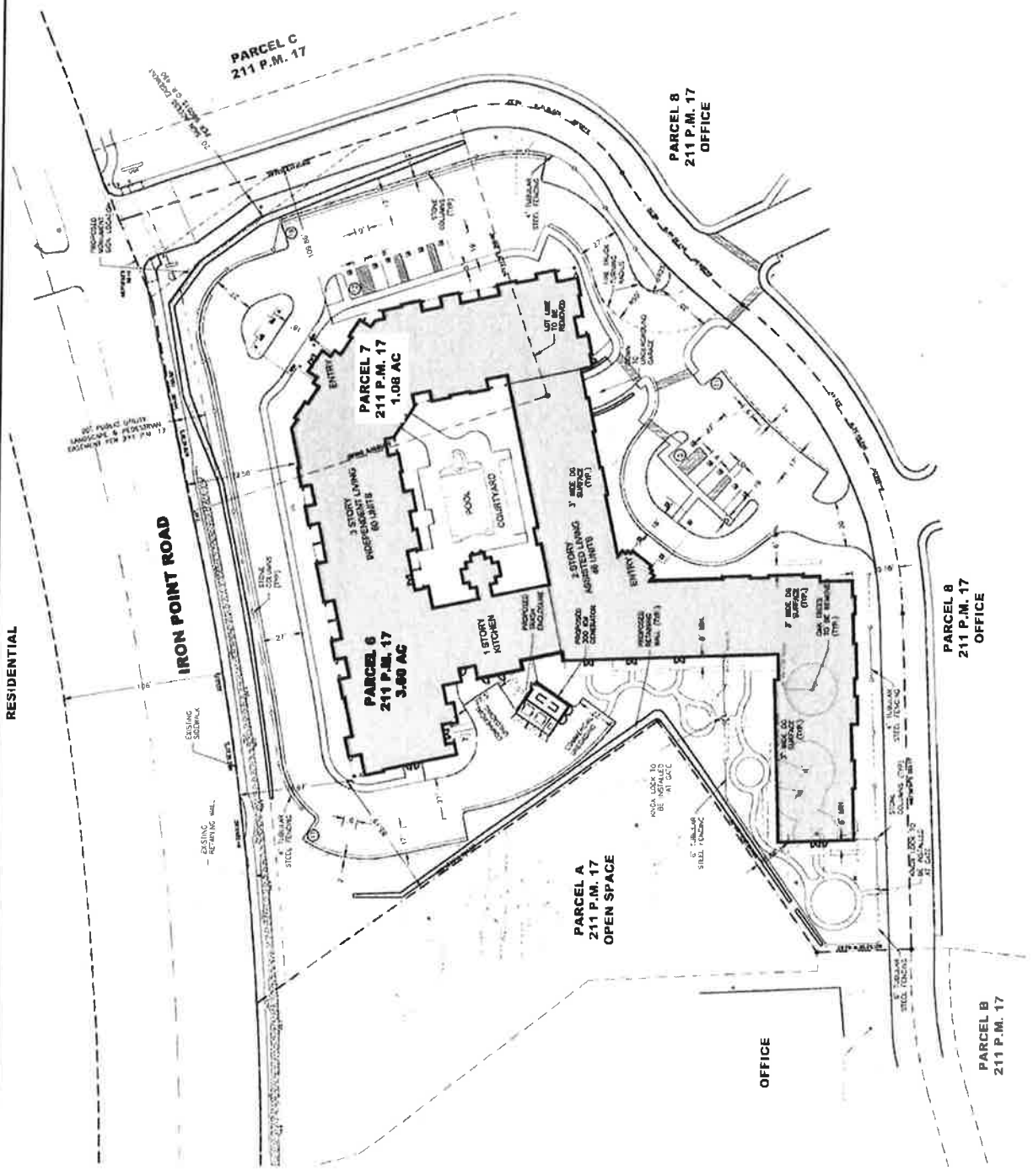
(13 STORIES)
 PARKING GARAGE 25,123 SF

LOT COVERAGE:
 28%

PARKING SUMMARY:
 103 STANDARD
 2 VAN HANDICAP
 127 TOTAL STALLS
 (58 SURFACE STALLS
 69 UNDERGROUND GARAGE STALLS)

BLDG. SETBACKS:
 FRONT (IRON POINT RD.) - MINIMUM 72'
 STREET SIDE (PRIV. DR.) - MINIMUM 30'
 REAR (WEST BOUNDARY) - MINIMUM 18'

- NOTES:**
1. 8 OAK TREES TO BE REMOVED.
 2. LOT MERGER PROPOSED TO CREATE A SINGLE LOT.
 3. REQUEST USE PERMIT TO EXCEED 2 STORIES AND 35' HEIGHT.



RESIDENTIAL

IRON POINT ROAD

PARCEL C
211 P.M. 17

PARCEL 7
211 P.M. 17
1.08 AC

PARCEL 6
211 P.M. 17
3.80 AC

PARCEL 8
211 P.M. 17
OFFICE

PARCEL A
211 P.M. 17
OPEN SPACE

PARCEL 8
211 P.M. 17
OFFICE

PARCEL B
211 P.M. 17

OFFICE

Planning Commission
Iron Point Retirement Community (PN 18-410)
February 6, 2019

Attachment 6
Building Elevations and Renderings
Dated May 15, 2015



NORTH ELEVATION



NORTHEAST ELEVATION

IRON POINT RETIREMENT COMMUNITY
FOLSOM, CA



EAST ELEVATION



IRON POINT RETIREMENT COMMUNITY
FOLSOM, CA

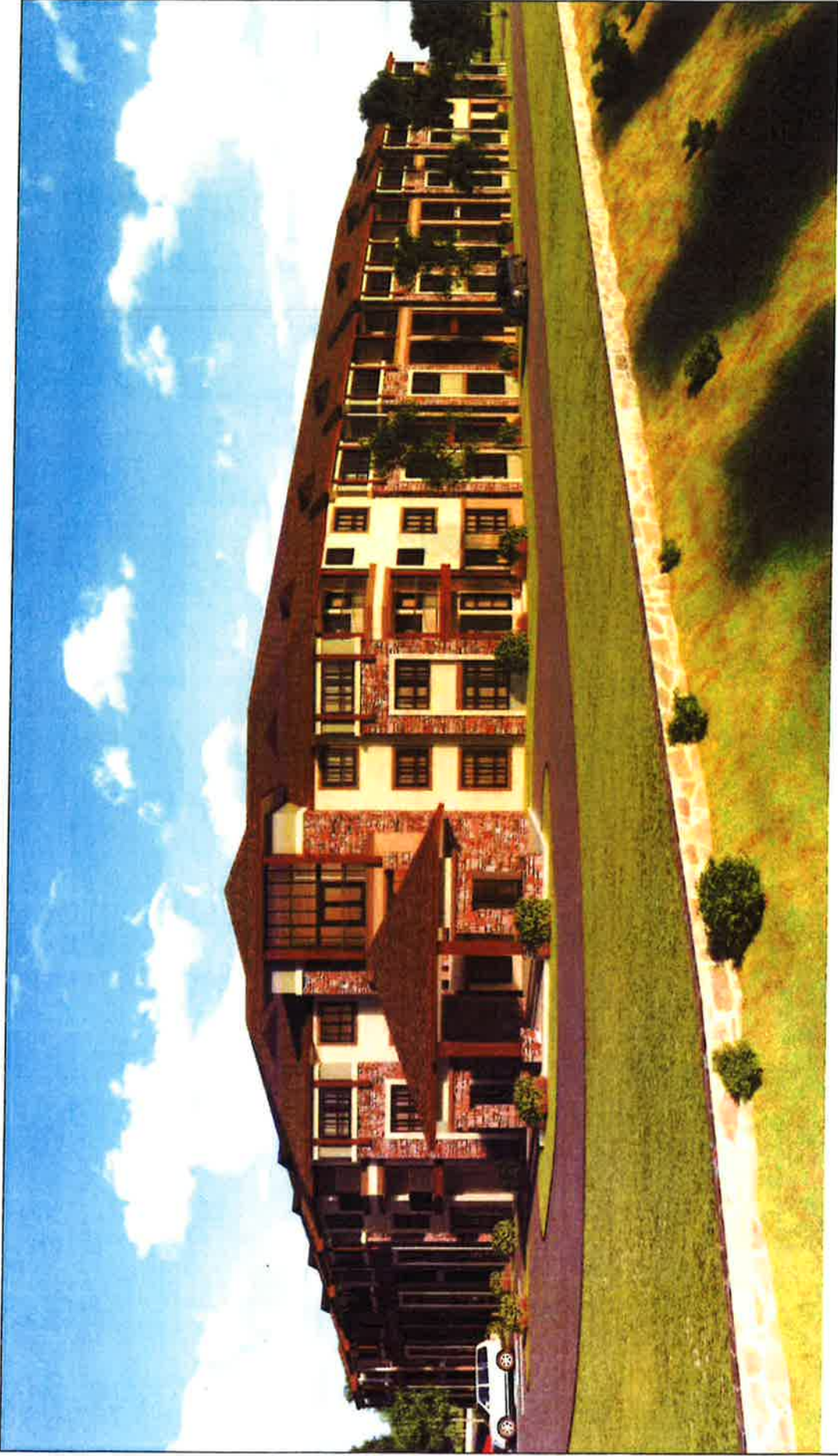


WEST ELEVATION



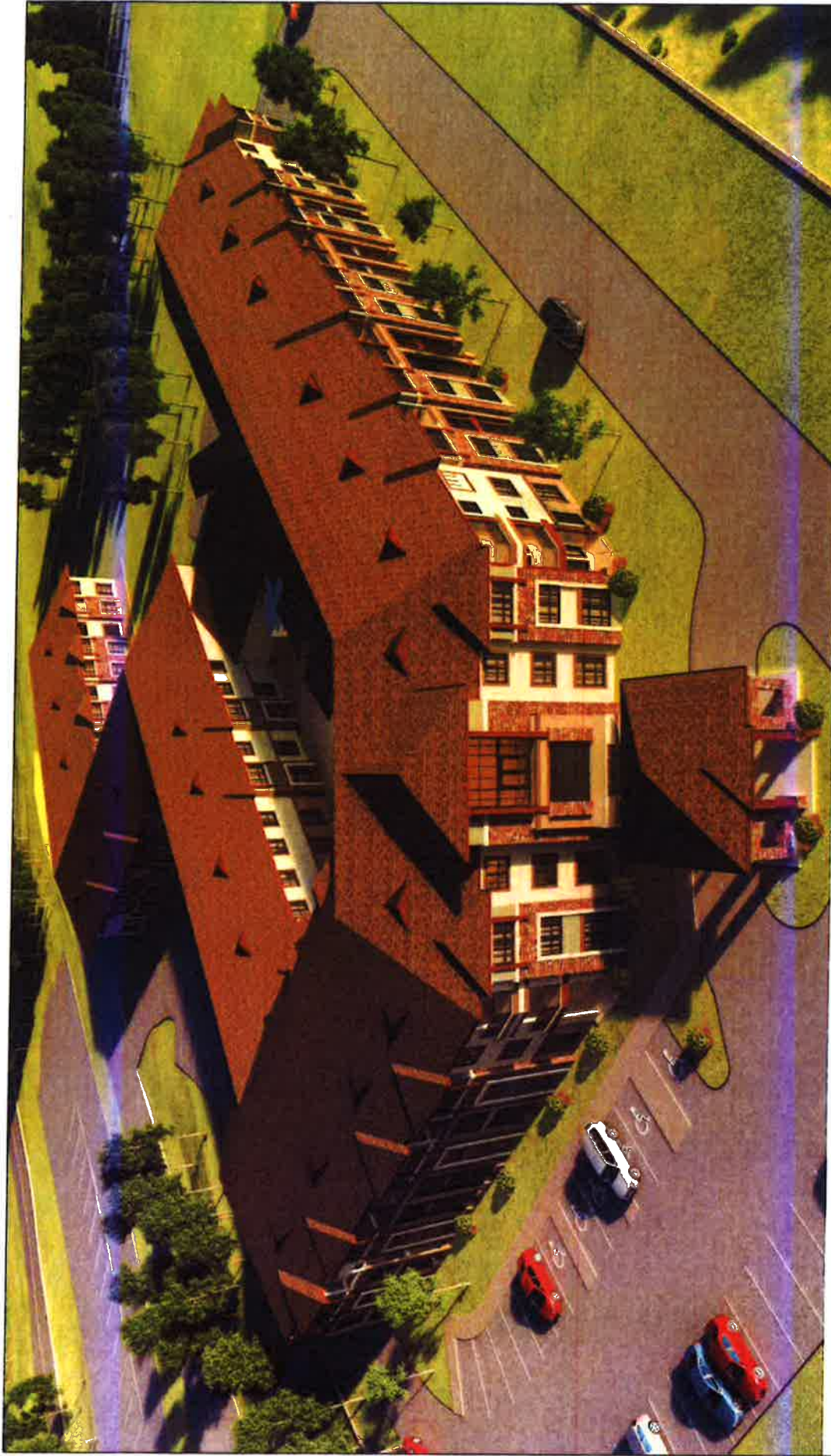
WEST ELEVATION

IRON POINT RETIREMENT COMMUNITY
FOLSOM, CA



NORTHEAST PERSPECTIVE

IRON POINT RETIREMENT COMMUNITY
FOLSOM, CA



NORTHEAST PERSPECTIVE

IRON POINT RETIREMENT COMMUNITY
FOLSOM, CA

Planning Commission
Iron Point Retirement Community (PN 18-410)
February 6, 2019

ATTACHMENT 7
City Council Staff Report, dated January 26, 2016

DATE: January 26, 2016

TO: Mayor and City Council Members

FROM: Community Development Department

SUBJECT: **Ordinance No. 1250 - An Uncodified Ordinance to Amend the Zoning Designation for the 4.68-acre project site (APN: 072-3120-023) from M-L PD (Limited Manufacturing, Planned Development District) to BP PD (Business and Professional, Planned Development District) for the Iron Point Retirement Community Project (Second Reading and Adoption)**

BACKGROUND/ISSUE

The proposed project was considered by the City Council at its January 12, 2016 meeting. The City Council was fully supportive of the project and approved a motion (4-0-0-1) to Adopt Resolution No. 9698 (a resolution to Adopt a Mitigated Negative Declaration, to Amend the General Plan land use designation for the 4.68-acre project site (APN: 072-3120-023) from IND (Industrial/Office Park) to CC (Community Commercial), to Approve a Planned Development Permit for the Development of a 126-unit retirement community, and to Approve a Conditional Use Permit for development and operation of a senior retirement community at 2275 Iron Point Road for the Iron Point Retirement Community Project) and also approved a motion to move the Second Reading of Ordinance No. 1250 to the January 26, 2016 City Council meeting. There have been no changes or modifications to the project or the conditions of approval.

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

As a result of recent interest from developers in providing senior housing opportunities in Folsom, City staff thought it would be helpful to provide an overview of the existing housing market and associated demographic trends. The City currently consists of approximately 27,000 dwelling units comprised of a combination of single family homes, condominiums, apartments, mobile homes, assisted living units, and skilled nursing units. Of the existing 27,000 dwelling units, a total of 822 units (3%) are dedicated to senior residents including 524 senior apartments (1.9%), 199 assisted living units (0.7%), and 99 skilled nursing units (0.4%). Taking into account the most recently-approved assisted living

project (Commons at Prairie City-131 units) and the subject project (Iron Point Retirement Community-126-units), the number of assisted living units within the City would potentially increase from 199 units to 456 units (1.7% of total housing stock). Based on the aforementioned data, it would be fair to conclude that senior housing units (including assisted living communities) represent a very low percentage of the housing market in Folsom.

Utilizing the most recent information from the United States Census Bureau (2010), the City has 72,203 residents, 14,295 (19.8%) of which are over the age of 55. Between the years 2000 and 2010, the number of residents over the age of 55 in Folsom increased from 8,097 (15.6% of population) to 14,295 (19.8% of population), which translates to an increase of 4.2% over a ten year period. As a point of comparison, the number of residents over the age of 55 in Sacramento County increased from 230,536 (18.8%) in 2000 to 314,188 (22.1%) in 2010. Based on the aforementioned demographic information, it is apparent that the number of senior-aged residents within the City is increasing on a consistent basis, thus the need for senior housing opportunities will continue to grow in the future.

The applicant, RSC Engineering, is requesting approval of a General Plan Amendment, Rezone, Planned Development Permit, and Conditional Use Permit for development and operation of a 126-unit senior retirement community on a 4.68-acre site located within the Folsom Corporate Center at 2275 Iron Point Road. The proposed development, which includes a three-story, 132,904-square-foot building, will accommodate up to 148 senior residents within 60 independent living units, 46 assisted living units, and 20 memory care units (Please note that there are 20, two-bedroom independent living units and 2, two-bedroom assisted living units). The individual apartment units, which range from 296 to 1,121 square feet in size, include a combination of studio, one-bedroom, and two-bedroom units. The proposed three-story building will also include common kitchens, common dining rooms, common living rooms, a pub, a library, an activity room, an exercise room, a game room, and offices.

The Iron Point Retirement Community, whose focus is providing a variety of high quality living opportunities for senior residents, will be licensed and monitored by the California Department of Social Services as a "Residential Care Facility of the Elderly". The proposed facility includes 24-hour staffing, three shifts of caregivers and certified medication technicians, and professional department managers. A detailed communication system will be in place for shift change issues, emergency response, and daily monitoring of the residents. The Iron Point Retirement Community also maintains a detailed training program for all staff members including but not limited to training on residents' rights, safety and communication, wellness, health, dementia care, and medication management. It is important to note that 20 units within the facility are dedicated to a specialized memory care program. The memory care program, which is located in a secure area of the building, features 24-hour staffing and provides dining services and special activities designed for residents with various forms of memory impairment.

The proposed three-story building, which includes a multiple-wing design, features a "Western Prairie" style of architecture. The proposed design includes a variety of architectural features commonly found in Western Prairie-style buildings including varied roof shapes and forms, vertical tower features, gables, roof eaves, architectural trim, covered entries, and metal railing. The proposed project also includes materials typically found on Western Prairie-style homes such as stone veneer, wood trim elements, metal railing, and architectural-grade composition shingle roof tiles. The proposed color scheme features a mixture of earth-tone colors (Universal Khaki, Warm Stone, and Wool Skein) blended with a few richer colors (Bistro Walnut and Retreat).

General vehicle access to the project area is provided by two existing driveways located on Iron Point Road (an unnamed driveway south of Rowberry Drive, and an unnamed driveway east of the project site), with primary access into the project site provided by two new driveways connecting to the unnamed driveway. The westernmost driveway on Iron Point Road (at Rowberry Drive) is signalized and provides full access into and out of the project area, while the easternmost driveway on Iron Point Road features Stop-Sign control and allows right turns-in, right-turns out, and left-turns in. The two primary access driveways for the project, which will accommodate all turning movements, are proposed to feature Stop-Sign control for vehicles exiting the site. Internal vehicle circulation consists of a private drive aisle which provides access around the perimeter of the project site. Pedestrian access is facilitated by an existing sidewalk located along the frontage of Iron Point Road, an existing sidewalk along the private road on the eastern project boundary, and internal pedestrian pathways that provide connectivity in and around the project site. Additional site improvements include: 127 on-site parking spaces, underground utilities, site lighting, site landscaping, retaining walls, perimeter fencing, a trash/recycling enclosure, and a monument sign.

The proposed project was considered by the Planning Commission at its December 2, 2015 meeting. At this meeting, a majority of the Commission expressed support for the proposed project. However, two Commissioners expressed concern regarding the proposed project relative to issues associated with water consumption and emergency medical response impacts. With respect to water consumption, one Commissioner voiced concern with approving more development projects given the existing water situation within the City and the State. In response to the concern regarding water consumption, City staff shared historic water usage information with the Commission that indicates the proposed senior retirement community is likely to utilize less water annually than if the project site were developed with an office-related land use (as is permitted under the current zoning designation). Specifically, water usage data indicates that existing office uses in the project area (Micron office building and HDR office building) use more water on an annual basis than existing senior communities (Brookdale Assisted Living and Creekview Manor Senior Living) in the City. The Commissioner appreciated the historic water data provided by staff, but reiterated her general concerns regarding the current water situation and stated that she could not support the proposed project.

In terms of emergency medical responses, one Commissioner expressed concern that the proposed project would have a negative impact with respect to emergency medical service (EMS) staffing and response times. In response to this concern, staff shared historic information provided by the Fire Department that indicates that proposed project is expected to generate approximately 195 EMS responses on an annual basis. As a point of reference, the City had a total of 3,485 EMS response calls during 2014. Based on this information, staff commented that the proposed project would have a minor impact (5.3% overall increase) on EMS resources that are deployed in the field on a daily basis. In addition, Fire Chief Ron Phillips addressed the Commission and stated that the current emergency medical service delivery model is equipped to manage the emergency medical service response calls projected to be generated by the proposed project. A more detailed discussion of this topic is contained within the General Plan and Zoning Consistency portion of this staff report.

It is important to acknowledge that other than the aforementioned concerns regarding water consumption and emergency medical services responses, the Commission was fully supportive of the proposed project in terms of providing additional housing opportunities within the City for senior residents. The only other topic that was discussed at length by the Commission was pedestrian safety. Specifically, the Commission was concerned about potential pedestrian safety issues associated with residents of the proposed project attempting to cross the main project access road to get to an existing sidewalk located on the other side of the street. To address this concern, the Commission

recommended that a four-way stop-sign and associated crosswalks with pavement markings and signage be installed at the intersection of the project access road and the east access driveway. Condition No. 45 is included to reflect this requirement.

One member of the public spoke regarding the proposed project. The member from the public, who represented SAFE Credit Union, indicated that they were fully supportive of the proposed project and provided a letter to the Commission to that effect. The Planning Commission adopted a motion (5-2-0-0) to recommend approval of the proposed project to the City Council, subject to the conditions of approval included with this report.

POLICY/RULE

The Folsom Municipal Code (FMC) requires that applications for General Plan Amendments and Rezones be forwarded to the City Council for final action. City Council actions regarding General Plan Amendments and Rezones are covered under Section 17.68.050 of the Folsom Municipal Code.

ANALYSIS

General Plan and Zoning Consistency

The General Plan land use designation for the project site is IND (Industrial/Office Park) and the zoning designation is M-L PD (Limited Manufacturing, Planned Development District). The applicant is proposing a General Plan Amendment to change the land use designation from IND (Industrial/Office Park) to CC (Community Commercial) and a Rezone to change the zoning designation from M-L PD (Limited Manufacturing, Planned Development District) to BP PD (Business and Professional, Planned Development District). The proposed zoning designation corresponds with the proposed General Plan designation boundary lines. The project is consistent with both the proposed General Plan land use designation and the proposed zoning designation for the site, as senior citizen residential developments are identified as a permitted land use within the proposed zoning designation for this site with approval of a Conditional Use Permit. In addition, the proposed project meets the development requirements established by the Folsom Corporate Center Planned Development Guidelines with respect to lot area, lot width, building coverage, and building setbacks.

In reviewing the request for approval of the General Plan Amendment, City staff considered the potential impact the project may have in terms of Emergency Medical Responses (EMS) given that the project is providing a varied combination of housing opportunities (independent living, assisted living, and memory care) for senior residents. Based on historic information provided by the Fire Department, the proposed project is expected to generate approximately 195 EMS responses on an annual basis. As a point of reference, the City had a total of 3,485 EMS response calls during 2014. Based on this information, staff has determined that the proposed project would have a minor impact (5.3% overall increase) on EMS resources that are deployed in the field on a daily basis. However, due to the variety of factors involved with the EMS resource deployment model, it is difficult to make the determination that senior care facilities such as the proposed Iron Point Retirement Community have an adverse impact to the current EMS service delivery model. It is important to note that the proposed project is subject to a Fire Capital Improvement Fee of approximately \$77,881. In addition, the Fire Department has established ambulance service fees as a cost recovery mechanism for financial impacts associated with EMS service calls.

Land Use Compatibility

The proposed project is located on an undeveloped, 4.68-acre commercially-zoned property situated on the south side of Iron Point Road between Broadstone Parkway and Rowberry Drive. The project site is bounded by Iron Point Road to the north with single-family residential development (Broadstone Unit. No. 2) and multi-family residential development (Sherwood Apartments) beyond, commercial development (Safe Credit Union office building) to the south with U.S. Highway 50 beyond, open space to the east (HDR office building) with commercial development beyond, and open space to the west with commercial development (Micron and Kaiser Permanente office buildings) beyond.

As previously stated within this report, the Folsom Municipal Code, (Section 17.22.030-2A) requires that senior citizen residential developments obtain a Conditional Use Permit if the use is located within an area with a BP (Business and Professional) zoning designation. In this particular case, the applicant is requesting approval of a Conditional Use Permit to operate a 126-unit senior retirement community on the subject 4.68-acre site located at 2275 Iron Point 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 reviewing the request for a Conditional Use Permit, staff also took into consideration the compatibility of the proposed land use in relation to the existing land uses in the immediate project vicinity. Potential noise impacts, potential traffic impacts, and potential aesthetic impacts were also analyzed and are addressed within separate sections of this report. As mentioned previously within this report, the project site is located on a major arterial roadway (Iron Point Road) and within a development intensive corridor populated with a mixture of commercial, residential, and retail land uses. The most prominent land uses in the immediate project area are professional office-related and include Safe Credit Union, Mircon, Kaiser Permanente, and HDR. Residential land uses in close proximity to the site include the Broadstone Unit No. 2 Subdivision (approximately 150 feet to the north across Iron Point Road) and Sherwood Apartments (approximately 400 feet to the northeast across Iron Point Road). Medical-office related land uses in the project vicinity include the aforementioned Kaiser Permanente Medical Office facility and the Kaiser Permanente Surgery Center. The nearest retail commercial development (Folsom Gateway Shopping Center) is located approximately 1,200 feet to the east of the project site. Additional retail commercial development is located north of Iron Point Road (Palladio at Broadstone), approximately 3,100 feet east of the project site. Both retail commercial developments include grocery stores and a variety of retail shops.

As described above, the project site is situated in a unique location that includes a wide array of land uses including professional offices, medical offices, retail shopping, multi-family apartments, and single-family residences. As mentioned within the project description, the Iron Point Senior Retirement Community is a residential care facility that will provide a mixture of independent, assisted, and memory care living opportunities for up to 148 senior citizens. Given the residential nature of the proposed use, staff has determined that the proposed project will be complimentary to the existing multi-family and single-family residential land uses located in the immediate project vicinity. In addition, taking into account the unique needs of residential care facilities, staff has determined that the proposed project is well-situated to take advantage of the numerous goods (grocery store, pharmacy, restaurants, and retail shops) and services (medical offices) that are located within walking distance of the site.

Development Standards

The applicant’s intent with the subject application is to create a unique set of development standards that will accommodate development of a three-story, 132,904-square-foot senior retirement community on the 4.68-acre project site. The following table outlines the existing and proposed development standards for the Iron Point Senior Retirement Community:

	Lot Area	Lot Width	Building Coverage	Front Yard Setback	Rear Yard Setback	Side Yard Setbacks	Building Height limit
Folsom Corporate Center Standards	NA	NA	NA	30 feet	NA	5 feet and 15 feet	60 feet (three-stories)
Proposed Project	203,860 s.f	480 feet	28%	72 feet	30 feet	18 feet and 109 feet	47 feet (three-stories)

As shown on the development standards table, the proposed project meets or exceeds all development standards established for the subject site by the Folsom Corporate Center Planned Development Guidelines. Parking is address separately within the parking section of this staff report.

Traffic, Access, and Circulation

The traffic, access, and circulation analysis associated with the proposed project is based on the results of a Traffic Impact Analysis that was prepared on July 7, 2015 by MRO Engineers. The traffic study analyzed traffic operations in the vicinity of the project site under four scenarios:

Existing Conditions, Existing Plus Project Conditions, Cumulative No Project Conditions, and Cumulative Plus Project Conditions. Potential impacts of the project were evaluated at four street intersections: Iron Point Road/Oak Avenue Parkway, Iron Point Road/Rowberry Drive, Iron Point Road/Project Access Road, and Iron Point Road/Broadstone Parkway.

The proposed Iron Point Retirement Community project is expected to generate a total of 25 vehicle-trips during the weekday AM peak hour (13 inbound and 12 outbound) and 35 during the weekday PM peak hour trips (18 inbound and 17 outbound). In addition, the proposed project is projected to generate a total of 400 daily vehicle trips. Based on the relatively low volume of vehicle trips associated with the proposed project, no change in level of service (LOS) is projected during the AM or PM peak hour at any of the four study intersections under Construction Year Plus Project Conditions. In addition, no change in level of service (LOS) is projected during the AM or PM peak hour at any of the four study intersections under Cumulative Plus Project Conditions as a result of project-related vehicle trips. It is important to note that the Iron Point Road/Oak Avenue Parkway intersection will fail to conform to the City’s level of service policy (LOS C or better) during Cumulative No Project Conditions and Cumulative Plus Project Conditions. However, the failure of this intersection to meet the City’s level of service policy is not related to impacts associated with the proposed project and no mitigation is required.

As shown on the submitted site plan, vehicular access to and from the project site is provided by two new driveways on an unnamed road that intersects Iron Point Road at a STOP-sign-controlled intersection located approximately midway between Rowberry Drive and Broadstone Parkway. No left turns are allowed from that access road to westbound Iron Point Road, although all other traffic

movements are permitted. Both project driveways are proposed to be full access (i.e., all turning movements would be allowed). Internal vehicle circulation consists of a private drive aisle which provides access around the perimeter of the project site. Pedestrian access is facilitated by an existing sidewalk located along the frontage of Iron Point Road, an existing sidewalk along the private road on the eastern project boundary, and internal pedestrian pathways that provide connectivity in and around the project site.

The traffic study prepared for the proposed project analyzed the operation and configuration of the project access system in terms of: Intersection level of service, intersection spacing, turn restrictions, sight distance, queuing, right-turn deceleration lanes, pedestrian safety, and bicycle safety. Based on the configuration of the proposed project driveways, the physical characteristics of the access road, and the low volume of vehicle traffic, the study determined that adequate spacing is provided between the proposed driveways and no turn restrictions are necessary at either driveway location. In terms of sight distance, the study determined that adequate sight distance is available for all key driveway access-related movements with one exception. Due to the curvature of the access road and existing landscaping, the study recommended that landscape materials located directly east of the East Access Driveway be trimmed or replaced by shorter landscape materials and maintained at a maximum height of 24 inches.

In relation to minimum driveway throat depth, the study determined that an adequate queue length or distance is provided at both project driveways. Given the low volume of existing and project-related vehicles trips, the study determined that no right-turn lanes or tapers are necessary at either project driveway location. With regard to pedestrian circulation, the study recommended a number of improvements including adding a sidewalk connecting the project site to Iron Point Road along the eastern project boundary, providing a crosswalk across the southern leg of the Iron Point Road/Access Road intersection, and providing a crosswalk across the access road near the project entry. In reviewing the recommendation to add a sidewalk along the eastern project boundary, City staff determined that there are existing constraints (significant grade change and existing utility infrastructure) that make it infeasible to construct a sidewalk in that particular location. Lastly, the study determined that the existing bicycle lanes located on Iron Point Road are adequate to accommodate the needs of bicyclists in the vicinity of the project site. To further ensure safe travel within the project site, staff recommends that the following measures be implemented (Condition No. 45):

- “STOP” signs and appropriate pavement markings shall be installed at the two project driveways located on the access road.
- A striped crosswalk shall be provided across the southern leg of the Iron Point Road/Project Access Road intersection.
- A striped crosswalk shall be provided across the Project Access Road at the intersection of the Project Access Road/East Access Driveway.
- Landscape materials located directly east of the East Access Driveway shall be trimmed or replaced by shorter landscape materials and maintained at a maximum height of 24 inches.

Parking

The proposed project includes development of a three-story building (132,904 square feet) that will accommodate up to 148 residents in independent living, assisting living, and memory care units. The Folsom Municipal Code (Section 17.57.040.12) requires that group care facilities and similar-type uses provide one parking space per two building-occupants based upon the maximum occupant load of the sleeping or dining area. As shown on the site plan, the proposed project meets the minimum parking requirement by providing 127 parking spaces whereas only 74 parking spaces are required. The submitted site plan does not identify any bicycle parking spaces. Staff recommends ten bicycle onsite parking spaces be provided in a location that is in close proximity to the building entrance. Condition No. 47 is included to reflect this requirement.

Based on the growing number of senior retirement and senior care facilities that have expressed an interest in locating within Folsom recently, City staff, with the assistance of MRO Engineers, conducted a supplemental parking assessment to further evaluate parking demands of these types of facilities. The parking assessment, which reviewed parking requirements established by nearby jurisdictions as well as information presented in the current edition of the Institute of Transportation Engineers, determined that the peak parking demand for senior retirement and senior care facilities ranged from .21 to .76 parking spaces per unit (average peak parking demand of .41). Utilizing the most conservative estimate of .76 parking spaces per unit, the Iron Point Retirement Community theoretically would need a maximum of 96 parking spaces. As shown on the submitted site plan, the proposed project is providing a total of 127 parking spaces which equates to 1.01 parking spaces per unit (.86 parking spaces per resident). Taking into account the supplemental parking analysis, staff has determined that the proposed project provides an adequate parking supply to serve the needs of residents, employees, and visitors.

It is important to acknowledge that the applicant is proposing to provide additional transportation services to accommodate residents of the care facility. Specifically, the Iron Point Retirement Community will provide a 14-passenger van with wheelchair access and as well as a sedan-style car to meet the transportation needs of the residents. Staff drivers will be available to drive van and/or sedan Monday through Friday. On weekends, additional transportation will be provided to events and activities created as part of the facilities activity program.

Noise

Based on the proximity of the project site to Iron Point Road, U.S. Highway 50, and existing commercial land uses to the east, west, and south, acoustical measurements and modeling were prepared by HELIX Environmental Planning, Inc. (HELIX). The purpose of the noise analysis was to quantify existing noise levels associated with traffic on Iron Point Road, traffic on U.S. Highway 50, and nearby commercial activities, and to compare those noise levels against the applicable City of Folsom noise standards for acceptable noise exposure at residential land uses. Noise sources associated with the proposed project, including on-site parking/circulation and mechanical equipment noise, were also evaluated in the noise analysis.

As noted previously, the predominant existing noise sources in the vicinity of the project site are from vehicles on Iron Point Road and U.S. Highway 50, as well as background noises from adjacent commercial land uses. Persons and activities potentially sensitive to noise in the project vicinity include residents within the Broadstone Unit No. 2 Subdivision to the north of the project site, and residents within the Sherwood Apartment complex to the northeast. Potential noise impacts associated with the Iron Point Retirement Community project can be categorized as those resulting from construction-related activities and those caused by operational activities. Construction-related noise

would have a short-term effect, while operational noise would continue throughout the lifetime of the project.

Development of the 132,904-square-foot senior retirement community would temporarily increase noise levels in the project vicinity during the construction period, which would take approximately 12 to 15 months. Construction activities, including site clearing, excavation, grading, building construction, and paving, would be considered an intermittent noise impact throughout the construction period of the project. The City's Noise Ordinance excludes construction activities from meeting the General Plan Noise Element standards, provided that all phases of construction are limited to the hours between 7:00 a.m. and 6:00 p.m. on weekdays, and between 8:00 a.m. and 5:00 p.m. on Saturdays. To ensure compliance with the City's Noise Control Ordinance and General Plan Noise Element, staff recommends that 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. In addition, staff recommends that construction equipment be muffled and shrouded to minimize noise levels. Condition No. 48 is included to reflect these requirements.

The noise environment in the area of the project site is dominated by traffic noise generated by vehicles on Iron Point Road and U.S. Highway 50. Additional noise is also generated from adjacent commercial uses located to the east, west, and south of the project site. Traffic noise levels were measured with respect to the outdoor activity areas associated with the project and also for interior spaces within the proposed three-story building. The noise analysis determined that the future greatest exterior noise level in the outdoor activity areas would be 49.9 dBA, thus complying with the 60 dBA noise level standard established by the City for residential developments. Traffic noise levels were also calculated for the interior spaces within the proposed residential building. The noise analysis determined that the greatest interior noise level would be 43 dBA, thus complying with the 45 dBA interior noise level standard.

Operational noises generated by the proposed project include sounds associated with new vehicle trips, vehicles parking, and mechanical equipment associated with the assisted living facility. Based on the limited volume of project-generated vehicle trips, vehicle noise exposure would increase only slightly as compared to existing conditions in the project vicinity. There would also only be slight noise increase from activities occurring in the parking lot area. To minimize operational noise impacts associated with the operation of the mechanical equipment, staff recommends that roof-mounted mechanical equipment not extend above the height of the parapet walls. In addition, staff recommends that ground-mounted mechanical equipment be shielded by landscaping or trellis-type features. Condition No. 49 is included to reflect these requirements.

Existing and Proposed Landscaping

The 4.68-acre project site, which has previously been disturbed by construction-related activities associated with adjacent commercial development, is covered with non-native grasses and features a small grove of nine oak trees situated in the southwest corner of the property. The project frontage along Iron Point Road is developed with a sidewalk and retaining wall; however, there are not landscape materials in place. The eastern project frontage along the private road includes a narrow landscape buffer with shrubs, flowers, and street trees.

The preliminary landscape plan includes a 30-foot landscape buffer adjacent to Iron Point Road and a 15-foot-wide landscape buffer adjacent to the project access road. Proposed landscape improvements include a variety of drought-tolerant trees, shrubs, and groundcover. Among the proposed trees are; Blue Oak, Chinese Pistache, Crape Myrtle, Desert Willow, Japanese Maple, Live Oak, Prospector Elm,

Texas Redbud, Valley Oak, Washington Hawthorn, and Western Red Cedar. Proposed shrubs and groundcover include; Bear's Breech, Bottle Brush, California Buckwheat, Creeping Juniper, Deer Fern, Fortnight Lily, Lavender, Society Garlic, Red Hot Poker, and Wild Strawberry. The preliminary landscape plan meets the City shade requirement (40%) by providing 40% shade in the parking lot area within fifteen (15) years. Staff recommends that the final landscape plans be reviewed and approved by the Community Development Department. Condition No. 31 is included to reflect this requirement.

Tree Preservation

The City of Folsom Tree Preservation Ordinance (Folsom Municipal Code Chapter 12.16) regulates both the removal of protected trees and the encroachment of construction activities within their drip lines. Protected trees include native oak trees with a trunk diameter of 6 inches or greater, or multiple-trunked oak trees with an aggregate trunk diameter of 20 inches. A total of nine blue oak trees located on the project site meet the criteria to be protected under the City of Folsom Tree Ordinance, all of which will be removed as a result of the proposed project. To mitigate the impact to the protected oak trees, staff recommends that the following measure be implemented (Condition No. 33):

- The project applicant shall obtain a Tree Permit from the City of Folsom Community Development Department prior to construction activities that could impact native oak trees and comply with all requirements of the Tree Permit. The City Arborist shall review the Tree Permit application as well as the final site improvement plans and determine the precise mitigation requirement at that time. Compensatory mitigation, as necessary, shall occur off-site and will consist of one of the following:
 - Payment into the Tree Planting and Replacement Fund of an inch-for-diameter-inch replacement in lieu fee set by City Council resolution;
 - Dedication of property for the purpose of planting trees based on the following ratio: 1 diameter inch = 0.004 acre of land (175 square feet) – the minimum area of dedication for such property shall be five acres of land, unless the property is contiguous to existing or planned open space, in which case the minimum dedication is one acre of land; off-site mitigation of this type must be approved by the City council; or
 - Planting of trees on either public property, property with a conservation easement, and/or on property with an irrevocable offer of dedication to the City, pursuant to the ratios set forth in the Tree Ordinance.

Grading and Drainage

The preliminary grading plan shows the finished pad grade at 353 for the underground garage and 363 feet for the three-story building, with the surrounding site elevations ranging from 345 feet to 364 feet. As noted earlier within the report, a rockery retaining wall (1-11 feet tall) is proposed along the frontage of Iron Point Road and another rockery retaining wall (1-9 feet tall) is proposed along the western project boundary. Development of the project site is anticipated to require moderate movement of soils (including filling and leveling) and the compaction of said materials. The applicant will be required to provide a complete geotechnical report before the design of the interior road, parking lot areas, and building foundations are finalized. Condition No. 13 is included to reflect this requirement.

Public storm drainage facilities are provided to accommodate runoff for the surrounding commercial land uses, but no infrastructure currently exists within the project site itself. The nearest storm drainage infrastructure is located adjacent to the site, within the private road easement and includes a BMP water quality swale (east of the private road). Because no storm drainage facilities are provided within the project site, storm water quality treatment controls will be provided by the existing BMP or will be required to be incorporated into the site design, and connected to the existing City storm drainage facilities. Staff recommends the storm drain swale or onsite improvement plans provide for “Best Management Practices” that meet the requirements of the water quality standards of the City’s National Pollutant Discharge Elimination System Permit issued by the State Regional Water Quality Control Board. Condition No. 27 is included to reflect this requirement.

Architecture/Design

As referenced previously within this report, the proposed Iron Point Retirement Community project includes development of a three-story, 132,904-square-foot building. The proposed three-story building, which includes a multiple-wing design, features a “Western Prairie” style of architectural. The proposed design includes a variety of architectural features commonly found in Western Prairie-style buildings including varied roof shapes and forms, vertical tower features, gables, roof eaves, architectural trim, covered entries, and metal railing. The proposed project also includes materials typically found on Western Prairie-style homes such as stone veneer, wood trim elements, metal railing, and architectural-grade composition shingle roof tiles. The proposed color scheme features a mixture of earth-tone colors (Universal Khaki, Warm Stone, and Wool Skein) blended with a few richer colors (Bistro Walnut and Retreat).

As illustrated on the submitted building elevations and color renderings, the proposed building incorporates many of the key design features commonly found in Western Prairie Style architecture including utilization of multiple dormers, eave overhangs, covered balconies, exposed rafters, and architectural columns. As shown on the material and colors board, the proposed building also incorporates building materials that are frequently associated with Craftsman Style design including the extensive use of stone veneer, exposed wood trim elements, metal railing, and architectural-grade composition shingle roof tiles. Western Prairie Style colors have historically included complimentary earth tones (earthy browns; muted greens, stone-like blues). In staying with this traditional theme, the applicant is proposing to utilize three different earth tone colors (Universal Khaki, Warm Stone, and Wool Skein) blended with two darker colors (Bistro Walnut and Retreat).

Based on the aforementioned analysis, staff has determined that the proposed building accurately reflects the design, materials, and colors identifiable with Western Prairie Style architecture.

The proposed project is subject to the Folsom Corporate Center Design Guidelines. The Design Guidelines, in respect to overall architectural design concepts, are intended to provide a framework for design, while not restricting creativity. The following are design parameters recommended by the Design Guidelines to ensure a high level quality of development:

- Buildings should be responsive to views from all four elevations
- Building masses should be made human in scale, present varied elevations, and use accent materials to add variety
- Building materials such as tile, stone, glass, metal panels, and concrete should be utilized together to reflect the area’s modernity, diversity, and traditions.

- Building entries shall be distinguished with accent materials such as stone, slate, color metal panels, or concrete.

Upon review of the submitted building elevations in association with the color and materials board, staff determined that the design of the proposed building accurately reflects the intent of the Folsom Corporate Center Design Guidelines. Specifically, the proposed project utilizes many unique design features including varied roof shapes and forms, dormers, wood accent elements, ironwork detailing, and prominent entries. In addition, the proposed building materials, which include extensive use of stone veneer, wood, metal, and architectural grade roof tiles, are consistent with the recommendations of the Design Guidelines. Lastly, the proposed earth tone color scheme blends well with the existing commercial buildings and the natural setting of the project site. As a result, staff recommends approval of the applicant's design with the following conditions:

1. This approval is for a three-story, 132,904-square foot building associated with the Iron Point Retirement Community project. The applicant shall submit building plans that comply with this approval and the attached building elevations dated May 15, 2015 and the color building renderings.
2. The design, materials, and colors of the proposed Iron Point Retirement Community building shall be consistent with the submitted building elevations, materials samples, and color scheme to the satisfaction of the Community Development Department.
3. Brick pavers, stamped asphalt 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 the access road.
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. Final exterior building and site lighting plans shall be submitted for review and approval by Community Development Department for location, height, aesthetics, level of illumination, glare and trespass prior to the issuance of any building permits. Lighting shall be designed to be shielded and directed downward onto the project site and away from adjacent properties and public rights-of-way. Lighting shall be equipped with a timer or photo condenser.

These recommendations are included in the conditions of approval (Condition No. 50) presented for consideration by the City Council.

Energy and Water Conservation

To reduce impacts in terms of energy and water consumption, the proposed project is required to meet the 2014 Title 24 Building Envelope Energy Efficiency Standards. The project will be allowed to achieve this performance standard through a combination of measures to reduce energy use for heating, cooling, water heating and ventilation. Because energy use for each different system type (i.e., heating, cooling, water heating, and ventilation) as well as appliances is defined, this method will also easily allow for application of individual measures aimed at reducing the energy use of these devices in a prescriptive manner.

In an effort to address water conservation, the proposed project includes a number of measures aimed at reducing on-site water usage. As discussed within the Landscape section of this staff report, the proposed project has been designed to achieve an overall water efficient landscape rating utilizing primarily low water use plant materials. The concepts of utilizing plant materials that are compatible in their water use requirements together within the same irrigation zones, are to be applied with all planting and irrigation design. In addition, all proposed landscape areas will have automatically controlled irrigation systems that incorporate the use of spray, subsurface in-line emitters, and other high efficiency drip-type systems. To further ensure water conservation is being achieved, the proposed project is required to 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. Condition No 61 is included to reflect these requirements.

ENVIRONMENTAL REVIEW

Staff has prepared an Initial Study and Mitigated Negative Declaration for the project in accordance with the California Environmental Quality Act (CEQA) regulations and determined that with the proposed mitigations, the project will not have a significant effect on the environment. The Mitigated Negative Declaration has been prepared and noticed for public comment on the project, and mitigation measures have been included as Conditions of Approval. To date, no written comments have been received from the public during the Mitigated Negative Declaration public review period.

ATTACHMENTS

1. Ordinance No. 1250 – An Uncodified Ordinance to Amend the Zoning Designation for the 4.68-acre project site from M-L PD (Limited Manufacturing, Planned Development District) to BP PD (Business and Professional, Planned Development District) for the Iron Point Retirement Community Project
2. Vicinity Map
3. General Plan Amendment Exhibit, dated June 15, 2015
4. Rezone Exhibit, dated June 15, 2015
5. Preliminary Site Plan, dated August 18, 2015
6. Preliminary Grading and Drainage Plan, dated August 18, 2015
7. Preliminary Utility Plan, dated August 18, 2015
8. Preliminary Landscape Plan, dated August 18, 2015
9. Preliminary Lighting Plan, dated August 18, 2015
10. Preliminary Access and Circulation Plan, dated August 18, 2015
11. Preliminary Fencing Details
12. Building Elevations and Floor Plans, dated May 15, 2015
13. Color Building Renderings
14. Project Narrative
15. Site Photographs
16. Planning Commission Staff Report, dated December 2, 2015
17. Minutes from December 2, 2015 Planning Commission Meeting

RECOMMENDATION /CITY COUNCIL ACTION

Move to adopt Ordinance No. 1250 - An Uncodified Ordinance to Amend the Zoning Designation for the 4.68-acre project site from M-L PD (Limited Manufacturing, Planned Development District) to BP PD (Business and Professional, Planned Development District) for the Iron Point Retirement Community Project (Second Reading and Adoption)

Submitted,

DAVID E. MILLER, AICP
Public Works and Community Development Director

Planning Commission
Iron Point Retirement Community (PN 18-410)
February 6, 2019

Attachment 8
Letters from Applicant, dated December 10, 2018
and January 28, 2019

PN 18-410



TCG DEVELOPMENT, LLC

December 10, 2018

City of Folsom
50 Natoma Street
Folsom, CA 95630
Attn: Steve Banks, Principal Planner

RE: Iron Point Retirement Community (PN 15-139)

Dear Mr. Banks,

On behalf of the owner, Evergreen Folsom Land Joint Venture, we are requesting a two (2) year time extension for the Planned Development Permit and Conditional Use Permit related to the Iron Point Retirement Community project (PN 15-139). We still believe this will be a great project for us, however, are not in a condition to submit improvement plans and construction prior to the entitlements expiring.

Included with this letter of request, you will find a check in the amount of \$4,256 for the City's submittal fee. If Staff needs anything in addition to help process this request, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Rachel Marquis". The signature is fluid and cursive, with a large loop at the end.

Rachel Marquis
VP of Development & Acquisitions
TCG Development, LLC
817-916-5983



TCG DEVELOPMENT, LLC

January 28, 2019

Via Email to: sbanks@folsom.ca.us

Mr. Steven Banks, Principal Planner
City of Folsom
50 Natoma Street
Folsom, CA 95630

RE: Extension of the Planned Development and Conditional Use Permit for Iron Point Retirement Community (PN 18-410)

Mr. Steven Banks:

On behalf of the owner, Evergreen/Folsom Land Joint Venture, we are requesting an extension of the permit noted above. The venture and our partnership are sincerely grateful for our working relationship with the City of Folsom. As with any great success of a project, it is recognized that it takes a joint effort with the City to meet or exceed the end users' needs and expectations.

As you may recall in the previous request, the Folsom site will be our second site to develop in the greater Sacramento area. The first site, located in Rocklin, is projected to open this summer. With Rocklin's construction end now in sight, we are beginning to start reallocating resources to the Folsom project. We wanted to ensure the right teams and attention are in place to be a successful project for all parties. With the magnitude of resources and capital required to develop a project is tasking, therefore is the reason we are seeking the extension.

We have an opportunity to develop another tremendous amenity and asset to the greater community of Folsom. The venture and our partnership have proven track records of developing and operating some of the highest quality senior living retirement communities in the country. We are requesting an extension to enable us to bring that quality of living to the City of Folsom. With your continued support, I know this development will achieve all parties' goals and objectives.

If you would like to discuss this project in more detail or have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Rachel Marquis".

Rachel Marquis
VP – Development & Acquisitions
TCG Development, LLC
817-916-5983

Enc: Renderings

TCG Development | Burnett Plaza - Suite 2400
801 Cherry Street, Unit 31 | Fort Worth, TX 76102

Planning Commission
Iron Point Retirement Community (PN 18-410)
February 6, 2019

Attachment 9 Site Photographs

