

CITY OF
FOLSOM
DISTINCTIVE BY NATURE

PLANNING COMMISSION AGENDA
November 20, 2019
CITY COUNCIL CHAMBERS
6:30 p.m.
50 Natoma Street
Folsom, California 95630

CALL TO ORDER PLANNING COMMISSION: Vice Chair Eileen Reynolds, Daniel West, Kevin Duewel, 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 October 16, 2019 will be presented for approval.

NEW BUSINESS

1. **PN 19-379 Folsom RV Boat Storage Conditional Use Permit Modification and Determination that the Project is Exempt from CEQA**

A Public Hearing to consider a request from Glen Williams for a Conditional Use Permit Modification application to allow for the sale of used recreational vehicles at the existing 2.17-acre Folsom RV Boat Storage facility located at 560 Levy Road. The project site is zoned M-2 (PD) and the General Plan designation is IND. The project is categorically exempt under Section 15301 (Existing Facilities) of the California Environmental Quality Act (CEQA). **(Project Planner: Assistant Planner, Brianna Gustafson / Applicant: Glen Williams)**

PLANNING COMMISSION / PLANNING MANAGER REPORT

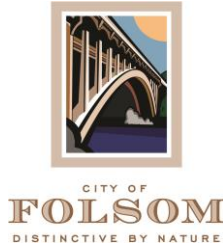
The next Planning Commission meeting is scheduled for **December 4, 2019**. Additional non-public hearing items may be added to the agenda; any such additions will be posted on the bulletin board in the foyer at City Hall at least 72 hours prior to the meeting. Persons having questions on any of these 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
October 16, 2019
CITY COUNCIL CHAMBERS
6:30 P.M.
50 Natoma Street
Folsom, CA 95630

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

ABSENT: Duewel

CITIZEN COMMUNICATION: None

MINUTES:

The minutes of September 18, 2019 were approved as submitted.

NEW BUSINESS

1. PN 19-368, Enclave at Folsom Ranch Residential Design Review and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from KB Home Central California, Inc. for approval of a Residential Design Review Application for 111 single-family residential units located within the previously approved Enclave at Folsom Ranch Subdivision situated at the southwest corner of Alder Creek Parkway and Westwood Drive within the Folsom Plan Area. The Specific Plan classification for the site is SP-GC PD and SP-MLD-PD, while the General Plan land-use designation is GC and MLD. The City, as lead agency, previously determined that the Enclave at Folsom Ranch Subdivision project is entirely consistent with the Folsom Plan Area Specific Plan (FPASP) and therefore the project is exempt from the California Environmental Quality Act as provided by Government Code section 65457 and CEQA Guidelines section 15182. **(Project Planner: Principal Planner, Steve Banks / Applicant: KB Home Central California, Inc.)**

COMMISSIONER LEARY MOVED TO APPROVE A RESIDENTIAL DESIGN REVIEW APPLICATION FOR 111 SINGLE-FAMILY RESIDENTIAL UNITS AS ILLUSTRATED ON ATTACHMENTS 5 THROUGH 9 FOR THE ENCLAVE AT FOLSOM RANCH SUBDIVISION PROJECT (PN 19-368) SUBJECT TO THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDINGS C-G, DESIGN REVIEW FINDINGS H-J, AND CONDITIONS OF APPROVAL NOS. 1-14 WITH ADDITION OF CONDITION NO. 12-7 TO STATE: "All four of the perimeter walls surrounding the project site shall be constructed of a masonry material. The final location, materials, design, and colors of the masonry wall shall be subject to review and approval by the Community Development Department."

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

AYES: LEARY, LANE, MALLORY, REYNOLDS, WEST, RAITHEL
NOES: NONE
ABSTAIN: NONE
ABSENT: DUEWEL

2. PN 19-310, White Rock Springs Ranch/Carr Trust Subdivision Residential Design Review and Determination that the Project is Exempt from CEQA

A Public Meeting to consider a request from Richmond American Homes for approval of a Residential Design Review Application for 121 single-family residential units located within the previously approved White Rock Springs Ranch Village 1 and Carr Trust Subdivision situated at the northeast and southeast corners of Mangini Parkway and Savannah Parkway within the Folsom Plan Area. The Specific Plan classification for the site is SP-SFHD PD and SP-SFHD, while the General Plan land-use designation is SFHD. The City, as lead agency, previously determined that the White Rock Springs Ranch Subdivision and Carr Trust Subdivision projects are entirely consistent with the Folsom Plan Area Specific Plan (FPASP) and therefore the project is exempt from the California Environmental Quality Act as provided by Government Code section 65457 and CEQA Guidelines section 15182.

(Project Planner: Principal Planner, Steve Banks / Applicant: Richmond American Homes).YK Chalamcherla addressed the Planning Commission with questions regarding tree colors and street name choices.

1. YK Chalamcherla addressed the Planning Commission with questions regarding tree colors and street name choices.

COMMISSIONER RAITHEL MOVED TO APPROVE A RESIDENTIAL DESIGN REVIEW APPLICATION FOR 121 SINGLE-FAMILY RESIDENTIAL UNITS AS ILLUSTRATED ON ATTACHMENTS 5 THROUGH 9 FOR THE WHITE ROCK SPRINGS RANCH/CARR TRUST SUBDIVISION PROJECT (PN 19-310) SUBJECT TO THE FOLLOWING FINDINGS: GENERAL FINDINGS A & B, CEQA FINDINGS C-G, DESIGN REVIEW FINDINGS H-J, AND CONDITIONS OF APPROVAL NOS. 1-14 WITH AMENDMENT TO CONDITION NO. 12-1 TO STATE: "This approval is for ~~two three~~, ~~single- two-story~~ master plans and six, two-story master plans (~~three four~~ building elevations with eighteen color and material options and 216 visual expressions) for White Rock Ranch Springs/Carr Trust Subdivision. The applicant shall submit building plans that comply with this approval and the attached building elevations dated September 30, 2019." AND ADDED CONDITION NO. 12-7 TO STATE: "A minimum of one tree shall be planted in the front yard of each residential lot within the subdivision. A minimum of two trees are required along the street-side of all corner lots. All front yard irrigation and landscaping shall be installed prior to a Building Permit Final."

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

AYES: LEARY, LANE, MALLORY, REYNOLDS, WEST, RAITHEL
NOES: NONE
ABSTAIN: NONE
ABSENT: DUEWEL

PLANNING MANAGER REPORT

None

RESPECTFULLY SUBMITTED,

Kelly Mullett, ADMINISTRATIVE ASSISTANT

APPROVED:

Justin Raithel, CHAIR



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

AGENDA ITEM NO. 1
Type: Public Hearing
Date: November 20, 2019

Planning Commission Staff Report

50 Natoma Street, Council Chambers
Folsom, CA 95630

Project: Folsom RV Boat Storage Conditional Use Permit Modification
File #: PN 19-379
Request: Conditional Use Permit Modification
Location: 560 Levy Road
Parcel(s): 071-0370-014
Staff Contact: Brianna Gustafson, Assistant Planner, 916-461-6210
bgustafson@folsom.ca.us

Property Owner

Name: John Williams
Address: 7560 Todsbury Road
Loomis, CA 95650

Applicant

Name: Glen Williams
Address: 7560 Millport Drive
Roseville, CA 95678

Recommendation: Conduct a public hearing and upon conclusion approve a Conditional Use Permit Modification application to allow for the sale of used recreational vehicles at the existing 2.17-acre Folsom RV Boat Storage facility located at 560 Levy Road, subject to the findings (Findings A-G) and conditions of approval attached to this report (Conditions 1-4).

Project Summary: The proposed project includes modifying the existing Conditional Use Permit (PN 10-372/Prairie City RV Center) that was approved in 2011 by the Planning Commission to allow for the operation of the Prairie City RV Center located at 560 Levy Road. The previous project included minor site improvements to accommodate a RV and boat storage facility that accommodated the storage of between 80 to 100 recreational vehicles and boats. The applicant is now proposing to allow the sales of recreational vehicles on the site, as Condition No. 29 of the Conditional Use Permit prohibited the sale of recreation vehicles and boats. No site modifications are proposed as part of the project.

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AGENDA ITEM NO. 1
Type: Public Hearing
Date: November 20, 2019

7 - Site Plan

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, Glen Williams, is proposing to modify the existing Conditional Use Permit (PN 10-372/Prairie City RV Center) that was approved in 2011 by the Planning Commission to allow for the operation of the Prairie City RV Center located at 560 Levy Road. As noted in the project summary, the applicant is proposing to allow the sale of used recreational vehicles on the site. In the original Conditional Use Permit, Condition No. 29 prohibited the sale of recreation vehicles and boats.

The applicant is proposing a leased portion of the site where the sale of recreational vehicles would be approximately 3,200-square-foot area (Attachment 6). There are no site modifications proposed with the Conditional Use Modification and all sales would be by appointment only.

The following list shows the approved and proposed hours of operation for the Folsom RV Boat Storage facility:

Approved Business Hours of Operation

Monday through Friday: 8:00 a.m. to 6:00 p.m.
Saturday and Sunday 8:00 a.m. to 7:00 p.m.

Approved Electronic Gate Hours

Monday through Sunday 7:00 a.m. to 10:00 p.m.

Proposed Sale Hours (By Appointment Only)

Monday through Saturday 9:00 a.m. to 5:00 p.m.

POLICY/RULE

The project site is in the M-2 zone, and the Folsom Municipal Code (FMC) Chapter 17.30 states that uses permitted in C-3 zones with use permits from the planning commission are permitted in the M-2 district after securing a use permit. The Commercial Use Table in (FMC) Chapter 17.22 states that the sale, rental, and storage of travel trailer/mobilehome, motorhomes, campers or similar uses are required to obtain a Conditional Use Permit from the Planning Commission before operating in a C-3 zone. The subject business has a valid Conditional Use Permit that was granted by the Planning Commission on February 16, 2011. Condition of Approval No. 29 of the existing Conditional Use Permit (PN 10-372) for the business states that the sale of recreational vehicles and boats on site shall be prohibited. FMC section 17.60.040 describes the action that may be taken by the Planning Commission on a use permit application. Specifically, that section states, "The findings of the planning commission shall be that the establishment, maintenance or operation of the use or building applied

for will or will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of such proposed use, or be determinantal or injurious to property and improvements in the neighborhood, or to the general welfare of the city.” This section also applies to applications for conditional use permit modifications.

ANALYSIS

Conditional Use Permit Modification

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

In evaluating the Conditional Use Permit Modification, staff considered the proposed modifications to the existing use and their compatibility with existing land uses in the area relative to traffic/access/circulation impacts, parking impacts, and noise-related impacts. With regard to traffic, access, circulation, and parking impacts, the proposed project is served by the existing roadway system and parking facilities present at the project site. FMC Section 17.57.040.9 states that uncovered sales areas including new and used automobile, boat or trailer sales require one space per one thousand square feet of sales display area. The previous Conditional Use Permit determined that they were required to have a minimum of seven on-site parking spaces for the operation and they had 18 spaces available. The proposed project has designated four parking spots to be leased for customer parking to meet the recreational vehicle sales parking requirement. The recreational vehicles that will be for sale will be placed behind the office and maintenance bay. The area will be approximately 3,200 square-feet and the sales will be limited to that leased area of the site. The proposed project does not include any physical modifications to the existing lot. As a result, staff has determined that the proposed project will not result in any significant impacts with respect to traffic, access, circulation, or parking.

In terms of noise-related impacts, the RV Storage currently stores motorhomes, trailers, boats and fifth wheel on an existing 2.17-acre paved site. Noise impacts were addressed with the installation of the sound wall when the site was initially developed for equipment rentals, however, the site is only being used as storage now. There are no “For Sale” signs proposed to be posted at the property and the sales would be operated by appointment only, so the primary use would still be the storage facility. By allowing sales on the 3,200 square-foot area, staff does not anticipate any noise-related impacts associated with expansion of the business hours of operation.

It is not clear why the original Conditional Use Permit prohibited the sale of the

recreational vehicles and the original proposal did not include any plans to incorporate sales. However, staff has determined that the applicant's request to modify the existing Conditional Use Permit to allow for the sale of used recreational vehicles will not result in any significant new impacts that were not previously considered with approval of the existing Conditional Use Permit.

ENVIRONMENTAL REVIEW

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

RECOMMENDATION/PLANNING COMMISSION ACTION

Move to approve the Folsom RV Boat Storage facility Conditional Use Permit Modification (PN 19-379) to allow for the sale of recreational vehicles located at 560 Levy Road subject to the findings (Findings A-G) and conditions of approval attached to this report (Conditions 1-4).

GENERAL FINDINGS

- A. NOTICE OF HEARING HAS BEEN GIVEN AT THE TIME AND IN THE MANNER REQUIRED BY STATE LAW AND CITY CODE.
- B. WITH THE PROPOSED MODIFICATION TO THE USE PERMIT, THE PROPOSED PROJECT IS CONSISTENT WITH THE GENERAL PLAN AND THE ZONING CODE OF THE CITY.

CEQA FINDINGS

- C. THE PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW UNDER SECTION 15301 EXISTING FACILITIES OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES.
- D. THE CUMULATIVE IMPACT OF SUCCESSIVE PROJECTS OF THE SAME TYPE IN THE SAME PLACE, OVER TIME IS NOT SIGNIFICANT IN THIS CASE.
- E. NO UNUSUAL CIRCUMSTANCES EXIST TO DISTINGUISH THE PROPOSED PROJECT FROM OTHERS IN THE EXEMPT CLASS.
- F. THE PROPOSED PROJECT WILL NOT CAUSE A SUBSTANTIAL ADVERSE CHANGE IN THE SIGNIFICANCE OF A HISTORICAL RESOURCE.

CONDITIONAL USE PERMIT FINDING

- G. AS CONDITIONED, THE ESTABLISHMENT, MAINTENANCE OR OPERATION OF THE USE APPLIED FOR WILL NOT, UNDER THE CIRCUMSTANCES OF THIS PARTICULAR CASE, BE DETRIMENTAL TO THE HEALTH, SAFETY, PEACE, MORALS, COMFORT, AND GENERAL WELFARE OF PERSONS RESIDING OR WORKING IN THE NEIGHBORHOOD, OR BE DETRIMENTAL OR INJURIOUS TO PROPERTY AND IMPROVEMENTS IN THE NEIGHBORHOOD OR TO THE GENERAL WELFARE OF THE CITY, SINCE THE PROPOSED USE IS COMPATIBLE WITH SIMILAR COMMERCIAL USES IN THE SURROUNDING NEIGHBORHOOD.

**ATTACHMENT 2
BACKGROUND**

BACKGROUND

The 2.17-acre project site was previously utilized by US Rentals as an equipment rental/storage facility. The equipment rental business consisted of a concrete batch plant, the existing industrial building (which was utilized as a retail showroom and equipment repair facility), and an improved asphalt equipment yard. Vehicles stored in the paved yard included heavy equipment such as trucks, tractors, trailers, and trenchers. On February 16, 2011 a Conditional Use Permit was issued to allow the storage of approximately 80 to 100 recreational vehicles and boats. The project involved minor site improvements including removal of a gas fueling station, addition of a dump station, and parking area.

GENERAL PLAN DESIGNATION

IND (Industrial/Office Park)

ZONING

M-2 PD (General Industrial, Planned Development District)

ADJACENT LAND USES/ZONING

North: Neighborhood park and single-family residential development (R-1-M PD)

South: Levy Road with single-family residential development beyond (R-1-M PD)

East: Mini-storage facility (M-2 PD)

West: Single-family residential development (R-4 PD)

SITE CHARACTERISTICS

The 2.17-acre project site was previously utilized by US Rental as an equipment rental business and concrete batch facility and is currently a recreational vehicle storage facility.

APPLICABLE CODES

FMC Chapter 17.30; General Industrial Land Use Zone
FMC Chapter 17.60; Use Permits

Attachment 3

Proposed Conditions of Approval

CONDITIONS OF APPROVAL FOR FOLSOM RV BOAT AND STORAGE LLC CONDITIONAL USE PERMIT MODIFICATION 560 LEVY ROAD (PN 19-379)			
GENERAL REQUIREMENTS			
Cond. No.	Mitigation Measure	When Required	Responsible Department
1.	The project is approved for a Conditional Use Permit Modification to the approved Conditional Use Permit (PN 19-379) to allow for the sale of recreational vehicles at the Folsom RV Boat and Storage facility located at 560 Levy Street. Implementation of the project shall be consistent with the project description, as modified by these conditions of approval.	OG	CD (P)
2.	All sales of recreational vehicles shall be limited to the proposed 3,200-square-foot area per the site plans that was submitted October 9, 2019, or the satisfaction of the Community Development Department.	OG	CD(P)
3.	Any intensification or expansion of the use will require a use permit modification approval by the Planning Commission.	B, OG	OG(P)
4.	All previous Conditions of Approval from the original Conditional Use Permit (PN10-372) for Folsom RV Boat and Storage LLC, unless modified by this report, shall apply, as shown in Attachment 4.	OG	CD(P)

RESPONSIBLE DEPARTMENT	WHEN REQUIRED
CD	I
(P)	M
(E)	B
(B)	O
(F)	G
PW	DC
PR	OG
PD	

Community Development Department	Prior to approval of Improvement Plans
Planning Division	Prior to approval of Final Map
Engineering Division	Prior to issuance of first Building Permit
Building Division	Prior to approval of Occupancy Permit
Fire Division	Prior to issuance of Grading Permit
Public Works Department	During construction
Park and Recreation Department	On-going requirement
Police Department	

Attachment 4
Original Conditions of Approval

ORIGINAL CONDITIONS OF APPROVAL FOR FOLSOM RV BOAT AND STORAGE LLC CONDITIONAL USE PERMIT 560 LEVY ROAD (PN 10-372)			
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 received February 9, 2011 • Floor Plan, dated received February 9, 2011 <p>This Conditional Use Permit is approved for the operation of the Prairie City RV Center, which includes an existing 7,500 square-foot industrial building and 80 to 110 recreational vehicles and boat parking areas 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>	OG	CD (P)(E)
2.	<p>Building plans, if required, 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 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, NS
4.	<p>This project approval granted under this staff report shall remain in effect for one year from final date of approval (February 16, 2012). Failure to obtain the relevant building (or other) permits and/or complete the required improvements within this time period, without the subsequent extension of this approval, shall result in the termination of this approval.</p>	B, OG	CD(P)

Planning Commission
 Folsom RV Boat Storage Conditional Use Permit Modification (PN 19-379)
 November 20, 2019

5.		<p>If the City utilizes the services of consultants to prepare special studies or provide specialized design review or inspection services for the project, the 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.</p>	I	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>	OG	CD(P)(E)
7.		<p>The owner/applicant shall pay all applicable taxes, fees and charges at the rate and amount in effect at the time such taxes, fees and charges become due and payable.</p>	B, OG	CD(P)(E)
8.		<p>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 <i>City of Folsom Standard Construction Specification</i> and the <i>Design and Procedures Manual and Improvement</i></p>	B	CD(P)
9.		<p>The owner/applicant shall be responsible for replacing any and all damaged or hazardous public sidewalk, curb and gutter, and/or bicycle trail facilities along the site frontage and/or boundaries, including pre-existing conditions and construction damage, to the satisfaction of the Community Development Department. The Community Development Department will conduct a site inspection of the existing public improvements along the frontage of the project site and inform the owner/applicant of any deficiencies in these improvements that will require repair and/or replacement. The site inspection will be conducted within 30 days of the approval of the Conditional Use Permit and any repairs and/or replacement of these improvements shall be required within 60 days by the owner/applicant after written notice is provided by the Community Development Department.</p>	OG	CD(E)
10.		<p>The owner/applicant shall complete the required parking lot striping and the installation of the required fire lane striping prior to the opening of the business to the public. The owner/applicant shall be responsible for parking lot maintenance throughout the life of the project to the satisfaction of the Community Development Department.</p>	OG	CD(E)

Planning Commission
 Folsom RV Boat Storage Conditional Use Permit Modification (PN 19-379)
 November 20, 2019

11.		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).	OG	CD(P)(E)
12.		The owner/applicant shall incorporate the Best Management Practices (BMP's) to the maximum extent possible to prevent or reduce pollutants from impacting the existing water quality in accordance with City regulations, including limiting recreation vehicle and boat washing to the designated wash pad area on site.	OG	CD(E)
13.		Compliance with the 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.	OG	CD (P)
14.		Business hours shall be limited to 8:00 a.m. to 6:00 p.m. on weekdays and 8:00 a.m. to 7:00 p.m. on weekends and holidays. Electronic gate hours shall be limited to 7:00 a.m. to 10:00 p.m.	OG	CD(P)
15.		The owner/applicant shall obtain any 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.	OG	CD (P)(E)
16.		The project shall comply with all Federal, State, and local regulations for containment and clean-up of hazardous materials on site and for any proposed auto repair activities. In addition, the owner/applicant shall notify the proper regulatory agencies regarding the removal of the existing above ground gas fueling station.	OG	CD(P)(E) F
17.		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 prior to the opening of the business to the public.	OG	CD(P)(E) F
18.		The owner/applicant shall consult with the Police Department in order to incorporate reasonable crime prevention measures for the project. The following security/safety measures shall be required: <ul style="list-style-type: none"> • Security measures for the safety of the recreation vehicles and boats stored on the site shall be employed. • Landscaping shall not cover exterior doors or windows, block line-of-sight at intersections, or screen overhead lighting. 	OG	PD
19.		Any mechanical equipment placed on the rooftop shall be screened by a parapet wall or relocated to the ground and screened by landscaping or a trellis-type feature.	OG	CD(P)

Planning Commission
 Folsom RV Boat Storage Conditional Use Permit Modification (PN 19-379)
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20.		Final location, size, and orientation of trash/recycling enclosure shall be approved by the Community Development Department.	OG	CD(P)(E)
21.		The owner/applicant shall provide a minimum of 10 designated on-site parking spaces for employees and customers.	OG	CD(P)
22.		All future signage shall be consistent with the sign requirements of the Folsom Municipal Code, Section 17.59.	OG	CD(P)
23.		Site lighting shall be designed to be screened and directed downward onto the project site and away from adjacent properties.	OG	CD(P)
24.		The final location and design of an on-site dump station shall require Site Design Review approval by the Community Development Department.	OG	CD(P)(E)
25.		The final location and design of a new electronic access gate and keypad pedestal shall require Site Design Review approval by the Community Development Department.	OG	CD(P)(E)
26.		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. Performance and funding of maintenance of the said landscaped area shall be funded by the owner/applicant to the satisfaction of the Community Development Department.	OG	CD(P)
27.		The three Tree-of-Heaven trees on the site shall be removed and additional tree/shrubs shall be planted along the northern and western property boundaries. Furthermore, landscaping of the parking area identified as customer parking, shall meet shade requirements as outlined in the Folsom Municipal Code Chapter 17.57.	OG	CD(P)
28.		The final landscape and irrigation plan shall be prepared by a registered landscape architect and approved by the Community Development Department. Said plans shall include all on-site landscaping specifications and details and shall be submitted within 60 days of the approval of the Conditional Use Permit. Upon approval of the landscape and irrigation plan, the owner/applicant shall have 60 days to complete the required landscape improvements.	OG	CD(P)
29.		The sale of recreation vehicles and boats on site shall be prohibited.	OG	CD (P)

Attachment 5 Project Narrative

RV Sales
560 Levy Road
Folsom, CA

Project Narrative

Glen Williams is applying for a Use Permit modification in order to allow for the sales of recreational vehicles at 560 Levy Road, Folsom (currently Folsom RV Boat Storage LLC). The current business consists of storing private recreational vehicles including motorhomes, trailers, boats, and fifth wheels on an existing 2.17- acre paved site. We intend to lease a portion of the storage facility (as indicated on the site plan map enclosed) for the sales of recreational vehicles. Normal business hours (by appointment) will be 9:00 am to 5:00 pm Monday thru Saturday.

Zoning. The property is zoned M-2, General industrial District, which is the City's most intensive land use designation. Permitted uses in M-2 include the uses allowed in C-3 and M-1, plus lumber yards, lumber mills, concrete hatching plants, blacksmith shops, casting foundries, junkyards, and wrecking yards. Surprisingly, M-2 zoning does not allow RV storage or sales without a Use Permit. Currently 560 Levy Road, Folsom has a Conditional Use permit allowing the storing of private recreational vehicles including motorhomes, trailers, boats, and fifth wheels.

Location. 560 Levy Road is about half Way between Riley St. and Sibley St. There is a mini-storage on one side, and single-family homes on the other side. Behind is a small neighborhood park and single-family homes. The property is surrounded by a 13' masonry block sound wall and is easily accessible to Highway 50.

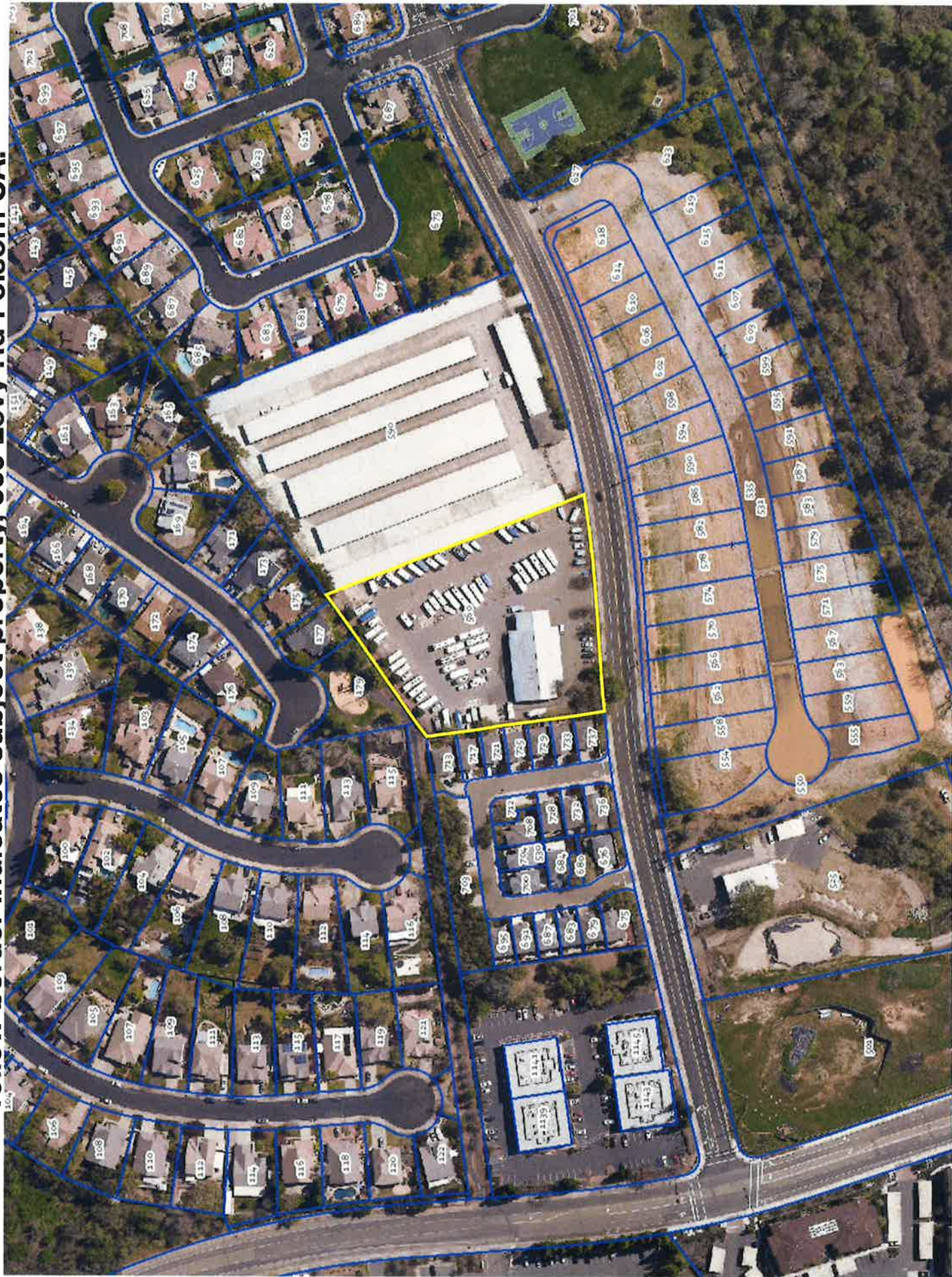
History of Site. In 1989 the property was developed as an equipment rental business consisting of a concrete batch plant, a metal industrial building (sprinkered) with a retail showroom, offices, equipment repair facility, and a completely paved site. Vehicles stored in the paved yard included heavy equipment such as tractors, loaders, trucks, trailers, and trenchers. The Owners (Folsom RV Boat Storage LLC) have entered into a lease agreement with Glen Williams for his RV sales business, subject to City of Folsom approval of their Use Permit modification.

Description of Site. The property is 2.17 Acres with a 7,500 sq. ft. metal sprinklered industrial building. The building has approximately 1,500 sq ft of showroom, 2,500 sq. ft. of warehouse, plus offices, restrooms, and break room. The site allows for emergency vehicles to drive completely around the building. Three sides of the property have 13' masonry walls, and the street side has wrought iron fencing.

Summary. The property at 560 Levy Road has historically been used for storing heavy rental equipment, selling parts and accessories, and performing minor repairs on rental equipment. The difference between the historic use and an RV storage/sales facility is that there will be RV's on the property instead of rental equipment. The site is completely paved and the existing building is already set up for retail sales and minor repairs. Noise impacts were attenuated with the soundwall when the site was initially developed for equipment rentals. Levy Road has low traffic volume which allows a safe ingress and egress for RV's from the site. Approval of this Use Permit modification will permit the property to be used in a manner consistent with its previous use, and with minimal impacts of noise, odor, and hazardous materials compared to manufacturing, storage, and junkyard uses currently allowed by right on the site.

Attachment 6
Vicinity Map



Yellow border indicates subject property, 560 Levy Rd Folsom CA.



Attachment 7
Site Plan

560 Levy Rd Folsom CA 95630



-  Red border indicates lease area for RV sales
-  White border indicates 4 bays leased for customer parking along with 1 ADA compliant bay